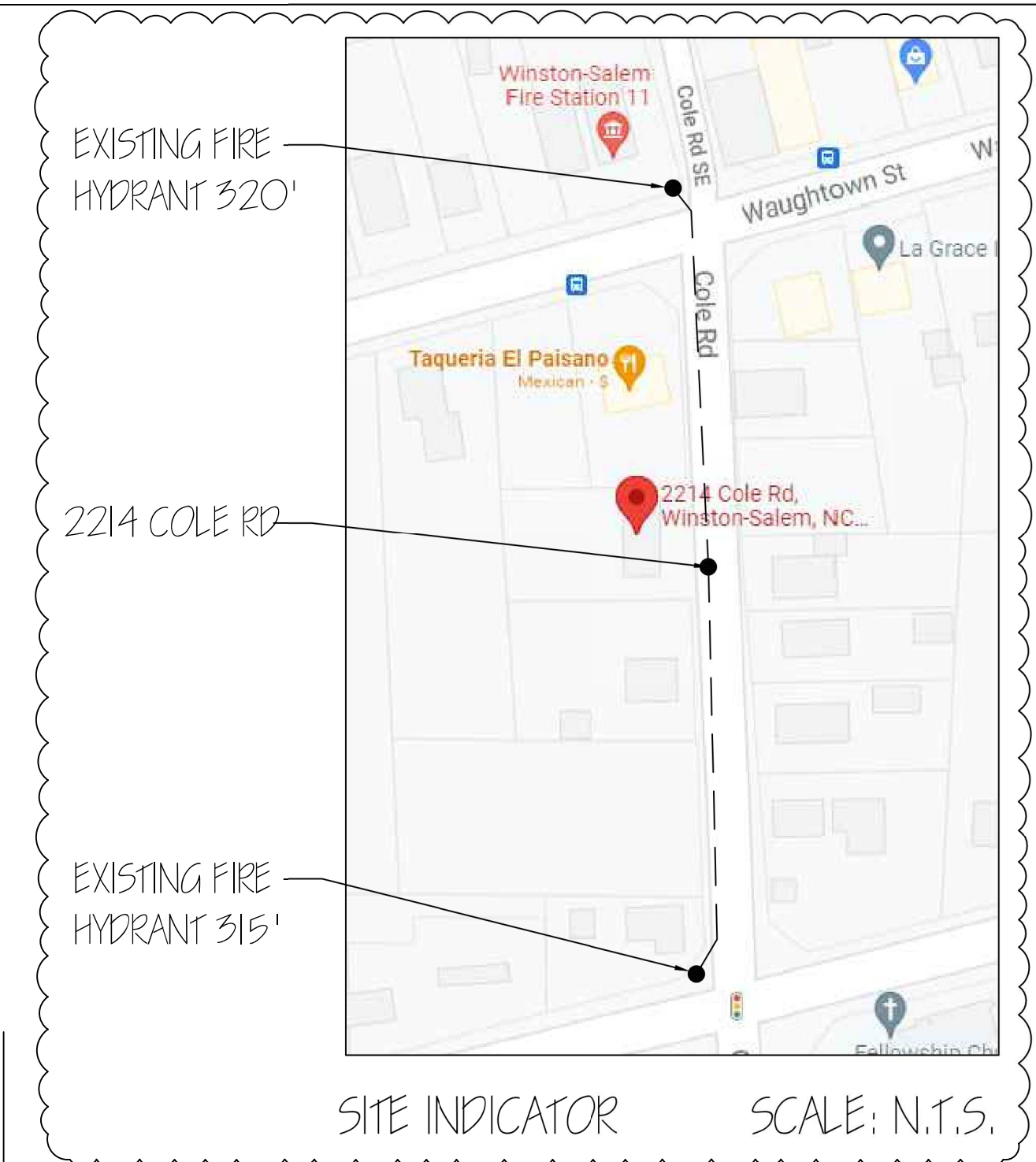
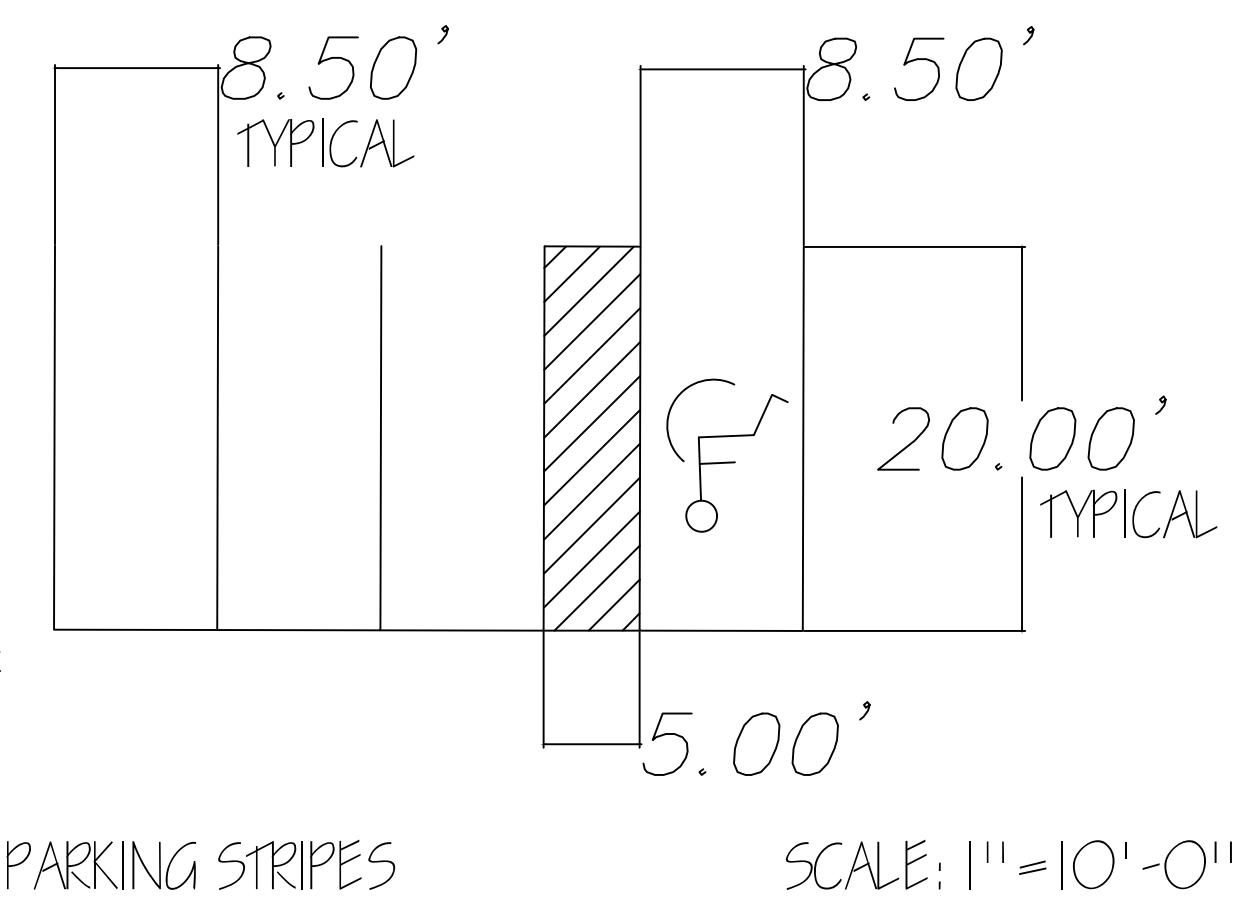


SITE PLAN LEGEND		
REVIEW INFORMATION Type of Review: <input checked="" type="checkbox"/> Special Use Rezoning <input type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Elected Body Only) <input type="checkbox"/> Final Development Plan <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review Jurisdiction <input checked="" type="checkbox"/> City of Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Village of Clemmons <input type="checkbox"/> Town of Walkertown Purpose Statement: The purpose of this request is to special use rezoning from RS-9 to NO-S.	ZONING Existing Zoning: RS-9 Proposed Zoning: NO-S Proposed Uses: Offices and Residence, Single Family (Use UDO Terminology) DENSITY CALCULATIONS # of Units or Lots: Density: _____ Units/Lots per Acre (Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)	OFF-STREET PARKING (if applicable) Proposed Use(s): Offices Required Parking: _____ Spaces / .4 (more than one calculation may be needed) Parking Provided: .4 space plus 1 ADA with 5' aisle OFF-STREET LOADING (if applicable) Loading/Unloading Spaces Required: Loading/Unloading Spaces Provided: Size: _____ ft. X _____ ft.
INFRASTRUCTURE Public _____ Private _____ Water _____ Sewer _____ Streets _____ Linear feet of public streets: 130 ft.	PROPERTY INFORMATION PIN #'s: 6844-98-6338.000 Partial pin #: 6844-98-6268.000	WATERSHED CALCULATIONS This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend. WS-III Watersheds - Salem Lake, Abbotts Creek, and Lake Brandt WS-IV Watersheds - Oak Hollow/Randleman Lake, Kernersville Lake, Yadkin River, and Dan River

- SITE PLAN NOTES:**
- SITE PLAN IS PREPARED FOR THE USE OF REZONING FROM RS-9 TO N.O. (NEIGHBORHOOD OFFICE).
 - ALL CONDITIONS SHOWN ARE EXISTING CONDITIONS. NO NEW CONSTRUCTION SHALL BE PERFORMED TO BUILDING OR SITE. LANDSCAPING IS TO BE PERFORMED AS REQUIRED TO MEET BUFFER YARD TYPE II AS REQUIRED.
 - ALL GRADING IS EXISTING AND NO NEW GRADING IS TO BE PERFORMED.
 - INFORMATION GATHERED AND USED TO PREPARE THIS EXISTING SITE PLAN WAS FROM THE FORSYTH COUNTY GIS SYSTEM AND FIELD MEASUREMENTS.
 - 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.
 - ALL STRUCTURES ARE EXISTING, THERE ARE NO PROPOSED CHANGES TO ANY STRUCTURES

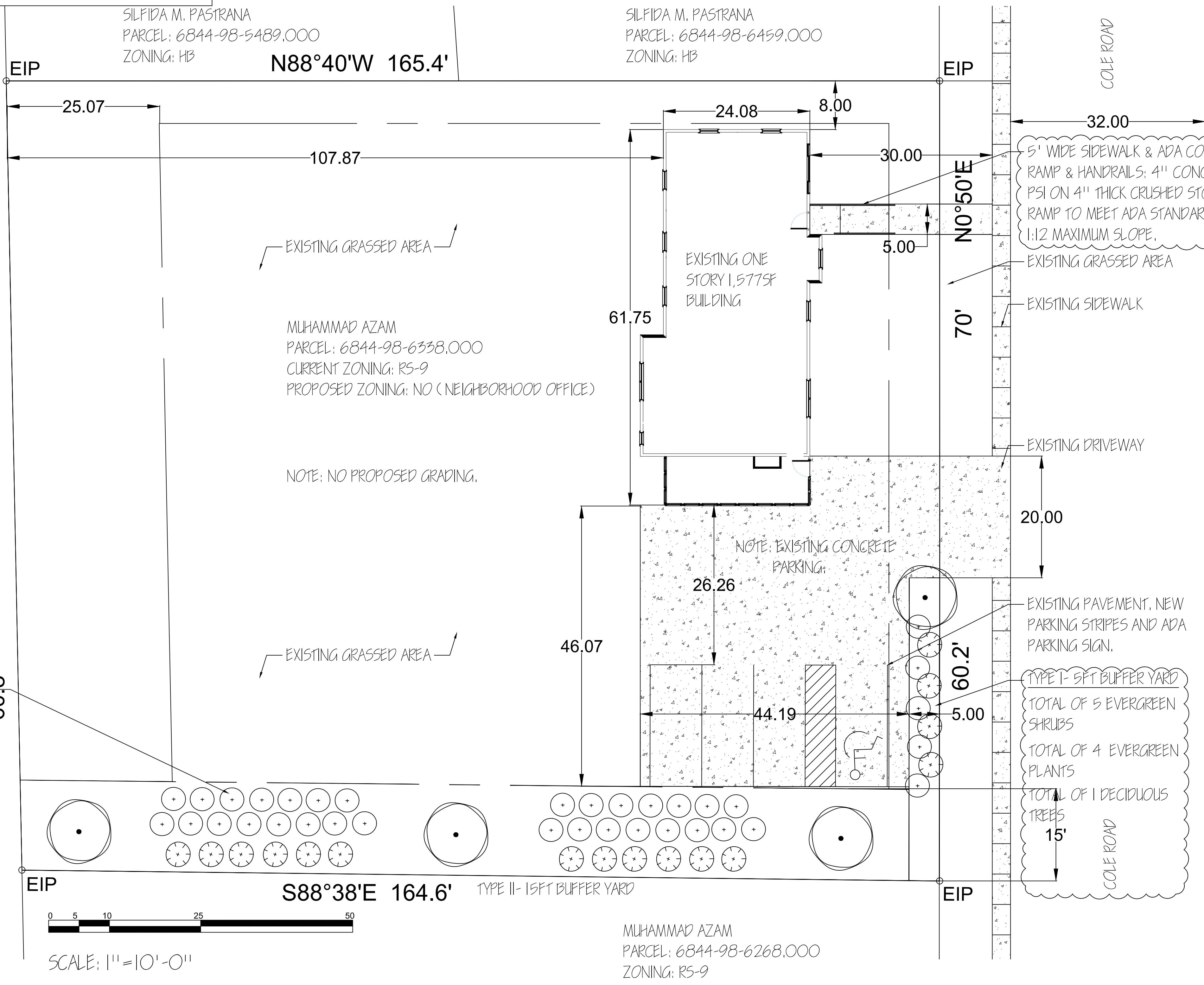


THIS SITE PLAN WAS PREPARED BY LUNA DESIGNS, LLC (336) 926-8125
 LUNA_DESIGNS@OUTLOOK.COM AND COVINGTON & ASSOCIATES, PLLC (336) 335-3130
 JAMES.COVINGTON@COVINGTONASSOC.COM FOR AZAM PROPERTIES, LLC (336) 986-6692
 KACH1654@GMAIL.COM FOR THE PURPOSE OF REZONING ONLY.

PARKING REQUIREMENTS:
 REQUIRED: 1/300SF = 4.6
 4.6 - 15% (PER 3-B.1.) = 3.97

 PROVIDED: 4 (INCLUDING 1 ADA W/ 5' AISLE)

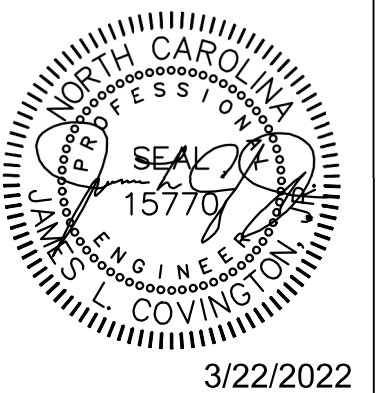
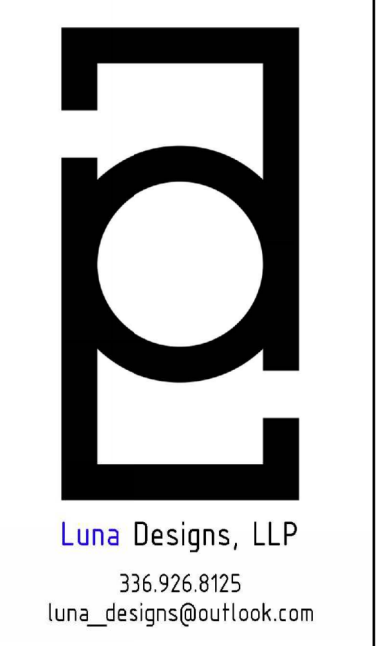
APPENDIX B FIRE FLOW CALCULATION:
 FIRE FLOW CALCULATION AREA: 1,577 S.F.
 TYPE OF CONSTRUCTION: VB
 FIRE FLOW: 1,500 GALLONS PER MINUTE
 FLOW DURATION: 2 HOURS



WANDA S. BRENDEL
 PARCEL: 6844-98-7491.000
 ZONING: RS-9

GUILLERMINA WATTS
 PARCEL: 6844-98-8304.000
 ZONING: RS-9

LIENGAS ALVAREZ SAGRADO
 SALINAS RODRIGUEZ XOCHITL
 PARCEL: 6844-98-8209.000
 ZONING: RS-9



3/22/2022

AZAM OFFICES
 2214 COLE ROAD
 WINSTON-SALEM, NC 27107

PROJECT NUMBER: 2108
 DRAWN BY: L.V.
 DATE: 03/22/2022

REVISIONS
 REV#4 REVIEW COMMENTS

Existing Site Layout

SL1.0