New Development	Additions to existing development
Toltal Site Size (in square feet): 40,424 sq ft	Toltal Site Size (in square feet):

Total Site area excluded from TSA: squar feet of proposed R.O.W.S__+squar feet of esisting utility easements__+squar feet of existing water bodies and stormwater ponds__=1,980 sq ft

minimun tree save area required __10% X 12%

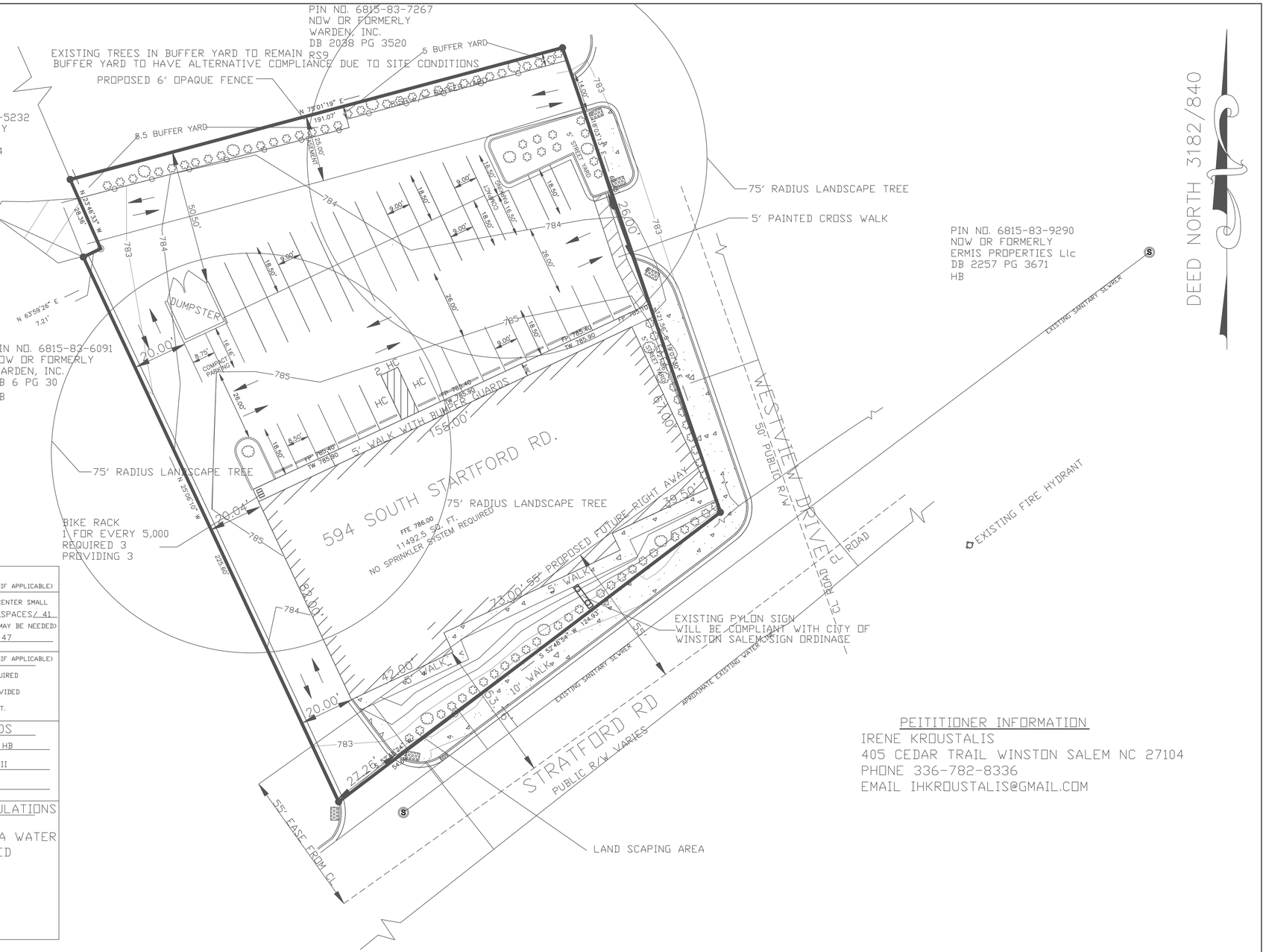
Total required tree save area(in square feet): total site size or limits of disturbance - excluded area X minimun TSA (%)= 40424-1980=38440(12%)=4,613 sq ft

individual trees method used: X yes __ no	tree stand method used : __yes X no	new trees used for TSA __yes X no
number of trees 6-9" DBH__x 500sf=__	list the area of each tree stand being saved;___	number of large variety trees planted __x750=__
number of trees 9.01-12" DBH__x 500sf=__		
number of trees 12.01-24" DBH__x 500sf=__	describe each tree stand (age, health, species mix)	
number of trees 24.01-36" DBH 6_x 500sf=18,000 sq ft		
number of trees larger than 36.01" DBH__x 500sf=__		
total square footage of individual trees used to satisfy minimun TSA 18,000 sq ft	total square footage of tree stands being saved to to satisfy TSA__	total square footage of new trees planted to satisfy TSA__
total required TSA (in square feet) 4,613 sq ft		
total TSA provided (in square feet) 18,000 sq ft		

NOTES

PRE-DEVELOPMENT IMPERVIOUS AREA 0.78 ACRES
POST-DEVELOPMENT IMPERVIOUS AREA 0.828 ACRES
ROOF TO DRAIN INTO EXISTING DI ON STRATFORD RD
MVSA PLANTING CALCULATIONS ARE NOT REQUIRED FOR REDEVELOPMENT OF THE GMA2 COMMERCIL SITE AS THE SITE IS SMALLER THEN ONE ACRE.
ALL EXISTING ABANDONED CURB CUTS TO BE REPAIR WITH CURB AND GUTTER AND SIDEWALK.
PLAN TO REUSE EXISTING SANITARY AND WATER CONECTIONS WITH NEW BACKFLOW PREVENTERS

DUMPSTER PAD 6" ABC STONE 8" 4000 PSI CONCRETE REINFORCED WITH REBAR



SITE PLAN LEGEND

REVIEW INFORMATION

TYPE OF REVIEW
X SPECIAL USE ZONING
__SITE PLAN AMENDMENT
__SPECIAL USE PERMIT (ELECTED BODY ONLY)
__FINAL DEVELOPMET PLAN
__PRELIMINARY SUBDIVISION
__PLANNING BOARD REVIEW

JURISDICTION
X CITY OF WINSTON-SALEM
__FORSYTH COUNTY
__VILLAGE OF CLEMMONS
__TOWN OF WALKERTOWN

PURPOSE STATEMENT:THE PURPOSE OF THIS REQUEST IS TO REZONE LAND FROM HB+RS9 TO GBS

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER	X	
SEWER	X	
STREETS	X	

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 0.928 ACRES

SITE COVERAGES:
BUILDING TO LAND 28 %
PAVEMENT TO LAND 61 %
OPEN SPACE 11 %
BUILDING SQUARE FOOTAGE 11,492.5
BUILDING HEIGHT 22'

ZONING

EXISTIING ZONING HB-RS9
PROPOSED ZONING GBS
PROPOSED USES See Note A

DENSITY CALCULATIONS

OF UNITS OR LOTS:

DENSITY__UNITS/LOTS PER ACRE

(NOTE: IF MORE THEN ONE TYPE OF RESIDENTIAL PRODUCT IS PROPOSED PROVIDE THE NUBER OF UNITS & DENSITY BROKEN DOWN BY TYPE)

PROPERTY INFORMATION

PIN# 6815-83-8086
6815-83-8104

OFF-STREET PARKING (IF APPLICABLE)

PROPSED USE(S) SHOPPING CENTER SMALL
PARKING REQUIRED 1 FOR 200 SPACES/ 41
(MORE THEN ONE CALCULATION MAY BE NEEDED)
PARKING PROVIDED 47

OFF-STREET LOADING (IF APPLICABLE)

LOADING/UNLOADING SPACES REQUIRED
LOADING/UNLOADING SPACES PROVIDED
SIZE:_____FT. X_____FT.

BUFFERYARDS

ADJOINING ZONING RS9 & HB
TYPE REQUIRED TYPE III
WIDTH PROVIDED

WATERSHED CALCULATIONS

NOT LOCATED IN A WATER SUPPLY WATERSHED

Note A

PEITITIONER INFORMATION

IRENE KROUSTALIS
405 CEDAR TRAIL WINSTON SALEM NC 27104
PHONE 336-782-8336
EMAIL IHKROUSTALIS@GMAIL.COM

PROPOSED USES:

Academic Biomedical Research Facility; Academic Medical Center; Access Easement, Private Off-Site; Adult Day Care Center; Arts and Crafts Studio, Banking and Financial Services; Bed and Breakfast; Boarding or Rooming House; Building Contractors, General; Child Care, Drop-In; Child Care Institution; Child Care, Sick Children; Child Day Care Center; Church or Religious Institution; Community; Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Combined Use; Family Group Home B; Family Group Home C; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Office, Neighborhood Organization, or Post Office; Group Care Facility A; Habilitation Facility A; Habilitation Facility B; Habilitation Facility C; Hospital or Health Center; Hotel or Motel; Institutional Vocational Training Facility; Life Care Community; Library, Public; Micro-Brewery or Micro-Distillery; Museum or Art Gallery; Nursing Care Institution; Offices; Park and Shuttle Lot; Parking Commercial; Police or Fire Station; Recreation Facility, Public; Recreation Services, Indoor; Recreation Services, Outdoor; Residential Building, Duplex Residentail building, Multifamily; Residential Building Townhouse; Residential Building Twin Home Restaurant (without drive-through service); Retail Store; School, Private; School Public School, Vocational or Professional; Services, A; Services, B; Shelter for Homeless; Shopping Center; Shopping Center, Small; Special Events Center; Stadium, Coliseum, or Exhibition Building; Storage Services, Retail; Swimming Pool, Private; Terminal, Bus or Taxi; Testing and Research Lab; Theater, Indoor; Transmission Tower; Urban Agriculture; Utilities; Veterinary Services; and Warehousing

BUILDING AND SITE PLAN
FOR REZONING
KROUSTALIS WESTVIEW PROPERTY
WINSTON SALEM NC 27103

KUHN CONSTRUCTION SURVEYS
202 HIDDEN MEADOWS TRAIL
MOCKSVILLE, NC 27028
PHONE: 336-345-3633
FAX: 336-492-2282
EMAIL: KUHNCSINC@YAHOO.COM

JOB NUMBER: 329-M
FILE NAME: KROUSTALIS WESTVIEW SITE AND BUILDING PLAN.DWG
ORIENTED TO:
SURVEY BY: NRK RRK
SCALE: 1"=30'
DATE: 12-1-2021

0' 20' 40' 60'
(IN FEET)
1 INCH = 20 FEET
GRAPHIC SCALE

LAST REVISED

NORTH CAROLINA PROFESSIONAL SEAL L-3054 LAND SURVEYOR ROBERT R. KUHN JR.
PROFESSIONAL SEAL