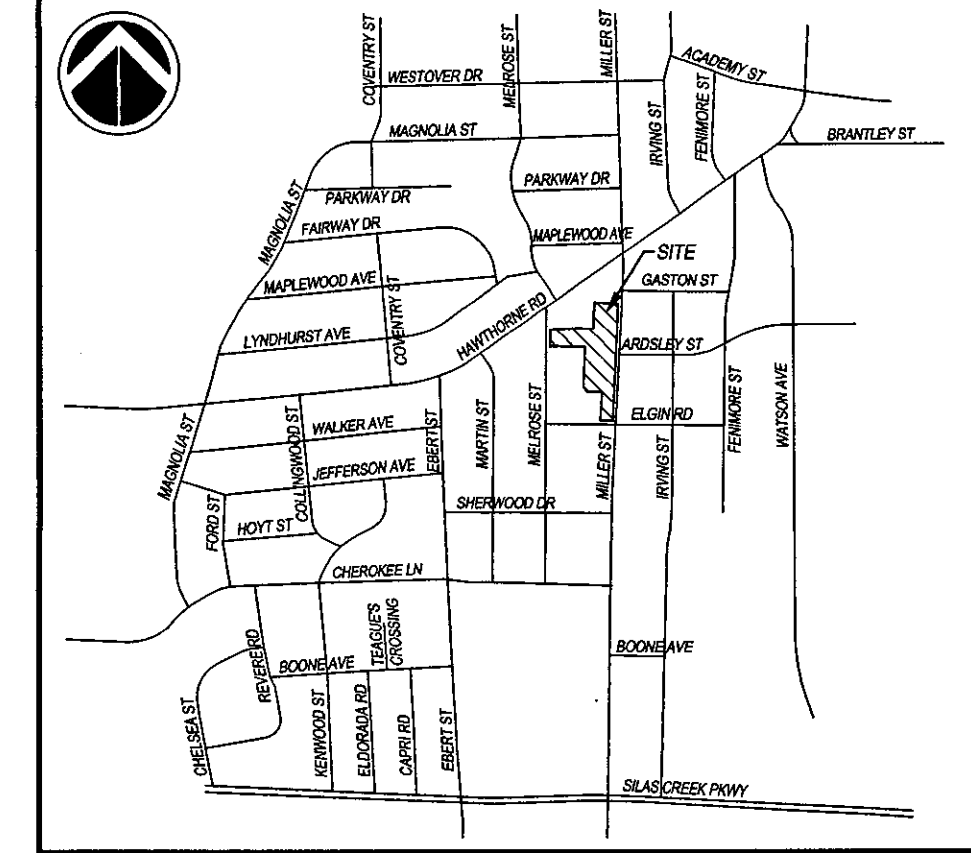


OVERALL CHURCH PROPERTY MAP
SCALE: 1"=100'

TREE SAVE AREA SUMMARY CALCULATIONS		
NEW DEVELOPMENT:		ADDITIONS TO EXISTING DEVELOPMENT:
TOTAL SITE SIZE (IN SQUARE FEET):	N/A	TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET):
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.'s 0 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 0 = 0		18,180
MINIMUM TREE SAVE AREA REQUIRED:	X 10% 12%	
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET):	1,818	TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (10%) = 1,818
INDIVIDUAL TREES METHOD USED:	TREE STAND METHOD USED:	NEW TREES USED FOR TSA CREDIT:
X YES X NO	X YES X NO	X YES X NO
NUMBER OF TREES 6-9" DBH: N/A x 500 SF = N/A	LIST THE AREA OF EACH TREE STAND BEING SAVED: N/A	NUMBER OF LARGE VARIETY TREES PLANTED: 3 x 750 SF = 2,250
NUMBER OF TREES 9.01-12" DBH: N/A x 750 SF = N/A	DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX): N/A	
NUMBER OF TREES 12.01-24" DBH: N/A x 1,800 SF = N/A		
NUMBER OF TREES 24.01-36" DBH: N/A x 3,000 SF = N/A		
NUMBER OF TREES LARGER THAN 36.01" DBH: N/A x 4,000 SF = N/A		
TOTAL SQUARE FOOTAGE OF INDIVIDUAL TREES USED TO SATISFY MINIMUM TSA: N/A	TOTAL SQUARE FOOTAGE OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA: N/A	TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 2,250
TOTAL REQUIRED TSA (IN SQUARE FEET):	1,818	
TOTAL PROVIDED TSA (IN SQUARE FEET):	2,250	

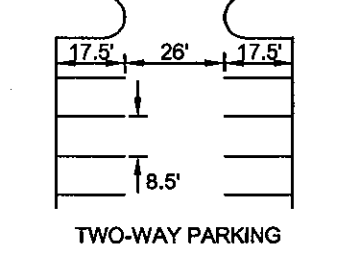
SITE DATA
 OWNER/DEVELOPER: PIN: 6825-30-5395
 REDEEMER PRESBYTERIAN CHURCH
 1046 MILLER STREET
 WINSTON-SALEM, N.C. 27103
 PHONE: (336) 782-0622
 ROB ALEXANDER
 robert.william.alexander@gmail.com

ENGINEER: ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 PHONE: (336) 785-2377
 FAX: (336) 785-8888
 STEVE M. CAUSEY, P.E.
 scausey@allied-engineer.com

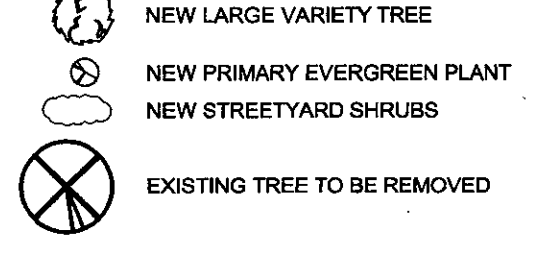


VICINITY MAP
NOT TO SCALE

TYPICAL PARKING DIMENSIONS FOR NEW PARKING LOT



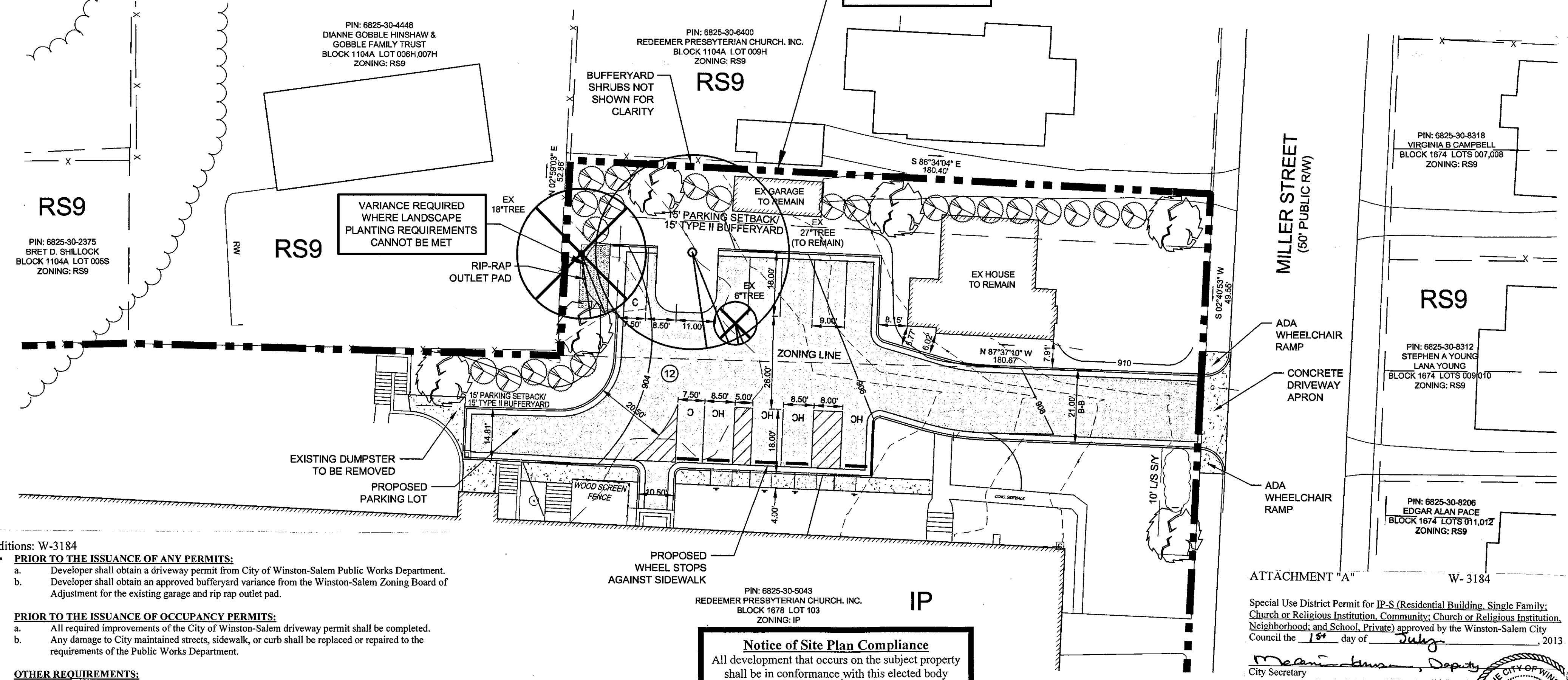
TREE LEGEND



GENERAL NOTES

- EXISTING SITE BOUNDARY INFORMATION TAKEN FROM AVAILABLE FORSYTH COUNTY TAX INFORMATION.
- ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY UNIFIED DEVELOPMENT ORDINANCE.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
- DEVELOPER HAS AGREED THAT A 12x25' LOADING SPACE WILL BE ADEQUATE.

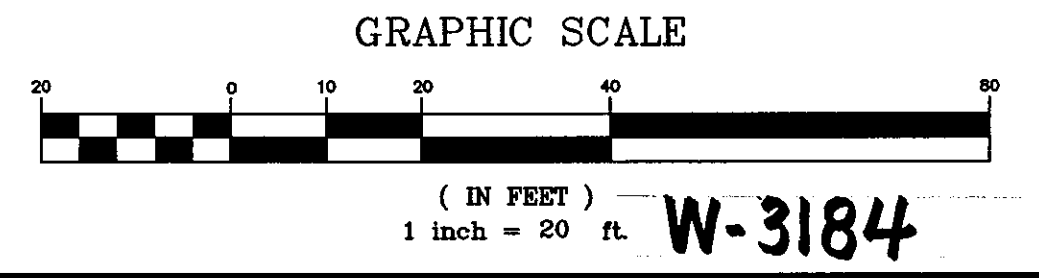
ZONING	OFF-STREET PARKING
EXISTING ZONING: RS9	PROPOSED USE(S): CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD
PROPOSED ZONING: IP-S	REQUIRED PARKING: 1 SPACES/ 4 SEATS 1 SPACES/ (400 SEATS/4)
PROPOSED USES: RESIDENTIAL BUILDING, SINGLE FAMILY, CHURCH OR RELIGIOUS INSTITUTION, COMMUNITY CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD, SCHOOL, PRIVATE	SUB-TOTAL REQUIRED PARKING: 100 PARKING REDUCTIONS: 5% BUS ROUTE 3% SIDEWALK TOTAL REQUIRED PARKING: 92 PROVIDED PARKING: 99
PROPERTY INFORMATION	OFF-STREET LOADING
PIN #S: 6825-30-5395	LOADING/UNLOADING SPACES REQUIRED: 1 LOADING/UNLOADING SPACES PROVIDED: 1 SIZE: 12 FT X 25 FT
YARD AND SETBACK REQUIREMENTS	BUFFERYARDS
BUILDING SETBACKS: 25' FRONT, 10' REAR, 5' SIDE, 20' STREET	ADJOINING ZONING: IP, RS9
LANDSCAPED STREETYARDS: 10' STREETYARD	TYPE REQUIRED: TYPE 2 AGAINST RESIDENTIAL WIDTH PROVIDED: 15 FT
REVIEW INFORMATION	INFRASTRUCTURE
TYPE OF REVIEW: X SPECIAL USE REZONING, SITE PLAN AMENDMENT, SPECIAL USE PERMIT (ELECTED BODY ONLY), FINAL DEVELOPMENT PLAN, PRELIMINARY SUBDIVISION, PLANNING BOARD REVIEW	PUBLIC PRIVATE WATER: X SEWER: X STREETS: X LINEAR FEET OF PUBLIC STREETS: N/A FT
JURISDICTION: X CITY OF WINSTON-SALEM	SITE SIZE AND COVERAGES
PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO: APPROVAL OF REZONING OF THE SUBJECT PARCEL FROM RS9 TO IP-S	TOTAL ACREAGE: 0.21 (FROM TAX MAP) ACRE(S) SITE COVERAGES: BUILDING TO LAND 16.14 %, PAVEMENT TO LAND 31.37 %, OPEN SPACE 52.49 %, TOTAL 100 %, BUILDING SQUARE FOOTAGE: 1,475 SF, BUILDING HEIGHT: 60 FT



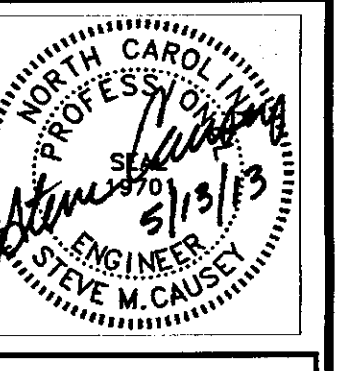
- Conditions: W-3184
- PRIOR TO THE ISSUANCE OF ANY PERMITS:**
 - Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.
 - Developer shall obtain an approved bufferyard variance from the Winston-Salem Zoning Board of Adjustment for the existing garage and rip rap outlet pad.
 - PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - All required improvements of the City of Winston-Salem driveway permit shall be completed.
 - Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
 - OTHER REQUIREMENTS:**
 - The existing principal structure located on Tax PIN# 6825-30-5395 shall be retained in the original, existing location on the site. The buildings shall be maintained against decay, deterioration, defects increasing the hazards of fire and/or other accidents, and kept free from structural defects, as determined by the Historical Resources Staff of the CCPB. As volunteered by the petitioner: If the church ever sells PIN#6825-30-5395, or if the existing home located on said PIN# is removed, the parking lot shall be removed and the backyard be restored to its original condition. [Note: Staff recommends adding a time limit of six (6) months to further clarify when these modifications would be complete.]
 - In regard to the existing 27' tree shown on the site plan to remain, the petitioner shall ensure that any pruning of the roots shall be done by sawing rather than ripping said roots.

Notice of Site Plan Compliance
 All development that occurs on the subject property shall be in conformance with this elected body approved site plan. Deviations from this site plan are not allowed without prior, proper approval. Any changes or modifications to this site plan must be reviewed in advance by the Planning Department to determine if it requires an amendment to the plan previously approved by the elected body.

PLEASE NOTE:
 The site plan approval establishes a vested right for two years, as defined, and subject to the conditions and limitations stated, in UDO Section B.1-5.2 (b), 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.



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 CIVIL ENGINEERING & LAND SURVEYING
 4720 KESTER MILL ROAD
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 Phone: (336) 785-2377
 Fax: (336) 785-8888
 http://www.allied-engineer.com



REZONING AND PRELIMINARY SITE PLAN
 FOR PLANNING BOARD REVIEW ONLY

REDEEMER PRESBYTERIAN CHURCH
 1046 MILLER STREET
 WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.: 13-014
 DRAWN BY: WAB
 CHECKED BY: SMC
 DATE: 05/07/13

NO.	DATE	DESCRIPTION
A	05/07/13	ISSUED FOR PRELIMINARY REVIEW
B	05/07/13	ISSUED FOR PLANNING BOARD REVIEW
C	06/03/13	ISSUED FOR PLANNING BOARD APPROVAL
D	07/09/13	REVISED PARKING LOT TO SAVE EXISTING 27' TREE

REZONING & PRELIMINARY SITE PLAN
 SHEET

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