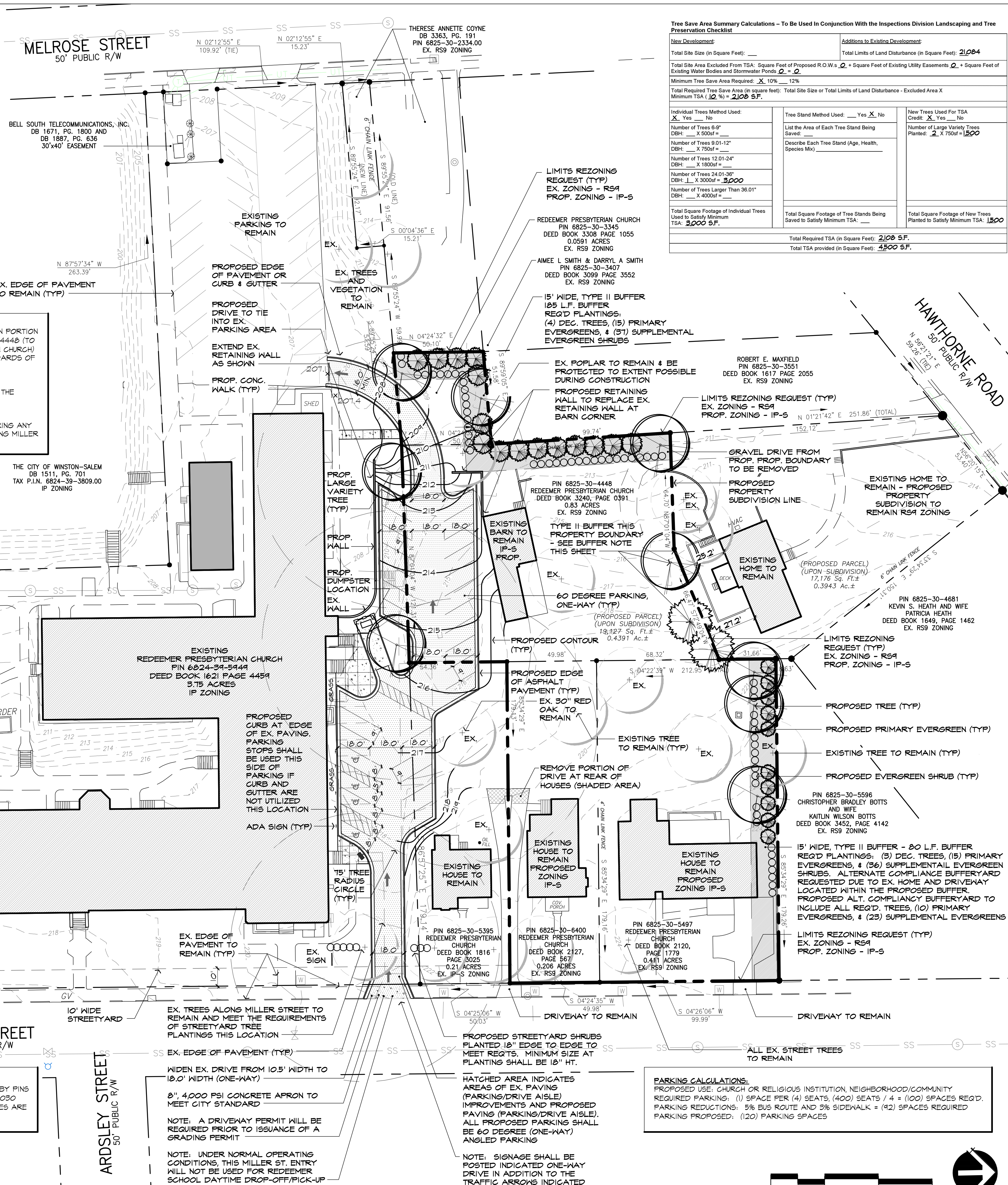




VICINITY MAP
(NOT TO SCALE)



TYPE II BUFFER NOTE:
IN THE EVENT OF AN OWNERSHIP CHANGE FOR THE NORTHERN PORTION OF THE PROPERTY CURRENTLY IDENTIFIED BY PIN 6825-30-4448 (TO BE SUBDIVIDED), THE APPLICANT (REDEEMER PRESBYTERIAN CHURCH) SHALL INSTALL A TYPE II BUFFER MEETING ALL STANDARDS OF THE BUFFERARY PROVISIONS OF THE UDO.

SIGN NOTE:
NO ELECTRONIC MESSAGE SIGN(S) SHALL BE PERMITTED ON THE PROPERTY.

ADA NOTE:
ALL BUILDING CODE ADA REQUIREMENTS SHALL BE MET DURING ANY FUTURE UPFIT OF THE EXISTING RESIDENTIAL BUILDINGS ALONG MILLER STREET INCLUDED IN THIS REZONING REQUEST.

Tree Save Area Summary Calculations - To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist

New Development:	Additions to Existing Development:	
Total Site Size (in Square Feet):	Total Limits of Land Disturbance (in Square Feet): 21084	
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.'s 0 + Square Feet of Existing Water Bodies and Stormwater Ponds 0 + Square Feet of Existing Water Bodies and Stormwater Ponds 0		
Minimum Tree Save Area Required: 10% = 1212		
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (10%) = 21084 S.F.		
Individual Trees Method Used: X Yes No Number of Trees 6" DBH: X 5004 Number of Trees 8" DBH: X 7504 Number of Trees 10" DBH: X 18004 Number of Trees 12" DBH: X 3000 Number of Trees Larger Than 36" DBH: X 40004 Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 3000 S.F.	Tree Stand Method Used: Yes X No List the Area of Each Tree Stand Being Saved: Describe Each Tree Stand (Age, Health, Species Mix): Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 4800 S.F.	New Trees Used For TSA Credit: Yes X No Number of Large Variety Trees Planted: X 7504 = 1500 Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 1500
Total Required TSA (in Square Feet): 2108 S.F.	Total TSA provided (in Square Feet): 4800 S.F.	

Site Information

- OWNER/DEVELOPER:**
REDEEMER PRESBYTERIAN CHURCH
1046 MILLER STREET, WINSTON-SALEM, NC 27103
PHONE: (336) 245-1412 EMAIL: RALEXANDER@SONICAIRE.COM
- LANDSCAPE ARCHITECT:**
MLA DESIGN GROUP
ADDRESS: 120 CLUB OAKS COURT, SUITE 100, WINSTON-SALEM, NC 27104
CONTACT/PHONE NUMBER: PAUL FIDISHUN, (336) 765-1423, PAUL@MILLERLA.COM
- PROPERTY LOCATION & ZONING:**
JURISDICTION: CITY OF WINSTON-SALEM - WITHIN CITY LIMITS
MAIN CHURCH PROPERTY ADDRESS: 1046 MILLER STREET, WINSTON-SALEM, NORTH CAROLINA
EXISTING PARCELS ZONED RS-1 WITH REQUESTED ZONING OF IP-5
• 6825-30-6400, 0.206 ACRES - REDEEMER PRESBYTERIAN CHURCH (OWNER)
• 6825-30-5447, 0.411 ACRES - REDEEMER PRESBYTERIAN CHURCH (OWNER)
• 6825-30-4448, 0.83 ACRES - REDEEMER PRESBYTERIAN CHURCH (OWNER) - REQUESTING PORTION OF THIS PARCEL TO BE REZONED AS SHOWN ON THIS DRAWING - TOTAL AREA OF PARCEL TO BE REZONED = 0.4391 ACRES
• 6825-30-5345, 0.591 ACRES - REDEEMER PRESBYTERIAN CHURCH (OWNER)
TOTAL AREA OF REQUESTED REZONING = 1.1152 ACRES
DEED BOOK/PAGE OF ABOVE PARCELS: SEE THIS DRAWING WITHIN SITE PLAN
EXISTING ZONING (ABOVE FOUR PARCELS): RS4
PROPOSED ZONING: IP-5
EXISTING USE: RESIDENTIAL SINGLE FAMILY PROPOSED USE: IP-5 ZONING WITH USES AS REQUESTED BELOW
ADJACENT ZONING: IP # IP-5 (SOUTH), RS4 (NORTH AND WEST)
THE UNIFIED DEVELOPMENT ORDINANCE OF WINSTON-SALEM/FORSYTH COUNTY, NC GOVERNS THE ZONING RESTRICTIONS. THIS PROJECT IS WITHIN THE CITY LIMITS.
- SITE SIZE AND COVERAGE:**
REZONING SITE TOTAL ACREAGE = 1.1152 ACRES (48510 S.F.)
REZONING SITE TOTAL ACREAGE PLUS CHURCH OWNED PROPERTIES IMPACTED BY PROPOSED SITE PLAN IMPROVEMENTS (INCLUDES: 6825-30-6400, 6825-30-5447, 6825-30-4448, 6825-30-3345, 6825-30-5345, 6825-30-5043, 5.407 ACRES (235528 S.F.))
EX. IMPERVIOUS SURFACE AREA (TOTAL ALL PARCELS) = 102,108 S.F. (43.4%)
EX. IMPERVIOUS SURFACE AREA TO BE REMOVED (TOTAL ALL PARCELS) = 957 S.F. (0.4%)
TOTAL NEW IMPERVIOUS SURFACE AREA (TOTAL ALL PARCELS) = 7584 S.F. (2.9%)
TOTAL PROPOSED IMPERVIOUS SURFACE AREA (TOTAL ALL PARCELS) = 108,735 S.F. (46.2%)
NET INCREASE IN IMPERVIOUS SURFACE AREA = 6627 S.F. (2.6%)
TOTAL PROPOSED BUILDING TO LAND = 18.4%
TOTAL PROPOSED PAVED/IMPERVIOUS SURFACES TO LAND = 27.8%
TOTAL PROPOSED OPEN SPACE TO LAND = 55.8%
PROPOSED DISTURBED AREA = 21084 S.F.
THIS SITE WILL BE EXEMPT FROM STORMWATER REQUIREMENTS, PROPOSED INCREASE IN IMPERVIOUS SURFACE AREA BELOW THRESHOLD FOR REQUIRED BMP WATERSHED; THIS SITE IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED
- UTILITIES:**
WATER: EXISTING PUBLIC SEWER: EXISTING PUBLIC GAS: AVAILABLE
- OFF-STREET PARKING:**
PARKING PROVIDED: PROPOSED SITE PLAN IMPROVEMENTS ADD A TOTAL OF (22) ADDITIONAL PARKING SPACES TO THE EXISTING SITE (SEE CALCULATIONS ON PLAN)
- BUFFERARYS:** IP MINIMUM TYPE II BUFFERARY REQUIRED IN LOCATIONS AS SHOWN ON PLAN
REQUIRED PLANTINGS = 185 L.F. / 100 X (2), (8), (20) = (4) TREES, (15) PRIM. EV., (31) SHRUBS
PROPOSED PLANTINGS = (4) DECIDUOUS TREES, (15) PRIMARY EVERGREENS, (31) SHRUBS
NORTHERN BUFFERARY = 174 L.F.
REQUIRED PLANTINGS = 174 L.F. / 100 X (2), (8), (20) = (4) TREES, (15) PRIM. EV., (36) SHRUBS
PROPOSED PLANTINGS = (4) DECIDUOUS TREES, (10) PRIMARY EVERGREENS, (23) SHRUBS
(REQUESTING ALTERNATE COMPLIANCE FOR THE NORTHERN BUFFERARY DUE TO EXISTING LOCATION OF HOUSE AND DRIVEWAY WITHIN THE PROPOSED 15' BUFFERARY AREA)
NORTHERN BUFFERARY BETWEEN SUBDIVIDED LOTS = 150 L.F.
REQUIRED PLANTINGS = 150 L.F. / 100 X (2), (8), (20) = (3) TREES, (11) PRIM. EV., (26) SHRUBS
PROPOSED PLANTINGS = (3) DECIDUOUS/EVERGREEN CANOPY TREES - SEE BUFFER NOTE THIS SHEET FOR ADDITIONAL INFORMATION
- STREETWAY:** 10' MINIMUM WIDTH ALONG 35 L.F. MILLER STREET.
STREET TREES REQUIRED = 35 L.F. / 100 X (2) TREES = (1) STREET TREE REQUIRED PLUS STREETWAY SHRUBS PLANTED 18" EDGE TO EDGE, MIN. 18" HT. AT TIME OF PLANTING.
STREET TREES PROPOSED = (2) EXISTING CANOPY TREES LOCATED ON EITHER SIDE OF DRIVE SHRUBS SHALL BE PLANTED 18" EDGE TO EDGE, 18" MIN. HT.
- VEHICULAR SURFACE AREA TREE REQUIREMENTS:** (1) TREE PER 5000 S.F. EXPANSION VSA. REQUIRED. 6125 S.F. VSA EXPANSION / 5000 S.F. = (2) VSA TREES REQUIRED
PROPOSED: (2) VSA LARGE VARIETY TREES PROPOSED
- REQUESTING THE FOLLOWING USES ALLOWED IN IP ZONING DISTRICT TO REMAIN AS ALLOWED USES WITHIN THE PROPOSED IP-5 ZONING:**
RESIDENTIAL BUILDING SINGLE FAMILY, CHURCH OR RELIGIOUS INSTITUTION - NEIGHBORHOOD, CHURCH OR THE ENTIRE AREA OF THREE PARCELS FROM CURRENT RS4 TO IP-5 ZONING. THE CHURCH IS MAKING THIS REQUEST DUE TO A NEED TO PROVIDE ADDITIONAL PARKING FOR THE MAIN CHURCH BUILDING WITH SAFER/INCREASED CONNECTIVITY VEHICULAR CIRCULATION ALONG THE NORTHERN FACE OF THE EXISTING CHURCH. THIS REQUEST IS ALSO BEING MADE TO UNIFY THE ADJACENT CHURCH PROPERTIES ZONING IN CONSIDERATION OF THE REQUESTED USES ALLOWED WITHIN THE CURRENT IP AND IP-5 ZONED PROPERTIES THAT REDEEMER PRESBYTERIAN CHURCH CURRENTLY OWNS AND OPERATES.

REDEEMER PRESBYTERIAN CHURCH

Being all of PIN 6825-30-5497 as recorded in Deed Book 2120, Page 1779; PIN 6825-30-6400, as recorded in Deed Book 2127, Page 567; a portion of PIN 6825-30-4448 recorded in Deed Book 3240, Page 391 and PIN 6825-30-3345 as recorded in Deed Book 3308, Page 1055 as presently constituted in the Forsyth County tax records, the combined boundary of said parcels being more particularly described as follows:

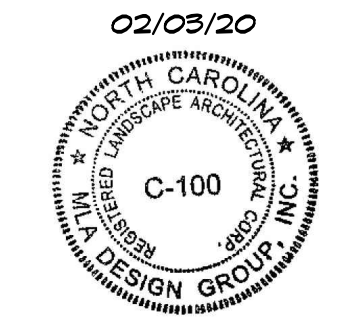
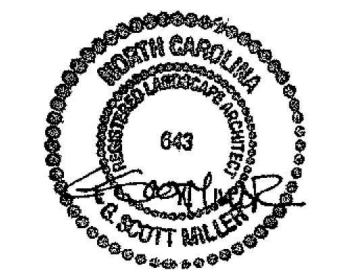
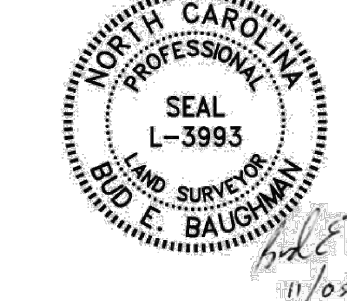
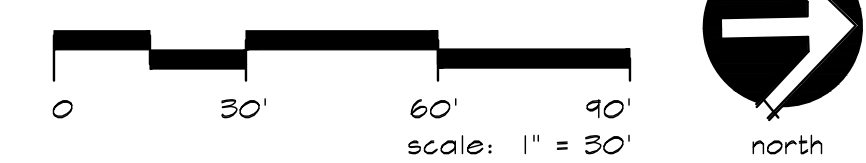
BEGINNING at an existing 5/8" rebar in the western right-of-way of Miller Street and being the northeast corner of PIN 6825-30-5497 Redeemer Presbyterian Church property as recorded in Deed Book 2120, Page 1779 and the southeast corner of PIN 6825-30-5396 Christopher Bradley Botts property as recorded in Deed Book 3452, Page 4142; thence with the said right-of-way of Miller Street the two (2) following courses and distances: 1) S. 04°25'06" W. 99.99' to an existing 5/8" rebar on the southeast corner of said Deed Book 2120, Page 1779 and the northeast corner of PIN 6825-30-6400 Redeemer Presbyterian Church property as recorded in Deed Book 2127, Page 567; thence 2) S. 04°24'35" W. 49.98' to an existing 5/8" rebar on the southeast corner of said Deed Book 2127, Page 567 and the northeast corner of PIN 6825-30-5395 Redeemer Presbyterian Church property as recorded in Deed Book 1816, Page 3025; thence with the southern line of said Deed Book 2127, Page 567 N. 85°34'29" W. 179.13' to an existing iron on the southwest corner of said Deed Book 2127, Page 567 and in the eastern line of PIN 6825-30-4448 Redeemer Presbyterian Church property as recorded in Deed Book 3240, Page 391; thence with the eastern line of said Deed Book 3240, Page 391 S. 04°22'39" W. 54.36' to an existing 5/8" rebar on the southeast corner of said Deed Book 3240, Page 391 and in the northern line of PIN 6824-39-5949 Redeemer Presbyterian Church property as recorded in Deed Book 1621, Page 4459; thence with the northern line of said Deed Book 1621, Page 4459 the two (2) following courses and distances: 1) N. 87°01'04" W. 121.31' to an existing 5/8" rebar on the southwest corner of said Deed Book 3240, Page 391 and the southeast corner of PIN 6825-30-3345 Redeemer Presbyterian Church property as recorded in Deed Book 3308, Page 1055; thence 2) S. 89°59'49" W. 51.49' to an existing 5/8" rebar on the southwest corner of said Deed Book 3308, Page 1055 and the southeast corner of PIN 6825-30-2375 Brod D. Shillock property as recorded in Deed Book 1971, Page 45; thence with the western line of said Deed Book 3308, Page 1055 and a corner of said Deed Book 3240, Page 391; thence with the western line of said Deed Book 3240, Page 391 (1) 01°21'21" E. 99.74' to an existing 5/8" rebar on a new line and crossing said Deed Book 3240, Page 391 the two (2) following courses and distances: 1) S. 87°01'04" E. 64.70' to a 5/8" iron placed; thence 2) N. 72°49'04" E. 66.47' to a 5/8" iron placed in the western line of said Deed Book 2120, Page 1779; thence with the western line of Deed Book 2120, Page 1779 N. 04°22'39" E. 31.66' to the existing 5/8" rebar on the southwest corner of said Deed Book 2120, Page 1779; thence with the northern line of said Deed Book 2120, Page 1779 S. 85°34'29" E. 179.26' to the point and place of BEGINNING and containing 1.115 Acres more or less.

NOTE:
THE ZONING DESIGNATION FOR THE PROPERTIES IDENTIFIED BY PINS 6825-30-6400 (1036 MILLER STREET) AND 6825-30-5447 (1030 MILLER STREET) SHALL REVERT TO RS4 IF THOSE PROPERTIES ARE SOLD AT ANY TIME BY THE PETITIONER

NOTE: A DRIVEWAY PERMIT WILL BE REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT

NOTE: UNDER NORMAL OPERATING CONDITIONS, THIS MILLER ST. ENTRY WILL NOT BE USED FOR REDEEMER SCHOOL DAYTIME DROP-OFF/PICK-UP

PARKING CALCULATIONS:
PROPOSED USE: CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD/COMMUNITY
PARKING: (1) SPACE PER (4) SEATS, (400) SEATS / 4 = (100) SPACES REQ'D.
PARKING REDUCTIONS: 5% BUS ROUTE AND 3% SIDEWALK = (42) SPACES REQUIRED
PARKING PROPOSED: (120) PARKING SPACES



Redeemer Presbyterian Church

1046 Miller Street
Winston-Salem, North Carolina

Date: 20 December 2019
Per Comments

Revisions:		
11/6/19	Per Pre-Submittal Comments	
12/4/19	Per interdepartmental Meeting Comments	
12/20/19	Conditions Amended	
1/15/20	Conditions Amended	
1/27/20	City Council Comments	
2/3/20	Neighborhood Comments	

Drawn By: PF
Checked By: G5M
Project #:

Sheet Title
Rezoning Site Plan

Sheet **RZ-1** of 1

PRELIMINARY - NOT FOR CONSTRUCTION