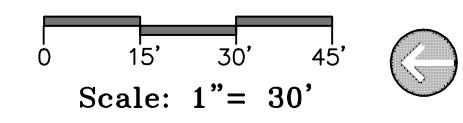
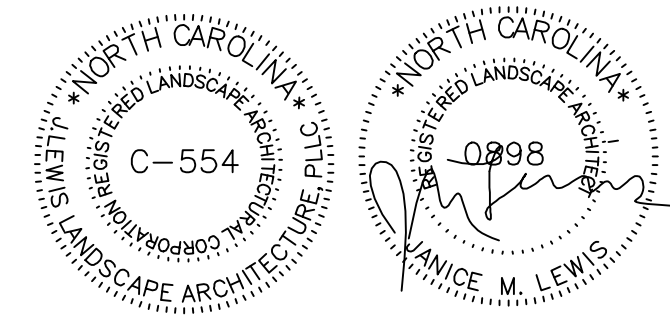


Preliminary  
-Not for Construction-



TREE SAVE AREA SUMMARY CALCULATIONS		
New Development: Total Site Size (in S.F.): 90456		Additions to Existing Development: Total Limits of Land Disturbance: 78000 sf
Total Site Area Excluded From TSA: 0 Minimum Tree Save Area Req'd: 10% Total Req'd Tree Save Area (in S.F.): 90456 sf X 0.10 (10%) = 9046 sf.		
Individual Trees Method Used: No	Tree Stand Method Used: No	New Trees Used for TSA Credit: Yes
Number of Trees 6-9" DBH: ___ X 500sf= ___	List the Area of Each Tree Stand Being Saved: NA	Number of Large Variety Trees Planted: 13 X 750 sf. = 9750
Number of Trees 9.01-12" DBH: ___ X 750sf= ___	Describe Each Tree Stand (Age, Health, Species Mix): NA	
Number of Trees 12.01-24" DBH: ___ X 1800sf= ___		
Number of Trees 24.01-36" DBH: ___ X 3000sf= ___		
Number of Trees larger than 36.01" DBH: ___ X 4000sf= ___		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: NA	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: NA	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 13
Total Required TSA (in Square Feet): 9046		Total TSA provided (in Square Feet): 9750

**NOTES:**  
Accompanying images show building massing and flat roof. Architectural elevations show height and windows. Exterior will be high quality vinyl done in ship lap and/or board and batten using dark color scheme.

A Certificate of Occupancy for the child day care center will be obtained before construction begins on the multi-family housing.

No grade change for parking expansion is contemplated.

Outline of existing parking lot is shown on the plan.

Existing contours are from City GIS. Stormwater drainage/piping shown is schematic.

Interior Street names to be submitted for approval before plat is recorded.

**LEGEND:**  
Requesting a change from existing Zoning: RS-9 to RM-8-S

Current Use: Institutional (9750 sf)  
Proposed Use: Child Day Care Center (9750 ±sf.)  
Residential Building Multi-family  
Residential Building duplex triplex townhouse twinhome (16 units --2 buildings ea. with 8 two-BR units)  
Proposed Density: 7.7 units/acre

Parking req'd per code: 61 spaces total  
Parking Shown: 64 plus 4 bike spaces (2/res. bldg.)  
Child Day Care: 33 spaces  
108 Children: 11 sp (1 per 10 children)  
16 Staff: 16 sp. (1 per employee)  
Loading: 6 sp. (1 per 20 children)  
Note: Headstart requires parents to enter bldg for drop-off/pick-up  
Multi-family: 28 spaces  
16 two-BR units @1.75=28 sp.

Playground: 10,800 sf playground req'd (108 children X 100 sf per child)

Streetyard: Large type trees (Oak or Maple) and continuous evergreen shrubs (burford or other holly) per UDO along parking.

Interior MVSA parking: Total Area: 24,400sf/5,000 = 5 trees

Jurisdiction: City of Winston-Salem  
Watershed: Not located in critical watershed area

Total Site Area: 90,456 sf (2.07 Ac.)  
Disturbed Area: 78,000± sf.

Utilities: Public Water & Sewer  
Streets: NA

Coverages:  
Building Coverage: 14%  
Paving/Graveled Surface: 31%  
Open Space: 55%  
Total Impervious surface: 45%  
Existing impervious; 35%  
New Impervious Area: 10%

**Rezoning Plan**  
 Submittal Date: Aug. 30, 2019  
 Revised: Sept. 9, 2019  
 Revised: Oct. 3, 2019

**Development Name:**  
 Salvation Army Property  
 1411 S. Broad St.  
 Winston-Salem, N.C.  
 Pin # 6834-29-6427  
 Pin # 6834-29-6332

**Property Owner:**  
 The Salvation Army  
 P.O. Box 1205  
 Winston-Salem, N.C. 27102  
 contact: Mike Gwyn  
 336-972-1815  
 michael@salemscre.com

**Petitioner:**  
 Infill Delicate, LLC  
 P.O. Box 21674  
 Winston-Salem, N.C. 27120  
 336-918-1479  
 ebshearburn@gmail.com

**Site plan prepared by:**  
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 336-896-0626  
 jan.lewis9@gmail.com

**Survey prepared by:**  
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 Winston-Salem, N.C.