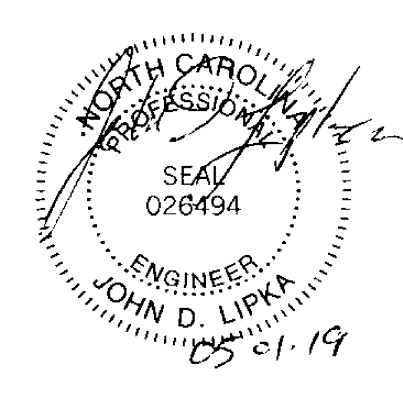


SEALS:



PROJECT:

MAPLE CHASE RESIDENTIAL
 GERMANTON RD
 WINSTON-SALEM, NC

CLIENT:
 Signature Real Estate, LLC
 154 Charlottis Blvd
 Winston-Salem, NC 27103
 Contact: Jim Dobbins
 P: (336) 760-7036
 jmd@sharpinteriors.com

PROJECT NO: 17-0102
 DRAWN: JDL
 DATE: 03.10.2018
 SCALE: AS SHOWN

REVISIONS:

NO.	DESCRIPTION	DATE

SHEET TITLE:
REZONING SITE PLAN

SHEET NO.:
RZ-1

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

Category	Value
New Development	
Total Site Size (in Square Feet)	192,800
Minimum Tree Save Area Required	10% - 12%
Total Required Tree Save Area (in square feet)	26,864
Individual Trees Method Used:	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Tree Stand Method Used:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Number of Trees 6-9" DBH:	0
Number of Trees 9.01-12" DBH:	0
Number of Trees 12.01-24" DBH:	0
Number of Trees 24.01-36" DBH:	0
Number of Trees Larger Than 36.01" DBH:	0
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0
Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA:	27,000
Total Required TSA (in Square Feet):	26,864
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

ZONING
 PIN: Portions of 6828-89-2728 4.00 AC
 Portions of 6828-89-3028 184.88 AC
 New Parcel 4.426 AC (See Separate Description)
 R/W Dedication ABSE I ADDO
 Total Site 4.166 AC

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

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: 380 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

TOTAL ACREAGE: 4.166 AC

SITE COVERAGES	ACRE(S)	%
EXISTING BUILDING TO LAND	0.0	0.0
EXISTING PAVEMENT TO LAND (STREET, SIDEWALKS, GRAVEL AND DRIVEWAYS)	0.0	0.0
EXISTING OPEN SPACE	1.00	24.0
PROPOSED BUILDING TO LAND	23.4	563.2
PROPOSED PAVEMENT TO LAND (STREET, SIDEWALKS AND DRIVEWAYS)	53.2	1277.6
PROPOSED OPEN SPACE	53.2	1277.6
TOTAL	100.0	2400.0

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

