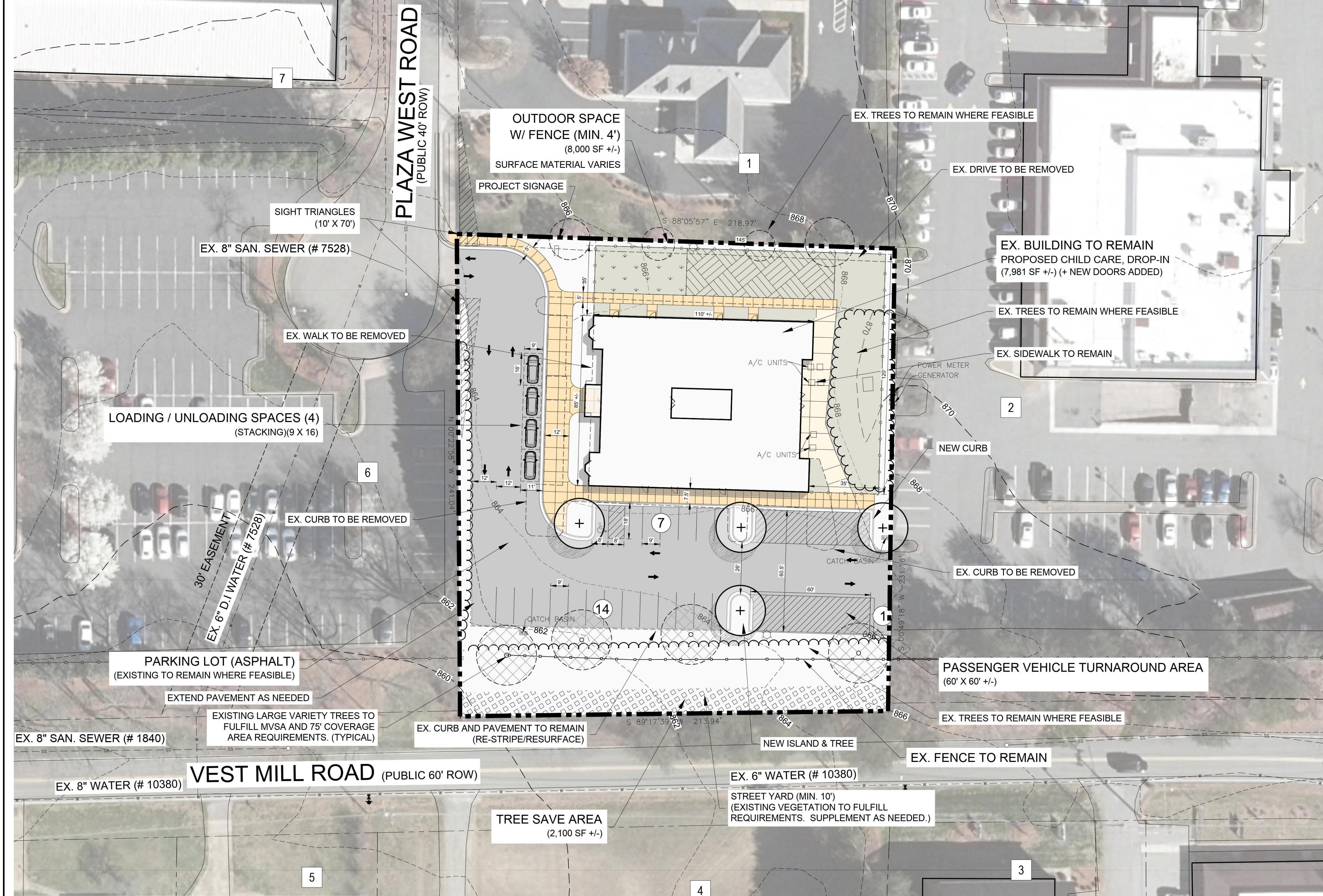


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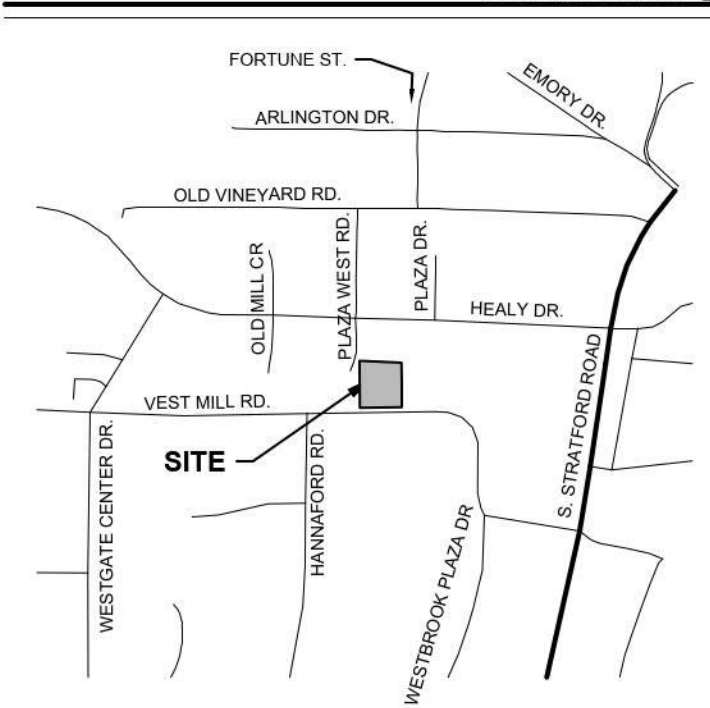
WINSTON-SALEM TREE SAVE AREA CALCULATIONS			
New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)		Total Limits of Land Disturbance (in Square Feet)	
21,000		21,000	
Total Site Area Excluded From TSA		Total Excluded Area	
0		0	
Minimum Tree Save Area Required:		Total Excluded Area	
X 10%		0	
Total Required Tree Save Area (in square feet)		Total Excluded Area	
21,000		0	
Total Site Size or / Limits of Land Disturbance		Minimum TSA	
0		2,100	
Individual Tree Method Used:		Tree Stand Method Used:	
Yes X No		X Yes No	
DBH 0 X 300 SF = 0		List the Area of Each Tree Stand Being Saved:	
DBH 0 X 750 SF = 0		Area 1: 2,100	
DBH 0 X 1201-24' = 0		Area 2:	
DBH 0 X 2401-36' = 0		Area 3:	
DBH 0 X 3601-48' = 0		Area 4:	
DBH 0 X 4801-60' = 0		The tree stands contains a majority of mature hardwoods, mainly oaks and maples. Majority of trees are mature, healthy, and well-established.	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:		Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	
0		2,100	
Total Required TSA (in square feet)		Total TSA Provided (in square feet)	
2,100		2,100	

ADJACENT OWNERS					
Lot #	PIN	Deed BK-Pg	Property Owner	Property Owner Address	Zoning
1	6814-38-7832	002525-01611	Fidelity Bank	PO BOX 8	GO
2	6814-38-9783	002796-02556	Alfred Investment	1391 Plaza West Dr	GO
3	6814-38-6905	001868-00374	TGI Inc	3570 Vest Mill Rd STE F	GB / GB-S
4	6814-38-6360	003863-00264	ADRIANELL	380 KNOXWOOD ST SUITE 338H	GO
5	6814-38-5331	-	Elliot, Jo Ann Smith	156 Bancroft Ct	RS9 NCD
6	6814-38-0720	003516-04074	BRR CC LLC/ST CC LLC/CC LLC	804 GREEN VALLEY RD	GO-S
7	6814-38-4855	003417-02098	FOSTER'S WOODCOCK COMMERCIAL PROPERTIES LLC/FOSTER, NEAL C	1365 WESTGA TE CENTER DR STEH2	GO

NOTES

- Boundary Information**
Boundary information per Forsyth County GIS data and deed information per BK 2029 p. 3626-3629.
- Topographic Information**
Topographic information per Forsyth County GIS data.
- General Notes**
- Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
 - Landscaping within buffers, streetscapes, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
 - Stormwater management structures, storm drainage, and utility layouts to utilize existing system in place. Final layout may change per final engineering documents.
 - Outdoor Space surface materials to be determined during final engineering. If materials are impervious, maximum impervious not to exceed 20,000 of increase above existing or max. total impervious of 50%.
 - Freestanding and wall signs to be provided according to UDO Section 6.5.

VICINITY MAP



SITE DATA

Jurisdiction
City of Winston-Salem, NC

Purpose Statement
To update the existing GO-S zoning to allow the use of Child Care, Drop-In.

Zoning
Existing Zoning: GO-S
Proposed Zoning: GO-S

Site Acreage
Total Site Acreage: 1.17 Acres +/-

Watershed Data
Site is not located within a 100 Year Floodplain

Site Coverage
Maximum Impervious Area Permitted: 80.00 %
Building to Land: 0.21 Acres +/- 17.95 %
Pavement to Land: 0.60 Acres +/- 51.28 %
Open Space: 0.36 Acres +/- 30.77 %
Parcel Total: 1.17 Acres +/- 100.00 %

Existing Impervious: 0.77 Acres +/- 65.81 %
New Impervious (Net): 0.04 Acres +/- 3.42 %
Total Impervious: 0.85 Acres +/- 69.23 %
* Impervious Pavement calculation may vary during final engineering based on actual surface materials of outdoor space. Total impervious not to exceed 0.93 acres / 80%.

Infrastructure
Water: Public
Sewer: Public
Road: N/A LF +/-

Building Data
Max. Building Height: 60' Unlimited
Building Size: 7,981 SF +/-
Max. Child Capacity (per session): 80 Children max.
Indoor Space per Child: 99.8 SF / Child

Parking Calculations
Vehicular Parking
No parking requirements for Child Care, Drop In
Parking Required: - Spaces
Parking provided is per Child Day Care Center
Parking Provided: 22 Spaces +/-
(@ 1 sp./10 children) 8 Spaces
(@ 1 sp./1 Employee) 14 Spaces

Bicycle Parking
Bicycle Parking Required: Exempt
Bicycle Parking Provided: Exempt

Loading Spaces
No loading requirements for Child Care, Drop In
Loading Spaces Required: - Spaces
Loading provided is per Child Day Care Center
Loading Spaces Provided: 4 Spaces +/-
(@ 1 sp./20 children)

Outdoor Space Calculations
Outdoor Space
Space Required: 8,000 SF
(@ 100 sf./1 child)
Space Provided: 8,000 SF +/-

Building Setbacks
Front: None
Rear: None
Side: None
Street: None
Other: None

Bufferyards
Type Required: None required
Type Provided: None

Streetscapes
Type Required: 10' min.
Type Provided: 10' min.

MVSA Tree Requirements
MVSA Proposed: 16,260 sf +/-
Trees Required (@ 1/5000sf): 4 Trees
Trees Provided: 4 Trees
Parking spaces are within 75' of a large variety tree.

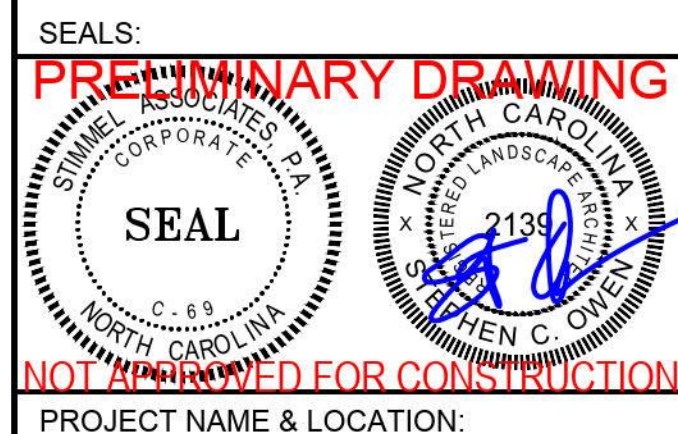
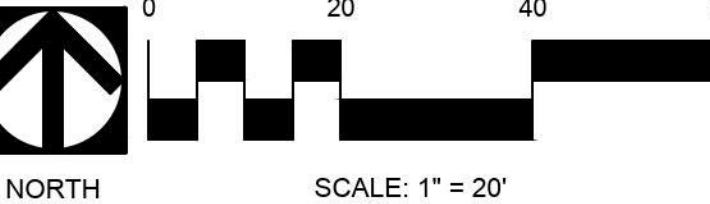
PROPOSED USES

Offices; Child Care, Drop-In; Child Day Care Center

IVYBROOK ACADEMY - PLAZA WEST

OWNERS:
PIN#: 6814-38-7630.000
Deed BK-Pg: 002029-03626
Zoning: GO-S
Owner: Alfred Investment Company
PO BOX 25048
Winston-Salem NC, 27114

PREPARED BY:
stimmel
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelassociates.com



PROJECT NAME & LOCATION:

Ivybrook Academy - Plaza West
Winston-Salem, NC
Previous Docket # W-887

PLANS FOR:

- ☐ PRE-SUBMITTAL
☐ SUBMITTAL
☒ REVISED SUBMITTAL

CLIENT/PETITIONER:
Jay and Jessica Springthorpe
Springthorpe Education Services, LLC
250 Water Lily Cir
Winston Salem, NC 27107
Phone: 336-710-4124
Email: jay.springthorpe@ivybrookacademy.com

MARK	DATE	DESCRIPTION
	06/27/2022	PRE-SUBMITTAL
	07/05/2022	PRE-SUBMITTAL

SUBMITTAL DATE: 07/28/2022
PROJECT NO: 22-122
DRAWN BY: SO

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SHEET TITLE:
Rezoning Submittal

G-801