



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

|   |  |
|---|--|
| <b>New Development:</b>   | <b>Additions to Existing Development:</b>  |
| Total Site Size (in Square Feet): 192,800   | Total Limits of Land Disturbance (in Square Feet): 229,960   |
| Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s 11,328 Square Feet of Existing Utility Easements 0. = 11,328                       |  |
| Minimum Tree Save Area Required: 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, .%) = 28,864 |  |
| Individual Trees Method Used: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No   | Tree Stand Method Used: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No        |
| Number of Trees 6-9" DBH: X 500sf =   | List the Area of Each Tree Stand Being Saved:  |
| 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 =   | New Trees Used For TSA Credit: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Number of Trees 24.01-36" DBH: X 3000sf =   | Number of Large Variety Trees Planted: 36. X 750sf = 27,000  |
| 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 Required TSA (in Square Feet): 28,864   | Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 27,000                           |
| Total TSA provided (in Square Feet): 27,000   |  |

**REVIEW INFORMATION**

TYPE OF REVIEW:  
 SPECIAL USE REZONING  
 SITE PLAN AMENDMENT  
 SPECIAL USE PERMIT (FORSYTH CO. ZBOA)  
 FINAL DEVELOPMENT PLAN  
 PRELIMINARY SUBDIVISION  
 PLANNING BOARD REVIEW

JURISDICTION:  
 CITY OF WINSTON-SALEM  
 FORSYTH COUNTY  
 VILLAGE OF GLEMMONS  
 TOWN OF WALKERTOWN

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO:  SPECIAL USE REZONING FROM RS9 TO RM5-S

**PARKING CALCULATIONS**

(20) 3 BEDROOM UNITS x 2 SPACES/UNIT = 40 SPACES  
 TOTAL PARKING PROVIDED = 40 SPACES

**INFRASTRUCTURE**

|          |        |         |
|----------|--------|---------|
|          | PUBLIC | PRIVATE |
| WATER:   | X      |         |
| SEWER:   | X      |         |
| STREETS: |        | X       |

LINEAR FEET OF PUBLIC STREETS: \_\_\_\_\_ FT  
 LINEAR FEET OF EXISTING PRIVATE STREETS: 380 FT  
 LINEAR FEET OF PROPOSED PRIVATE STREETS: 970 FT  
 LINEAR FEET OF PRIVATE STREETS: 1,350 (TOTAL) FT

**SITE SIZE AND COVERAGES** ACRE(S)

TOTAL ACREAGE: 4.166 AC

SITE COVERAGES:

|   |      |   |
|---|------|---|
| EXISTING BUILDING TO LAND                 | 0.0  | % |
| EXISTING PAVEMENT TO LAND                 | 0.0  | % |
| (STREET, SIDEWALKS, GRAVEL AND DRIVEWAYS) |      |   |
| EXISTING OPEN SPACE                       | 100  | % |
| PROPOSED BUILDING TO LAND                 | 23.4 | % |
| (STREET, SIDEWALKS AND DRIVEWAYS)         |      |   |
| PROPOSED PAVEMENT TO LAND                 | 23.4 | % |
| PROPOSED OPEN SPACE                       | 53.2 | % |
| TOTAL                                     | 100  | % |

**ZONING**

EXISTING ZONING: RS9  
 PROPOSED ZONING: RM5-S  
 PROPOSED USES: Residential Building (Single Family, Duplex, Townhouse, Twin Home, Multifamily), Planned Residential Development

**BUFFERYARDS**

ADJOINING ZONING: RS9  
 TYPE REQUIRED: ALTERNATE COMPLIANCE  
 WIDTH PROVIDED: NA

**DENSITY CALCULATIONS**

# OF UNITS: 20 TOWNHOMES  
 DENSITY: 20 UNITS / 4.2 AC = 4.8 UNITS PER ACRE

**ENVIRONMENTAL**

WATERSHED: PROJECT AREA IS NOT LOCATED IN A WATER SUPPLY WATERSHED  
 FLOODPLAIN / FLOODWAY: PROJECT AREA IS NOT WITHIN A DESIGNATED FLOODPLAIN / FLOODWAY  
 STREAMS / STREAM BUFFERS: PROJECT AREA IS NOT WITHIN DESIGNATED STREAM AND STREAM BUFFER AREAS

