

CAROL MARIE SUTTON
PARCEL ID: 6805-71-0242
TAX BLOCK 3975 LOT 016
ZONED RS9

PATRICIA A. WOODARD
PARCEL ID: 6805-71-1261
TAX BLOCK 3975 LOT 016
ZONED RS9

MARIA D ARELLANO CERVANTES
JUAN CARLOS MATA RUIZ
PARCEL ID: 6805-71-3205
TAX BLOCK 3975 LOT 017
ZONED RS9

TDG COUNTRY CLUB LLC
PARCEL ID: 6805-71-2238
TAX BLOCK 6420 LOT 102
ZONED LO-S

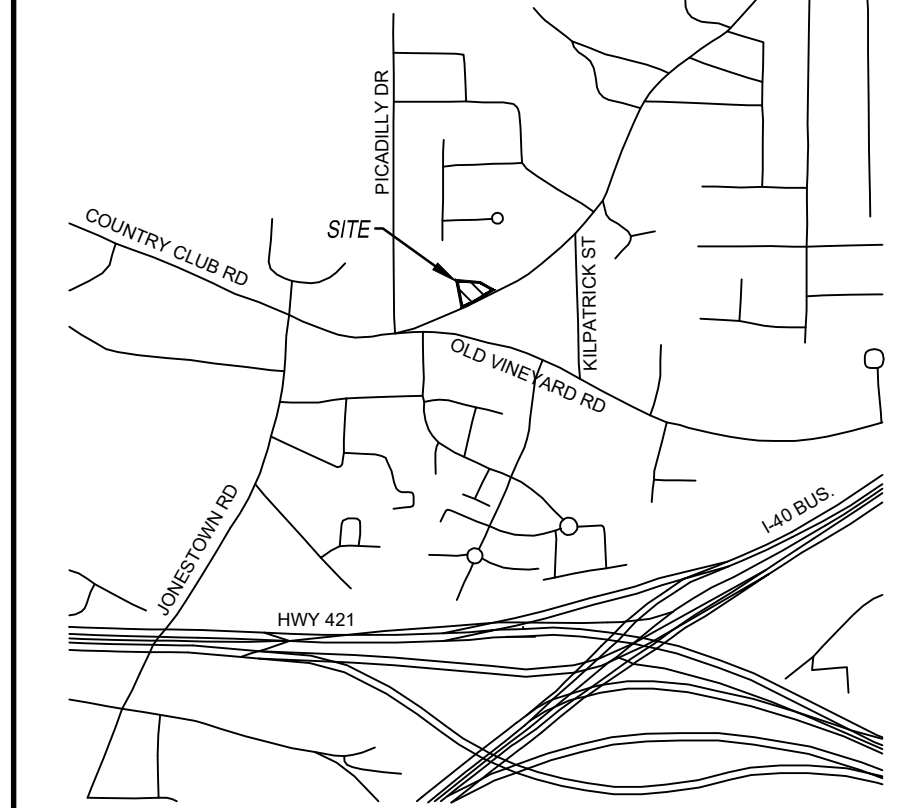
PROPERTY INFORMATION:
PARCEL ID NUMBERS: 6805-71-3042.000
& 6805-70-1977.000
EXISTING ZONING: RM12-S

PROPERTY OWNERS:
6805-71-3042.000 (4523 COUNTRY CLUB ROAD)
CANNADY INVESTMENTS, LLC
P.O. BOX 688
POOLER, GA 31322
PHONE: (912) 313-8358
EMAIL: shew@dogslife.com
CONTACT: R. STEVIE CANNADY

6805-70-1977.000 (4527 COUNTRY CLUB ROAD)
SULLIVANS GROVE, LLC
621 JONESTOWN ROAD
WINSTON-SALEM, NC 27103
PHONE: (336) 589-0888
EMAIL: hockeysdad2626@icloud.com
CONTACT: MICHAEL KELLEY

PROPERTY DEVELOPER:
32 RED, LLC
P.O. BOX 1724
CLEMMONS, NC 27012
PHONE: (336) 399-3951
EMAIL: jsheppard@daveiconstruction.com
CONTACT: JANET SHEPPARD

ENGINEER:
ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 237-7100
EMAIL: scausey@allied-engrsurv.com



ALLIED DESIGN, INC.
CIVIL ENGINEERING & LAND SURVEYING
4720 KESTER MILL ROAD
WINSTON-SALEM, NC 27103
PHONE: (336) 765-2377
FAX: (336) 760-8886
http://www.allied-engrsurv.com

FIRM LICENSE C-1891

VICINITY MAP
1"=1,500'

REVIEW INFORMATION
TYPE OF REVIEW:
 SPECIAL USE REZONING
JURISDICTION:
 CITY OF WINSTON-SALEM
PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR: REZONING AND PRELIMINARY SITE PLAN APPROVAL.

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREETS:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LINEAR FEET OF PUBLIC STREETS: 0 FT

SITE SIZE AND COVERAGES

TOTAL ACREAGE:	2.022	ACRE(S)
SITE COVERAGES:		
BUILDING TO LAND	15.42	%
PAVEMENT TO LAND	27.98	%
OPEN SPACE	56.60	%
TOTAL	100	%
BUILDING SQUARE FOOTAGE:	13,588 +/-	SF
BUILDING HEIGHT:	40	FT

ZONING
EXISTING ZONING: RM12-S
PROPOSED ZONING: LO-S
PROPOSED USES:
BANKING AND FINANCIAL SERVICES; CHURCH OR RELIGIOUS INSTITUTION; NEIGHBORHOOD; FUNERAL HOME; GOVERNMENT OFFICES, NEIGHBORHOOD ORGANIZATION, OR POST OFFICE; HOSPICE AND PALLIATIVE CARE; OFFICES; ADULT DAY CARE CENTER; CHILD CARE; SICK CHILDREN; CHILD DAY CARE CENTER; AND GROUP CARE FACILITY A.

BUILDING SETBACKS
FRONT: N/A
REAR: N/A
SIDE: N/A
STREET: N/A

BUFFERYARDS
ADJOINING ZONING: RS9, LO-S & GO-S
TYPE REQUIRED: TYPE II AGAINST RESIDENTIAL
WIDTH PROVIDED: 15' FT

OFF-STREET PARKING - MOTOR VEHICLE
SEE PARKING CALCULATION SUMMARY BELOW (CHILD DAY CARE CENTER)
OFF-STREET PARKING - BICYCLE
PROPOSED USE(S): CHILD DAY CARE CENTER
REQUIRED PARKING: EXEMPT

WATERSHED CALCULATIONS
NOT LOCATED WITHIN A WATER SUPPLY WATERSHED

TYPICAL PARKING DIMENSIONS

ANY CHANGE OR ADDITIONS TO EXTERIOR LIGHTING MUST COMPLY WITH SECTION 6.6 OF THE UDO CLEARCODE "EXTERIOR LIGHTING".

UDO REQUIREMENTS
OUTDOOR PLAY AREA SHALL BE ENCLOSED BY A FOUR (4) FOOT TALL SECURITY FENCE.
OUTDOOR ACTIVITIES ARE LIMITED TO THE FENCED AREA BETWEEN 8:00 AM AND 10:00 PM.

BUA CALCULATIONS
October 24, 2024

	SQ. FT.	ACRE
TOTAL SITE AREA:	88,096	2.022
EXISTING BUA		
BUILDING:	6,649	0.153
ASPHALT:	5,304	0.122
CONCRETE WALKS:	3,166	0.073
GRAVEL:	749	0.017
TOTAL:	15,868	0.364
PERCENT BUA:	18.01%	
EXISTING BUA TO BE REMOVED		
BUILDING:	6,649	0.153
ASPHALT:	5,304	0.122
CONCRETE WALKS:	3,166	0.073
GRAVEL:	749	0.017
TOTAL:	15,868	0.364
PROPOSED BUA		
BUILDING:	13,588	0.312
ASPHALT:	19,405	0.445
CONCRETE WALKS:	5,245	0.120
GRAVEL:	0	0.000
TOTAL:	38,238	0.878
FINAL DEVELOPMENT BUA		
BUILDING:	13,588	0.312
ASPHALT:	19,405	0.445
CONCRETE WALKS:	5,245	0.120
GRAVEL:	0	0.000
TOTAL:	38,238	0.878
PERCENT BUA:	43.40%	

TREE SAVE AREA SUMMARY CALCULATIONS

NEW DEVELOPMENT:
TOTAL SITE SIZE (IN SQUARE FEET): 88,096

TOTAL 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

MINIMUM TREE SAVE AREA REQUIRED: 10% 12%

TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (10%) = 8,810

NEW TREES USED FOR TSA CREDIT:
 YES NO

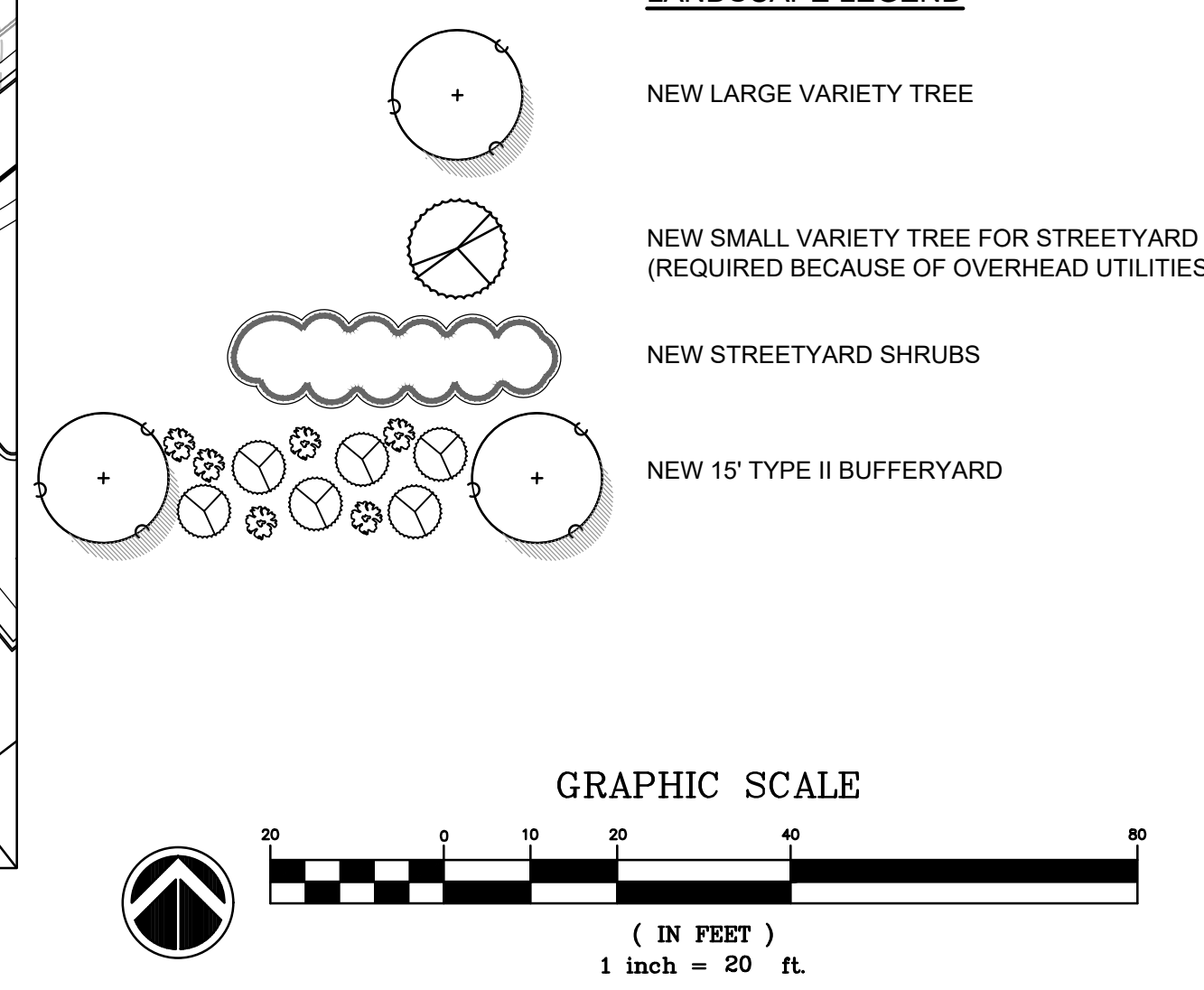
NUMBER OF LARGE VARIETY TREES PLANTED:
12 x 750 SF = 9,000

TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 9,000

TOTAL REQUIRED TSA (IN SQUARE FEET): 8,810
TOTAL PROVIDED TSA (IN SQUARE FEET): 9,000

MVSA PLANTING REQUIREMENTS:
1. LANDSCAPE ORDINANCE REQUIRES 1 TREE PER 5,000 SF OF ASPHALT OR GRAVEL SURFACE AREA. (83,168 SF/5,000 SF) * 1 = 13 TREES. 13 LARGE VARIETY TREES SHOWN.
2. ALL VARIETIES MAY SUBSTITUTED WITH LANDSCAPE INSPECTOR APPROVAL.

LANDSCAPE LEGEND



PARKING CALCULATIONS SUMMARY
October 24, 2024

DESIGNATION	NUMBER	PARKING REQUIREMENT	REQUIRED PARKING
Faculty/Staff	20	1 Space/1 Person	20
Children	208	1 Space/10 Child	21
Drop-Off	208	1 Space/20 Child	10
TOTAL			51
REDUCTIONS			
Transit Route	3%		1
Sidewalks	3%		1
PARKING REDUCTIONS (# OF SPACES)			2
NET PARKING REQUIRED			49
PARKING PROVIDED			
Regular			47
Handicap			3
TOTAL			50

REVISIONS

NO.	DATE	DESCRIPTION
A	10/24/2024	ISSUED FOR PRELIMINARY REVIEW
B	10/24/2024	ISSUED FOR PLANNING BOARD REVIEW
C	10/24/2024	ISSUED FOR PLANNING BOARD APPROVAL

REZONING AND PRELIMINARY SITE PLAN SHEET C1

COUNTRY CLUB DAY SCHOOL
4517 COUNTRY CLUB ROAD
WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.: 24-059
DRAWN BY: JUN
CHECKED BY: SMC
DATE: 08/26/2024

- GENERAL NOTES
- EXISTING SITE BOUNDARY, LOCATION AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM SURVEY PROVIDED BY M.A. GROUP, DATED NOVEMBER 9, 2022. EXISTING CONTOURS ARE SHOWN AT 1' INTERVALS. PROPOSED CONTOURS ARE SHOWN AT 1' INTERVALS.
 - 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.

