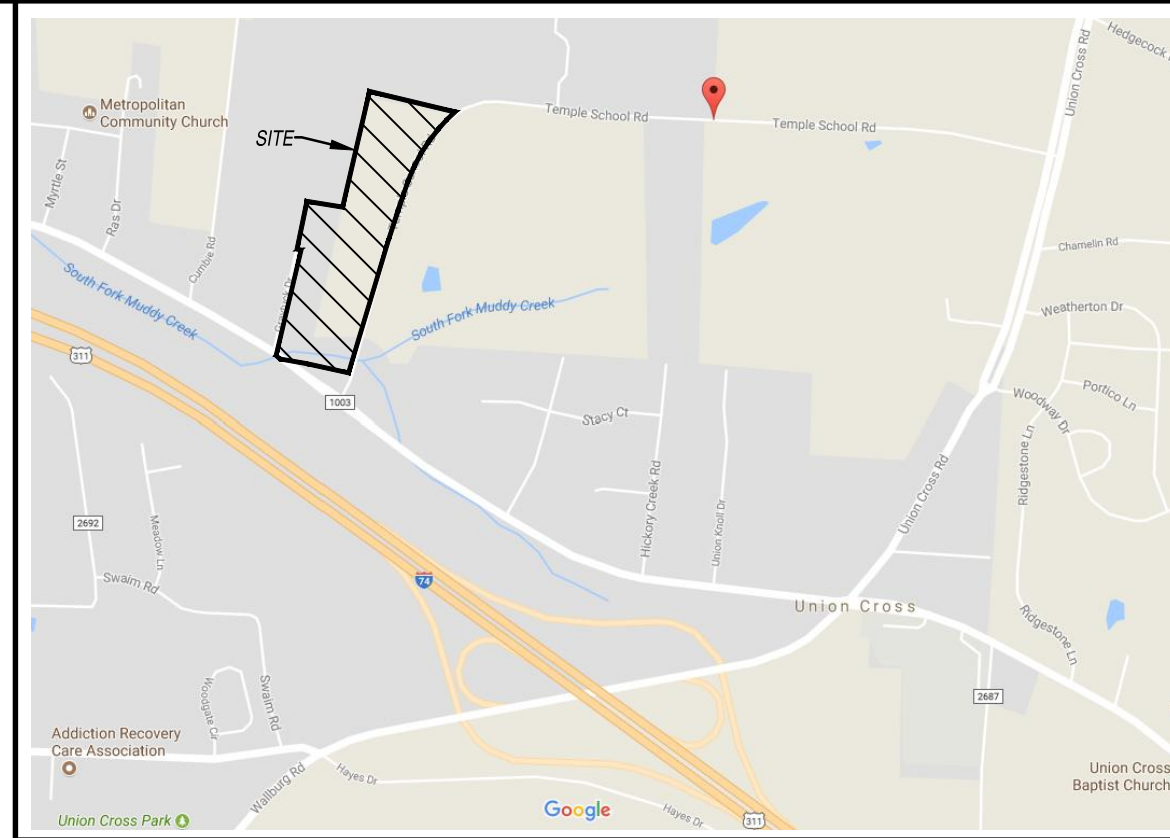


**SITE DATA**

**PETITIONER:** POWERSCREEN MID-ATLANTIC  
 7105 INDIANEER DRIVE  
 KERNERSVILLE, N.C. 27284-3546  
 PHONE: (336) 992-9765  
 ANDREW CONEY  
 powerscreen01@gmail.com

**OWNER/DEVELOPER:** PIN: 6864-50-7997.00  
 KEEN TRANSPORT INC.  
 P.O. BOX 389  
 NEW KINGSTOWN, PA. 17072

**ENGINEER:** ALLIED DESIGN, INC.  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, N.C. 27103  
 PHONE: (336) 765-2377  
 FAX: (336) 760-8886  
 STEVE M. CAUSEY, P.E.  
 scausey@allied-engr.com



**Allied Design, Inc.**  
 CIVIL ENGINEERING & LAND SURVEYING  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, NORTH CAROLINA 27103  
 PIN: 6864-50-7997.00  
 PHONE: (336) 765-2377  
 FAX: (336) 760-8886  
 e-mail: ASurvey@aol.com

**FIRM LICENSE C-1891**

**REZONING AND PRELIMINARY SITE PLAN**  
 FOR PLANNING BOARD REVIEW ONLY

**POWERSCREEN MID-ATLANTIC**  
 3350 TEMPLE SCHOOL ROAD  
 WINSTON-SALEM, NORTH CAROLINA

**PROJECT NO.:** 17-050  
**DATE:** JAN 2017  
**DRAWN BY:** SMC  
**CHECKED BY:** SMC  
**DATE:** 08/08/17

**REVISIONS**

NO.	DATE	DESCRIPTION
A	1/10/17	ISSUED FOR PRELIMINARY REVIEW
B	1/10/17	ISSUED FOR PRELIMINARY REVIEW
C	1/10/17	ISSUED FOR PRELIMINARY REVIEW
D	1/10/17	20' UNDISTURBED BUFFER ADDED

**REZONING AND PRELIMINARY SITE PLAN**

**SHEET C1**

**TREE SAVE AREA SUMMARY CALCULATIONS - (TRACT 2 - PIN: 6864-50-4769.00 ONLY)**

**ADDITIONS TO EXISTING DEVELOPMENT:** 226,796 SF

**TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET):** 226,796 SF

**TOTAL SITE AREA EXCLUDED FROM TSA:** SQUARE FEET OF PROPOSED R.O.W. = 0 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 4,232 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 10,013 = 14,245 SF

**MINIMUM TREE SAVE AREA REQUIRED:** X 10%

**TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET):** TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA X MINIMUM TSA (10%) = 21,255

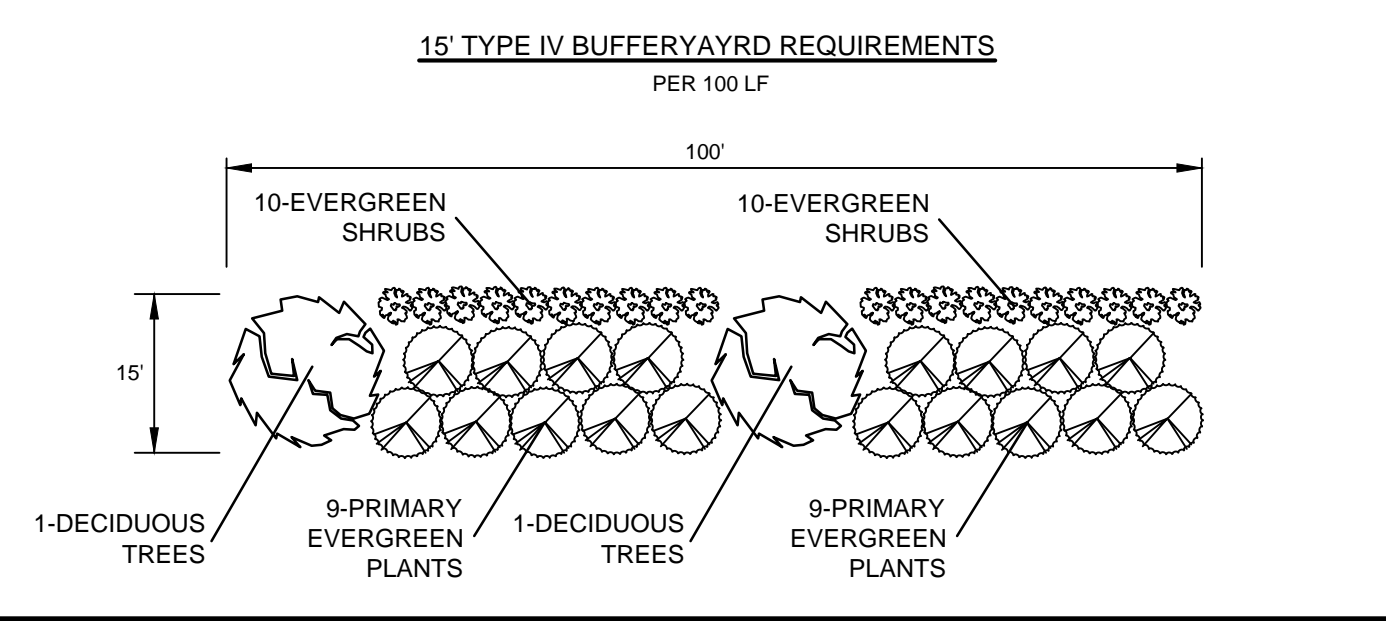
**NEW TREES USED FOR TSA CREDIT:** X YES NO

**NUMBER OF LARGE VARIETY TREES PLANTED:** 29 x 750 SF = 21,750

**TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA:** 21,750

**TOTAL REQUIRED TSA (IN SQUARE FEET):** 21,255

**TOTAL PROVIDED TSA (IN SQUARE FEET):** 21,750



**TRACT 1 - PIN: 6864-50-7997.00 (PORTION IN FORSYTH COUNTY ONLY)**

REVIEW INFORMATION	ZONING
TYPE OF REVIEW: X SITE PLAN AMENDMENT	EXISTING ZONING: GI-S PROPOSED ZONING: GI-S
JURISDICTION: X FORSYTH COUNTY	PROPOSED USES: ARTS AND CRAFTS STUDIO; BUILDING MATERIALS SUPPLY; WHOLESALE TRADE; A. WHOLESALE TRADE; B. BANKING AND FINANCIAL SERVICES; BUILDING CONTRACTORS; GENERAL OFFICES; SERVICES A. SERVICES B. STORAGE SERVICES; RETAIL; TESTING AND RESEARCH; LAB; WAREHOUSING; RECREATION FACILITY; PUBLIC CHILD CARE; DROP-IN POLICE OR FIRE STATION; GOVERNMENT OFFICES; NEIGHBORHOOD ORGANIZATION OR POST OFFICE; POSTAL PROCESSING FACILITY; SCHOOL; VOCATIONAL OR PROFESSIONAL MANUFACTURING A. MANUFACTURING B. MANUFACTURING C. STORAGE AND SALVAGE YARD; PARK AND SHUTTLE LOT; PARKING; COMMERCIAL TERMINAL; FREIGHT; TRANSMISSION TOWER AND UTILITIES
PURPOSE STATEMENT: THE PURPOSE OF THIS SUBMITTAL IS TO: OBTAIN APPROVAL FOR A SITE PLAN AMENDMENT FROM F-1526.	
<b>INFRASTRUCTURE</b>	
WATER: X PUBLIC PRIVATE	
SEWER: X	
STREETS: X	
<b>SITE SIZE AND COVERAGES</b>	
TOTAL ACREAGE: 13.65 ACRE(S)	
SITE COVERAGES:	
BUILDING TO LAND: 5.43 %	
PAVEMENT TO LAND: 47.01 %	
TOTAL IMPERVIOUS: 52.44 %	
OPEN SPACE: 47.56 %	
TOTAL: 100 %	
BUILDING SQUARE FOOTAGE: 32,150 SF	
BUILDING HEIGHT: MAX. 70' UNLIMITED FT	
<b>PROPERTY INFORMATION</b>	
PIN #S: PIN: 6864-50-7997.00	
<b>BUILDING SETBACKS</b>	
FRONT: 40'	
REAR: 20'	
SIDE: 0.5/12'	
STREET: 20'	
AGAINST RESIDENTIAL: 40'	
<b>OFF-STREET PARKING</b>	
PROPOSED USE(S): 0.67 SPACE/EMPLOYEE (LARGEST SHIFT) + 1 SPACE/VEHICLE USED IN OPERATION	
REQUIRED PARKING: 30 EMPLOYEES * 67 = 20 SPACES 3 VEHICLES USED * 1 = 3 SPACES	
REQUIRED PARKING: 23 SPACES	
PARKING PROVIDED: 31 SPACES (INCL. 2 HG)	
<b>OFF-STREET LOADING</b>	
LOADING/UNLOADING SPACES REQUIRED: 1	
LOADING/UNLOADING SPACES PROVIDED: 3	
SIZE: 12 FT X 66 FT	
<b>BUFFERYARDS</b>	
ADJOINING ZONING: RS20 & LI-S	
TYPE REQUIRED: N/A	
WIDTH PROVIDED: N/A FT	

**TRACT 2 - PIN: 6864-50-4769.00**

REVIEW INFORMATION	PROPERTY INFORMATION
TYPE OF REVIEW: X SPECIAL USE ZONING	PIN #S: PIN: 6864-50-4769.00
JURISDICTION: X CITY OF WINSTON-SALEM	<b>ZONING</b>
PURPOSE STATEMENT: THE PURPOSE OF THIS SUBMITTAL IS TO: OBTAIN REZONING APPROVAL FOR THE SUBJECT PROPERTY FROM LI-S TO GI-S AND FOR PRELIMINARY SITE PLAN APPROVAL.	EXISTING ZONING: LI-S PROPOSED ZONING: GI-S PROPOSED USES: MANUFACTURING C
<b>INFRASTRUCTURE</b>	<b>BUILDING SETBACKS</b>
WATER: X PUBLIC PRIVATE	FRONT: 40'
SEWER: X	REAR: 20'
STREETS: X	SIDE: 0.5/12'
	STREET: 20'
	AGAINST RESIDENTIAL: 40'
<b>SITE SIZE AND COVERAGES</b>	<b>OFF-STREET PARKING</b>
TOTAL ACREAGE: 5.21 ACRE(S)	SEE TRACT 1 - PIN: 6864-50-7997.00
SITE COVERAGES:	<b>OFF-STREET LOADING</b>
BUILDING TO LAND: 0.00 %	SEE TRACT 1 - PIN: 6864-50-7997.00
PAVEMENT TO LAND: 51.13 %	
TOTAL IMPERVIOUS: 51.13 %	
OPEN SPACE: 48.87 %	
TOTAL: 100 %	
BUILDING SQUARE FOOTAGE: 0 SF	
BUILDING HEIGHT: MAX. 70' UNLIMITED FT	
<b>BUFFERYARDS</b>	
ADJOINING ZONING: AG, RS20 & LI-S	
TYPE REQUIRED: TYPE IV AGAINST RS20 & AG	
WIDTH PROVIDED: 15' W/ 6' BERM WITHING 50' FT	

- GENERAL NOTES**
- EXISTING SITE BOUNDARY INFORMATION TAKEN FROM A DESIGN PLANS FROM STIMMEL ASSOCIATES, PA.
  - ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY UNIFIED DEVELOPMENT ORDINANCE.
  - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
  - PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION.
  - ALL WATER AND SEWER MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, JANUARY 1999, EDITION.

