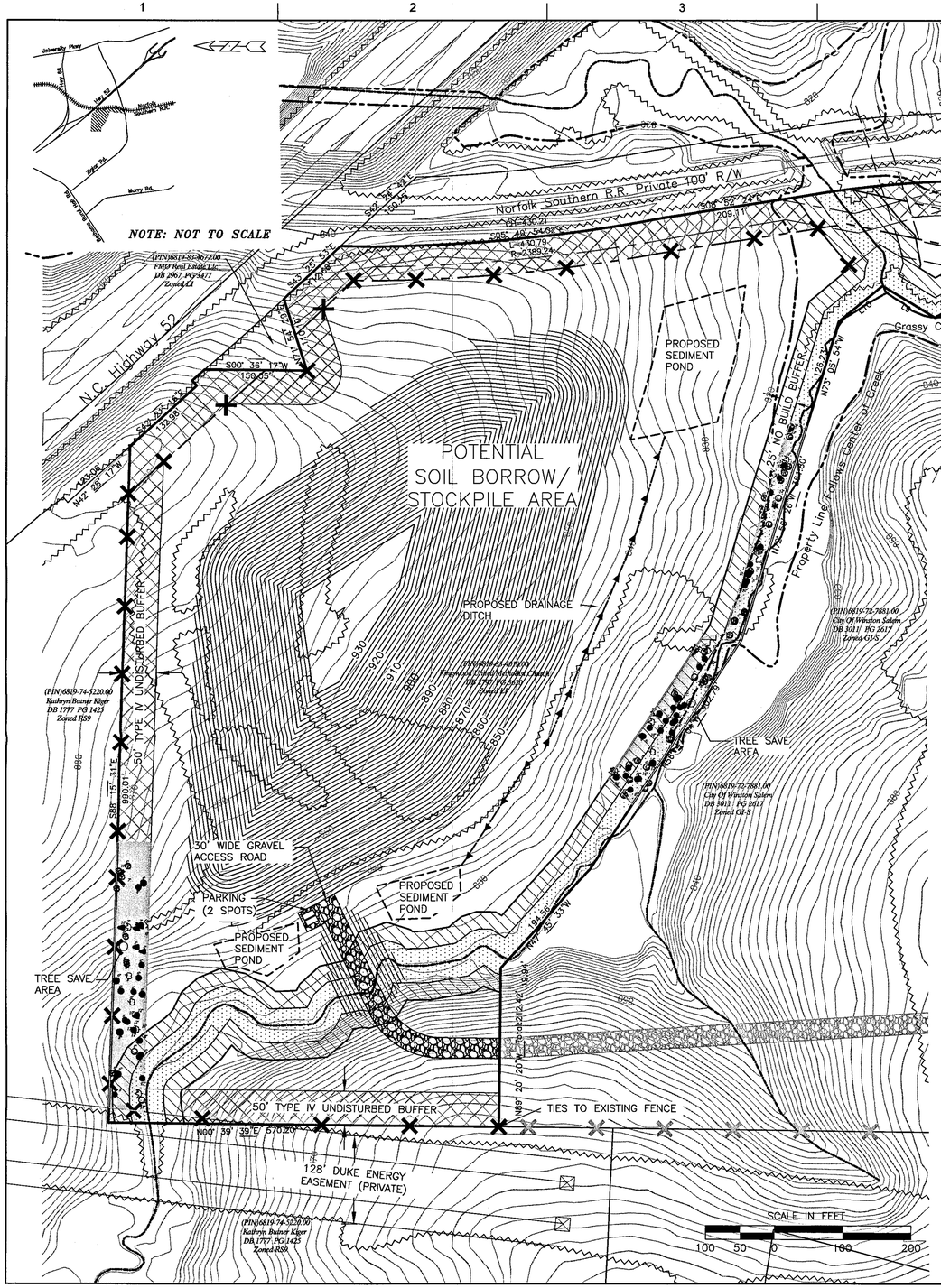

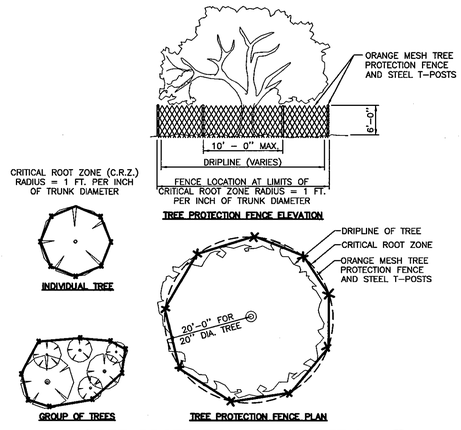

TREE PROTECTION FENCE DETAIL

NTS

C DC-1

TREE SAVE AREA (TSA) SUMMARY CALCULATIONS

NEW DEVELOPMENT: TOTAL SITE SIZE = 1,200,035 SF
AREAS EXCLUDED FROM TSA:
PROPOSED RIGHT-OF-WAYS = 0 SF
EXISTING UTILITY EASEMENTS = 124,030 SF
EXISTING WATER BODIES AND STORMWATER PONDS = 0 SF
TOTAL SITE AREA EXCLUDED FROM TSA = 124,030 SF

MINIMUM TSA REQUIRED = 10%

TOTAL REQUIRED TSA = (1,200,035 SF - 101,100 SF)10% = 124,030 SF

THE INDIVIDUAL TREE METHOD AND TREE STAND METHOD WAS USED FOR TSA CALCULATIONS.

78	NUMBER OF TREES 6-9"	DBH = 78 X 500 SF = 39,000 SF
40	NUMBER OF TREES 9.01-12"	DBH = 34 X 750 SF = 30,000 SF
07	NUMBER OF TREES 12.01-24"	DBH = 17 X 1,800 SF = 12,600 SF
02	NUMBER OF TREES 24.01-36"	DBH = 3 X 3,000 SF = 6,000 SF
0	NUMBER OF TREES 36.01+	DBH = 0 X 4,000 SF = 0 SF

TOTAL SQUARE FOOTAGE OF INDIVIDUAL TREES USED TO SATISFY MINIMUM TSA = 87,600 SF

THE TREE AREA COVERED BY 25' UNDISTURBED BUFFER, 25' NO BUILD BUFFER, AND TYPE IV BUFFER IS 21,900 SF AND 19,600 SQ FT ARE THE AREAS USED FOR THE TREE STAND METHOD. THIS AREA IS COVERED BY MANY TREES THAT RANGE IN SIZE UP TO 30IN DBH. TREES IN THE AREA INCLUDE SWEET GUM, OAK, TULIP POPLAR, AND BEECH TREES, ETC.

TOTAL REQUIRED TSA = 107,601 SF
TOTAL TSA PROVIDED = 129,100 SF

SITE PLAN LEGEND

REVIEW INFORMATION

Type of Review:
X Special Use Rezoning
___ Site Plan Amendment
___ Special Use Permit (Elected Body Only)
___ Final Development Plan
___ Preliminary Subdivision
___ Planning Board Review

Jurisdiction
X City of Winston-Salem
___ Forsyth County
___ Village of Clemmons
___ Town of Walkertown

Purpose Statement: The purpose of this request is to The purpose of this request is to obtain GI-S zoning for the Potential Borrow Area property.

INFRASTRUCTURE

	Public	Private
Water	N/A	N/A
Sewer	N/A	N/A
Streets	N/A	N/A

Linear feet of public streets: ___ ft.

SITE SIZE AND COVERAGES

Total Acreage: 27.549 Acres
Site Coverages:
Building to Land 0.0 %
Pavement to Land 1.0 %
Open Space 99.0 %

Building Square Footage: N/A sf.
Building Height: N/A ft.

ZONING

Existing Zoning: LI
Proposed Zoning: GI-S
Proposed Uses: Borrow/Stockpile site for the Hanes Mill Road Landfill. (Borrow Site)
(Use UDO Terminology)

DENSITY CALCULATIONS

# of Units or Lots: N/A
Density: N/A 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.)

PROPERTY INFORMATION

PIN #'s
PIN # 6819-83-4019.00
Block 4947
Lot 302

OFF-STREET PARKING (if applicable)

Proposed Use(s) Borrow Site
Required Parking: 2 Spaces / Site (more than one calculation may be needed)
Parking Provided: 2 Spaces

OFF-STREET LOADING (if applicable)

Loading/Unloading Spaces Required: N/A
Loading/Unloading Spaces Provides: N/A
Size: N/A ft. X N/A ft.

BUFFERYARDS

Adjoining Zoning: Required
Type Required: Type IV
Width Provided: 50 ft.

WATERSHED CALCULATIONS

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

NOTES

1. EXISTING CONTOUR AND PLANIMETRIC INFORMATION IS TAKEN FROM AERIAL PHOTOGRAPHY PERFORMED FOR THE CITY OF WINSTON-SALEM, DATED FEBRUARY 2005.
2. PROPERTY BOUNDARY, EASEMENT AND RIGHT OF WAY INFORMATION, IS TAKEN FROM A SURVEY PERFORMED BY CITY OF WINSTON SALEM, DATED SEPTEMBER 09, 2017.
3. THE 100 YEAR FLOODPLAIN INFORMATION WAS OBTAINED FROM FORSYTH COUNTY GIS DATA.
4. TREE SAVE AREA TREES ARE TAKEN FROM SURVEY PERFORMED BY CITY OF WINSTON SALEM, DATED SEPTEMBER 09, 2017.
5. THIS MAPPING MAY NOT DEPICT CURRENT, EXISTING LAND DEVELOPMENT. REFER TO ABOVE NOTES FOR MAPPING REFERENCE. NO FIELD VERIFICATION OF SITE CONDITIONS HAS BEEN DONE AT THIS TIME.
6. THE PROPOSED USE FOR THIS SITE IS LANDFILL ACCESSORY AND IS ALLOWED IN THE REQUESTED ZONING DISTRICT.
7. THE SITE IS LOCATED IN THE MIDDLE MILL CREEK WATERSHED.
8. STREAM LOCATIONS BASED ON 1991 RURAL HALL USGS QUADRANGLE.
9. FENCING WILL BE CONSTRUCTED AS SHOWN ON THE PLAN IN ACCORDANCE WITH UDO REQUIREMENTS. THE FENCELINE SHOWN IS APPROXIMATE.
10. THE TREE SAVE AREA WILL BE SHOWN IN THE FIELD THROUGH A VARIETY OF METHODS INCLUDING, BUT NOT LIMITED TO: ORANGE TREE SAVE FENCING, PERMANENT FENCING, WATER BODIES, ETC. SIGNS WILL BE PLACED AT FREQUENT INTERVALS THAT INDICATE THE TREES IN THE AREA SHOULD NOT BE REMOVED. THE SIGNS WILL BE IN BOTH ENGLISH AND SPANISH.
11. WHERE ORANGE TREE SAVE FENCING IS USED FOR INDIVIDUAL TREES TO BE SAVED, THE FENCING WILL BE PLACED IN A CIRCLE AROUND THE TREE AT A RADIUS EQUAL TO ONE FOOT FOR EVERY ONE INCH OF DIAMETER AT BREAST HEIGHT (DBH). FOR INSTANCE A TREE WITH A DBH OF 13 INCHES WOULD HAVE FENCING AROUND IN A CIRCLE WHOSE RADIUS IS 13 FEET. SEE DETAIL C.
12. A STORMWATER STUDY WILL BE CONDUCTED IF THERE IS A DETERMINATION THAT IT IS NEEDED.
13. ALL DRIVEWAY PERMITS WILL BE OBTAINED PRIOR TO WORK BEGINNING.
14. A SEDIMENT AND EROSION CONTROL PERMIT WILL BE OBTAINED FROM NCDENR LAND QUALITY PRIOR TO WORK BEGINNING AND UNDISTURBED BUFFERS WILL BE FLAGGED PRIOR TO LAND DISTURBANCE.
15. THE SITE WILL HAVE ACCESS TO ZIGLAR ROAD TO THE EAST THROUGH THE CURRENT CITY OWNED BORROW/STOCKPILE SITE. THE PROPOSED ACCESS ROAD LOCATION IS SHOWN ON SHEET 2.
16. THE POTENTIAL STOCKPILE/BORROW SITE GRADING PLAN INDICATES ONE POSSIBLE SITE DEVELOPMENT PLAN. ANY AREA OUTSIDE OF THE BUFFERS, FLOODPLAINS, AND EASEMENTS MAY BE UTILIZED FOR BORROW/STOCKPILE/EROSIOCN CONTROL AS NEEDED AND APPROVED THROUGH PERMITTING.
17. TREE SAVE AREAS WILL USE THE GROUP OF TREES PROTECTION DETAIL.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°24'48"W	93.31'
L2	N44°27'54"E	56.80'
L3	N01°05'55"W	89.07'
L4	N60°46'45"W	49.22'
L5	N03°33'17"E	80.06'
L6	N68°44'24"E	53.90'
L7	N19°06'11"E	45.49'
L8	N29°36'10"W	53.66'
L9	N30°57'57"E	89.85'
L10	N39°24'50"W	82.09'
L11	N47°38'44"E	9.99'
L12	S42°25'43"E	24.24'
L13	S00°51'04"W	48.42'
L14	N73°38'37"E	29.50'

APPLICANT
THE CITY OF WINSTON SALEM
ATTN: JAN MCHARGUE
101 NORTH MAIN STREET
SUITE 357 WINSTON SALEM, NC 27101
PHONE: 336-727-8000
FAX: 336-727-8432
EMAIL: JANM@CITYOFWS.ORG

OWNER
KINGSWOOD UNITED METHODIST CHURCH
ATTN: MARK MOOREFIELD
6844 UNIVERSITY PKWY
RURAL HILL, NC 27045
PHONE: 336-345-4056
FAX: 336-776-1446
EMAIL: MMOOREFIELD@ASPLUNDH.COM

PLAN PREPARER
HDR ENGINEERING, INC. OF THE CAROLINAS
ATTN: MIKE PLUMMER, P.E.
440 SOUTH CHURCH STREET
CHARLOTTE, NC 28202-1919
PHONE: 704-338-6700
FAX: 704-338-6760
EMAIL: MICHAEL.PLUMMER@HDRINC.COM

SITE INFORMATION
0.0% ASPHALT
1.0% GRAVEL
99.0% OPEN SPACE

LEGEND

- NEVO PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING TOPOGRAPHY
- PROPOSED TOPOGRAPHY
- 100 YEAR FLOODPLAIN
- CREEK
- PROPOSED/EXISTING FENCE
- ZONING BOUNDARY
- 25' STREAM UNDISTURBED BUFFER
- 25' NO BUILD BUFFER
- 100' TYPE IV UNDISTURBED BUFFER
- TREE SAVE AREA
- 30' Access Easement
- 30' Sewer Easement
- 50' Gas Easement
- OAK TREE
- TULIP POPLAR
- BEECH TREE
- SOURWOOD TREE
- SWEET GUM TREE
- MISC. LARGE VARIETY (RIVER BIRCH, ASH)
- CHERRY TREE
- MAPLE TREE
- WOODS LINE
- WATER VALVE
- WATER HYDRANT

HDR Engineering, Inc. of the Carolinas
N.C.B.E.L.S. License Number: F-0116
440 S Church Street, Suites 900 & 1000
Charlotte, NC 28202-2075
704.338.6700

ISSUE	DATE	DESCRIPTION
C	11/17	REVISED PER ZONING COMMENTS
B	10/17	ISSUED FOR SUBMITTAL
A	10/17	ISSUED FOR PRESUBMITTAL

PROJECT MANAGER	
PROJECT ENGINEER	M.D. PLUMMER, P.E.
STRUCTURAL	
PLUMBING	
ELECTRICAL	
DRAWN BY	Z. PRIESTER, EIT
PROJECT NUMBER	10026455

NORTH CAROLINA 025495 REGISTERED PROFESSIONAL ENGINEER MICHAEL D. PLUMMER SEAL 025495 10/30/17

Winston-Salem • Forsyth County City/County Utilities Water • Sewer • Solid Waste Disposal

HANES MILL ROAD LANDFILL REZONING

KINGSWOOD PROPERTY REZONING SITE PLAN PRELIMINARY - NOT FOR CONSTRUCTION

0 1" 2"
FILENAME SITE PLAN
SCALE 1"=100'
SHEET 01

W-3352a Revised File Copy

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