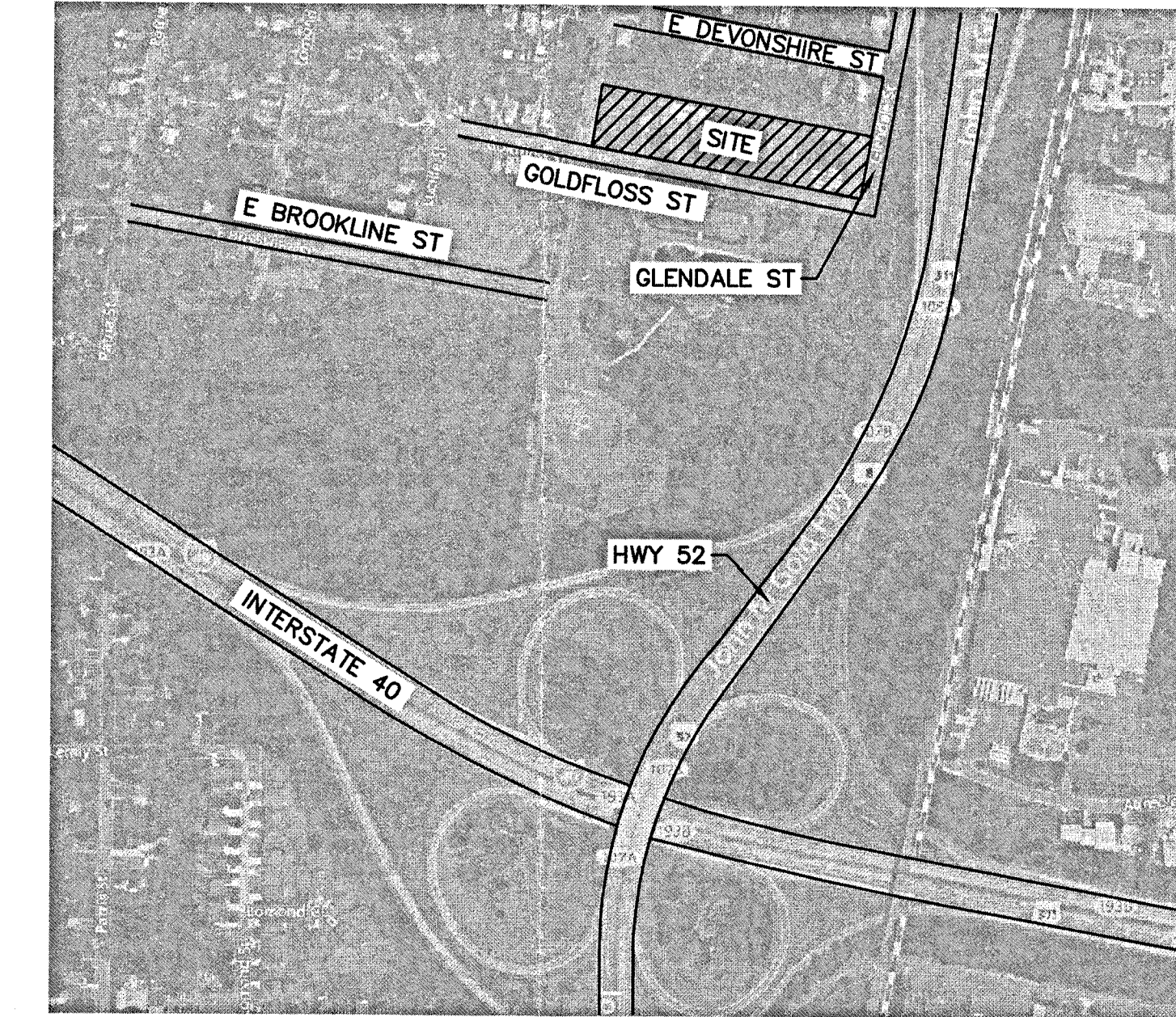


**SITE PLAN LEGEND**

<p><b>REVIEW INFORMATION</b></p> <p>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</p> <p>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</p> <p>Purpose Statement: The purpose of this request is to <b>SPECIAL USE REZONING FROM GB AND RS-7 TO IP-S</b></p>	<p><b>ZONING</b></p> <p>Existing Zoning: GB, RS-7                  Proposed Zoning: IP-S</p> <p>Proposed Uses:                  SCHOOLS PRIVATE AND SCHOOLS PUBLIC</p> <p>(Use UDO Terminology)</p>	<p><b>OFF-STREET PARKING (if applicable)</b></p> <p>SCHOOLS PRIVATE AND SCHOOLS PUBLIC                  Proposed Use(s): 1 Spaces / VARIES                  Required Parking: 1 Spaces / VARIES (more than one calculation may be needed)                  Parking Provided: 94 SPACES</p> <p>**SEE CALCS AND NOTES PROVIDED**</p>												
<p><b>INFRASTRUCTURE</b></p> <table border="1"> <tr> <th></th> <th>Public</th> <th>Private</th> </tr> <tr> <td>Water</td> <td>X</td> <td></td> </tr> <tr> <td>Sewer</td> <td>X</td> <td></td> </tr> <tr> <td>Streets</td> <td>X</td> <td></td> </tr> </table> <p>Linear feet of public streets: _____ ft.</p>		Public	Private	Water	X		Sewer	X		Streets	X		<p><b>DENSITY CALCULATIONS</b></p> <p># of Units or Lots: _____</p> <p>Density: _____ Units/Lots per Acre</p> <p>(Note: If more than one type of residential product is proposed, provide the number of units &amp; density broken down by type.)</p>	<p><b>OFF-STREET LOADING (if applicable)</b></p> <p>Loading/Unloading Spaces Required: _____                  Loading/Unloading Spaces Provides: _____                  Size: _____ ft. X _____ ft.</p>
	Public	Private												
Water	X													
Sewer	X													
Streets	X													
<p><b>SITE SIZE AND COVERAGES</b></p> <p>Total Acreage: 2.42 Acres                  Site Coverages:                  Building to Land 22.78 %                  Pavement to Land 21.17 %                  Open Space 56.05 %</p> <p>Building Square Footage: 3,512 sq. ft.                  Building Height: 12 ft.</p>	<p><b>PROPERTY INFORMATION</b></p> <p>PIN #'s 6834-65-0715,                  6834-55-9756,                  6834-55-9707,                  6834-65-2791</p>	<p><b>BUFFERYARDS</b></p> <p>Adjoining Zoning: N/A                  Type Required: N/A                  Width Provided: N/A ft.</p>												
		<p><b>WATERSHED CALCULATIONS</b></p> <p>This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.</p> <ul style="list-style-type: none"> <li>WS-III Watersheds - Salem Lake, Abbotts Creek, and Lake Brandt</li> <li>WS-IV Watersheds - Oak Hollow/Randleman Lake, Kernersville Lake, Yadkin River, and Dan River</li> </ul>												



VICINITY MAP  
1" = 400'

"Attachment "A" W-3435  
 Special Use District Permit for IP-S (School, Public and School, Private)  
 Approved by the Winston-Salem City Council  
 The 4 day of May, 2020  
 [Signature]  
 City Secretary



**PARKING CALCULATIONS:**  
 1. 207 ELEMENTARY/MIDDLE SCHOOL STUDENTS  
 2. 160 HIGH SCHOOL STUDENTS  
 3. 58 TEACHERS/ADMINISTRATORS

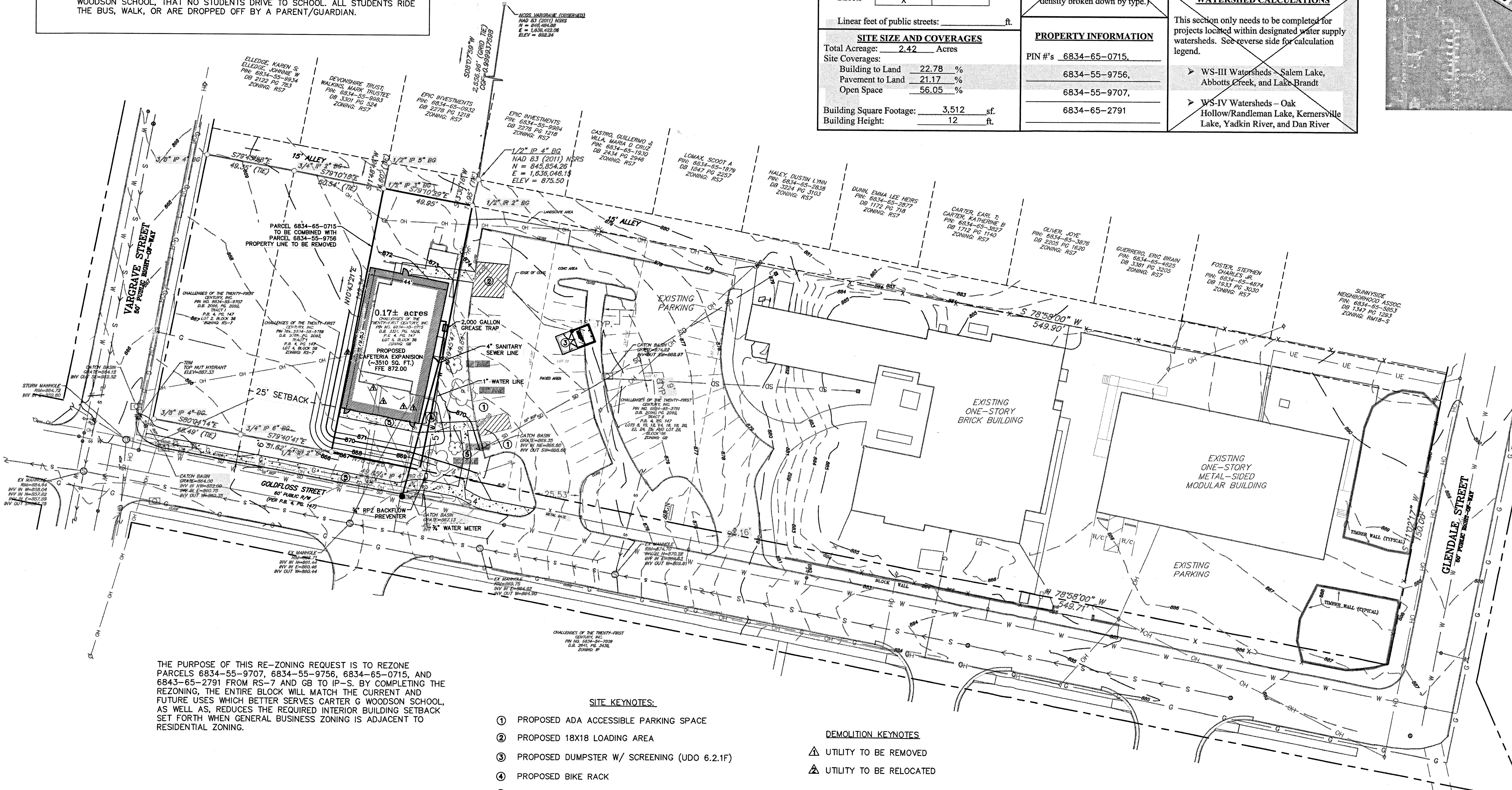
**REQUIRED:**  
 HIGH SCHOOL: 1 SPACE/5 STUDENTS  
 SPACES REQUIRED = 32 SPACES

**ELEMENTARY/MIDDLE SCHOOL: 1 SPACE/10 STUDENTS**  
 SPACES REQUIRED: 21 SPACES

**FACILITY: 1 SPACE/FACILITY MEMBER**  
 SPACES REQUIRED: 58 SPACES

**PROVIDED:**  
 TOTAL PROVIDED = 46 SPACES + 41 SPACES + 5 ADA SPACES = 92 SPACES

**THE FOLLOWING SHOULD BE NOTED FOR CLARIFICATION:**  
 - THERE ARE NO CHANGES TO PARKING WITH THE EXCEPTION OF THE ADDITION OF A HANDICAP ACCESSIBLE PARKING SPACE ADJACENT TO THE CAFETERIA ADDITION.  
 - THERE WILL NOT BE AN INCREASE OF STUDENTS, TEACHERS OR ADMINISTRATORS.  
 - IT HAS BEEN STATED BY MRS. AYN DANIELS, REPRESENTATIVE FROM CARTER WOODSON SCHOOL, THAT NO STUDENTS DRIVE TO SCHOOL. ALL STUDENTS RIDE THE BUS, WALK, OR ARE DROPPED OFF BY A PARENT/GUARDIAN.



THE PURPOSE OF THIS RE-ZONING REQUEST IS TO REZONE PARCELS 6834-55-9707, 6834-55-9756, 6834-65-0715, AND 6834-65-2791 FROM RS-7 AND GB TO IP-S. BY COMPLETING THE REZONING, THE ENTIRE BLOCK WILL MATCH THE CURRENT AND FUTURE USES WHICH BETTER SERVES CARTER G WOODSON SCHOOL, AS WELL AS, REDUCES THE REQUIRED INTERIOR BUILDING SETBACK SET FORTH WHEN GENERAL BUSINESS ZONING IS ADJACENT TO RESIDENTIAL ZONING.

- SITE KEYNOTES:**
- ① PROPOSED ADA ACCESSIBLE PARKING SPACE
  - ② PROPOSED 18X18 LOADING AREA
  - ③ PROPOSED DUMPSTER W/ SCREENING (UDO 6.2.1F)
  - ④ PROPOSED BIKE RACK
  - ⑤ PROPOSED SIDEWALK

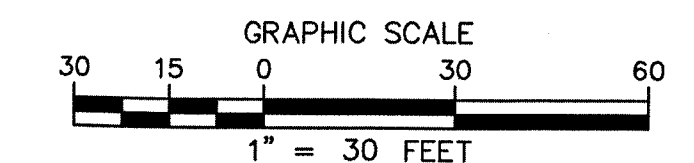
- DEMOLITION KEYNOTES:**
- ⚠ UTILITY TO BE REMOVED
  - ⚠ UTILITY TO BE RELOCATED

**GENERAL NOTES:**

- OWNER: CHALLENGES OF THE TWENTY-FIRST CENTURY, 2530 MERIDIAN PARKWAY, SUITE 300, DURHAM, NC 27713
- ADDRESS OF SITE: 409 GOLDFLOSS STREET, WINSTON-SALEM, NC 27127
- PHONE NUMBER: 336-723-6838
- WATERSHED: GENERAL
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY DAVIS MARTIN POWELL & ASSOC., SIGNED BY BRADLEY D. PHILLIPS (PLS L-5088) ON OCTOBER 28TH, 2019.
- UNDERGROUND UTILITIES WHERE NOT DISCERNABLE BY SURFACE APPURTENANCES (MANHOLES, VALVES, CATCH BASINS, ETC.) ARE SHOWN PER INFORMATION OBTAINED FROM ENGINEERING PLANS, UTILITY ENTITIES, SITE PLANS, AND OTHERS. SIZE AND LOCATIONS SHOULD BE CONSIDERED APPROXIMATE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING UTILITIES. CONTRACTOR SHALL EXPLORE AHEAD OF ALL WORK TO VERIFY UTILITY LOCATIONS. ANY UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NOT ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL COORDINATE REMOVAL OF ANY UTILITY WITH THE UTILITY PROVIDER.
- CONTRACTOR SHALL COORDINATE WITH THE UTILITY PROVIDER ANY NEW SERVICE (ELECTRICAL, GAS, TELEPHONE, SANITARY, ETC.)
- ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED CONSTRUCTION DEBRIS LANDFILL. NO MATERIAL WILL BE ALLOWED TO BE BURIED ON SITE.
- CONTRACTOR SHALL BE REQUIRED TO PROVIDE A SIGNED AND SEALED SURVEY FROM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NORTH CAROLINA AN ABSULT SURVEY OF:
  - a. WATER LINE, VALVES, BENDS, HYDRANTS, TEES METERS, BACKFLOW PREVENTION DEVICES,
  - b. SEWER LINE MANHOLES, INVERTS, CLEANOUTS
  - c. STORMWATER SYSTEM CATCH BASINS, INVERTS
  - d. STORMWATER BEST MANAGEMENT PRACTICES SUCH AS BIO-RETENTION AREAS AND RETENTION PONDS INCLUDING BUT NOT LIMITED TO TOPOGRAPHIC SURVEY, DETAILED SURVEY OF DRAWDOWN DEVICE.
- ABSULT SURVEY WILL BE NEEDED PRIOR TO ANY PARTIAL OR FINAL CERTIFICATIONS FOR WATER, OR SEWER.

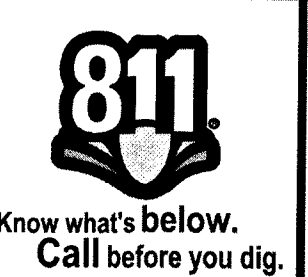
**Conditions: W-3435**

- PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
  - b. Developer shall photo-document the commercial building located at 409 Goldfloss Street using the Architectural Resources Documentation Form available from Historic Resources staff.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**
  - a. The proposed building plans shall be in substantial conformance with the submitted elevations as verified by Planning staff.
- PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Buildings shall be constructed in substantial conformance with the approved building elevations as verified by Planning staff.
  - b. Sidewalk shall be installed along Goldfloss Street with lateral connection(s) to the building.
- OTHER REQUIREMENTS:**
  - a. No electronic message signage shall be permitted along Vargrave Street or Glendale Street.

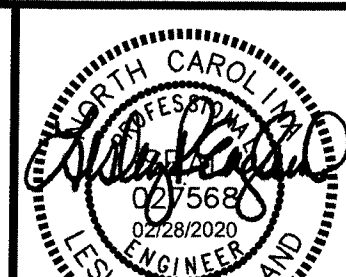


REV	DATE	DESCRIPTION	BY	PROJECT	190137
1		DATE		02/27/2020	
2		DESIGNED			
3		DRAWN			
4		CHECKED			
5		SCALE		AS NOTED	
6		SURVEYED		N/A	

THE SCALE BAR SHOWN BELOW MEASURES ONE INCH LONG ON THE ORIGINAL DRAWING.



**DAVIS • MARTIN • POWELL**  
**ENGINEERS & SURVEYORS**  
 C/O: LESLEY ENGLAND - LENGLAND@DMP-INC.COM  
 6415 OLD PLANK RD, HIGH POINT, NC 27265 | T: (336) 886-4821 | F: (336) 886-4458 | WWW.DMP-INC.COM | LICENSE: F-0245



PRELIMINARY  
FOR REVIEW ONLY  
NOT FOR CONSTRUCTION

RE-ZONING SITE PLAN  
**CARTER WOODSON CAFETERIA EXPANISON**  
 409 GOLDFLOSS STREET  
 WINSTON-SALEM  
 FORSYTH COUNTY, NORTH CAROLINA

SHEET NO.  
**1.1**  
 OF \_\_\_\_\_

**Notice of Vested Rights:**  
 The site plan approval establishes a vested right for two years, as defined, and subject to the conditions and limitations stated in UDO ClearCode section 2.7, to undertake and complete the development and use of the property under the terms and conditions of the approval. Permittees are advised to educate themselves with respect to the law and regulations affecting vested rights and consult with an attorney when necessary.