

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): 382,051 SF	Total Limits of Land Disturbance (in Square Feet): N/A
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 2895 = 2,895 SF TOTAL	
Minimum Tree Save Area Required: 10% x 12%	
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (12.%) = 45,546 SF (11.05 AC)	
Individual Trees Method Used:	Tree Stand Method Used: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
New Trees Used For TSA Credit: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Number of Large Variety Trees Planted: X 750sf =
Number of Trees 6-9" DBH: X 500sf =	Number of Trees 9.01-12" DBH: X 700sf =
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: 80,191 SF
	Total Square Footage of New Trees Planted to Satisfy Minimum TSA:

SITE PLAN LEGEND

REVIEW INFORMATION	ZONING	OFF-STREET PARKING (if applicable)
Type of Review: <input checked="" type="checkbox"/> Special Use Rezoning <input type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Elected Body Only) <input type="checkbox"/> Final Development Plan <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review	Existing Zoning: RS-9 Proposed Zoning: RM-12-S	Proposed Use(s): 84 Residential, Multifamily Units Required Parking: 1 Spaces/Unit (more than one calculation may be needed) Parking Provided: 84 Spaces Required, 93 Spaces Provided *Efficiency Parking*
Jurisdiction: <input checked="" type="checkbox"/> City of Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Village of Clemmons <input type="checkbox"/> Town of Walkertown	Proposed Uses: Residential Building: Multifamily, Life Care Community (Use UDO Terminology)	OFF-STREET LOADING (if applicable)
Purpose Statement: The purpose of this request is to rezone this property for the construction of a 3-story, 84 unit residential senior apartment.	DENSITY CALCULATIONS	Loading/Unloading Spaces Required: None Loading/Unloading Spaces Provided: ft.
INFRASTRUCTURE	Public Private Water: <input type="checkbox"/> <input checked="" type="checkbox"/> Sewer: <input type="checkbox"/> <input checked="" type="checkbox"/> Streets: <input type="checkbox"/> <input checked="" type="checkbox"/>	BUFFER YARDS
Linear feet of public streets: ft.	SITE SIZE AND COVERAGES	Adjoining Zoning: RS-9 Type Required: Type II Width Provided: 40', 20' and 15' ft.
	Total Acreage: 8.77 Acres Site Coverages: Building to Land: 9.82% Pavement to Land: 15.70% Open Space: Not req'd.%	WATERSHED CALCULATIONS
	Building Square Footage: 37,500 sf Building Height: Less than 45 ft.	This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.
	PROPERTY INFORMATION	
	PIN #'s: 6823-31-4204 6823-30-0888	WS-III Watersheds - Salem Lake, Abbotts Creek, and Lake Brandt WS-IV Watersheds - Oak Hollow/Randeman Lake, Kernersville Lake, Yadkin River, and Dan River

Mc² ENGINEERING

Mc² ENGINEERING, INC.
2110 BEN CRAIG DR., STE. 400
CHARLOTTE, NC 28262
PHONE 704.510.9797

Professional Engineer Seal: 29606
Professional Engineer Seal: C-2630

3/26/20

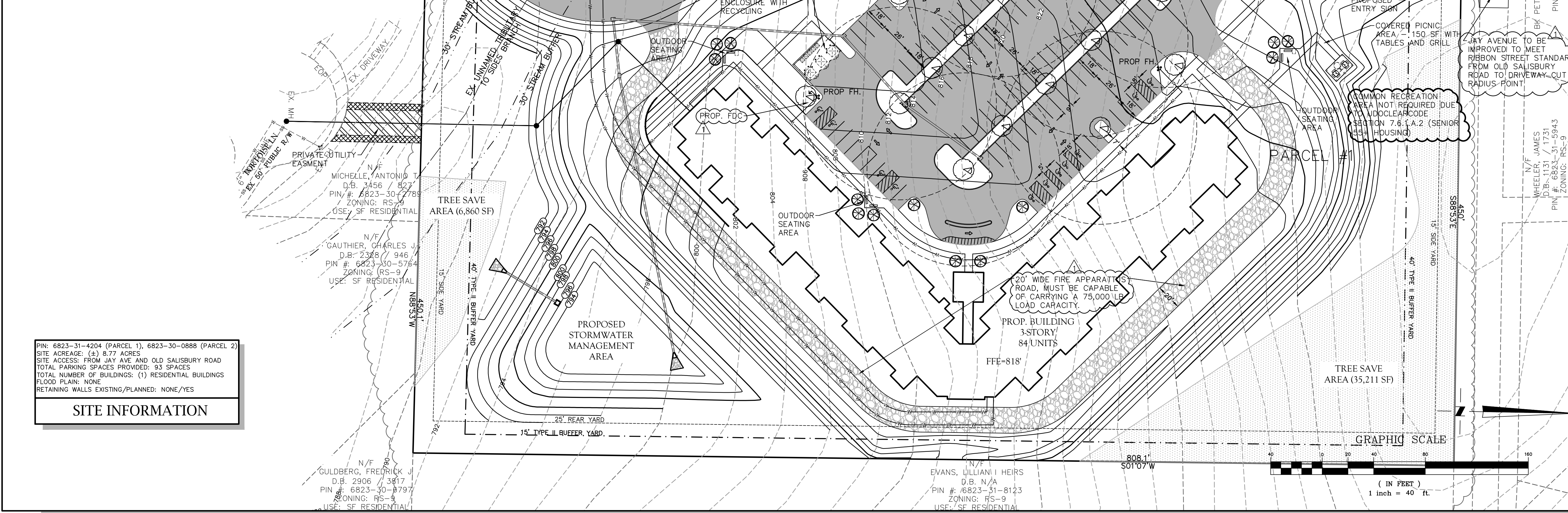
PROPOSED DEVELOPMENT:
THE VILLAS AT WILSHIRE
OLD SALISBURY ROAD
WINSTON SALEM, NC 27127

DEVELOPED BY:
BROADCAST CONSTRUCTION & DEVELOPMENT, INC.
195 ROCKBRIDGE ROAD
MILLS RIVER, NC 28759

REZONING SITE PLAN
PRELIMINARY - NOT FOR CONSTRUCTION

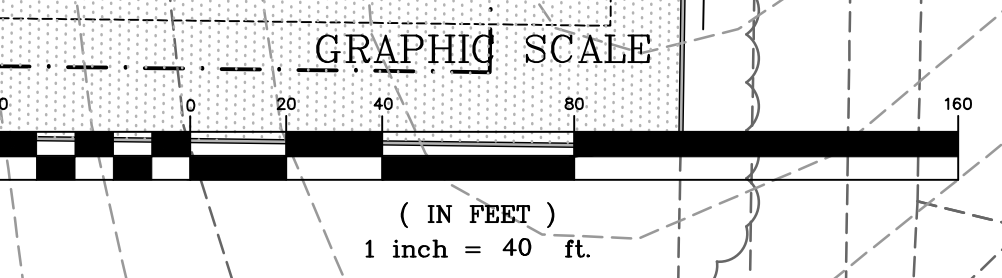
REVISIONS

CAD FILE: 19-029 REZN.DWG
MC2 PROJECT NO.: 19-029
SKETCH PLAN REVIEW: 359688
PROJECT #:
DESIGNED BY: JDM
DATE: FEBRUARY 24, 2020



SITE INFORMATION

PIN: 6823-31-4204 (PARCEL 1), 6823-30-0888 (PARCEL 2)
SITE ACREAGE: (±) 8.77 ACRES
SITE ACCESS: FROM JAY AVE AND OLD SALISBURY ROAD
TOTAL PARKING SPACES PROVIDED: 93 SPACES
TOTAL NUMBER OF BUILDINGS: (1) RESIDENTIAL BUILDINGS
FLOOD PLAIN: NONE
RETAINING WALLS EXISTING/PLANNED: NONE/YES



RZ1.0