



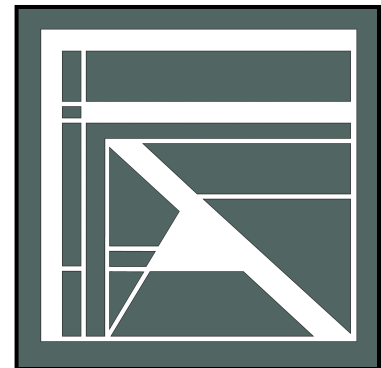
TREE SAVE AREA SUMMARY CALCULATIONS		
TOTAL SITE AREA EXCLUDED FROM TSA:		SQUARE FEET OF PROPOSED R.O.W.S 0 SF + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 SF + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 0 SF = 0 SF.
MINIMUM TREE SAVE AREA REQUIRED: 10%		
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - 167,960 SF		
MINIMUM TSA (10 %) = 16,796 SF		
INDIVIDUAL TREE METHOD USED:	TREE STAND METHOD USED:	NEW TREES USED FOR TSA CREDIT:
NO	YES	NO
NUMBER OF TREES 6-9" DBH: X 500 SF =	LIST THE AREA OF EACH TREE STAND BEING SAVED: 38,800 SF	NUMBER OF LARGE VARIETY TREES PLANTED: 0 SF
NUMBER OF TREES 9.01-12" DBH: X 750 SF =	DESCRIBE EACH TREE STAND (AGE, HEALTH SPECIES MIX)	
NUMBER OF TREES 12.01-24" DBH: X 1800 SF =	MIXED HARDWOODS AND PINES	
NUMBER OF TREES 24.01-36" DBH: X 3000 SF =		
NUMBER OF TREES LARGER THAN 36.01" DBH: X 4000 SF =		
TOTAL SQUARE FOOTAGE OF INDIVIDUAL TREES USED TO SATISFY MINIMUM TSA: 0 SF	TOTAL SQUARE FOOTAGE OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA: 38,800 SF	TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 0 SF
TOTAL REQUIRED TSA (IN SQUARE FEET): 16,796 SF		
TOTAL TSA PROVIDED (IN SQUARE FEET): 38,800 SF		

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: RS12-S Proposed Zoning: RM12-S Proposed Uses: GROUP CARE FACILITY A (Use UDO Terminology)	Proposed Use(s) GROUP CARE FACILITY A Required Parking: 63 Max Residents (25 spaces/ res.) = 16 Spaces Parking Provided: 38 Spaces
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	DENSITY CALCULATIONS # of Units or Lots: 14 Density: .275 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.)	OFF-STREET LOADING (if applicable) Loading/Unloading Spaces Required: NA Loading/Unloading Spaces Provided: NA Size: ft. X ft.
Purpose Statement: The purpose of this request is to re-zone the property for GROUP CARE FACILITY A.	PROPERTY INFORMATION PIN #'s PIN 6835-95-5974	BUFFERYARDS Adjoining Zoning: RS-12 Type Required: Type 1 (front) & 2 (side) Width Provided: 10/15 ft.
INFRASTRUCTURE Water Sewer Streets	OWNERS: FAMILY SERVICES, INC. OWNERS REPRESENTATIVE FULLER ARCHITECTURE JOHN FULLER, AIA 336-751-0400 john@fullerarchitecture.com	WATERSHED CALCULATIONS WATERSHED: SITE IS NOT LOCATED IN A PROTECTED WATERSHED TOTAL LOT AREA: 167,960 SF EXISTING BUILT-UPON AREA (BUA): 25,197 SF (PRE 1994) NET EFFECTIVE SITE AREA = (LOT AREA - EXISTING BUA) 167,960 SF - 25,197 SF = 142,763 SF PROPOSED TOTAL BUILT-UPON AREA: 48,441 SF NET BUA INCREASE = (TOTAL BUA - EXISTING BUA) 48,411 SF - 25,197 SF = 23,214 SF PROJECT DENSITY PERCENTAGE = (NET BUA INCREASE / NET EFFECTIVE AREA) X 100 (23,214 SF / 142,763 SF) X 100 = 16.26%
SITE SIZE AND COVERAGES Total Acreage: 3.856 Acres Site Coverages: Building to Land 9.2 % Pavement to Land 18.0 % Open Space 72.8 % Building Square Footage: 15,453 sf. Building Height: 29'-2" ft.		

WATERSHED PROJECT SUMMARY
STORMWATER QUALITY TREATMENT REQUIREMENT SINCE THE SITE PROJECT DENSITY OF 16.26% < 24% THE SITE IS CLASSIFIED AS LOW DENSITY AND STORMWATER QUALITY ORDINANCE EXEMPTION APPLIES. NCDEQ STORMWATER DESIGN MANUAL LOW DENSITY REQUIREMENTS APPLY
STORMWATER QUANTITY TREATMENT REQUIREMENT SINCE THE SITE NET BUA INCREASE OF 23,214 SF > 20,000 SF STORMWATER QUANTITY ORDINANCE PROVISION APPLIES UNLESS A STUDY CAN SHOW NO ADVERSE IMPACTS DOWNSTREAM FROM THE PROJECT WITH RESPECT TO FLOODING AND/OR EROSION WITH THE CITY OF WINSTON-SALEM APPROVAL.



PROPOSED RE-DEVELOPMENT SITE PLAN  
1" = 30'-0"



FULLER  
ARCHITECTURE

68 COURT SQUARE  
SUITE 200  
MOCKVILLE NC  
27028  
336 751 0400

FAMILY SERVICES  
OF  
FORSYTH COUNTY  
PROJECT



REZONING  
SITE PLAN

DATE:  
JAN. 27, 2025

RE-ZONING  
SUBMITTAL  
PRELIMINARY - NOT  
FOR CONSTRUCTION

REVISIONS:  
FEB. 3, 2025  
FEB. 27, 2025

0.8