Tree Save Area Summary Calculations – To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

New Development:	Additions to Existing Development:
Total Site Size (in Square Feet): 207,026 SF	Total Limits of Land Disturbance (in Square Feet): 101,999 SF
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s 0 + Square Feet of Existing Utility Easements 0 + Square Feet of Existing Water Bodies and Stormwater Ponds 0 = 0	
Minimum Tree Save Area Required: X 10% ___ 12%	
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (10 %) = 10,200 SF	

Individual Trees Method Used: ___ Yes X No	Tree Stand Method Used: ___ Yes X No	New Trees Used For TSA Credit: X Yes ___ No	
Number of Trees 6-9" DBH: ___ X 500sf = ___	List the Area of Each Tree Stand Being Saved: ___	Number of Large Variety Trees Planted: 14 X 750sf = 10,500 SF	
Number of Trees 9.01-12" DBH: ___ X 750sf = ___	Describe Each Tree Stand (Age, Health, Species Mix) _____		
Number of Trees 12.01-24" DBH: ___ X 1800sf = ___			
Number of Trees 24.01-36" DBH: ___ X 3000sf = ___			
Number of Trees Larger Than 36.01" DBH: ___ X 4000sf = ___			
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: ___	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: ___	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 10,500 SF	

Total Required TSA (in Square Feet): 10,200 SF

Total TSA provided (in Square Feet): 10,500 SF

LANDSCAPE BUFFER YARD:
TYPE III BUFFERYARD
WIDTH: 20 FT
LENGTH: 172 FT
DECIDUOUS TREES (2 PER 100 FT):
REQUIRED: 4
PROVIDED: 4
PRIMARY EVERGREEN PLANTS (18 PER 100 FT):
REQUIRED: 31
PROVIDED: 31
SUPPLEMENTAL EVERGREEN SHRUBS (12 PER 100 FT):
REQUIRED: 21
PROVIDED: 21

TOTAL LANDSCAPING PROVIDED

EVERGREEN PLANTS AND SHRUBS: 52

SMALL OR MEDIUM TREES: 2

LARGE VARIETY TREES: 14

LANDSCAPING LEGEND:

- SUPPLEMENTAL EVERGREEN SHRUB
- SMALL OR MEDIUM TREE
- PRIMARY EVERGREEN PLANT
- LARGE VARIETY TREE
- LARGE DECIDUOUS TREE

SITE PLAN LEGEND

REVIEW INFORMATION

TYPE OF REVIEW:
___X___ SPECIAL USE REZONING
_____ SITE PLAN AMENDMENT
_____ SPECIAL USE PERMIT (ELECTED BODY ONLY)
_____ FINAL DEVELOPMENT PLAN
_____ PRELIMINARY SUBDIVISION
_____ PLANNING BOARD REVIEW

JURISDICTION
___X___ CITY OF WINSTON-SALEM
_____ FORSYTH COUNTY
_____ VILLAGE OF CLEMMONS
_____ TOWN OF WALKERTOWN

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO CREATE A 660 UNIT SELF STORAGE FACILITY ON PROPERTY PIN#6874-17-2590 IN EXISTING HIGHWAY BUSINESS DISTRICT.

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER	X	
SEWER	X	
STREETS		X

LINEAR FEET OF PRIVATE STREETS: 603 FT.

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 2.21± ACRES
SITE COVERAGES:
BUILDING TO LAND 26.09 %
PAVEMENT & SIDEWALKS TO LAND 28.73 %
OPEN SPACE 45.28 %

BUILDING SQUARE FOOTAGE: SEE MAP SF.
BUILDING HEIGHT: _____ FT.

ZONING

EXISTING ZONING: HB-S (TWO-PHASE)

PROPOSED ZONING: HB-S (TWO PHASE)

PROPOSED USES:
STORAGE SERVICES, RETAIL-INTERNAL
SHOPPING CENTER, SMALL
HOTEL AND MOTEL

(USE UDO TERMINOLOGY)

DENSITY CALCULATIONS

OF UNITS OR LOTS: N/A

DENSITY: N/A UNITS/LOTS PER ACRE

(NOTE: IF MORE THAN ONE TYPE OF RESIDENTIAL PRODUCT IS PROPOSED, PROVIDE THE NUMBER OF UNITS & DENSITY BROKEN DOWN BY TYPE.)

PROPERTY INFORMATION

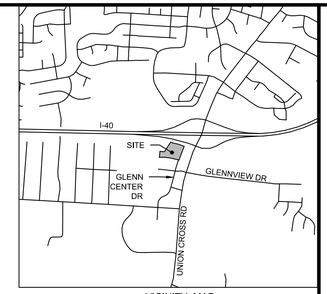
PIN #: 6874-17-2590

PLAN PURPOSE STATEMENT:

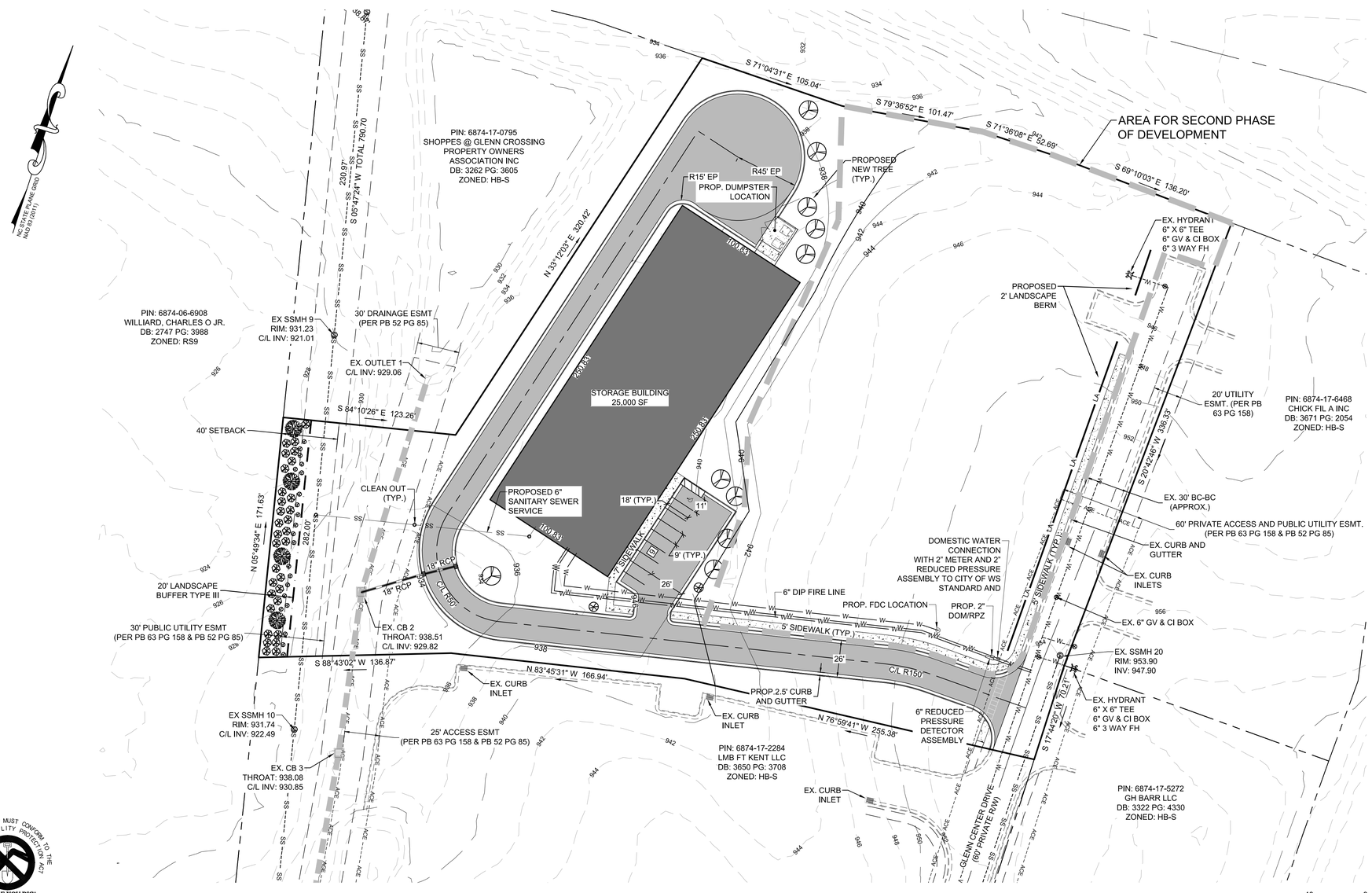
CREATE A 660 UNIT SELF STORAGE FACILITY ON PROPERTY PIN#6874-17-2590 IN EXISTING HIGHWAY BUSINESS DISTRICT.

LEGEND:

- EX. CONTOUR LINES (800)
- EX. CREEK
- EX. CURB
- EX. SIDEWALK
- EX. EDGE OF PAVEMENT
- PROP. CURB & GUTTER
- PROPOSED CONTOUR LINES (940)
- PROPOSED CENTERLINE
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT



VICINITY MAP
1"=2000'



ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT
BEFORE YOU DIG!
CONTACT ONE–CALL CENTER

SCALE : 1" = 40'

SITE DATA:
OWNER: PRIME PROPERTY LLC
STREET ADDRESS: 1330 GLENN CENTER DR
PIN: 6874-17-1593
DB: 71 PG: 50
PB: 71 PG: 50, PB: 63 PG: 158, & PB: 52 PG 85

TOTAL AREA: 2.21± ACRES

ZONING:
EXISTING ZONING: HB-S (TWO-PHASE)
PROPOSED ZONING: HB-S (TWO-PHASE)
REQUESTED USES: STORAGE SERVICES, RETAIL-INTERNAL
SHOPPING CENTER, SMALL
HOTEL AND MOTEL

DEVELOPMENT STANDARDS:
MINIMUM LOT SIZE: 20,000 SQ.FT.
MINIMUM LOT WIDTH: 100'
FRONT SETBACK: NONE
SIDE SETBACK: NONE
REAR SETBACK: NONE
MAXIMUM HEIGHT: 60'

WATERSHED DATA:
WATERSHED: N/A
WARSHED CLASSIFICATION: N/A
RIVER BASIN: YADKIN-PEEDEE RIVER
SOIL TYPES: NaB, CaB, CiC, NaC
AVG. SLOPE: 6.01%
DISTURBED AREA: 2.34 AC
MAX BUA: 70%

TOTAL SITE AREA: 2.21± ACRES

1 STORAGE BUILDING

603 LF STREET

PROPOSED BUA:

BUILDING AREA
25,00 SF, 0,57 AC (26.00%)

PAVEMENT AREA
26,220 SF, 0,60 AC (27.27%)

SIDEWALK AREA
1,403 SF, 0,03 AC (1.46%)

TOTAL PROPOSED BUA:
52,623 SF, 1,21 AC (54,72%)

COMMON AREA
43,537 SF, 1,00 AC (45.28%)

EXISTING BUA: N/A

PARKING SCHEDULE:

PROPOSED USE(S): STORAGE SERVICES
NUMBER OF UNITS: 660
REQUIRED PARKING: 2 SPACES + 1 SPACE PER 125 UNITS= 8 SPACES
PARKING PROVIDED: 9 SPACES
(INCLUDING 1 HANDICAP ACCESSIBLE SPACE)
(EXEMPT FROM BICYCLE PARKING)

SITE PLAN NOTES

1. ALL EXISTING DATA IS BASED ON INFORMATION PROVIDED BY GIS AND AS-BUILTS FROM CITY OF WINSTON SALEM. NO SURVEY HAS BEEN PERFORMED BY FEI AT THIS TIME.
2. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORD NOT SHOWN BUT RECORDED PRIOR TO THIS DATE.
3. THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING OR CONVEYANCE.
4. ALL CONSTRUCTION TO THE CITY OF WINSTON SALEM, FORSYTH COUNTY, NCDEQ, AND NCDOT STANDARDS AND SPECIFICATIONS.
5. SANITARY SEWER IS BASED ON GIS PROPERTY DATA. DETERMINATION FOR A SANITARY SEWER EASEMENT WILL BE DETERMINED AFTER A PROPERTY SURVEY IS COMPLETE.
6. ALL STREETS WILL BE PRIVATE. ALL WATER AND SEWER ARE TO BE PUBLIC UTILITIES.
7. METES AND BOUNDS LISTED FOR THIS PROPERTY ARE BASED ON PLAT BOOK 71 PAGE 50, OF THE FORSYTH COUNTY REGISTER OF DEEDS. A BOUNDARY SURVEY WILL BE PERFORMED IN THE FUTURE.
8. AS SUBSEQUENT REVIEW PROCESSES AND PERMITTING COORDINATION WITH PUBLIC ENTITIES ARE REALIZED UNIT SIZES/LOCATIONS AND LOT LOCATIONS SHOWN ARE PRELIMINARY AND SUBJECT TO MODIFICATION.

Civil Engineers and Land Surveyors
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www.feiconsulting.com
(336) 852-9797
bsievers@feiconsulting.com
License No. C-0950

FEI

PAD LOCK SELF STORAGE, LLC

SITE PLAN

DEVELOPER INFORMATION:
PAD LOCK SELF STORAGE, LLC
3949 COPPER CT
KERNERSVILLE, NC 27284
(803) 627-9155
SAMRR0827@ICLOUD.COM

PROJECT LOCATION:
CITY: WINSTON-SALEM
COUNTY: FORSYTH
STATE: NORTH CAROLINA

NO	DATE	REVISION NOTE
A		

C:\Drawings_&_Projects\PROJ-16052.001 Pad Lock Self Storage\Drawings\Sheets

DRAWN BY : ADY
CHECKED BY: BCS
DATE: 03/30/2023
PROJECT NO.: 16052.001
REF. NO.: -
SCALE: 1" = 40'

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 032339 BRENTLEY C. SIEVERS

2023.04.07
T1:210.57-04.00

SHEET
1 OF 1