

**1 PROJECT DATA**

**C200**

**REVIEW INFORMATION**  
 REVIEW TYPE: SPECIAL USE DISTRICT REZONING / SITE PLAN APPLICATION  
 REVIEW JURISDICTION: CITY OF WINSTON-SALEM  
 PURPOSE: THE PURPOSE OF THIS APPLICATION IS TO REZONE FROM MU-S/RSS TO GB-S AND TO ADD THE PROPOSED USE OF GROUP CARE FACILITY C TO THE PRIOR APPROVED USES.

**ZONING**  
 EXISTING ZONING: MU-S (716,681.14 SF / 16.45 AC) R59 (10,734 SF / 0.24 AC)  
 PROPOSED ZONING: GB-S GENERAL BUSINESS, SPECIAL USE  
 PROPOSED USES: GROUP CARE FACILITY C, RESIDENTIAL BUILDING, DUPLEX, RESIDENTIAL BUILDING, TOWNHOUSE, RESIDENTIAL BUILDING, TWIN HOME, LIFE CARE COMMUNITY, OFFICES, BUILDING, A & B; SCHOOL, VOCATIONAL OR PROFESSIONAL, RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE)  
 EAST-NORTHEAST AREA PLAN  
 MIXED USE DEVELOPMENT  
 URBAN NEIGHBORHOODS (GMA-2)  
 N/A

**ADMITTED PLANS:**  
 FUTURE LAND USE PLAN:  
 GROWTH MANAGEMENT PLAN:  
 OVERLAYS:  
 N/A

**SITE SIZE AND COVERAGE**  
 TOTAL SITE AREA: 727,415.76 SF / 16.69 AC  
 SITE COVERAGE BLDG. TO LAND: 83,083.11 SF (11.42% SHOWN ON PLAN) (COMMITTED NO MORE THAN 15%; 109,112.36)  
 SITE COVERAGE PAVE TO LAND: 116,785.58 SF (16.05% SHOWN ON PLAN) (COMMITTED NO MORE THAN 25%; 181,853.94)  
 SITE COVERAGE OPEN SPACE: 527,547.07 SF (72.53% SHOWN ON PLAN) (COMMITTED NO LESS THAN 60%; 436,449.46)

**EXISTING IMPROVEMENTS:**  
 PROPOSED IMPROVEMENTS: 108,679.40 SF / 2.49 AC  
 199,868.69 SF / 4.59 AC (91,189.29 SF INCREASE PROPOSED)  
 LAND DISTURBANCE: LESS THAN 10 ACRES FOR THIS PROJECT

**EXISTING BLDG. SF:** 45,307 SF (SEE C200 PLAN SHEET)  
**PROPOSED BLDG. SF:** 52,683 SF (SEE C200 PLAN SHEET)  
**TOTAL BLDG. SF:** 97,990 SF

**BUILDING SETBACKS:**  
 FRONT - N/A\* PER UDO SEC. 2-1.3(J)  
 REAR - N/A\*  
 INTERIOR SIDE - N/A\*  
 STREET - N/A\*  
 \*EXCEPTION 40' SETBACK REQUIRED WHEN ADJACENT TO RESIDENTIAL DISTRICT 60' UDO SEC. 3-4.2.1(A.3a)

**MAX. BLDG. HT.:** N/A  
**DENSITY CALCULATIONS:** N/A  
**# OF UNITS / LOTS:** N/A  
**UNITS PER ACRE:** NO MORE THAN 250 RESIDENTS ALLOWED  
**RESIDENTS:** NO MORE THAN 250 RESIDENTS ALLOWED

**INFRASTRUCTURE**  
 WATER: CONNECTION TO EX. PUBLIC MAIN/ PRIVATE ON-SITE  
 SEWER: CONNECTION TO EX. PUBLIC MAIN/ PRIVATE ON-SITE  
 STREETS: CONNECTION TO EX. PUBLIC STREET/ PRIVATE ON-SITE (0 LF PUBLIC STREETS)

**BUFFER YARDS**  
 LANDSCAPE BUFFERS: TYPE III BUFFERARYD / 20' OPTION SHOWN (UDO SEC. 3-5.2)

**TREE SAVE AREA**  
 TREE SAVE REQUIRED: 10% OF DEVELOPMENT SITE, SEE TREE SAVE AREA SUMMARY CALCS. THIS SHEET (UDO SEC. 3-4.2.1(A.3a))

**OPEN SPACE**  
 COMMON REC. AREAS: N/A - GROUP CARE FACILITY C

**WATERSHED CALCULATIONS**  
 RIVER BASIN: YADKIN-PEE DEE RIVER BASIN (UPPER SALEM CREEK WATERSHED)  
 WATERSHED OVERLAYS: N/A - SITE IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED DISTRICT

**OFF-STREET PARKING**  
 VEHICULAR REQUIRED: 0.25 SPACES PER RESIDENT + 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT  
 250 RESIDENTS X 0.25 = 62.5, ROUNDS TO 63 PARKING SPACES  
 16 EMPLOYEES ON THE LARGEST SHIFT X 1 = 16 PARKING SPACES  
 TOTAL MINIMUM VEHICULAR PARKING SPACES REQUIRED = 79  
 79 X 1.175 = 138 SPACES MAXIMUM ALLOWED PRIOR TO ADDITIONAL LANDSCAPING REQUIRED  
 79 PARKING SPACES INCLUDING 14 ACCESSIBLE HC SPACES PROVIDED

**BICYCLE REQUIRED:**  
 1 SPACE PER 20,000 SF GFA, 2 SPACE MINIMUM AND 20 SPACE MAXIMUM  
 97,990 GSF / 20,000 = 4.8, ROUNDS TO 5 BIKE PARKING SPACES REQUIRED  
 3 BIKE RACKS, 8 BIKE PARKING SPACES PROVIDED

**2 SPECIAL USE DISTRICT REZONING NOTES**

- PROJECT MAY BE CONSTRUCTED IN MULTIPLE PHASES.
- ARCHITECTURAL FOOTPRINTS MAY CHANGE PER FINAL ARCHITECTURAL DESIGN AND PERMIT PLANS. MODIFICATION TO THE BUILDING FOOTPRINT AND ANY SUBSEQUENT SITE LAYOUT MODIFICATIONS SHALL REQUIRE REVIEW BY PLANNING STAFF.
- LANDSCAPING WITHIN BUFFERS, STREETYARDS, AND PARKING AREAS IS CONCEPTUAL. FINAL LANDSCAPE PLANS SHALL BE REQUIRED TO MEET ORDINANCE REQUIREMENTS AND ANY ADDITIONAL CONDITIONS.
- PROPOSED STORMWATER MANAGEMENT DEVICES, STORM DRAINAGE, AND UTILITY LAYOUTS ARE SCHEMATIC. FINAL LAYOUT MAY CHANGE PER FINAL ENGINEERED DOCUMENTS.
- ANY EXISTING WATER AND/OR SEWER CONNECTIONS WILL REQUIRE EVALUATION FOR COMPLIANCE WITH BACKFLOW PREVENTER REQUIREMENTS, CONNECTION SERVICEABILITY, AND/OR TERMINATION AT THE MAIN. WATER AND SEWER INTERIOR TO THE SITE WILL BE PRIVATE. ALL WATER CONNECTIONS WILL REQUIRE A BACKFLOW PREVENTER. WATER METERS PURCHASED THROUGH COWS. CONTACT BOB KITCHENS AT 336-734-1332 FOR GREASE INTERCEPTOR SIZING IF REQUIRED.
- AS PART OF YOUR CONSTRUCTION PLAN SUBMITTAL, INCLUDE THE CALCULATED FIRE FLOW FOR THIS PROJECT AND INDICATE THE APPROVED METHOD USED FOR THAT CONSTRUCTION. REFER TO SECTION 507 OF THE 2018 NC FIRE CODE AND TO [HTTPS://WWW.ISMIGATION.COM/SITESASSETS/DOWNLOADS/GUIDE-DETERMININGREQUIREDFIREFLOW.PDF](https://www.ismigation.com/sitesassets/downloads/guide-determiningrequiredfireflow.pdf) FOR FURTHER INFORMATION.
- EMERGENCY RESPONDER RADIO COVERAGE SHALL MEET THE REQUIREMENTS OF SECTION 510 OF THE 2018 NC FIRE CODE FOR THIS PROJECT.
- USE CONDITIONS PER UDO-287 WILL APPLY FOR THE USE GROUP CARE FACILITY C.
- PER TEXT AMENDMENT UDO-286, AN ENGINEERED LIGHTING PLAN MAY BE REQUIRED TO OBTAIN AN APPROVED COMMERCIAL PERMIT APPLICATION DEMONSTRATING NO MORE THAN ONE-HALF FOOTCANDLE LIGHT LEVELS AT RESIDENTIAL PROPERTY LINES AND PUBLIC RIGHT-OF-WAY.

**PROPERTY INFORMATION**

OWNER: THE COMMONS OF FORSYTH COUNTY INC  
 OWNER ADDRESS: 750 BETHESDA ROAD, WINSTON SALEM, NC 27103

**PARCEL A**  
 PIN: 6846-83-8183  
 ACREAGE: 643,976.19 SF / 14.78 AC

**PARCEL B**  
 PIN: 6846-83-6045  
 ACREAGE: 59,688.00 SF / 1.37 AC

**PARCEL C**  
 PIN: 6846-82-9834  
 ACREAGE: 23,751.56 SF / 0.54 AC

**2 TREE SAVE AREA SUMMARY CALCULATIONS**

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

New Development: Total Site Size (in Square Feet): 727,415.76  
 Additions to Existing Development: Total Limits of Land Disturbance (in Square Feet): N/A

Total Site Area Excluded from TSA: Square Feet of Proposed R.O.W.s: N/A + Square Feet of Existing Utility Easements: N/A + Square Feet of Existing Water Bodies and Stormwater Ponds: N/A = 0 SF

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%) = 72,741.58 SF / 1.67 AC

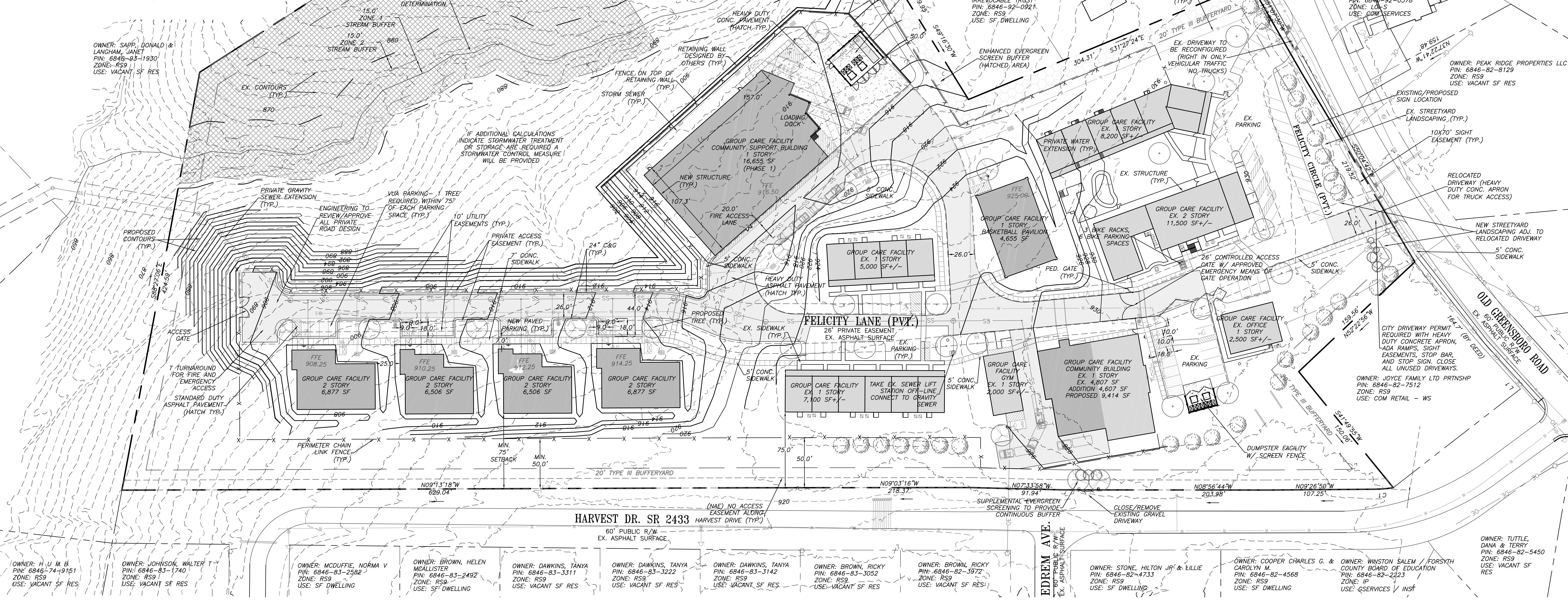
**Individual Trees Method Used:**  
 Yes No  
 Number of Trees 6"-8" DBH: X 900 ft =  
 Number of Trees 9.01"-12" DBH: X 750 ft =  
 Number of Trees 12.01"-24" DBH: X 300 ft =  
 Number of Trees 24.01"-36" DBH: X 300 ft =  
 Number of Trees Larger Than 36.01" DBH: X 400 ft =

**Tree Stand Method Used:** X Yes No  
 List the Area of Each Tree Stand Being Saved: 22,783.58 SF  
 Describe Each Tree Stand (Age, Health, Species Mix): Middle aged hardwood forest in good health including a mix of Hickory, Oak, Tulip, and gum trees.

**New Trees Used For TSA Credit:** Yes No  
 Number of Large Variety Trees Planted: X 750 ft =

Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 22,783.58 SF  
 Total Square Footage of New Trees Planted to Satisfy Minimum TSA: \_\_\_\_\_

Total Required TSA (in Square Feet): 72,741.58 SF / 1.67 AC  
 Total Provided TSA (in Square Feet): 72,741.58 SF / 1.67 AC



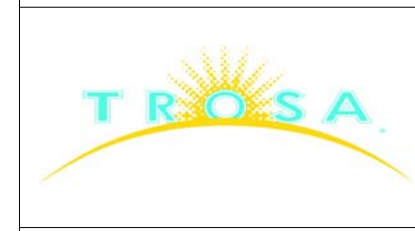
**1 SPECIAL USE DISTRICT REZONING SITE PLAN**

**C200**  
 1" = 50'-0"  
 0 25 50 100



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NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC# C-1209  
 NC BOARD OF LANDSCAPE ARCHITECTS LIC# C-104



**TROSA Triad**  
 2351 FELICITY CIRCLE  
 WINSTON-SALEM, NORTH CAROLINA, 27101  
 FORSYTH COUNTY NC

Parcel Numbers:  
 6846-83-8183  
 6846-83-6045  
 6846-82-9834

Job Number 1836

Drawn DAJ, MTC, AJP, PBR  
 Checked AJP, PBR  
 Date 3/5/2019  
 Revisions: 1. 3/11/2019  
 2. 4/3/2019  
 3. 4/9/2019

**SPECIAL USE DISTRICT REZONING SITE PLAN NOT ISSUED FOR CONSTRUCTION**

Sheet Title  
**SPECIAL USE DISTRICT REZONING SITE PLAN**

Sheet Number  
**C200**

**PRELIMINARY NOT ISSUED FOR CONSTRUCTION**

**W-3408 (Revised)**

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