

THE PURPOSE OF THIS PLAN IS TO REZONE THE PROPERTY FROM IP-S TO IP-S. THE INTENT IS TO APPROVE AN AMENDED SITE PLAN INCREASING THE NUMBER OF CHILDREN AND EMPLOYEES.

ZONING:
 EXISTING - IP-S
 REQUEST REZONING TO IP-S and PLANNING BOARD REVIEW FOR DAY CARE CENTER
 PROPOSED USES: Residential Building, Single Family, Family Group Home A; Urban Agriculture; Swimming Pool, Private; Adult Day Care Center; Child Care, Drop-in; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Large Home; Child Day Care, Small Home; Church or Religious Institution, Community; Church or Religious Institution, Neighborhood; Government Offices, Neighborhood Organization, or Post Office; Hospice and Palliative Care; Library, Public; Museum or Art Gallery; Police or Fire Station; School, Private; School, Public; School, Vocational or Professional;

ZONING SETBACKS IP
 65' LOT WIDTH
 25' FRONT
 5' SIDE
 10' REAR
 20' STREET
 40' RESIDENTIAL ZONING
 60' BUILDING HEIGHT
 60% IMPERVIOUS SURFACE

SITE PLAN
 SITE SIZE and COVERAGE:
 TOTAL ACREAGE - 1.770 ACRES+
 SITE COVERAGE:
 BUILDING TO LAND - 09.1%
 PAVEMENT TO LAND - 20.2%
 OPEN SPACE - 70.7%

TOTAL SQUARE FOOTAGE: 7,030 SF+
 BUILDING HEIGHT: 1 STORY (9.3' TO TOP ROOF)

CHILD DAY CARE CENTER - 100 CHILDREN
 OFF-STREET PARKING:
 13 EMPLOYEES = 13 SPACES
 100 CHILDREN / 10 = 10 SPACES
 23 SPACES REQUIRED
 -1.15 SPACES LESS 5% PARKING REDUCTION ON WSTA REGULAR ROUTE TRANSIT LINE
 -0.69 SPACES LESS 3% PARKING REDUCTION FOR SIDEWALKS
 21 SPACES REQUIRED
 21 SPACES PROVIDED (INCLUDING 1-HC)

LOADING/UNLOADING:
 100 CHILDREN / 20 = 5 SPACES
 5 SPACES REQUIRED
 5 SPACES PROVIDED

INDOOR SPACE
 25 SF x 100 = 2,500 SF REQUIRED
 7,030 SF PROVIDED

OUTDOOR PLAY AREA
 100 SF x 100 = 10,000 SF
 21,465 SF PROVIDED

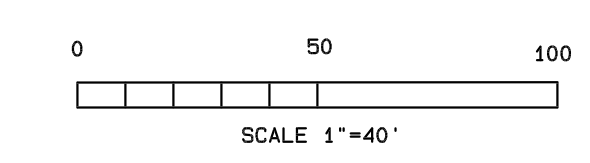
BUFFERYARDS: TYPE II along RS ZONING minimum 15'

INFRASTRUCTURE:
 WATER, SEWER, STREETS - PUBLIC
 GARBAGE - PUBLIC (ROLL-OUT CARTS)
 WATER & SEWER SHOWN ON COWS PROJ # TT042-1-278
 WATERSHED: NOT IN A WATERSHED PROTECTION AREA

OWNER & PETITIONER
 DREIT, LLC
 C/O SHAKEEL F. DURRANI
 607 STAUNTON DRIVE
 GREENSBORO, NC 27410
 607-731-2345 PHONE
 sfdurrani@gmail.com



Michael E. Gijnski



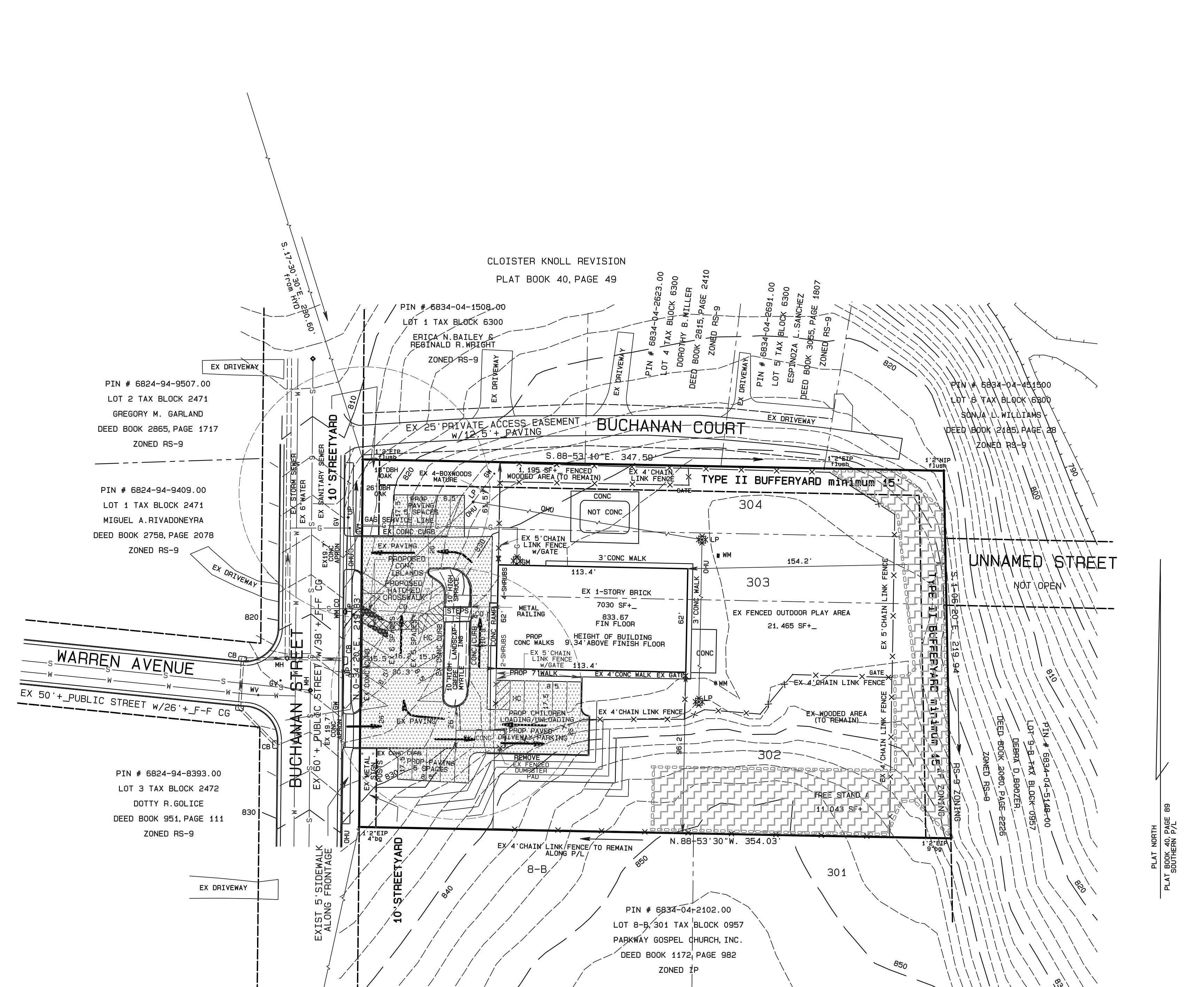
TREE SAVE AREA SUMMARY CALCULATIONS	
EXISTING DEVELOPMENT:	
TOTAL SITE SIZE	77,107 SF+
TOTAL SITE AREA EXCLUDED FROM TSA:	
Square footage of proposed R/W's	0 SF+
Square footage of existing utility easements	0 SF+
Square footage of existing water bodies/SW ponds	0 SF+
Square footage for TSA base	0 SF+
MINIMUM TSA REQUIRED 10%	
TOTAL REQUIRED TSA:	77,107 - 0 x 10% = 7,711 SF
TREE STAND METHOD USED:	
TREE STAND A:	11,043 SF+
MATURE, HEALTHY GUM, MAPLE, OAK, POPLAR TREES FROM 4" to 18" DBH SPACED 15' APART ON AVERAGE	
TOTAL SQUARE FOOTAGE OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA:	11,043 SF+
TOTAL REQUIRED TSA:	7,711 SF
TOTAL TSA PROVIDED:	11,043 SF

ZONING DOCKET W-3370
 ZONING APPROVED OCTOBER 2, 2017 (W-3342)

DAY CARE CENTER
 for
 SHAKEEL F. DURRANI

JURISDICTION of CITY of
 WINSTON-SALEM
 WINSTON TOWNSHIP
 FORSYTH COUNTY, NC

PIN # 6834-04-2402.00
 LOTS 302, 303, 304 OF TAX BLOCK 0957
 DEED BOOK 1597, PAGE 414; DEED BOOK 3372, PAGE 3725
 SCALE 1"=40'
 JULY 5 to JULY 8, 2017
 revised JULY 19, 2017
 revised SEPTEMBER 1, 2017
 (ADDRESS SITE PLAN REVIEW COMMENTS)
 revised JUNE 6, 2018 (CHANGES FOR 100 CHILDREN)
 GIZINSKI SURVEYING CO., F-0820
 727 SALES AVENUE
 WINSTON SALEM, NC 27103
 PHONE/FAX 336-722-0554
 E-MAIL M.GIZINSKI@YAHOOD.COM



LANDSCAPING - MINIMUM REQUIREMENTS
 TYPE II BUFFERYARD PER 100 LINEAR FEET
 15' - 20' DECIDUOUS TREES; 8 PRIMARY EVERGREEN PLANTS; 20 SUPPLEMENTAL EVERGREEN SHRUBS
 20' - 10' DECIDUOUS TREES; 8 PRIMARY EVERGREEN PLANTS; 10 SUPPLEMENTAL EVERGREEN SHRUBS
 100' - 10' DECIDUOUS TREES; 4 PRIMARY EVERGREEN PLANTS

DECIDUOUS TREES IN 30' OR LESS BUFFERYARD SHALL BE MEDIUM OR LARGE VARIETIES, WITH AT LEAST HALF LARGE VARIETY.
 DECIDUOUS TREES IN GREATER THAN 30' BUFFERYARD SHALL BE LARGE VARIETY TREES.

NOTE: EXISTING PLANT MATERIAL WITHIN THE REQUIRED BUFFERYARD MAY BE INCLUDED IN THE COMPUTATION OF THE REQUIRED PLANTINGS WITH THE APPROVAL OF THE ZONING OFFICER.

STREETYARD PER 100 LINEAR FEET
 2 DECIDUOUS TREES & SHRUBS

SIZES @ INSTALLATION
 DECIDUOUS TREES - 8" HIGH & 2" CALIPHER 6" ABOVE GROUND
 PRIMARY EVERGREENS - 6" HIGH
 SUPPLEMENTAL EVERGREENS - 18" HIGH
 SHRUBS - 18" HIGH

<<SPACING REQUIREMENTS>>
 <<BUFFERYARD
 DECIDUOUS TREES - TREE TRUNKS SPACED MINIMUM OF 30' and MAXIMUM 60' APART
 PRIMARY EVERGREEN PLANTS - DISTRIBUTED EVENLY ALONG LENGTH OF BUFFER and STAGGERED WHERE QUANTITIES PERMIT. TREE TRUNKS SPACED MINIMUM OF 7' and MAXIMUM OF 15' APART.
 SUPPLEMENTAL EVERGREEN SHRUBS - DISTRIBUTED EVENLY ALONG LENGTH OF BUFFERYARD and STAGGERED WHERE QUANTITIES PERMIT.
 <<STREETYARD
 DECIDUOUS TREES - TREE TRUNKS SPACED MINIMUM OF 20' and MAXIMUM 75' APART
 SHRUBS - 18" EDGE TO EDGE

- LEGEND
- ABS - PLASTIC PIPE
 - AG - ABOVE GRADE
 - BL - BELOW GRADE
 - BFP - BACKFLOW PREVENTER
 - B/L - BUILDING LINE
 - C/A - CONTROLLED ACCESS
 - CB - CATCH BASIN
 - CS - CURB & GUTTER
 - CH - CHORD
 - CL - CENTER LINE
 - CM - CORRUGATED METAL PIPE
 - CL - CLEANOUT
 - CONC - CONCRETE
 - DB - DEED BOOK
 - DB - DIAMETER BREAST HEIGHT
 - DP - CONCRETE DUMPSTER PAD
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - ENL - EXISTING WALL
 - ERB - EXISTING REBAR
 - ERL - EXISTING RAILROAD SPIKE
 - EX - EXISTING
 - FD - FIRE DEPARTMENT CONNECTION
 - F-F - FACE TO FACE
 - FIN - FINISH FLOOR
 - GM - GAS METER
 - GV - GAS VALVE
 - HC - HANDICAP NO SIGN
 - HC - HANDICAP WITH SIGN
 - HSPE - HIGH-DENSITY POLYETHYLENE PIPE
 - HPL - HOLE PLACED
 - HYAC - HEATING VENTILATING AIR CONDITIONING
 - HYD - HYDRANT
 - LP - LIGHT POLE
 - MB - CONCRETE MAILBOX PAD
 - MH - MANHOLE
 - NON - NON-INCH NORTH CAROLINA GEODESIC SURVEY
 - NTP - IRON PLACED
 - NLP - NAIL PLACED
 - NS - NAIL PLACED
 - ORU - OVERHEAD UTILITIES
 - P TRANS - POWER TRANSFORMER
 - PB - POWER BOX
 - PC - POINT OF CURVATURE
 - PGS - PAGES
 - PVL - PROPERTY LINE
 - PT - POINT OF TANGENCY
 - PL - POINT
 - PVC - POLYVINYLCHLORIDE
 - PS - PLAT BOOK
 - PGS - PAGES
 - R - RADIUS
 - RCP - REINFORCED CONCRETE PIPE
 - R/W - RIGHT OF WAY
 - SF - SQUARE FEET
 - T - TANGENT
 - TB - TELEPHONE BOX
 - TK - TOWN OF KERNERSVILLE
 - TVL - TELEPHONE VAULT
 - U/B - UNDERGROUND
 - U/P - UTILITY POLE
 - VC - VITRIFIED CLAY
 - WM - WATER METER
 - WV - WATER VALVE
- ALL AREAS ARE BY COORDINATES

2555 BUCHANAN STREET