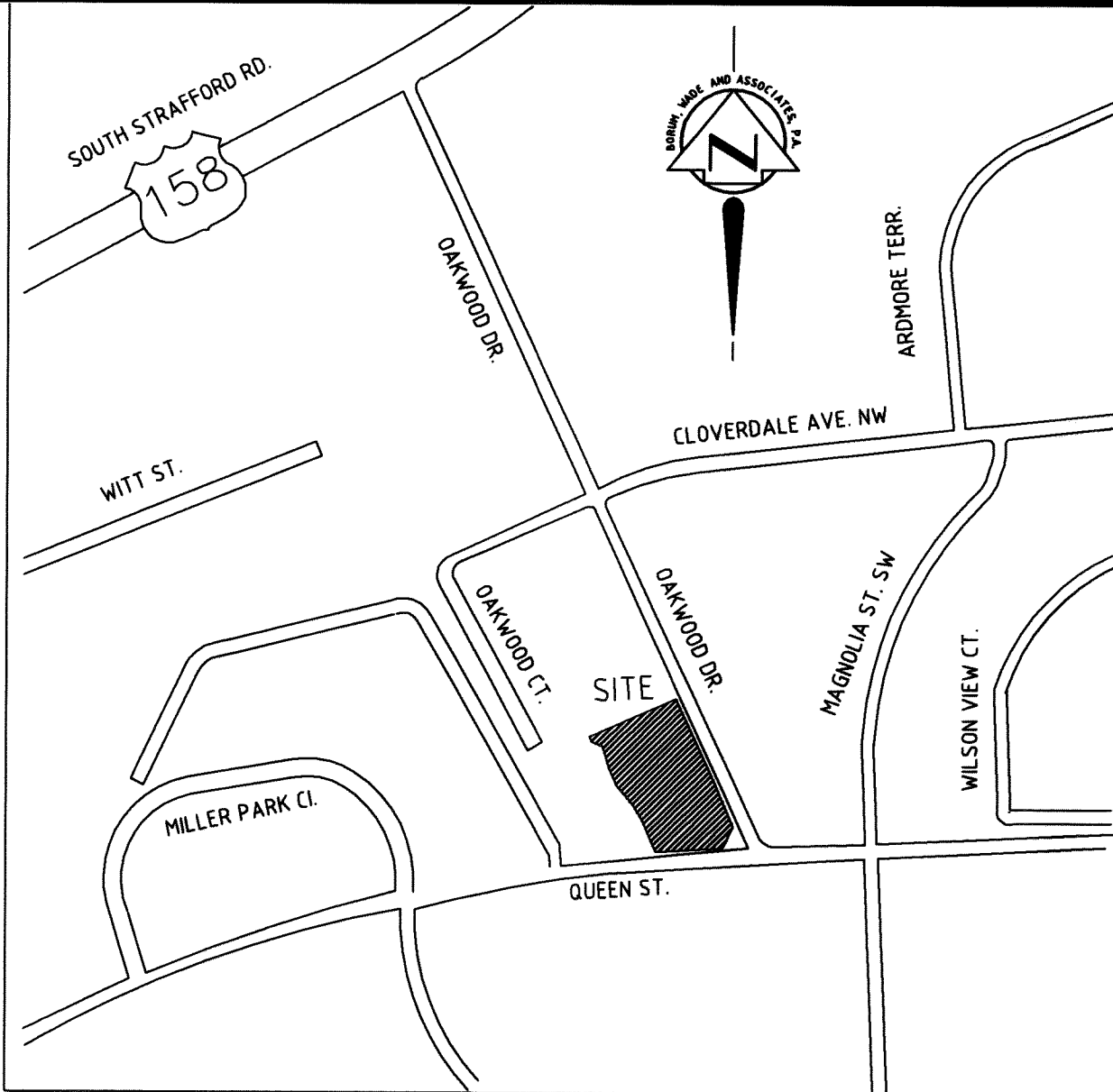
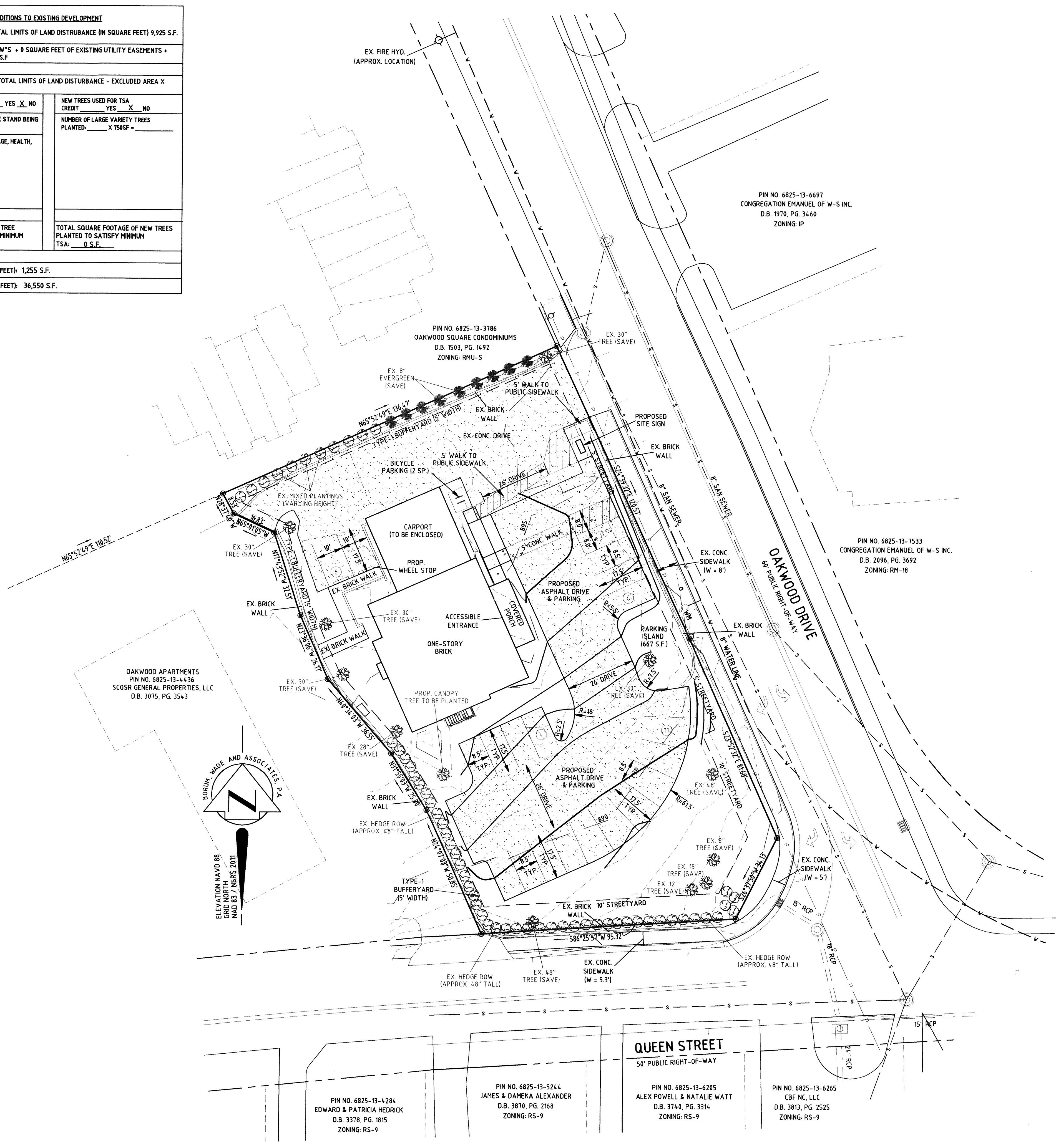


TREE SAVE CALCULATIONS FOR 230 OAKWOOD DRIVE

NEW DEVELOPMENT		ADDITIONS TO EXISTING DEVELOPMENT	
TOTAL SITE SIZE (IN SQUARE FEET) 25,449 S.F. (0.58 AC.)		TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET) 9,925 S.F.	
TOTAL SITE AREA EXCLUDED FROM TSA: 0 SQUARE FEET OF PROPOSED R/W'S + 0 SQUARE FEET OF EXISTING UTILITY EASEMENTS + 0 SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS = 0 S.F.			
MINIMUM TREE SAVE REQUIRED: 10% <u>X</u> 12%			
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA X MINIMUM TSA 12% = (10,455 S.F.) X 12% = 1,255 S.F.			
INDIVIDUAL TREES METHOD USED: <u>X</u> YES <u>NO</u>		NEW TREES USED FOR TSA CREDIT: <u>YES</u> <u>X</u> NO	
NUMBER OF TREES 6-9" DBH: <u>10</u> X 500 SF = <u>5,000 S.F.</u>		NUMBER OF LARGE VARIETY TREES PLANTED: <u>X</u> 750SF =	
NUMBER OF TREES 9.01-12" DBH: <u>1</u> X 750 SF = <u>750 S.F.</u>		DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX) -	
NUMBER OF TREES 12.01-24" DBH: <u>1</u> X 1800 SF = <u>1,800 S.F.</u>			
NUMBER OF TREES 24.01-36" DBH: <u>6</u> X 3000 SF = <u>18,000 S.F.</u>			
NUMBER OF TREES LARGER THAN 36.01" DBH: <u>2</u> X 4000 SF = <u>8,000 S.F.</u>			
TOTAL SQUARE FOOTAGE OF INDIVIDUAL TREES USED TO SATISFY MINIMUM TSA: <u>33,550 S.F.</u>		TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: <u>0 S.F.</u>	
TOTAL SQUARE FOOTAGE OF TREE STANDS SAVED TO SATISFY MINIMUM TSA: <u>0 S.F.</u>		TOTAL SQUARE FOOTAGE OF TREE STANDS SAVED TO SATISFY MINIMUM TSA: <u>0 S.F.</u>	
TOTAL REQUIRED TSA (IN SQUARE FEET): 1,255 S.F.			
TOTAL TSA PROVIDED (IN SQUARE FEET): 36,550 S.F.			



SITE DATA

SITE AREA :	0.58 ± ACRE	25,449± SQ. FT.
PARCEL PIN:	6825-13-5458	
ADDRESS:	230 OAKWOOD DRIVE	
DEED REFERENCE:	D.B. 3429, PG. 1211	
WATERSHED:	NOT IN DESIGNATED WATER SUPPLY WATERSHED	
ZONING:	LO-S (LIMITED OFFICE DISTRICT)	

OFF STREET PARKING

CITY PARKING STANDARDS	
PARKING REQUIRED:	11 SPACES
1 SPACE PER 300 SQ. FT. OF GROSS LEASABLE AREA	
3,300 SQ. FT. / 300 SQ. FT. = 11 SPACES	
PARKING PROVIDED:	23 SPACES
HC PARKING REQUIRED	
REQUIRED HANDICAP PARKING:	1 SPACES (±25)
HANDICAP PARKING PROVIDED:	1 SPACE (1 VAN ACCESSIBLE)
BICYCLE PARKING	
PARKING REQUIRED:	2 BICYCLE SPACES
PARKING PROVIDED:	2 BICYCLE SPACES

ZONING INFORMATION

ZONING:	LO-S (LIMITED OFFICE DISTRICT I)
MIN. LOT SIZE:	10,000 SQ. FT.
MIN. STREET SETBACK:	NONE
MIN. SIDE SETBACK:	NONE
MIN. REAR SETBACK:	NONE
MAX. BLDG. HEIGHT:	4.0 FEET
ALLOWED USES:	OFFICES
EX. USE:	DENTAL OFFICE
REQUESTED USES:	OFFICES

INFRASTRUCTURE

WATER:	PRIVATE TO CITY OF WINSTON-SALEM STANDARDS
SEWER:	PRIVATE TO CITY OF WINSTON-SALEM STANDARDS
STREETS:	ACCESS TO OAKWOOD DRIVE VIA PRIVATE DRIVES TO WINSTON-SALEM STANDARDS
TRASH COLLECTION:	TRASH AND RECYCLING TO BE BIN PICK UP (NO DUMPSTER)

JURISDICTIONAL NOTE

THE SUBJECT PROPERTY SHOWN ON THIS PLAN IS ENTIRELY WITHIN THE LIMITS OF THE CITY OF WINSTON-SALEM, NORTH CAROLINA.

SITE SIZE & COVERAGES

TOTAL AREA :	0.58 ± ACRE
R/W DEDICATION :	N/A
SITE AREA:	0.58 ± ACRES
TOTAL DISTURBED AREA:	9,925 ± S.F.
TOTAL BUA:	0.39± ACRES (67.24% SITE AREA)
IMPERVIOUS SURFACE %:	67.24% SITE AREA
SITE COVERAGES:	
BUILDING TO LAND:	15.00%
PAVEMENT TO LAND:	50.00%
OPEN SPACE TO LAND:	35.00%
TOTAL:	100%

TREE ORDINANCE & LANDSCAPING CALCULATIONS

10' STREET YARD REQUIRED ALONG OAKWOOD DRIVE AND QUEEN STREET (REDUCED BY 50%). SHALL BE PLANTED WITH TWO DECIDUOUS TREES, 9 PRIMARY EVERGREENS, & 10 SUPPLEMENTAL EVERGREEN SHRUBS PER 100 FEET.

STREET TREES REQUIRED: 330 LF/100 X (2) TREES = 7 STREET TREES

STREET YARD SHRUBS REQUIRED: PLANTED 18" EDGE TO EDGE, MIN. 18" HT. AT TIME OF PLANTING

SEE TREE SAVE CALCULATIONS THIS SHEET.

VEHICLE SURFACE AREA (V.S.A.): 12,165 S.F. (THIS PLAN)

TREES REQUIRED: 12,165 S.F. / 5,000 S.F. PER TREE = 2.43

TREES PROVIDED: 20

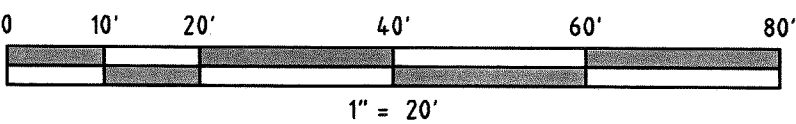
PURPOSE STATEMENT

THE NEW OWNER OF 230 OAKWOOD DRIVE REQUEST A REZONING OF THE EXISTING PROPERTY FROM LO-S TO LO-S. THIS REZONING IS BEING REQUESTED FOR THE CONSTRUCTION OF A NEW PARKING LOT AND HANDICAP PARKING TO PROVIDE ADDITIONAL PARKING AS SHOWN ON THIS PROPOSED SITE PLAN. THE EXISTING PROPERTY WAS A DENTAL OFFICE WITH THE PROPOSED USE BEING A DENTAL OFFICE.

REZONING HISTORY

THIS PROPERTY WAS PREVIOUSLY REZONED UNDER ZONING DOCKET W-1914

GRAPHIC SCALE

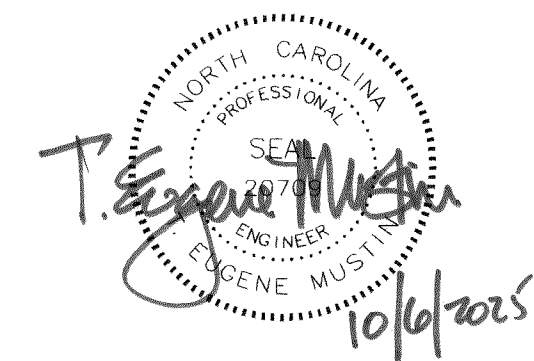


BWA Engineers
Planners
Surveyors

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PO Box 21887 Greensboro, NC 27420-1882
Phone: 336-275-9471 Fax: 336-275-3719
Web: www.borum-wade.com
N.C. License #: C-0868

SEALS:



PROJECT:

SITE PLANS for
TWIN CITY DENTISTRY
WINSTON SALEM TOWNSHIP, FORSYTH COUNTY
WINSTON SALEM, NORTH CAROLINA

OWNER/DEVELOPER:

TWIN CITY DENTISTRY
NORTH CAROLINA
DR. DAVID HOLLAND
336-722-7534

DRAWN BY: JSW

DATE: AUGUST 25, 2025

REVISIONS: AUGUST 29, 2025

SEPTEMBER 25, 2025

OCTOBER 6, 2025

SHEET TITLE:

REZONING
PLAN

FILE NO: P:\HOMER\230 OAKWOOD DR-WINSTON, SALEM

DRAWING SCALE: 1" = 20'

PLAN SHEET NO.

RZ-1