DOCKET #: W-3547

PROPOSED ZONING: NB-S

EXISTING ZONING: RS9

PETITIONER: Ai Guo Chen, Qiao Jin Jiang, and Mei Zhen Chen (4179 Baux Mountain Road)

SCALE: 1'' represents 200'

STAFF: Allred

GMA: 3

ACRES: 0.31

NEAREST BLDG: 39' south

MAP(S): 6838.04
SITE PLAN NOTES:
1. THE SITE PLAN IS PREPARED FOR THE PURPOSE OF REZONING ONLY.
2. ALL CONDITIONS SHOWN ARE EXISTING CONDITIONS. NO NEW CONSTRUCTION SHALL BE PERFORMED TO BUILDING, MINOR REPAIRS TO EXISTING BUILDING AND IMPROVEMENT TO SITE. LANDSCAPING IS TO BE PERFORMED AS REQUIRED TO MEET BUFFER YARD TYPE II AS REQUIRED.
3. ALL GRADING IS EXISTING AND NO NEW GRADING IS TO BE PERFORMED.
4. INFORMATION GATHERED AND USED TO PREPARE THIS EXISTING SITE PLAN WAS FROM THE FORSYTH COUNTY GIS SYSTEM AND FIELD MEASUREMENTS.
5. OWNER SHALL SELECT EXACT PLANTS, TREES AND SHRUBS FROM APPROVED LIST PROVIDED IN THE WINSTON-SALEM / FORSYTH COUNTY UNIFIED DEVELOPMENT ORDINANCE AND AS APPROVED BY LOCAL INSPECTORS.
6. ALL STRUCTURES ARE EXISTING, THERE ARE NO PROPOSED CHANGES TO ANY STRUCTURES.

PARKING REQUIREMENTS FOR CONVENIENCE STORE:
REQUIRED: 1/225SF = 13
13 - 30% (REDUCTION PER 6.1.D.1.A.) = 9
PROVIDED: 9 (INCLUDING 2 ADA)

APPENDIX B FIRE FLOW CALCULATION:
FIRE FLOW CALCULATION AREA: 2,777 S.F.
TYPE OF CONSTRUCTION: VB
FIRE FLOW: 1,500 GALLONS PER MINUTE
FLOW DURATION: 2 HOURS

SITE PLAN LEGEND:
SP-1: SITE PLAN

REVISIONS
PROJECT NUMBER: 2207
DRAWN BY: L.D.
DATE: 07/19/2022
4719 BAUX MOUNTAIN STREET
WINSTON-SALEM, NC 27105
REV#1: 08/03/2022

SITE PLAN SCALE: 1" = 40'-0"

LOCATION MAP

TYPICAL PARKING
SCALE: 1" = 10'-0"

TYPICAL WHEEL STOP SCALE: 1" = 10'-0"

SITE PLAN SUMMARY
TYPICAL WHEEL STOP

SITE PLAN NOTES:
1. SITE PLAN IS PREPARED FOR THE USE OF REZONING FROM RS-9 TO NB-S.
2. ALL CONDITIONS SHOWN ARE EXISTING CONDITIONS. NO NEW CONSTRUCTION SHALL BE PERFORMED TO BUILDING, MINOR REPAIRS TO EXISTING BUILDING AND IMPROVEMENT TO SITE. LANDSCAPING IS TO BE PERFORMED AS REQUIRED TO MEET BUFFER YARD TYPE II AS REQUIRED.
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