

SITE STATISTICS
 PROPERTY ADDRESS: 210 CALVIN RD
 PIN #: 6855727706
 TOTAL PROPERTY AREA: 63.95± ACRES
 ZONING JURISDICTION: CITY OF WINSTON-SALEM

CURRENT ZONING: RS-9
PROPOSED ZONING: RM-5-S (TENTATIVE)
PROPOSED USE: RESIDENTIAL BUILDING, TOWNHOUSE, RESIDENTIAL BUILDING, SINGLE FAMILY

MAXIMUM DENSITY: 5 UNITS/ACRE
PROPOSED DENSITY: 319 UNITS
NUMBER OF UNITS: 2.5± UNITS/AC
TOWNHOUSES: 69
SINGLE-FAMILY: 91

TOTAL: 160 HOMES
MAXIMUM HEIGHT: 40'
TYPICAL LOT SIZE: 22' X 100'
TOWNHOUSES: 51' X 100'
SINGLE-FAMILY: 15' FRONT
MINIMUM LOT SETBACKS: 0' REAR
 15' FRONT
 15' SIDE (ONE)
 15' SIDE (COMBINED)
 15' SIDE (STREET)
 15' REAR

LENGTH OF ROADS:
 FARMINGDALE AVE: 230± LF
 NICHOLS LAKE DR: 3440± LF
 NIGHTINGALE CT: 67± LF
 ARCHIE LN: 88± LF
 COMMUNITY RD: 195± LF

MAXIMUM BUA: 30% (19.19± ACRES)
ESTIMATED BUA: 6.4± AC (10% OF TOTAL SITE)
BUILDING FOOTPRINTS: 11.1± AC (17% OF TOTAL SITE)
DRIVEWAYS: 0.8± AC (1.2% OF TOTAL SITE)
TOTAL: 14.3± AC (22% OF TOTAL SITE)

PROVIDED OPEN SPACE (TOTAL PERVIOUS AREA): 49.6± AC (77% OF TOTAL SITE)
CONNECTIVITY RATIO: 1.25 LINK/NODE RATIO
COMMON OPEN SPACE: 6,900 SF REQUIRED (100 SF/MULTI-FAMILY UNITS)

BUFFER YARD REQUIREMENTS:
 TYPE II BUFFER REQUIRED ALONG SFR ZONING
 NO BUFFER REQUIRED ALONG MFR ZONING
LANDSCAPING SHOWN IS CONCEPTUAL IN NATURE; BUFFER REQUIREMENTS WILL BE MET AT TIME OF SITE PLAN SUBMITTAL

TYPE II BUFFER:
 20' YARD: 2 DECIDUOUS TREES, 12 PRIMARY EVERGREEN PLANTS, 10 SUPPLEMENTAL EVERGREEN SHRUBS
 40' YARD: 2 DECIDUOUS TREES, 10 PRIMARY EVERGREEN PLANTS

20' BUFFER YARD ALONG EASTERN PROPERTY BOUNDARY
 1,288 LF
 REQUIRED: 26 DECIDUOUS TREES, 155 PRIMARY EVERGREEN PLANTS, 129 SUPPLEMENTAL EVERGREEN SHRUBS

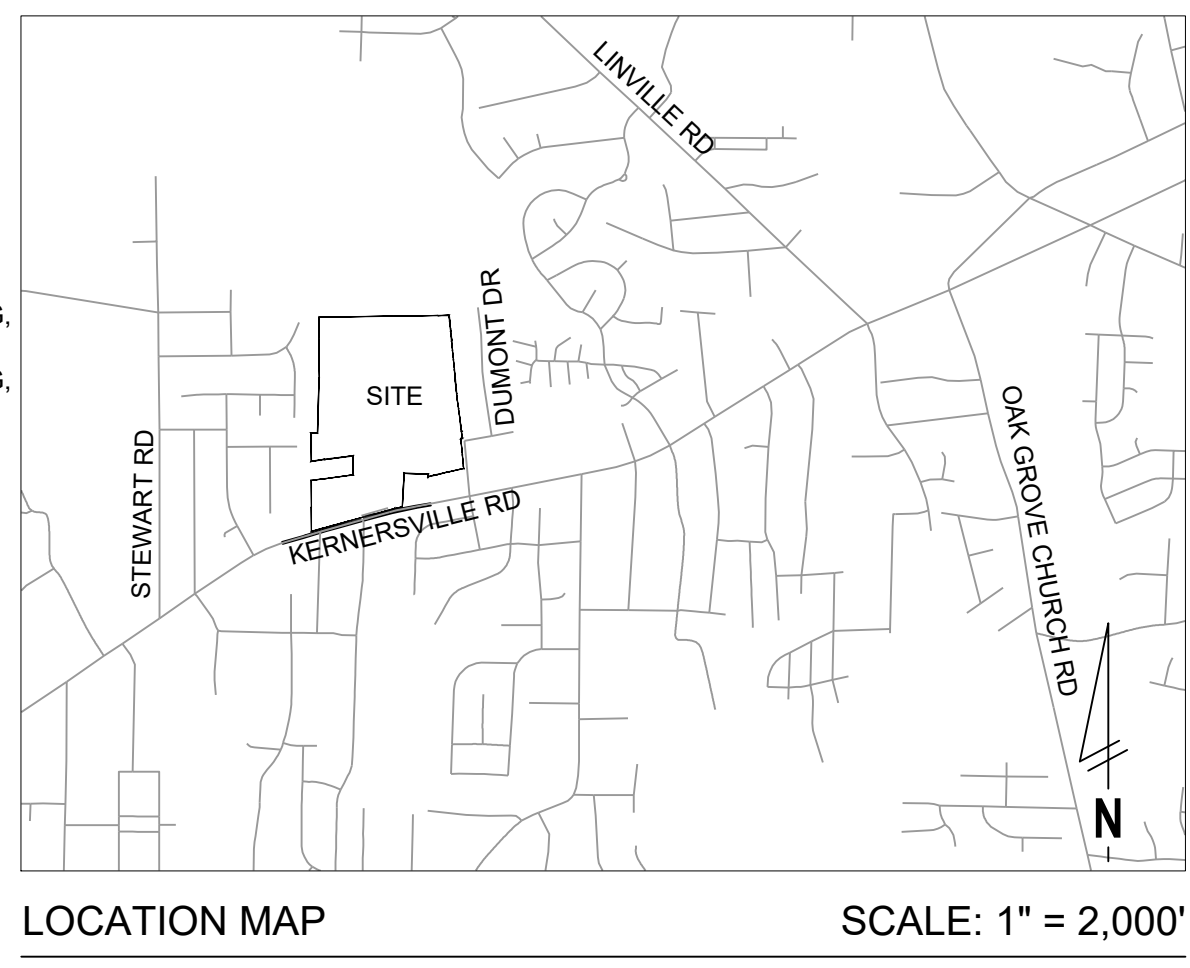
20' BUFFER YARD ALONG WESTERN PROPERTY BOUNDARY
 2,200 LF
 REQUIRED: 44 DECIDUOUS TREES, 264 PRIMARY EVERGREEN PLANTS, 220 SUPPLEMENTAL EVERGREEN SHRUBS

40' BUFFER YARD ALONG SOUTHERN PROPERTY BOUNDARY
 1,010 LF
 REQUIRED: 20 DECIDUOUS TREES, 101 PRIMARY EVERGREEN TREES
EXISTING VEGETATION WILL BE USED TO MEET BUFFER YARD STANDARDS

40' BUFFER YARD ALONG WESTERN PROPERTY BOUNDARY
 969 LF
 REQUIRED: 19 DECIDUOUS TREES, 97 PRIMARY EVERGREEN TREES
EXISTING VEGETATION WILL BE USED TO MEET BUFFER YARD STANDARDS

40' BUFFER YARD ALONG KERNERSVILLE ROAD
 928 LF
 REQUIRED: 19 DECIDUOUS TREES, 93 PRIMARY EVERGREEN TREES

40' BUFFER YARD ALONG EASTERN PROPERTY BOUNDARY
 260 LF
 REQUIRED: 5 DECIDUOUS TREES, 26 PRIMARY EVERGREEN PLANTS



NOTES

- THE PURPOSE OF THIS REQUEST IS TO REZONE THIS PROPERTY FROM RS9 TO RM5-S FOR TOWNHOUSES AND SINGLE FAMILY HOMES.
- ALL STREETS TO BE PUBLIC AND WILL FOLLOW CITY OF WINSTON-SALEM TYPICAL LOCAL STREET SECTION.
- SIDEWALK OR FEE-IN-LIEU FOR SIDEWALK ALONG KERNERSVILLE RD WILL BE PROVIDED AT TIME OF CONSTRUCTION PLAN SUBMITTAL.
- EXISTING PUBLIC UTILITIES WILL BE EXTENDED AS NEEDED AND AS PER REGULATIONS TO SERVE THE PROPOSED NEIGHBORHOOD. ALL ON-SITE UTILITIES WILL BE PUBLICLY OWNED AND MAINTAINED.
- THIS SITE IS LOCATED WITHIN THE PROTECTED AREA OF THE SALEM LAKE WATERSHED WSIII AND WILL BE SUBJECT TO ALL REQUIREMENTS STATED IN THE WINSTON-SALEM ZONING ORDINANCE. ALL WINSTON-SALEM SITE PLAN REQUIREMENTS WILL BE MET AT TIME OF SITE PLAN SUBMITTAL.

DRAWING COMPONENTS

- PROPERTY LINE AND UTILITY EASEMENT INFORMATION FROM FORSYTH COUNTY GIS
- ZONING AND PROPERTY SETBACKS FROM WINSTON-SALEM ZONING ORDINANCE
- TOPOGRAPHY FROM FORSYTH COUNTY GIS
- EXISTING EASEMENTS BASED ON AERIAL PHOTOGRAPHY
- SITE IS LOCATED WITHIN FLOOD MAP NUMBER 3710685500J, EFFECTIVE DATE JANUARY 2, 2009. SITE IS ALSO LOCATED WITHIN THE RESERVOIR PROTECTION AREA OF THE SALEM LAKE WATERSHED

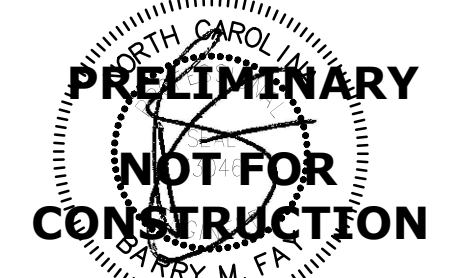
APPLICANT:
 BRD Land and Investment, LP
 Attn: Kyle diPretoro
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 Fort Mill SC 29715
 803.493.0723
 kyle@dp-development.com

OWNER:
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 Mocksville NC 27028

PLAN PREPARED BY:
 American Engineering
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 Charlotte, NC 28226
 704.749.1021
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Tree Save Area Summary Calculations - To Be Used in Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

Item	Address to Earth Disturbance
Total Site Area (in Square Feet):	2,785,662± SF
Total Site Area Excluded From TSA:	Square Feet of Proposed Paving + Square Feet of Existing Pavement + Square Feet of Existing Water Bodies and Stormwater Ponds = 280,378± SF + 255,246± SF + 173,486± SF = 709,108± SF
Minimum Tree Save Area Required:	10% X 12% = 1.2% OF TOTAL SITE AREA = 33,428± SF
Total Required Tree Save Area (in Square Feet):	33,428± SF
Minimum TSA:	12.5% X 2,785,662± SF = 709,108± SF
Total Required TSA (in Square Feet):	709,108± SF
Total TSA provided (in Square Feet):	454,270± SF



Conceptual Rezoning Plan Wooten Farms

AMERICAN Engineering Winston-Salem, North Carolina

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8008 Corporate Center Drive, Suite 110 | Charlotte, NC 28226 | 704.375.2438 Note: Plan is conceptual in nature, provided to convey design intent for rezoning purposes only. Lot yield, site elements and layout subject to change based on final design and approvals.

GENERAL PROVISIONS

1. Unless more stringent standards are established by the Site Plan or these Development Standards, development of the Site shall comply with the requirements and standards in the RM-5 (S) zoning district set forth in the City of Winston Salem Unified Development Ordinance (the "Ordinance") and on this Site Plan.
2. The development depicted on the Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Site Plan and these Development Standards during design development and construction phases. Street layouts may be modified to accommodate final building and lot locations.

PERMITTED USES

1. The Site will be developed to accommodate townhouses and single-family detached dwelling units and any incidental or accessory use in connection therewith which is permitted in the RM-5 (S) zoning district under the Ordinance.

TRANSPORTATION AND ROAD ACCESS:

1. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required by the City on Winston Salem and/or the North Carolina Department of Transportation (NCDOT).
2. Developer will install a left-turn lane with fifty (50) feet of storage and a right-turn lane with twenty-five (25) feet along Kernersville Road at the intersection with Farmingdale Avenue.

STREETS

1. Road names are subject to approval from City of Winston-Salem and/or NCDOT

STORMWATER CONTROL MEASURES

1. SCM stormwater management devices to provide stormwater quality and attenuation to meet the requirements of the Salem Lake Watershed.

SITE COVERAGE:

1. Site will be developed to remain at or below the 30% maximum impervious coverage to comply with the high density requirements of the Salem Lake watershed.

OFF-STREET PARKING:

1. Each Townhouse and Single-family detached home will be provided at minimum with two (2) off-street parking spaces per unit. Each unit to have a front-loaded garage, driveway or combination thereof capable of parking two (2) vehicles per City of Winston-Salem standards.

BUFFER YARD:

1. A Type II buffer yard as per TABLE 6.3.2.A.3: TYPE II BUFFERYARD will be provided for the perimeter of the property adjacent to single family residential zoned properties. Existing vegetation will remain as allowable by grading. Disturbed areas will be replanted to fulfill buffer requirements.



Example Single-Family House Elevation



Example Townhouse Elevation



Example Single-Family House Elevation



Example Townhouse Elevation

