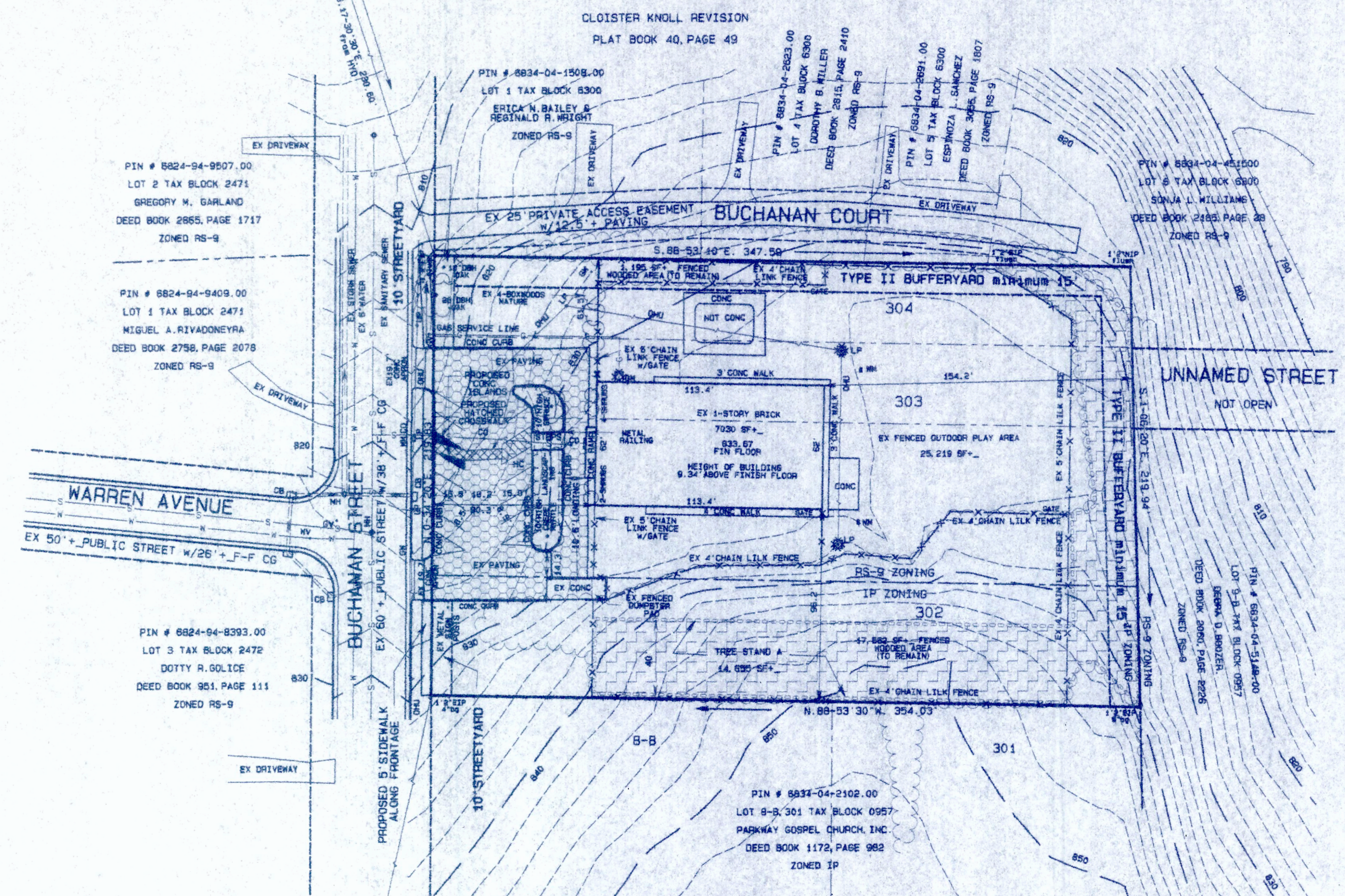


THE PURPOSE OF THIS PLAN IS TO REZONE THE PROPERTY FROM RS-9 AND IP TO IP-S AND TO APPROVE THE SITE PLAN



**ZONING:**  
 EXISTING - IP & RS-9  
 REQUEST REZONING TO IP-S and PLANNING BOARD REVIEW FOR DAY CARE CENTER  
 PROPOSED USES: Child Care, Drop-In; Child Day Care, Small Home; Church or Religious Institution, Neighborhood Organization, or Post Office; Hospice and Palliative Care; Library, Public Museum or Art Gallery; Police or Fire Station; Residential Building, Single Family; Swimming Pool, Private; Urban Agriculture; Adult Day Care Center; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Child Day Care, Large Home; Church or Religious Institution, Community; School, Private; School, Vocational or Professional;

**ZONING SETBACKS IP**  
 65' LOT WIDTH  
 25' FRONT  
 5' 12" SIDE  
 10' REAR  
 20' STREET  
 40' RESIDENTIAL ZONING  
 60' BUILDING HEIGHT  
 60% IMPERVIOUS SURFACE

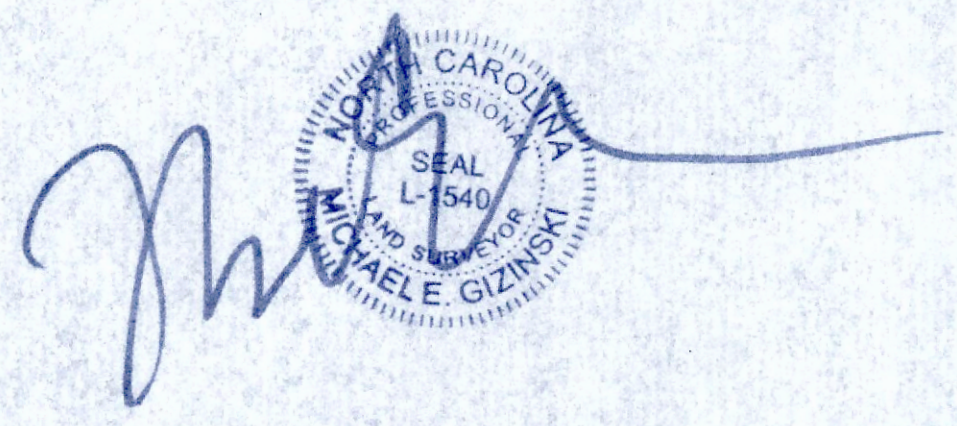
**SITE PLAN**  
**SITE SIZE and COVERAGE:**  
 TOTAL ACREAGE - 1.770 ACRES+  
**SITE COVERAGE:**  
 BUILDING TO LAND - 09.1%  
 PAVEMENT TO LAND - 14.0%  
 OPEN SPACE - 76.9%  
 TOTAL - 100%  
 23.1% IMPERVIOUS SURFACE TOTAL  
 BUILDING SQUARE FOOTAGE: 7,030 SF+  
 BUILDING HEIGHT: 1 STORY (9.3' TO TOP ROOF)

**CHILD DAY CARE CENTER - 20 CHILDREN**  
**OFF-STREET PARKING:**  
 6 EMPLOYEES = 6 SPACES  
 20 CHILDREN/ 10 = 2 SPACES  
 8 SPACES REQUIRED  
 11 SPACES PROVIDED (INCLUDING 1-HC)  
**INDOOR SPACE**  
 25 SF x 20 = 500 SF REQUIRED  
 7,030 SF PROVIDED  
**OUTDOOR PLAY AREA**  
 100 SF x 20 = 2,000 SF  
 2,000 SF MINIMUM REQUIRED  
 25,219 SF PROVIDED

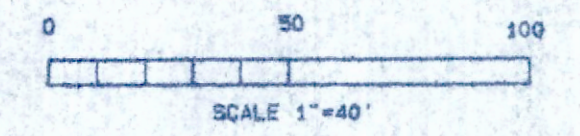
**TREE SAVE AREA SUMMARY CALCULATIONS**  
**EXISTING DEVELOPMENT:**  
 TOTAL SITE SIZE 77,107 SF+  
 TOTAL SITE AREA EXCLUDED FROM TSA:  
 Square footage of proposed R/W's - 0 SF+  
 Square footage of existing utility easements - 0 SF+  
 Square footage of existing water bodies/SW ponds - 0 SF+  
 Square 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 METHOD USED:  
 TREE STAND A: 14,655 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: 14,655 SF+  
 TOTAL REQUIRED TSA: 7,711 SF  
 TOTAL TSA PROVIDED: 14,655 SF

- LEGEND**
- ABS - ABSOLUTE PIPE
  - AG - ABOVE GRADE
  - BL - BELOW GRADE
  - BFP - BACKFLOW PREVENTER
  - BU - BUILDING LINE
  - C/A - CONTROLLED ACCESS
  - CL - CENTER LINE
  - CB - CATCH BASIN
  - CS - CURB & GUTTER
  - CS - CURB
  - C/L - CENTER LINE
  - CMF - COMPRESSED METAL PIPE
  - CO - CONCRETE
  - O.B. - DEED BOOK
  - DI - DIAMETER BREAST HEIGHT
  - CP - CONCRETE CURB PAD
  - EX - EXISTING
  - EX - EXISTING IRON PIPE
  - EX - EXISTING IRON ROD
  - EX - EXISTING REBAR
  - EX - EXISTING RAILROAD SPIKE
  - EX - EXISTING
  - FD - FIRE DEPARTMENT CONNECTION
  - F - FACE TO FACE
  - FIN.F. - FINISH FLOOR
  - GN - GAS METER
  - GN - GAS VALVE
  - MC - MANHOLE NO SIGN
  - MC - MANHOLE WITH SIGN
  - HDPE - HIGH-DENSITY POLYETHYLENE PIPE
  - HL - HOLE PLACED
  - HYAC - HEATING VENTILATING AIR CONDITIONING
  - HYD - HYDRANT
  - LP - LIGHT POLE
  - MB - CONCRETE RAILBOX PAD
  - MON - MONUMENT
  - NS - NORTH CAROLINA GEODESIC SURVEY
  - NIP - IRON NAIL
  - NLP - IRON NAIL
  - NU - UNDEVELOPED UTILITIES
  - P - TRANSFORMER
  - PS - POWER BOX
  - PC - POINT OF CURVATURE
  - PL - PLAT
  - PL - POINT OF TANGENCY
  - PL - POLYETHYLENE GLYCOL
  - PL - PLAT BOOK
  - PL - PLAT
  - R - RADIUS
  - RCF - REINFORCED CONCRETE PIPE
  - R/W - RIGHT OF WAY
  - SB - SLOPE FEET
  - T - TANGENT
  - TB - TELEPHONE BOX
  - TK - TOWN OF KENNESVILLE
  - TR - TRENCH
  - U/E - UNDERGROUND
  - UC - UNSATURATED CLAY
  - WC - WATER METER
  - W - WATER METER
  - W - WATER MAIN
- ALL AREAS ARE BY COORDINATES

**LANDSCAPING - MINIMUM REQUIREMENTS**  
**TYPE II BUFFERYARD PER 100 LINEAR FEET**  
 15' - 2 DECIDUOUS TREES; 8 PRIMARY EVERGREEN PLANTS; 20 SUPPLEMENTAL EVERGREEN SHRUBS  
 20' - 3 DECIDUOUS TREES; 8 PRIMARY EVERGREEN PLANTS; 10 SUPPLEMENTAL EVERGREEN SHRUBS  
 30' - 4 DECIDUOUS TREES; 8 PRIMARY EVERGREEN PLANTS  
 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



PRELIMINARY PLAT  
 NOT FOR RECORDATION, CONVEYANCES, OR SALES.  
 PORTIONS OF TOPO WERE TAKEN FROM CITY COUNTY TOPOGRAPHIC MAPS



W-3342  
**DAY CARE CENTER**  
 for  
**FAMILY SERVICES, INC.**  
 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  
 SCALE 1"=40'  
 JULY 5 to JULY 8, 2017  
 revised JULY 19, 2017  
 revised SEPTEMBER 1, 2017  
 (ADDRESS SITE PLAN REVIEW COMMENTS)  
 revised SEPTEMBER 15, 2017 (CONC ISLANDS)  
 GIZINSKI SURVEYING CO. F-0820  
 727 SALES AVENUE  
 WINSTON SALEM, NC 27103  
 PHONE/FAX 336-722-0554  
 E-MAIL M.GIZINSKI@YAHOO.COM

2555 BUCHANAN STREET

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