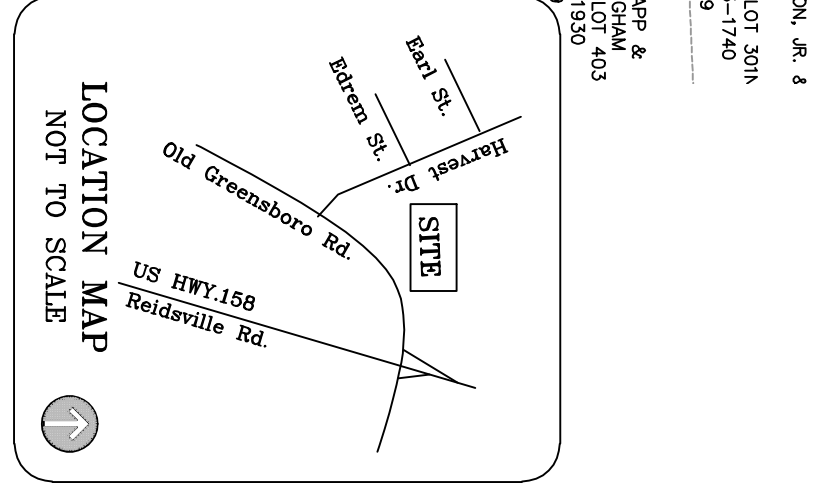
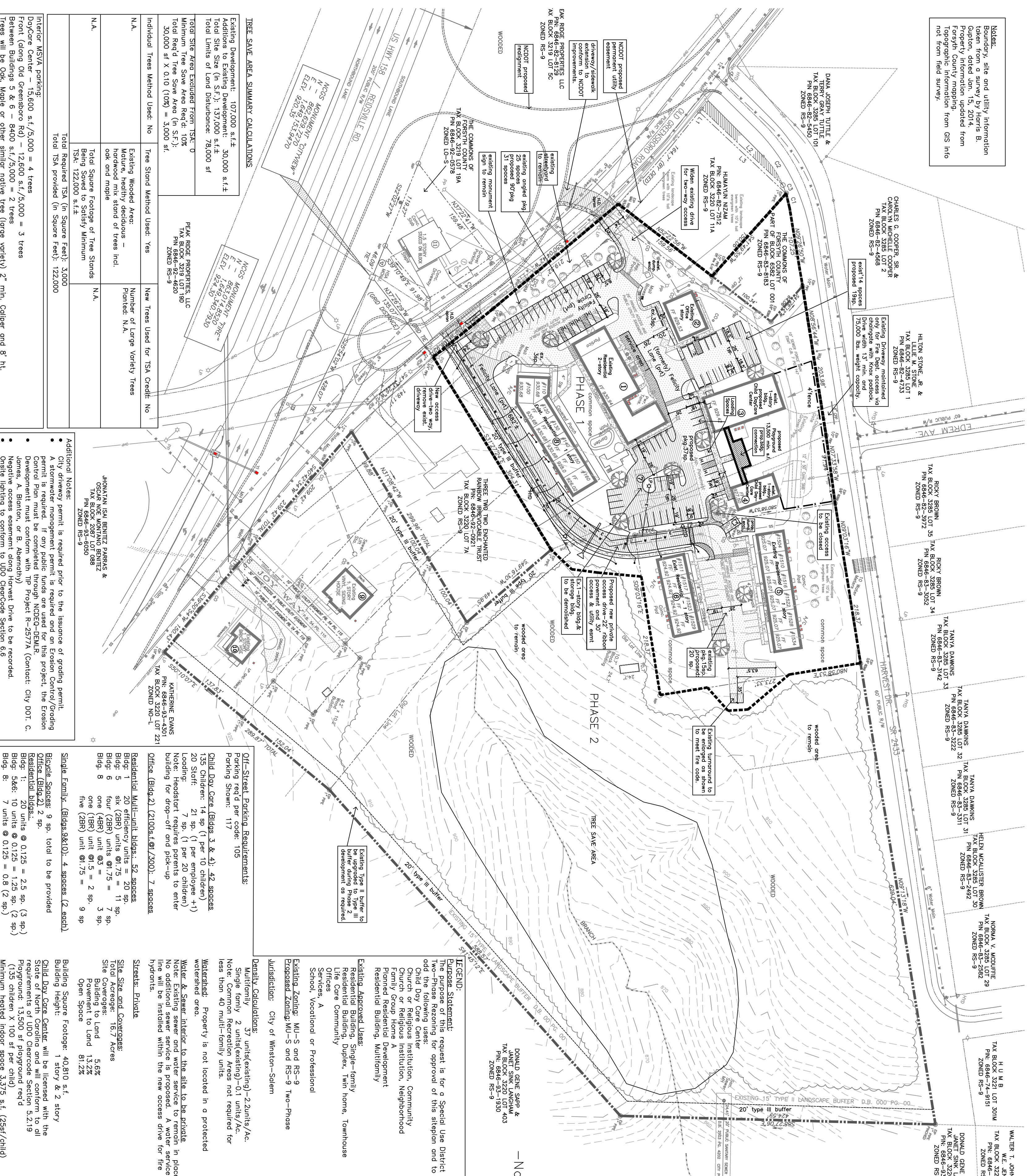


Notes:
Boundary, site and utility information taken from survey by Harris B. Gupta, dated Jan. 15, 2014. Property information updated from Forsyth County mapping. Topographic information from GIS info not from field survey.



—Not for Construction—



Preliminary

REZONING PLAN
Submital Date: July 29, 2020

Project Name:
The Commons of Forsyth County
 1430 Felicity Lane
 Winston-Salem, N.C.

Pin# 6846.83.8188
 Pin# 6846.83.6045
 Pin# 6846.82.9834

Property Owner:
 The Commons of Forsyth County Inc.
 2585 W. Clemmonsville Rd.
 STE 102
 Winston-Salem, N.C. 27127

Petitioner:
 Infill Delicate, LLC
 P.O. Box 21674
 Winston-Salem, N.C. 27120
 336-918-1479
 ebsharburn@mail.com

Site plan prepared by:
 J. Lewis Landscape Architecture, PLLC
 2060 Faculty Drive
 Winston-Salem, N.C. 27106
 336-896-0926
 jan.lewis9@gmail.com

TREE SAVE AREA SUMMARY CALCULATIONS

Existing Development: 107,000 s.f.±
 Addition to Existing Development: 30,000 s.f.±
 Total Site Size (In S.F.): 137,000 s.f.±
 Total Limits of Land Disturbance: 78,000 sf

Total Site Area Excluded From TSA: 0
 Minimum Tree Save Area Red. 10%
 Total Red. Tree Save Area (In S.F.):
 30,000 sf X 0.10 (10%) = 3,000 sf.

Individual Trees Method Used: Yes

Tree Stand Method Used:	Yes	New Trees Used for TSA Credit:	No
Existing Wooded Area:	Mature, healthy deciduous – hardwood mix stand of trees incl. oak and maple	Number of Large Variety Trees	N.A.

Total Square Footage of Tree Stands Being Saved to Satisfy Minimum ISA: 122,000 s.f.±

Total Required TSA (In Square Feet): 3,000

Total TSA Provided (In Square Feet): 122,000

Additional Notes:

- City driveway permit is required prior to the issuance of grading permit.
- A stormwater management permit is required and an Erosion Control/Grading Control Plan must be completed through NCDOT-DEMUR.
- Development must conform with Tip Project R-2577A (Contact: City DOT C. James, A. Blanton, or B. Abernathy)
- Negative access easement along Harvest Drive to be recorded.
- Onsite lighting to conform to UD0 ClearCode Section 6.6.

LEGEND:

Purpose Statement:
 The purpose of this request is for a Special Use District Two-Phase Rezoning for approval of this siteplan and to add the following uses:
 Child Day Care Center
 Church or Religious Institution, Community Church or Religious Institution, Neighborhood Family Group Home
 Residential Building Development
 Residential Building Multifamily

Existing Approved Uses:
 Residential Building, Single-family
 Residential Building, Duplex, Twin home, Townhouse
 Life Care Community
 Offices
 Services, A
 School, Vocational or Professional

Existing Zoning: MU-S and RS-9
Proposed Zoning: MU-S and RS-9 Two-Phase
Jurisdiction: City of Winston-Salem

Density Calculations:
 Multifamily: 37 units(existing)-2.2units/acre
 Single family 2 units(existing)-0.1 units/acre
 Note: Common Recreation Areas not required for less than 40 multi-family units.

Watershed: Property is not located in a protected watershed area.

Water & Sewer: Interior to the site to be private.
 Note: Existing sewer and water service to remain in place. No additional sewer service is proposed. A water service line will be installed within the new access drive for fire hydrants.

Streets: Private

Site Size and Coverages:
 Total Acreage: 16.7 Acres
 Site Coverages:
 Building to Land 5.6%
 Pavement to Land 13.2%
 Open Space 81.2%

Building Square Footage: 40,810 s.f.
Building Height: 1 story & 2 story

Child Day Care Center: will be licensed with the State of North Carolina and will conform to all requirements of UD0 Clearcode Section 3.2.19 (135 children X 100 sq ft per child)

Minimum heated indoor space: 3,375 s.f. (25sf/child)

OFF-STREET PARKING REQUIREMENTS:

Child Day Care (Bldgs 3 & 4): 42 spaces
 135 Children: 14 sp (1 per 10 children)
 20 Staff: 21 sp (1 per employee +1)
 Loading: 7 sp (1 per 20 children)
 Note: Headstart requires parents to enter building for drop-off and pick-up

Office (Bldg. 2) (2100sq.ft./300): 7 spaces

Residential Multi-unit bldgs.: 52 spaces
 Bldg. 1 20 efficiency units = 20 sp
 Bldg. 5 six (2BR) units @ 1.75 = 11 sp.
 Bldg. 6 four (2BR) units @ 1.75 = 7 sp.
 Bldg. 8 one (4BR) unit @ 1.5 = 3 sp.
 one (1BR) unit @ 1.5 = 2 sp.
 five (2BR) unit @ 1.75 = 9 sp

Single Family: (Bldgs. 9&10): 4 spaces (2 each)

Bicycle Spaces: 9 sp. total to be provided

Residential bldgs.:
 Bldg. 5&6: 10 units @ 0.125 = 1.25 sp. (2 sp.)
 Bldg. 8: 7 units @ 0.125 = 0.8 (2 sp.)

FEASIBILITY SUMMARY

WOODDED
 NCDOT proposed permanent utility easement
 driveway/sidewalk extension to NCDOT improvements
 EAK RIDGE PROPERTIES LLC
 TAX BLOCK 3219 LOT 5C
 ZONED RS-9

WOODDED
 NCDOT proposed reflagment
 existing monument sign to remain
 existing angled plug 25 spaces
 25 proposed 90' pbg
 31 spaces
 existing monument sign to remain

WOODDED
 THE COMMONS OF FORSYTH COUNTY
 TAX BLOCK 3219 LOT 19A
 PIN 6846-83-1918
 ZONED LO-S

WOODDED
 NCDOT proposed driveway/sidewalk extension to NCDOT improvements
 EAK RIDGE PROPERTIES LLC
 TAX BLOCK 3219 LOT 5C
 ZONED RS-9

WOODDED
 HUIYAVIN NIZAM
 TAX BLOCK 3220 LOT 11A
 PIN: 6846-82-7512
 ZONED RS-9

WOODDED
 WIDEN existing drive for two-way access

WOODDED
 THE COMMONS OF FORSYTH COUNTY
 PART OF TAX BLOCK 3220 LOT 001
 PIN: 6846-83-8183
 ZONED RS-9

WOODDED
 DAN J. JOHNSON, JR. & TERRY GRAY TUTTLE
 TAX BLOCK 3285 LOT 101
 PIN: 6846-82-5450
 ZONED RS-9

WOODDED
 CHARLES C. COOPER, SR. & CAROLYN MICHELLE COOPER
 TAX BLOCK 3285 LOT 11A
 PIN: 6846-82-4588
 ZONED RS-9

WOODDED
 HILTON STONE, JR. & TAYLOR M. STONE, JR.
 TAX BLOCK 3285 LOT 1
 PIN: 6846-82-4733
 ZONED RS-9

WOODDED
 Existing Driveway maintained only for Fire Dept. access via Drive with 13' min. and chinchique with Knox padlock. 75,000 lbs. weight capacity. 14' sp. proposed 18' sp.

WOODDED
 RICKY BROWN
 TAX BLOCK 3285 LOT 35
 PIN: 6846-83-0522
 ZONED RS-9

WOODDED
 RICKY BROWN
 TAX BLOCK 3285 LOT 34
 PIN: 6846-83-0522
 ZONED RS-9

WOODDED
 TANYA DAWKINS
 TAX BLOCK 3285 LOT 33
 PIN: 6846-83-3222
 ZONED RS-9

WOODDED
 TANYA DAWKINS
 TAX BLOCK 3285 LOT 32
 PIN: 6846-83-3222
 ZONED RS-9

WOODDED
 TANYA DAWKINS
 TAX BLOCK 3285 LOT 31
 PIN: 6846-83-3311
 ZONED RS-9

WOODDED
 HELEN MCALISTER BROWN
 TAX BLOCK 3285 LOT 30
 PIN: 6846-83-2492
 ZONED RS-9

WOODDED
 NORNA V. MCDUFFIE
 TAX BLOCK 3221 LOT 301A
 PIN: 6846-83-2592
 ZONED RS-9

WOODDED
 H U M B
 TAX BLOCK 3274-9151
 PIN: 6846-83-1740
 ZONED RS-9

WOODDED
 DONALD GENE SAPP & JANET SINK LANGHAM
 TAX BLOCK 3220 LOT 403
 PIN: 6846-83-1930
 ZONED RS-9

WOODDED
 WALTER T. JOHNSON, JR. & W.E. JENK
 TAX BLOCK 3221 LOT 301B
 PIN: 6846-83-1740
 ZONED RS-9