

DOCKET #: W2830

PROPOSED ZONING:
Site Plan Amendment

EXISTING ZONING:
LO-S (Multiple Uses)

PETITIONER:
Dr. Bruce McLain for
property owned by McLain
& Steedle Properties;
James B. McLain; and
J Richard Steedle

SCALE: 1" represents 200'

STAFF: Roberts

GMA: 3

ACRE(S): 0.99

MAP(S): 606862



January 25, 2006

Dr. Bruce McLain and Dr. James Steedle
for property owned by McLain & Steedle
Properties; James B. McLain; and J Richard Steedle
P. O. Box 11542
Winston-Salem, NC 27116-1542

RE: SITE PLAN AMENDMENT W-2830

Dear Dr. McLain and Dr. Steedle:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, AICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Robert D. Richardson, P O Box 24533, Winston-Salem, NC 27114

ACTION REQUEST FORM

DATE: January 25, 2006
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, AICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Site Plan Amendment of Dr. Bruce McLain and Dr. James Steedle for property owned by McLain & Steedle Properties; James B. McLain; and J Richard Steedle

SUMMARY OF INFORMATION:

Site Plan Amendment of Dr. Bruce McLain and Dr. James Steedle for property owned by McLain & Steedle Properties; James B. McLain; and J Richard Steedle for a LO-S (Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous) zoned property (Zoning Docket W-2830).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS

CITY ORDINANCE - SPECIAL USE

Site Plan Amendment of Dr. Bruce McLain and Dr. James Steedle for property owned by McLain & Steedle Properties; James B. McLain; and J Richard Steedle, Docket W-2830

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by granting a Site Plan Amendment for property zoned LO-S [(Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous) - Site Plan Amendment] and described as follows:

Tax Block 3411, Tax Lots 151, 152, 153B, 154 – 157, and 301

Section 2. This Ordinance is adopted after approval of the site plan entitled Dr. Bruce McLain and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20___ to Dr. Bruce McLain and Dr. James Steedle for property owned by McLain & Steedle Properties; James B. McLain; and J Richard Steedle.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Dr. Bruce McLain. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council
of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Dr. Bruce McLain and Dr. James Steedle for property owned by McLain & Steedle Properties; James B. McLain; and J Richard Steedle, (Zoning Docket W-2830). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for LO-S (Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the LO-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
- **PRIOR TO THE ISSUANCE OF BUILDING/ZONING PERMITS:**
 - a. Developer shall record a cross access easement in the Office of the Register of Deeds which connect to adjacent Tax Lots 563D and 50H of Block 3410.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall install all required storm water management devices.
 - b. All new exterior lighting shall have a maximum height of 18' and utilize full cut-off fixtures and be directed to minimize spillover onto adjacent properties.

- **OTHER REQUIREMENTS:**

- a. Freestanding signage shall be limited to one (1) monument sign with a maximum height of six (6) feet, existing sign may remain if greater than 6' in height.

**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-2830
January 12, 2006**

PETITION INFORMATION			
Docket #	W-2830		
Staff	Gary Roberts		
Petitioner(s)	Dr. Bruce McLain		
Owner(s)	Dr. Bruce McLain and Dr. James Steedle for property owned by McLain & Steedle Properties; James B. McLain; and J. Richard Steedle		
Subject Property	Tax Lots 151, 152, 153B, 154 – 157, and 301/ Tax Block 3411		
Type of Request	Site Plan Amendment for property zoned LO-S to add 17 parking spaces		
Proposal	The petitioner is requesting a Site Plan Amendment to add 17 parking spaces for the site zoned LO-S (Medical and Surgical Offices; Professional Office; and Offices, Miscellaneous)		
Zoning District Purpose Statement	The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in Growth Management Areas 2 and 3.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes		
GENERAL SITE INFORMATION			
Location	West side of Peace Haven Road south of Robinhood Road		
Jurisdiction	Winston-Salem		
Ward(s)	West		
Site Acreage	Approximately ± 0.99 acre		
Current Land Use	Medical and Surgical Offices		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	HB and RS-9	Small to medium scale commercial operations
	East	HB	Sherwood Forest Shopping Center
	South	RS-9	Single family residential
	West	RS-9	Single family residential

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes			
Physical Characteristics	Site is developed with a gentle slope downward to the southwest. The site has several mature trees in the rear yard.			
Proximity to Water and Sewer	Public water and sewer are currently utilized at the site.			
Stormwater/ Drainage/Watershed	The site drains via sheet flow westward into the back yards of two homes located on Brunswick Court. The Inspections Division recommends the petitioner prepare a storm water management study. The site is not within a water supply watershed.			
Analysis of General Site Information	The site is suitable for the proposed improvements however Planning staff recommends measures be taken to preserve said trees and minimize storm water runoff onto adjacent properties.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>			
	<ul style="list-style-type: none"> • Developer shall obtain a grading permit. • Developer shall submit a storm water management study. 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Peace Haven Road	Minor Thoroughfare	53'	6,600	11,100
Proposed Access Point(s)	Peace Haven Road			
Planned Road Improvements	The Thoroughfare Plan recommends sidewalks be provided along Peace Haven Road.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: LO-S</u> 4,445 / 1,000 x 36.13 (Medical-Dental Office Trip Rate) = 161 Trips per Day <u>Proposed Zoning: LO-S</u> No proposed change in Trip Generation			
Sidewalks	Sidewalks are located on opposite (east) side of Peace Haven Road. A sidewalk along the frontage of the subject property is recommended.			
Transit	Route 21 along Peace Haven Road			
Connectivity	Planning staff recommends that cross access be provided to the adjacent Bank of America site to the northeast.			
Traffic Impact Study (TIS)	No TIS is required.			

Analysis of Site Access and Transportation Information	With the request for additional parking spaces the WSDOT and Planning staff recommend the provision of a cross access easement to connect with the adjacent bank located to the northeast. Said bank already has three vehicular connections to adjoining properties. One of these internal connections links that site to the larger shopping area which fronts along Robinhood Road and is located to the north of the subject property. The nearby intersection of Peace Haven Road and Robinhood Road can experience congestion. The provision of internal cross access easements, in congested or developing areas, is a relatively standard practice. Such connections can provide some relief at such intersections and along thoroughfares by allowing a limited degree of site to site movement without further burdening said major streets.
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • Provide a cross access easement to adjacent Tax Lot 53D or 50H Block 3410. • Provide a sidewalk along the frontage of Peace Haven Road.
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	GMA 3 (Suburban Neighborhoods)
Relevant Legacy Recommendations	<i>Legacy</i> recommends locating higher density developments at activity centers and along transit corridors, creating attractive commercial developments close to neighborhoods, and investing in sidewalks, greenways and bicycle trails that connect neighborhoods to shopping and services will also be needed. (p.28)
Relevant Area Plan(s)	<i>Robinhood Road Area Plan</i> (1986)
Area Plan Recommendations	The Plan recommends moderate/low scale office for the subject property as a transitional use between the high intensity commercial establishments along the Robinhood Road and nearby single family and institutional uses.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(S)(4) - Is the requested action in conformance with Legacy?
	See comments below
Analysis of Conformity to Plans and Planning Issues	With the extra measures shown on the revised site plan to preserve the existing trees on the site; minimize off site storm water impacts and connect to the adjacent commercial property to the north, the request will be consistent with the recommendations of <i>Legacy</i> .
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> • Freestanding signage shall be limited to one sign with a maximum height of 6’. • 18’ maximum height and full-cut off fixtures for any new exterior lighting.

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-1504	R-1-S (Offices) to R-1-S converted to LO-S (Multiple office and banking uses)	Approved 5-2-88	Current site	0.85	Approval	Approval
W-1321	R-5 to R-1-S converted to LO-S (Multiple office and banking uses)	Approved 1-21-86	Current site	0.85	Approval	Denial
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	4,445 sf		Fronts on Peace Haven Road			
Parking	Required	Proposed		Layout		
	22 spaces	48 spaces		Behind building		
Building Height	Maximum			Proposed		
	40'			Two story		
Impervious Coverage	Maximum			Proposed		
	75%			54%		
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.3 (B) LO District 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:		See above comments under Analysis of Conformity to Plans and Planning Issues above.			
	(B) Environmental Ord.		N/A			
	(C) Subdivision Regulations		N/A			
Analysis of Site Plan Compliance with UDO Requirements	<p>Although the site currently meets ordinance requirements in regard to off-street parking, it is apparent that additional parking is needed at the site.</p> <p>The initial request was to provide an additional 26 spaces to the 22 spaces which are now on the site. However, upon addressing staff concerns in regard to enhanced tier protection reduced impervious coverage and improved circulation, the number of proposed spaces has been reduced to 17.</p>					

Finally, in order to provide additional screening between the new spaces and the RS-9 zoned property to the west, staff recommends the bufferyard along the said property line be increased from a 30' Type II to a 40' Type IV.

CONCLUSIONS TO ASSIST WITH RECOMMENDATION

Positive Aspects of Proposal	Negative Aspects of Proposal
Request will enable an existing business to more adequately meet its parking needs.	Increased grading and impervious coverage may damage the mature trees located in the rear yard parking area and increase storm water runoff onto adjacent residential properties.

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

PRIOR TO ISSUANCE OF GRADING PERMITS:

- a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.

PRIOR TO THE ISSUANCE OF BUILDING/ZONING PERMITS:

- a. Developer shall record a cross access easement in the Office of the Register of Deeds which connect to adjacent Tax Lots 53D and 50H of Block 3410.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- a. Developer shall install all required storm water management devices.
- b. All new exterior lighting shall have a maximum height of 18' and utilize full cut-off fixtures and be directed to minimize spillover onto adjacent properties.

OTHER REQUIREMENTS:

- a. Freestanding signage shall be limited to one (1) monument sign with a maximum height of six (6) feet, existing sign may remain if greater than 6' in height.

STAFF RECOMMENDATION: **APPROVAL** provided said site plan revisions are made regarding enhanced circulation, tree preservation and buffering.

NOTE: These are **staff comments** only; **final recommendations** on projects are made by the City-County Planning Board, with **final decisions** being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

Gary Roberts presented the staff report.

PUBLIC HEARING

FOR:

Bob Richardson, 3980 Walnut Hills Drive, Winston-Salem, NC 27106

- I'm available for any questions.
- We contacted Bank of America's manager for this site and he indicated they are opposed to the connection to the north recommended by staff.

Bruce McLain, 615 Rugby Road, Winston-Salem, NC 27106

- I have concern about the easement for through-traffic to Bank of America.
- Most of our patients are children and we have young children walking across that parking lot constantly through the day. I am very concerned about traffic flowing through that area to the Bank and people trying to cut through the traffic jam that's at the corner of Peace Haven and Robinhood Roads. Having been in this area for 17 years, I know that's a real issue and I know people will cut through because I use cut-throughs too.
- We've had only one very minor incident of a child being hit in our parking lot over 17 years because the traffic is slow and controlled.
- I have no problem with any of the other requirements.

AGAINST: None

WORK SESSION

During discussion by the Planning Board the following points were made:

1. Allowing for the easement and access stub to the north would involve very little redesign and very little additional pavement on this property, and would not require the loss of any additional parking spaces.

MOTION: Carol Eickmeyer moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions including the easement for a future connection to the north because tenancy could change and that easement could be very helpful in the future.

SECOND: Wesley Curtis

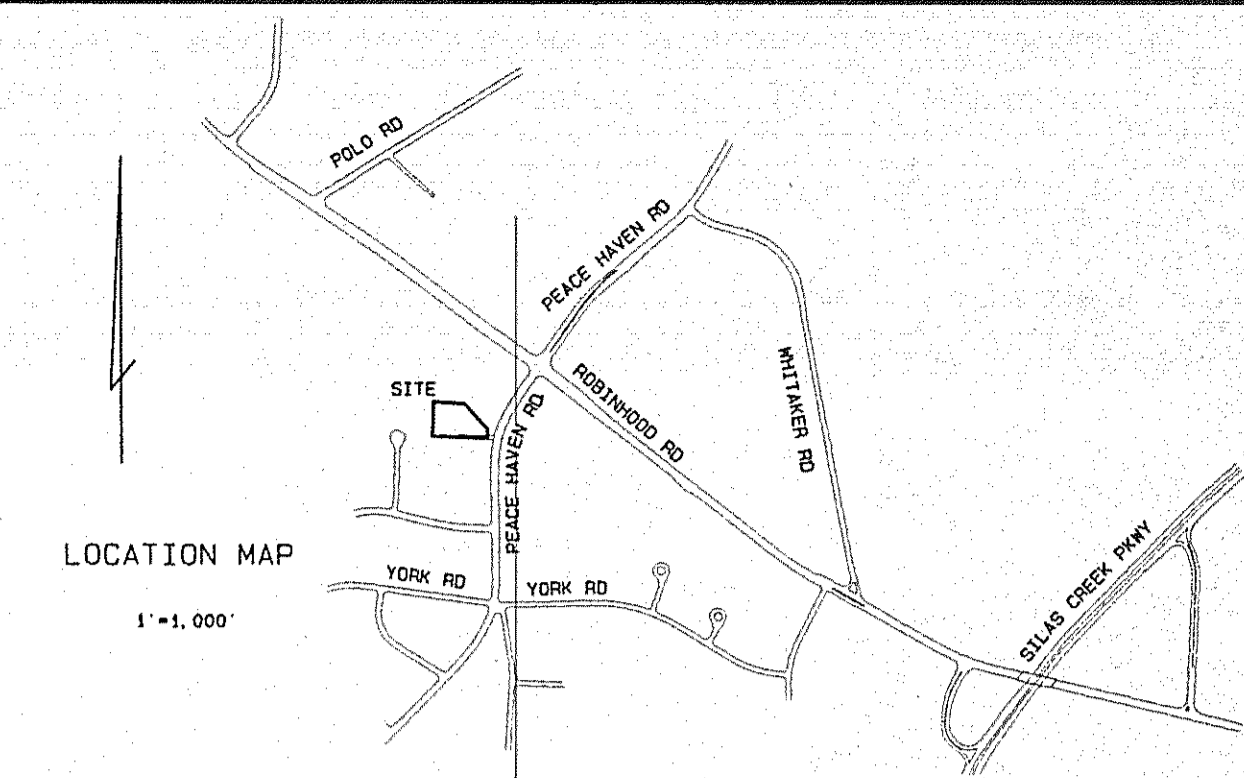
VOTE:

FOR: Clark, Curtis, Eickmeyer, Folan, Glenn, King, Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, AICP
Director of Planning



LOT 53-C TAX BLOCK 3410
 BETTY D PARRISH TRUSTEES FOR L DANCEY
 1546-1210
 ZONED HB

LOT 53-D TAX BLOCK 3410
 BETTY D PARRISH TRUSTEES FOR L DANCEY
 1546-1210
 ZONED RS-9

LOT 50-H TAX BLOCK 3410
 BETTY D PARRISH TRUSTEES FOR L DANCEY
 1546-1210
 ZONED HB

LOT 37-C TAX BLOCK 3411-A
 LOT 37 FORESTDALE, SEC 4-A
 PLAT BOOK 26, PAGE 161
 FA JU LU
 1912-3030
 ZONED RS-9

LOT 38 TAX BLOCK 3411-A
 LOT 38 FORESTDALE, SEC 4-A
 PLAT BOOK 26, PAGE 161
 VIJAYASAF SERALURI
 1963-2255
 ZONED RS-9

LOT 304 TAX BLOCK 3411
 SADIE H HENNING
 2043-1204
 ZONED RS-9

LOT 303 TAX BLOCK 3411
 GRACE H CALLOWAY
 1648-1076
 ZONED RS-9

PROPOSED
 15' TYPE II BUFFERYARD

PROPOSED 40' TYPE IV BUFFERYARD
 EX PLANTINGS

PROP 10' STREETYARD

25' PRIVATE ACCESS EASEMENT
 DEED BOOK 1648, PAGE 1080

RUNOFF IS TO BE SHEET FLOW ACROSS EXISTING TOPO

LANDSCAPING - MINIMUM REQUIREMENTS
 --TYPE II BUFFERYARD 15' WIDTH PER 100 LINEAR FEET
 2 DECIDUOUS TREES; 8 PRIMARY EVERGREEN PLANTS;
 20 SUPPLEMENTAL EVERGREEN SHRUBS
 --TYPE IV BUFFERYARD 40' WIDTH PER 100 LINEAR FEET
 2 DECIDUOUS TREES; 18 PRIMARY EVERGREEN PLANTS;
 20 SUPPLEMENTAL EVERGREEN SHRUBS
 DECIDUOUS TREES SHALL BE MEDIUM OR LARGE VARIETIES, WITH AT LEAST HALF LARGE VARIETY
 NOTE: EXISTING PLANT MATERIAL WITHIN THE REQUIRED BUFFERYARD MAY BE INCLUDED IN THE COMPUTATION OF THE REQUIRED PLANTING WITH THE APPROVAL OF THE ZONING OFFICER.
 STREETYARD PER 100 LINEAR FEET
 2 DECIDUOUS TREES & SHRUBS
 SIZES @ INSTALLATION
 DECIDUOUS TREES - 8" HIGH & 2" CALIPER 6" ABOVE GROUND
 PRIMARY EVERGREENS - 6" HIGH

<<SPACING REQUIREMENTS>>
 <<BUFFERYARD>>
 DECIDUOUS TREES - TREE TRUNKS SPACED MINIMUM OF 30' AND MAXIMUM 60' APART
 PRIMARY EVERGREENS PLANTS - DISTRIBUTED EVENLY ALONG LENGTH OF BUFFER AND STAGGERED WHERE QUANTITIES PERMIT. TREE TRUNKS SPACED MINIMUM OF 7' AND MAXIMUM OF 15' APART.
 SUPPLEMENTAL EVERGREENS PLANTS - DISTRIBUTED EVENLY ALONG LENGTH OF BUFFER AND STAGGERED WHERE QUANTITIES PERMIT.
 <<STREETYARD>>
 DECIDUOUS TREES - TREE TRUNKS SPACED MINIMUM OF 20' AND MAXIMUM 75' APART
 SHRUBS - 18" EDGE TO EDGE

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES, OR SALES.
 PORTIONS OF BOUNDARY, TOPO, ETC TAKEN FROM MAPS, DEEDS, ETC OF OTHERS
 PRELIMINARY - NOT FOR CONSTRUCTION

ZONING:
 EXISTING - LO-S (USES MEDICAL and SURGICAL OFFICES; OFFICES, MISCELLANEOUS; PROFESSIONAL OFFICE)
 REQUEST REZONING TO LO-S (USES MEDICAL and SURGICAL OFFICES; OFFICES, MISCELLANEOUS; PROFESSIONAL OFFICE)

SETBACKS:
 20' FRONT
 20' REAR
 5' SIDE
 20' STREET SIDE
 40' RESIDENTIAL ZONING
 40' MAXIMUM HEIGHT
 75% IMPERVIOUS

SITE PLAN
 SITE SIZE and COVERAGE:
 TOTAL ACREAGE - 42,642 SF+ (0.979 ACRES+)

SITE COVERAGE:
 BUILDING TO LAND - 7%
 PAVEMENT TO LAND - 47%
 OPEN SPACE - 46%
 TOTAL - 100%
 54% IMPERVIOUS SURFACE

BUILDING SQUARE FOOTAGE: 2,910 SF+
 4,445 SF+ TOTAL FLOOR AREA (BOTH FLOORS)
 BUILDING HEIGHT: 1 STORY & 2-STORY

INFRASTRUCTURE:
 WATER, SEWER, STREETS - PUBLIC
 PRIVATE 25' ACCESS EASEMENT TO BE MAINTAINED BY ADJACENT OWNERS

OFF-STREET PARKING: MEDICAL and SURGICAL OFFICES:
 4,445 SF x 1/200 = 22 SPACES REQUIRED
 22 SPACES EXISTING
 17 SPACES PROPOSED ADDED
 2 SPACES EXISTING DELETED
 37 SPACES PROVIDED TOTAL PROVIDED

BUFFERYARDS:
 TYPE II ALONG RESIDENTIAL ZONING NORTH SIDE
 TYPE IV ALONG RESIDENTIAL ZONING WEST SIDE

WATERSHED:
 PROPERTY IS NOT LOCATED IN A WATERSHED PROTECTION AREA

WASTE DISPOSAL
 TO BE COLLECTED BY PRIVATE CONTRACTOR

STORM DRAINAGE
 THERE IS NO EXISTING STORM DRAINAGE
 THERE IS NO EXISTING STORM DRAINAGE TO TIE INTO
 STORM RUNOFF IS TO SHEET FLOW ACROSS EXISTING TOPO and BUFFERYARD

OWNER and PETITIONER:
 McLain & Steedle Properties, LLC
 1564 N PEACE HAVEN ROAD
 WINSTON SALEM, NC 27104-1300
 760-1491 PHONE
 760-3944 FAX

NOTE:
 EX TREES, UTILITIES TO REMAIN.
 EX TOPO TO REMAIN AS IS.

THE PURPOSE OF THIS REZONING REQUEST IS TO ADD PARKING
McLain & Steedle Properties, LLC

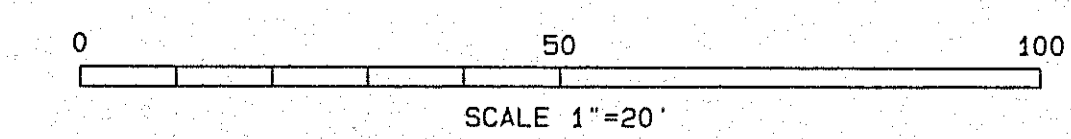
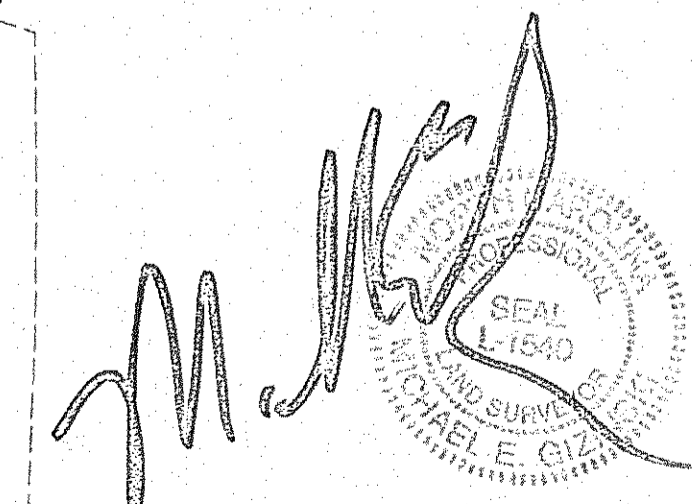
(SITE PLAN 'STANLEY S. STYERS PROPERTY'
 W-1504 APPROVED MAY 2, 1988)

CORPORATE LIMITS OF CITY OF WINSTON SALEM
 WINSTON TOWNSHIP
 FORSYTH COUNTY, NC

LOTS 151, 152, 153-B, 154, 155, 156, 157, 301 OF TAX BLOCK 3411
 PIN 6816-13-2770 and 6816-13-4631
 DEED BOOK 1865, PAGE 2636
 LOTS 151, 152, PORTION 153, 154, 155, 156, 157, PORTION VILOT STREET
 OF WESTERN REALTY CO.; PLAT BOOK 8, PG 155 TAX BLOCK 3411

SCALE 1"=20'
 NOVEMBER, 2005 revised DECEMBER 29, 2005

GIZINSKI SURVEYING CO
 727 GALES AVENUE
 WINSTON SALEM, NC 27103
 PHONE/FAX 336-722-0534
 E-MAIL M.GIZINSKI@PRODIGY.NET



LEGEND
 CH - CHORD
 CMP - CORRUGATED METAL PIPE
 CL - CLEANOUT
 EIP - EXISTING IRON PIPE
 EIR - EXISTING IRON ROD
 ENL - EXISTING MAIL
 EX - EXISTING
 F-F - FACE TO FACE
 GN - GAS METER
 GV - GAS VALVE
 HYD - HYDRANT
 NI - NUISANCE
 NIP - 1/2" IRON PLACED
 NLP - MAIL PLACED
 OHU - OVERHEAD UTILITIES
 P/L - PROPERTY LINE
 PL - POINT
 RCP - REINFORCED CONCRETE PIPE
 R/W - RIGHT OF WAY
 UP - UTILITY POLE
 WM - WATER METER
 WV - WATER VALVE

1564 NORTH PEACE HAVEN ROAD

PLAT NORTH
 PLAT BOOK 26, PAGE 161

W-2830 "Revised"
 ZONING File Copy