



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): 223,530	Total Limits of Land Disturbance (in Square Feet):	
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 0 = 0		
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.%) = 26,824		
Individual Trees Method Used: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Tree Stand Method Used: X Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	New Trees Used For TSA Credit: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Number of Trees 6-9" DBH: X 500sf =	List the Area of Each Tree Stand Being Saved: 36,000	Number of Large Variety Trees Planted: X 750sf =
Number of Trees 9.01-12" DBH: X 750sf =	Describe Each Tree Stand (Age, Health, Species Mix) Older growth tree stand with a mix of deciduous, evergreen, and coniferous trees in good health.	
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 Tree Stands Being Saved to Satisfy Minimum TSA: 36,000	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: _____
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: _____		
Total Required TSA (in Square Feet): 26,824		Total TSA provided (in Square Feet): 36,000

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: <u>RS9</u> Proposed Zoning: <u>RM12-S</u> Proposed Uses: <u>Residential Building - Townhome (U)</u> <small>Residential Building - Family Group Home B or C (FH) Residential Building - Family Group Home B or C (FH) Residential Building - Family Group Home B or C (FH) Residential Building - Family Group Home B or C (FH) Residential Building - Family Group Home B or C (FH) Residential Building - Family Group Home B or C (FH) Residential Building - Family Group Home B or C (FH) Residential Building - Family Group Home B or C (FH)</small>	Proposed Use(s): <u>Residential Building - Townhome (U)</u> <small>Residential Building - Family Group Home B or C (FH) Residential Building - Family Group Home B or C (FH) Residential Building - Family Group Home B or C (FH) Residential Building - Family Group Home B or C (FH) Residential Building - Family Group Home B or C (FH) Residential Building - Family Group Home B or C (FH) Residential Building - Family Group Home B or C (FH) Residential Building - Family Group Home B or C (FH)</small> Required Parking: <u>See Below Spaces</u> (more than one calculation may be needed) Parking Provided: <u>84 Spaces Provided</u> 1 BR Units = 8 x 1.5 = 12 2 BR Units = 20 x 1.75 = 35 3 BR Units = 8 x 2 = 16
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: <u>48 Apartments w/ Common Access</u> Density: <u>10 Units/Lots per Acre</u> (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: <u>N/A</u> Loading/Unloading Spaces Provided: <u>N/A</u> Size: _____ ft. X _____ ft.
INFRASTRUCTURE Water: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Sewer: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Streets: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Linear feet of private streets: 1,054 - 7' ft. Linear feet of public streets: 0' ft.	PROPERTY INFORMATION PIN #'s: <u>6804-26-1234</u> <u>Lot005B Block3904</u>	BUFFERYARDS Adjoining Zoning: <u>RS9 / RM8-S</u> Type Required: <u>Type II / N/A</u> Width Provided: <u>15' and 20' / N/A</u> ft.
SITE SIZE AND COVERAGES Total Acreage: <u>4.8</u> Acres Site Coverages: Building to Land <u>10</u> % Pavement to Land <u>21</u> % Open Space <u>69</u> % Common Rec. Area Required (8000 SF/Unit) 4,800 SF Common Rec. Area Provided: 4,800 SF	WATERSHED CALCULATIONS (Project Site not located in watershed) This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend. > WS-III Watersheds – Salem Lake, Abbotts Creek, and Lake Brandt > WS-IV Watersheds – Oak Hollow/Randleman Lake, Kernersville Lake, Yadkin River, and Dan River	

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STATUS: **Preliminary
Not For Construction**

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 WINSTON-SALEM, NC

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 REGISTERED ARCHITECT
 CERT. NO. 10413
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 2019.04.01

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W-3405
Essex Place
 4784 Essex County Lane
 Winston-Salem, NC 27103

Scale: 1" = 50'

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Version	Issue Name	Date

DATE: **Site Plan Re-Submission for City-County
Deadline: April 3, 2019**

PROJECT NUMBER:
2019 - Kester

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SHEET:
A-001

W-3405 (REVISED)

2019-04-01, 10:51 AM Volume:Marketing-2-Business Development/Architectural Site Plan/Architectural Site Plan - Kester/Revised at 4/1/2019 10:51 AM