

SITE DATA

JURISDICTION
WINSTON-SALEM, NORTH CAROLINA

PURPOSE STATEMENT
TO REZONE THE SUBJECT PROPERTY FROM RS9 TO PB-S IN ORDER TO MOVE OFFICE AND STORAGE TO PROPERTY

ZONING
EXISTING ZONING RS9
PROPOSED ZONING PB-S

SITE ACREAGE
1.82 ACRES

WATERSHED AREA
THE SITE IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED DISTRICT

SITE COVERAGE
IMPERVIOUS TO LAND 0.009 AC+/- 4.95%
GRAVEL AREA TO LAND 0.19 AC+/- 10.44%
UNDISTURBED 1.54 AC+/- 84.61%
PARCEL TOTAL 1.82 AC+/- 100%
TOTAL GRADING +/- 9000.8 SQ. FT. < 10000 SQ. FT.

INFRASTRUCTURE
WATER PUBLIC
SEWER PUBLIC
ROAD PRIVATE

NEW BUILDING DATA
MAXIMUM HEIGHT 60'/150'
BUILDING DIMENSIONS 30' X 100' 14' HEIGHT
BUILDING AREA 3000 S.F. +/-
BUILDING SETBACKS
LOTS ADJOIN RS9 ZONED TRACTS. A 40' MINIMUM SETBACK IS REQUIRED ON SHARED BOUNDARY LINES.

PARKING CALCULATIONS
NEW AND EXISTING BUILDING AREA= 3920.42 SQ. FT.
1 SPACE PER 875 SQ. FT.
3920.42/875=5 PARKING SPACES (5)

BUFFERS
LEYLAND CYPRESS ARE PLANTED ON THE NORTHERN PROPERTY LINE. 3-5 TO BE REPLACED. NATURAL EXISTING VEGETATION ON THE NORTH LINE WILL NOT BE DISTURBED.

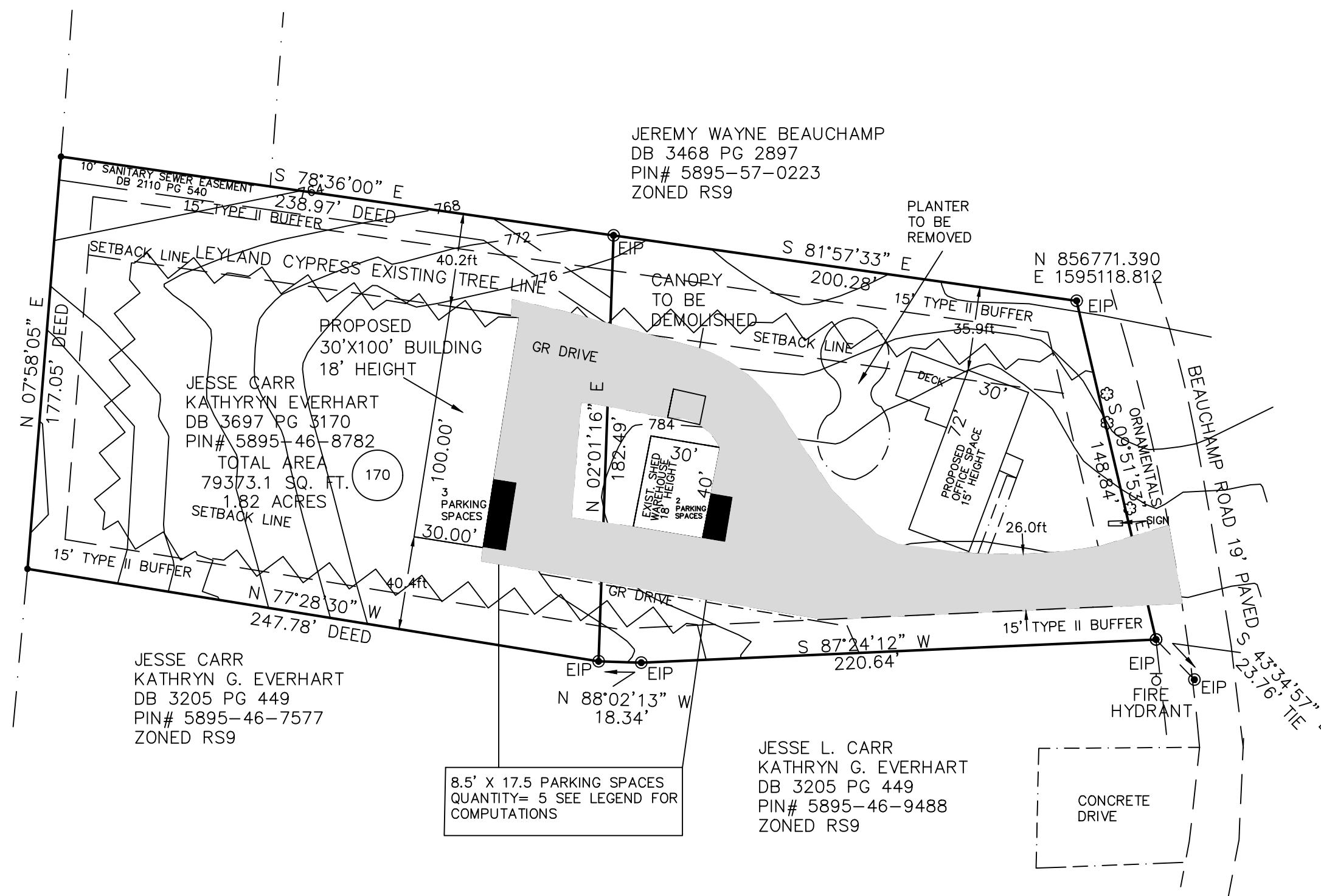
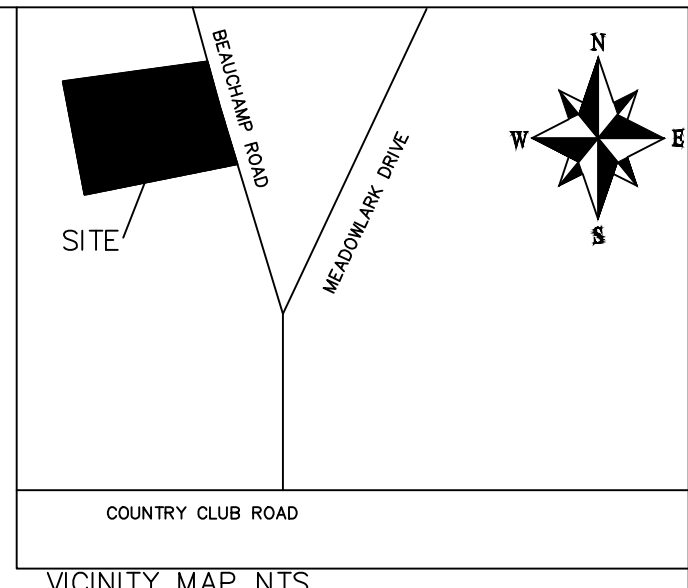
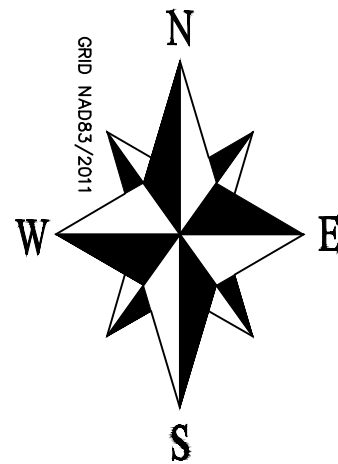
REQUESTED USES
BUILDING CONTRACTORS, GENERAL; WAREHOUSING; OFFICES; COMBINED USE; AND RESIDENTIAL BUILDING, SINGLE-FAMILY

DUMPSTERS
NONE AT THIS TIME

JO ANN J. BEAUCHAMP
DB 2613 PG 2741
PIN# 5895-46-4391
ZONED HB-S

PRELIMINARY SITE PLAN

NOT FOR CONSTRUCTION



NOTES

1. THIS IS A SITE PLAN NOT FOR CONSTRUCTION PURPOSES
2. PROPERTY IS CURRENTLY ZONED RS9.
3. AREA COMPUTED BY COORDINATE GEOMETRY
4. THIS PROJECT IS TIED TO NAD83/2011 GRID WITH GROUND DISTANCES.
5. ALL LINES MARKED DEED ARE USING THE DEED DESCRIPTION.

PETITIONER

JESSE CARR & KATHRYN G. EVERHART
160 BEAUCHAMP RD.
PROJECT ID 951156
KATHRYN@HERITAGEHARDWOODFLOORS.WS
336-829-5452
SUBMITTED APRIL 7TH, 2023

CURRENT OWNER

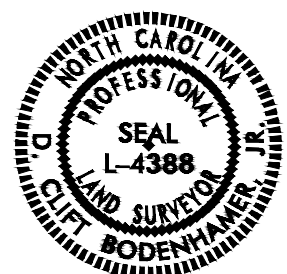
JESSE L. CARR
KATHRYN G. EVERHART
PROPERTY LOCATION
190 BEAUCHAMP RD
WINSTON-SALEM NC 27106
PIN# 5895-46-8782
LOT 0311A & 0311A BLOCK 4429
KATHRYN@HERITAGEHARDWOODFLOORS.WS
336-829-5452

MAPPER

D. CLIFT BODENHAMER JR.
PO BOX 251
BETHANIA NC 27010
CLIFT.BODENHAMER@GMAIL.COM
336-926-2085

I, D. CLIFT BODENHAMER JR CERTIFY THAT THIS SITE PLAN WAS PERFORMED AND DRAWN UNDER MY SUPERVISION THAT ALL LINES CLEARLY MARKED ON PLAN MAP "BY DEED" WERE DRAWN USING DEED AND PLAT DESCRIPTIONS. SEE DEED REFERENCES. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 7TH DAY OF APRIL, A.D. 2023

D. Clift Bodenhamer Jr
PLS # L-4388



PRELIMINARY
NOT FOR CONSTRUCTION

LEGEND

These standard symbols and lines may be found in the drawing.

- IRON PIN
- ⊙ RAILROAD SPIKE OR NAIL
- POINT (NOT SET)
- PROPERTY LINE
- - - EXISTING RIGHT OF WAY
- TIE LINES
- - - OLD TRACT LINES
- - - NOT SURVEYED
- FO-FC- UNDERGROUND FIBER OPTIC LINE
- NTS NOT TO SCALE
- DB DEED BOOK
- PG PAGE
- SF SQUARE FEET



HERITAGE HARDWOOD FLOORS, LLC		
DRAWN DCB	DATE 04/05/23	NC PIN: 5895-46-8782 TOWNSHIP: WINSTON-SALEM COUNTY: FORSYTH STATE: NORTH CAROLINA
APPROVED DCB	DATE 04/05/23	D. CLIFTON BODENHAMER, JR. PLS PO BOX 251 BETHANIA, NORTH CAROLINA 27010 PHONE NO. (336) 926-2085
SCALE 1" = 50'	SHEET 1 OF 1	PROJECT NO. JCARR