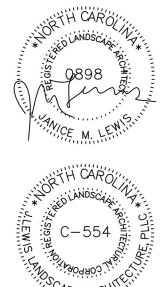
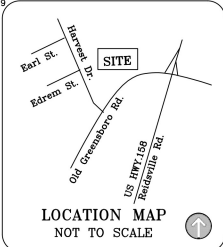
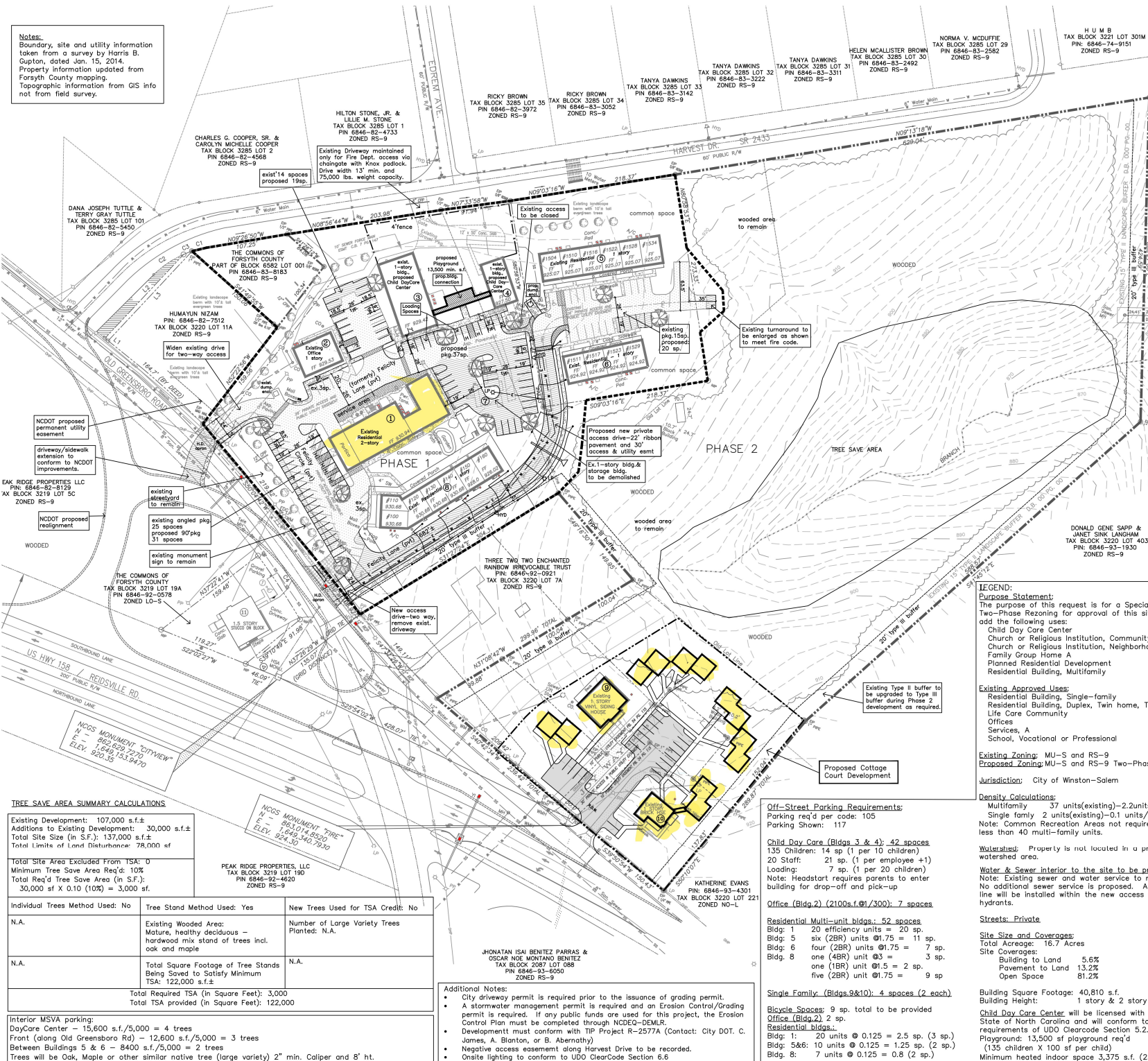
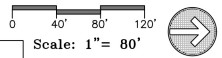


Notes:
Boundary, site and utility information taken from a survey by Harris B. Gupton, dated Jan. 15, 2014. Property information updated from Forsyth County mapping. Topographic information from GIS info not from field survey.



Preliminary
-Not for Construction-



TREE SAVE AREA SUMMARY CALCULATIONS

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

Total Site Area Excluded From TSA: 0
Minimum Tree Save Area Req'd: 10%
Total Req'd Tree Save Area (in S.F.):
30,000 s.f. x 0.10 (10%) = 3,000 s.f.

NCGS MONUMENT "CITYVIEW"
N - 863.01, 852.0
E - 629.170
S - 644.153, 970
ELEV. 920.30

NCGS MONUMENT "TIRE"
N - 863.01, 852.0
E - 629.170
S - 644.153, 970
ELEV. 924.30

PEAK RIDGE PROPERTIES, LLC
TAX BLOCK 3218 LOT 190
PIN 6846-92-4620
ZONED RS-9

Individual Trees Method Used:	Tree Stand Method Used:	New Trees Used for TSA Credit:
N.A.	Existing Wooded Area: Mature, healthy deciduous - hardwood mix stand of trees incl. oak and maple	Number of Large Variety Trees Planted: N.A.
N.A.	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 122,000 s.f.	N.A.
Total Required TSA (in Square Feet): 3,000		
Total TSA provided (in Square Feet): 122,000		

Interior MSVA parking:
DayCare Center - 15,600 s.f./5,000 = 4 trees
Front (along Old Greensboro Rd) - 12,600 s.f./5,000 = 3 trees
Between Buildings 5 & 6 - 8400 s.f./5,000 = 2 trees
Trees will be Oak, Maple or other similar native tree (large variety) 2" min. Caliper and 8' ht.

- 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 permit is required. If any public funds are used for this project, the Erosion Control Plan must be completed through NCDEQ-DEMRL.
 - 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 UDO 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 A
Planned Residential 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./Ac.
Single family 2 units(existing)-0.1 units./Ac.
Note: Common Recreation Areas not required for less than 40 multi-family units.

Water: Property is not located in a protected watershed area.
Water & Sewer: Water service 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 UDO Clearcode Section 5.2.19
Playground: 13,500 sf playground req'd (135 children X 100 sf per child)
Minimum heated indoor space: 3,375 s.f. (25sf/child)

Off-Street Parking Requirements:
Parking req'd per code: 105
Parking Shown: 117

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): (2100s.f. @ /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 @3 = 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)

Office (Bldg 2): 2 sp.
Residential bldgs.:
Bldg: 1: 20 units @ 0.125 = 2.5 sp. (3 sp.)
Bldg: 5&6: 10 units @ 0.125 = 1.25 sp. (2 sp.)
Bldg: 8: 7 units @ 0.125 = 0.8 (2 sp.)

Rezoning Plan
Submitted Date:
July 29, 2020

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

Pin# 6846.83.8183
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
ebshearburn@gmail.com

Site plan prepared by:
J. Lewis Landscape Architecture, pllc
2060 Faculty Drive
Winston-Salem, N.C. 27106
336-896-0626
jan.lewis9@gmail.com