

jim@lwengineer.com

WESTLAWN SCHOOL

121A REYNOLDA VILLAGE
 WINSTON-SALEM, NC 27016
 PHONE: (336) 893-9018
 admin@westlawnschool.org

WESTLAWN SCHOOL
 4305 COUNTRY CLUB RD WINSTON-SALEM, NC 27104

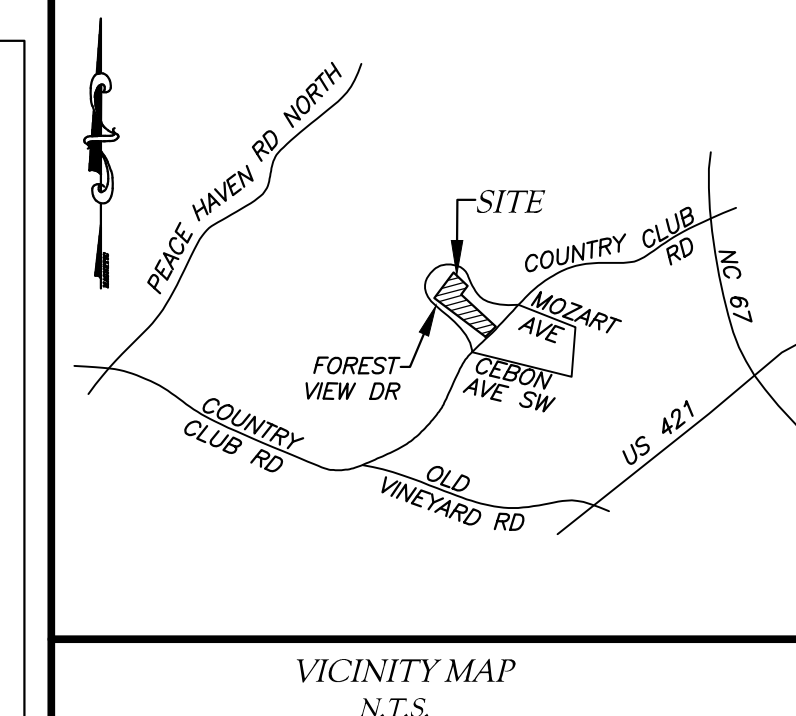
REZONING SITE PLAN

REVISIONS

PROJECT NO.: 2021.08
 SCALE: 1" = 20'
 DRAWN BY: PAB
 CHECKED BY: JLW
 DATE: 04/29/2021

SHEET NO.:

C1.0



VICINITY MAP
 N.T.S.

DEVELOPMENT DATA:

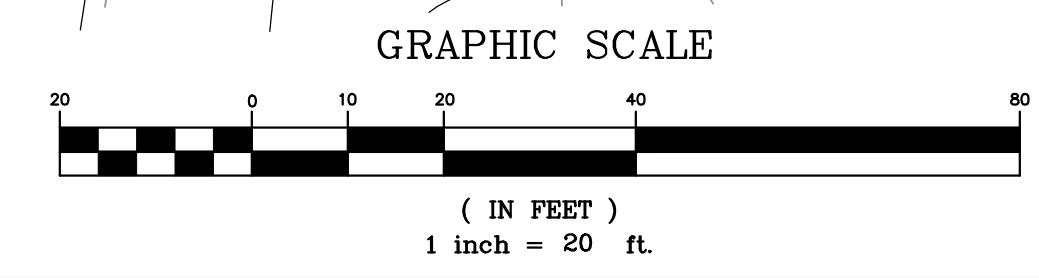
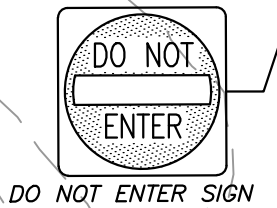
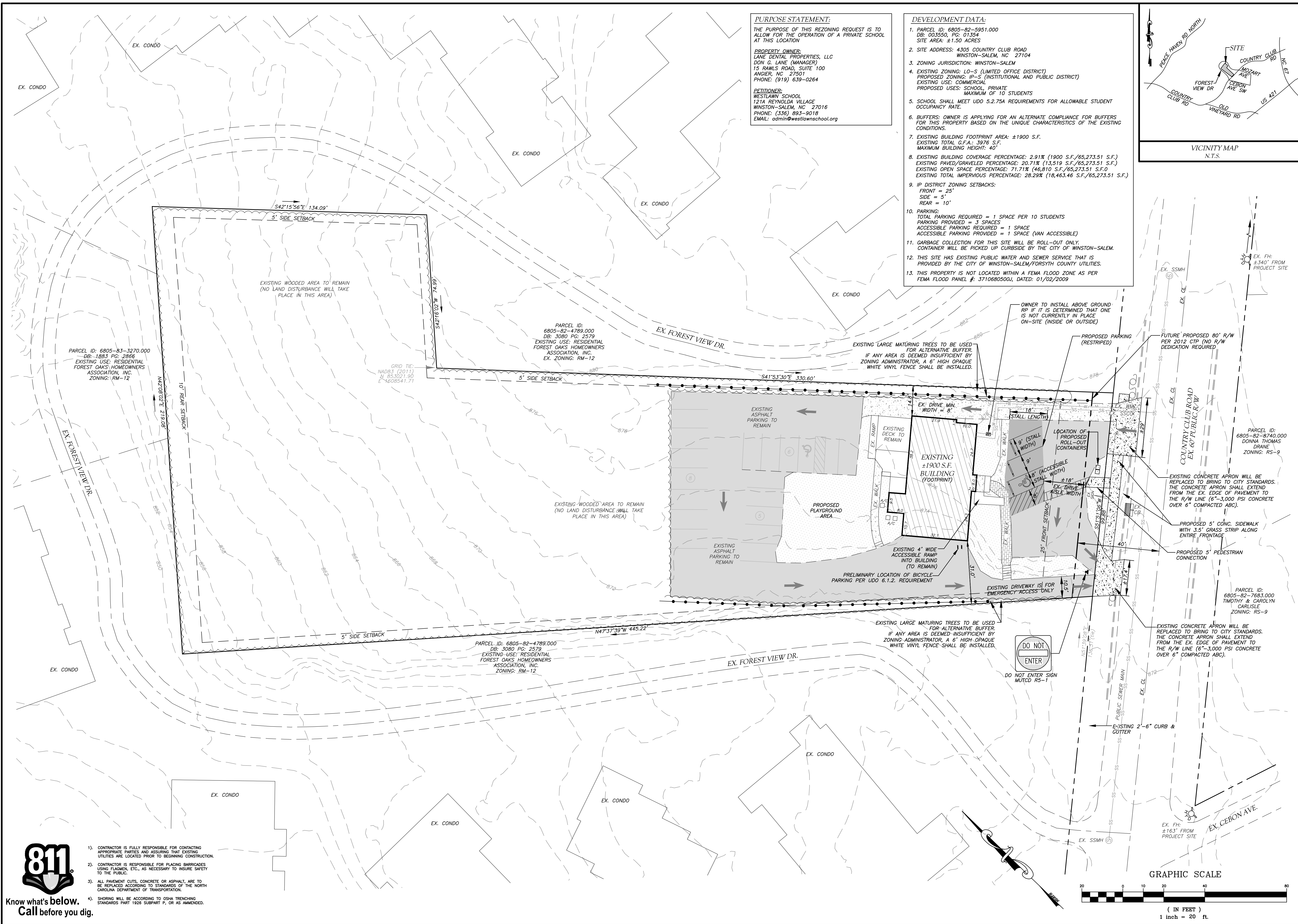
1. PARCEL ID: 6805-82-5951.000
 DB: 003550, PG: 01354
 SITE AREA: ±1.50 ACRES
2. SITE ADDRESS: 4305 COUNTRY CLUB ROAD
 WINSTON-SALEM, NC 27104
3. ZONING JURISDICTION: WINSTON-SALEM
4. EXISTING ZONING: LO-S (LIMITED OFFICE DISTRICT)
 PROPOSED ZONING: IP-S (INSTITUTIONAL AND PUBLIC DISTRICT)
 EXISTING USE: COMMERCIAL
 PROPOSED USES: SCHOOL, PRIVATE
 MAXIMUM OF 10 STUDENTS
5. SCHOOL SHALL MEET UDO 5.2.75A REQUIREMENTS FOR ALLOWABLE STUDENT OCCUPANCY RATE.
6. BUFFERS: OWNER IS APPLYING FOR AN ALTERNATE COMPLIANCE FOR BUFFERS FOR THIS PROPERTY BASED ON THE UNIQUE CHARACTERISTICS OF THE EXISTING CONDITIONS.
7. EXISTING BUILDING FOOTPRINT AREA: ±1900 S.F.
 EXISTING TOTAL G.F.A.: 3976 S.F.
 MAXIMUM BUILDING HEIGHT: 40'
8. EXISTING BUILDING COVERAGE PERCENTAGE: 2.91% (1900 S.F./65,273.51 S.F.)
 EXISTING PAVED/GRAVELED PERCENTAGE: 20.71% (13,519 S.F./65,273.51 S.F.)
 EXISTING OPEN SPACE PERCENTAGE: 71.71% (46,810 S.F./65,273.51 S.F.)
 EXISTING TOTAL IMPERVIOUS PERCENTAGE: 28.29% (18,463.46 S.F./65,273.51 S.F.)
9. IP DISTRICT ZONING SETBACKS:
 FRONT = 25'
 SIDE = 5'
 REAR = 10'
10. PARKING:
 TOTAL PARKING REQUIRED = 1 SPACE PER 10 STUDENTS
 PARKING PROVIDED = 3 SPACES
 ACCESSIBLE PARKING REQUIRED = 1 SPACE
 ACCESSIBLE PARKING PROVIDED = 1 SPACE (VAN ACCESSIBLE)
11. GARBAGE COLLECTION FOR THIS SITE WILL BE ROLL-OUT ONLY.
 CONTAINER WILL BE PICKED UP CURBSIDE BY THE CITY OF WINSTON-SALEM.
12. THIS SITE HAS EXISTING PUBLIC WATER AND SEWER SERVICE THAT IS PROVIDED BY THE CITY OF WINSTON-SALEM/FORSYTH COUNTY UTILITIES.
13. THIS PROPERTY IS NOT LOCATED WITHIN A FEMA FLOOD ZONE AS PER FEMA FLOOD PANEL #: 3710680500J, DATED: 01/02/2009

PURPOSE STATEMENT:

THE PURPOSE OF THIS REZONING REQUEST IS TO ALLOW FOR THE OPERATION OF A PRIVATE SCHOOL AT THIS LOCATION

PROPERTY OWNER:
 LANE DENTAL PROPERTIES, LLC
 DON G. LANE (MANAGER)
 15 RAWLS ROAD, SUITE 100
 ANGER, NC 27501
 PHONE: (919) 639-0264

PETITIONER:
 WESTLAWN SCHOOL
 121A REYNOLDA VILLAGE
 WINSTON-SALEM, NC 27016
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1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.

2. CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAGMEN, ETC., AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.

3. ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

4. SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART F, OR AS AMENDED.

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