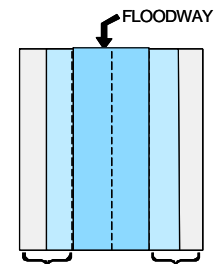


DOCKET #: W1852

PROPOSED ZONING:
Final Development Plan

EXISTING ZONING:
HB-S (Multiple Uses)

PETITIONER:
Chris Papakonstantinou
for property owned by
Same



SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRE(S): 1.65

MAP(S): 624886, 624890



May 24, 2006

Chris Papakonstantinou
320 Summit Square Court
Winston-Salem, NC 27103

RE: FINAL DEVELOPMENT PLAN W-1852

Dear Mr. Papakonstantinou:

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 Members will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Tori Small, Westcott Engineering & Consulting, PC, 4015 Meeting Way, Suite 105, High
Point, NC 27265

ACTION REQUEST FORM

DATE: May 24, 2006
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on Final Development Plan of Chris Papakonstantinou

SUMMARY OF INFORMATION:

Final Development Plan of Chris Papakonstantinou in a HB-S [Adult Day Care Center; Recreation Services, Indoor; Recreation Services, Outdoor; Arts and Crafts Studio; Broadcast Studio; Child Day Care Center; Medical or Dental Laboratory; Restaurant (without drive-through service); Restaurant (with drive-through service); Hospital or Health Care Center; Health Services, Miscellaneous; Building Materials Supply; Medical and Surgical Offices; Offices Miscellaneous; Professional Office; Banking and Financial Services; Services, Business A; Services, Business B; Services, Personal; Building Contractors, General; Convenience Store; Car Wash; Food or Drug Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; and Retail Store, Specialty or Miscellaneous - TWO PHASE) Zoning District: property is located on the southeast corner of Hanes Mill Road and Hanes Mill Court (Zoning Docket W-1852).

PLANNING BOARD ACTION:

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

CITY ORDINANCE - SPECIAL USE

Final Development Plan of Chris Papakonstantinou,
Docket W-1852

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 changing from HB-S [Adult Day Care Center; Recreation Services, Indoor; Recreation Services, Outdoor; Arts and Crafts Studio; Broadcast Studio; Child Day Care Center; Medical or Dental Laboratory; Restaurant (without drive-through service); Restaurant (with drive-through service); Hospital or Health Care Center; Health Services, Miscellaneous; Building Materials Supply; Medical and Surgical Offices; Offices Miscellaneous; Professional Office; Banking and Financial Services; Services, Business A; Services, Business B; Services, Personal; Building Contractors, General; Convenience Store; Car Wash; Food or Drug Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; and Retail Store, Specialty or Miscellaneous - TWO PHASE) to Final Development Plan for Retail Store, Specialty or Miscellaneous; Restaurant (without drive-through service); and General Merchandise Store the zoning classification of the following described property:

Tax Block 6508, Tax Lot 3

Section 2. This Ordinance is adopted after approval of the site plan entitled Hanes Mill Pointe, Lot 3 and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20 ____ to Chris Papakonstantinou.

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 Hanes Mill Pointe, Lot 3. 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 Final Development Plan of Chris Papakonstantinou, (Zoning Docket W-1852). The site shall be developed in accordance with the plan approved by the Council and bearing the inscription: "Attachment A, Special Use District Permit for a Final Development Plan in a HB-S [Adult Day Care Center; Recreation Services, Indoor; Recreation Services, Outdoor; Arts and Crafts Studio; Broadcast Studio; Child Day Care Center; Medical or Dental Laboratory; Restaurant (without drive-through service); Restaurant (with drive-through service); Hospital or Health Care Center; Health Services, Miscellaneous; Building Materials Supply; Medical and Surgical Offices; Offices Miscellaneous; Professional Office; Banking and Financial Services; Services, Business A; Services, Business B; Services, Personal; Building Contractors, General; Convenience Store; Car Wash; Food or Drug Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; and Retail Store, Specialty or Miscellaneous - TWO PHASE) Zoning District, approved by the City Council of the City of Winston-Salem the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the HB-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 THE 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 OCCUPANCY PERMITS**
 - a. One (1) freestanding monument type ground sign shall be permitted with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.
 - b. Developer shall install curb and gutter and a minimum five (5) foot wide sidewalk to City of Winston-Salem specifications along the entire length of the property along Hanes Mill Road. Developer shall also install sidewalks along Summit Square Court and Hanes Mill Court.
 - c. Any storm water management devices shall be installed.
 - d. All required fire hydrants shall be installed in accordance with the City Fire Department and the Utilities Department.
 - e. All on site lighting shall be a maximum of 18 feet tall and shall be of the shoebox” type or otherwise designed not to cast direct light on adjacent properties.
 - f. As a condition of the first phase of zoning for the entire development, this outparcel shall share a joint driveway easement with the outparcel to the south and provide cross access via a driveway stub connection to the outparcel located to the west of the property.

- **OTHER REQUIREMENTS**
 - a. This Final Development Plan must be approved by the City Council prior to the issuance of any permits.

**CITY-COUNTY PLANNING BOARD STAFF
STAFF REPORT FOR: Docket # W-1852
May 11, 2006**

PETITION INFORMATION	
Docket #	W-1852
Staff	Gary Roberts
Petitioner(s)	Chris Papakonstantinou
Owner(s)	Same
Subject Property	Tax Lot 3 / Tax Block 6508
Type of Request	Final Development Plan for property zoned HB-S [Adult Day Care Center; Recreation Services, Indoor; Recreation Services, Outdoor; Arts and Crafts Studio; Broadcast Studio; Child Day Care Center; Medical or Dental Laboratory; Restaurant (without drive-through service); Restaurant (with drive-through service); Hospital or Health Care Center; Health Services, Miscellaneous; Building Materials Supply; Medical and Surgical Offices; Offices Miscellaneous; Professional Office; Banking and Financial Services; Services, Business A; Services, Business B; Services, Personal; Building Contractors, General; Convenience Store; Car Wash; Food or Drug Store; General Merchandise Store; Hardware Store; Nursery, Lawn and Garden Supply Store, Retail; Retail Store, Specialty or Miscellaneous - TWO PHASE] in order to construct a 9,861 sf building.
Proposal	The petitioner is requesting Final Development Plan approval for property zoned HB-S TWO PHASE. The petitioner is requesting the following uses: <ul style="list-style-type: none"> • Retail Store, Specialty or Miscellaneous; Restaurant (without drive-through service); and General Merchandise Store
Zoning District Purpose Statement	The HB District is primarily intended to accommodate retail service and distributive uses. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in Growth Management Areas 2, 3, and 4.
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	Southeast corner of Hanes Mill Road and Hanes Mill Court
Jurisdiction	City of Winston-Salem

Ward(s)	Northeast			
Site Acreage	Approximately ± 1.65 acre			
Current Land Use	Undeveloped			
Physical Characteristics	The site is relatively flat in the interior and has a moderate slope downward toward the east and southeast around the perimeter of the site.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Stormwater/ Drainage	No known issues.			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Analysis of General Site Information	Site is adequate for the proposed improvements.			
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Storm water study condition • See previously approved conditions below. 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Hanes Mill Court	Private street	281'	NA	NA
Summit Square Court	Private street	249'	NA	NA
Hanes Mill Road	Major Thoroughfare	384'	NA	30,100
Proposed Access Point(s)	Hanes Mill Court			
Planned Road Improvements	The Thoroughfare Plan recommends sidewalks along Hanes Mill Road.			
Sidewalks	Sidewalks are currently located along Hanes Mill Road on the adjacent site. Sidewalks are recommended along the northern (Hanes Mill Road), western and southern property lines.			
Transit	Route 44 Northern Connector along Hanes Mill Road			
Analysis of Site Access and Transportation Information	Access to the site is adequate. Staff recommends sidewalks with lateral connections along all three street/easement frontages and the installation of curb and gutter along Hanes Mill Road.			
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Provide sidewalks along all three street/easement frontages with lateral connections and install curb and gutter along Hanes Mill Road. • See previously approved conditions below. 			
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS				
Building Square Footage	Square Footage		Placement on Site	
	9,861 sf		Southeastern corner	
Parking	Required	Proposed	Layout	

	Awaiting revised site plan	Awaiting revised site plan	In front of building
Building Height	Maximum		Proposed
	60'		One story
Impervious Coverage	Maximum		Proposed
	85%		65.26%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Section 2-1.3 (I) Highway Business District 		
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:	Yes	
	(B) Environmental Ord.	NA	
	(C) Subdivision Regulations	NA	
Analysis of Site Plan Compliance with UDO Requirements	<p>This proposed Final Development Plan is for a 9,861 square foot commercial building. The site fronts along Hanes Mill Road; however, the access is via Hanes Mill Court (private) which connects to both Hanes Mill Road and Summit Square Boulevard.</p> <p>Staff anticipates the receipt of a revised site plan which addresses the following site plan issues and will therefore be in compliance with the requirements of the UDO.</p>		
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> See previously approved conditions below. 		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION			
Positive Aspects of Proposal		Negative Aspects of Proposal	
Request would allow for additional commercial development.			
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL			
PRIOR TO THE ISSUANCE OF GRADING PERMITS			
<p>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.</p>			
PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS			
<p>a. One (1) freestanding monument type ground sign shall be permitted with a maximum height of six (6) feet and a maximum copy area of thirty-six (36) square feet.</p> <p>b. Developer shall install curb and gutter and a minimum five (5) foot wide sidewalk to City of Winston-Salem specifications along the entire length of the property along Hanes Mill Road. Developer shall also install sidewalks along Summit Square Court and Hanes Mill Court.</p> <p>c. Any storm water management devices shall be installed.</p> <p>d. All required fire hydrants shall be installed in accordance with the City Fire Department and the Utilities Department.</p>			

- e. All on site lighting shall be a maximum of 18 feet tall and shall be of the shoebox” type or otherwise designed not to cast direct light on adjacent properties.
- f. As a condition of the first phase of zoning for the entire development, this outparcel shall share a joint driveway easement with the outparcel to the south and provide cross access via a driveway stub connection to the outparcel located to the west of the property.

OTHER REQUIREMENTS

- a. This Final Development Plan must be approved by the City Council prior to the issuance of any permits.

STAFF RECOMMENDATION: Approval

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.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the final development plan, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Jerry Clark

VOTE:

FOR: Jerry Clark, Wesley Curtis, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning

FIRE HYDRANT
TBM = TOP OF NUT ON TOP RIM
ELEVATION = 895.17'

CB
TOP = 888.62'
INV OUT = 884.62'

MAGERAS FAMILY LLC.
LOT 105 OF
"OAK SUMMIT SECTION 2"
P.B. 44, Pg. 106
TAX BLOCK: 6329
TAX LOT: 105B
PRESENT ZONING: HB-S

SITE KEY NOTES:

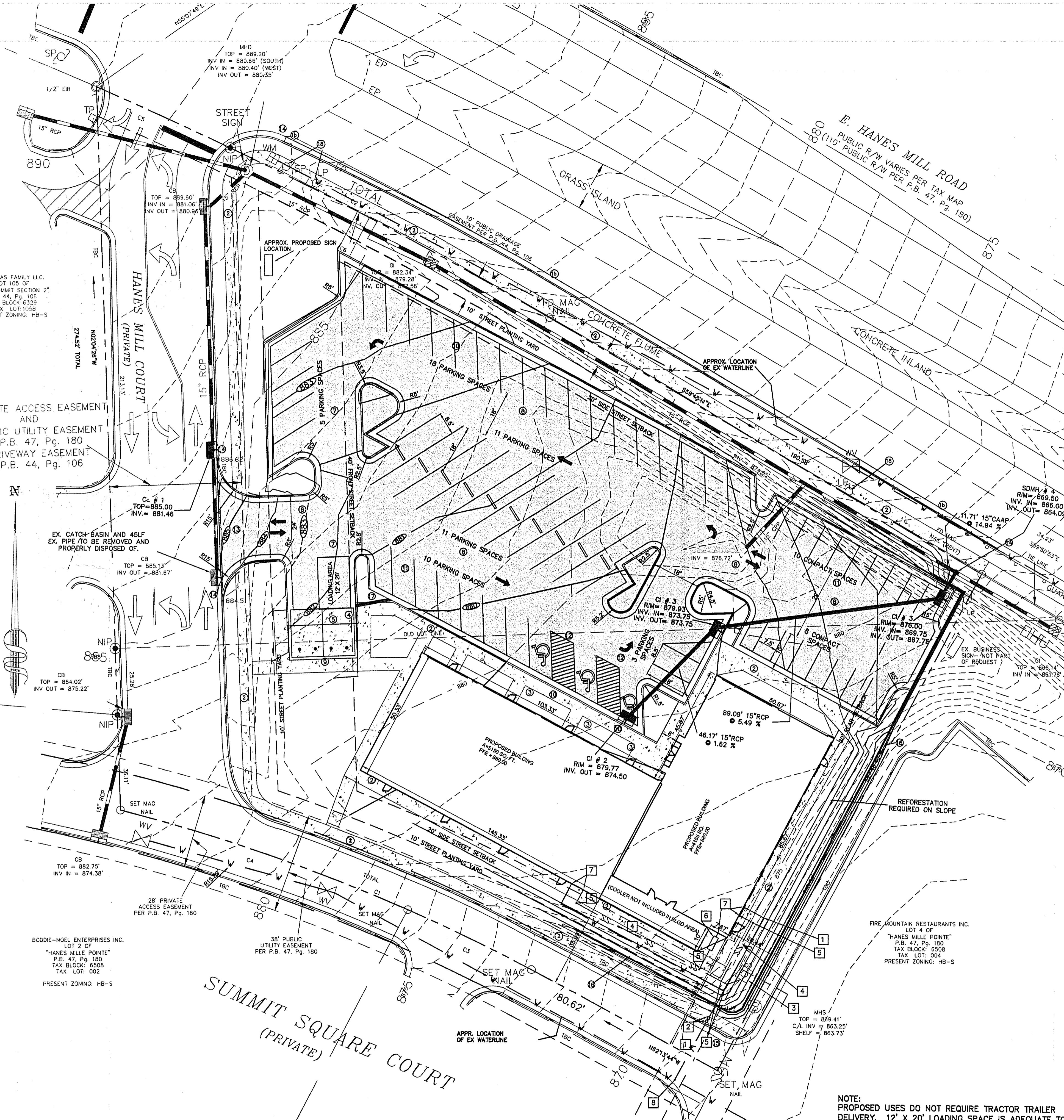
- 1) CONSTRUCT 2'-6" SPILLING CURB AND GUTTER, PER DETAIL SHEET
- 2) CONSTRUCT 2'-6" CATCHING CURB AND GUTTER, PER DETAIL SHEET
- 3) CONSTRUCT CONCRETE WALK, PER DETAIL SHEET
- 4) INSTALL H.C. SIGN, PER DETAIL SHEET
- 5) CONSTRUCT 8" THICK CONCRETE DUMPSTER PAD
- 6) TRANSITION FROM ASPHALT TO CONCRETE, PER DETAIL SHEET
- 7) PAINT TRAFFIC ARROWS, PER DETAIL SHEET
- 8) HEAVY DUTY ASPHALT PAVEMENT, PER DETAIL SHEET
- 9) LIGHT DUTY ASPHALT PAVEMENT, PER DETAIL SHEET
- 10) CONSTRUCT DUMPSTER ENCLOSURE, PER DETAIL SHEET
- 11) CONSTRUCT HANDICAP RAMP, PER DETAIL SHEET
- 12) PAINT 4" WIDE STRIPE, WHITE
- 13) PAINT 4" WIDE STRIPE @ 45' 2"-0" O.C.
- 14) REMOVE EXISTING CURB AND GUTTER
- 15) MATCH EXISTING CURB AND GUTTER
- 16) ASPHALT PATCH, PER DETAIL SHEET
- 17) RETAINING WALL DESIGN BY OTHERS (VARIABLE HEIGHT)
- 18) STEEL FLUME, PER DETAIL SHEET
- 19) RELOCATE POLE

50' PRIVATE ACCESS EASEMENT AND
50' PUBLIC UTILITY EASEMENT
PER P.B. 47, Pg. 180
50' DRIVEWAY EASEMENT
PER P.B. 44, Pg. 106

ZONING EXISTING ZONING: HB-S PROPOSED ZONING: FINAL DEVELOPMENT PLAN TYPE OF REVIEW REQUESTED: PLANNING BOARD REVIEW	OFF-STREET PARKING PROPOSED RESTAURANT (W/OUT DRIVE THROUGH SERVICE) GENERAL MERCHANDISE STORE RETAIL STORE, SPECIALTY OR MISC. PARKING CALCULATIONS: SEE BELOW REQUIRED PARKING: 78 SPACES PARKING PROVIDED: 78 (3 HD) SPACES
SITE SIZE AND COVERAGE TOTAL ACREAGE: 1.65 ACRE(S) SITE COVERAGE: BUILDING TO LAND: 13.78 % PAVEMENT TO LAND: 51.51 % OPEN SPACE: 34.73 % TOTAL: 100 % BUILDING SQUARE FOOTAGE: 880.7 SQ.FT. BUILDING HEIGHT: 1 STORY	OFF-STREET LOADING REQUIRED LOADING/UNLOADING SPACES: LOADING/UNLOADING SPACES PROVIDED: 8 FT. X 10 FT. BUFFERYARDS: X NO ADJOINING ZONING: HB-S TYPE REQUIRED: STREET YARD WIDTH REQUIRED: 10' FENCE OPTION: YES
INFRASTRUCTURE WATER: X PUBLIC SEWER: X PUBLIC STREETS: X PUBLIC	DENSITY CALCULATIONS NUMBER OF UNITS/LOTS: 1 UNITS/LOTS DENSITY: 0.6 UNITS/ACRE OR LOTS/ACRE
WATERSHED CALCULATIONS TOTAL SITE SQUARE FOOTAGE: 880.7 TOTAL MAXIMUM COVERAGE: 880.7 SF LESS: EXISTING BUILT UPON AREA: 0 SF VACANT LAND AREA: 880.7 SF MAXIMUM BUILT UPON AREA: 880.7 SF MAXIMUM NEW BUILT UPON AREA: 880.7 SF WS IV BALANCE OF WATERSHED: - 36% IF NO CURB AND GUTTER - 24% WITH CURB AND GUTTER TOTAL MAXIMUM COVERAGE: LESS: EXISTING BUILT UPON AREA: 0 SF NEW ALLOWABLE COVERAGE: 880.7 SF	OTHER INFORMATION OR NOTES PARKING REQUIREMENTS: 1) RETAIL STORE, SPECIALTY OR MISC. (2575 ± GSF) = 1/500 S.F. = 5 SPACES REQUIRED 2) GENERAL MERCHANDISE STORE (2575 ± GSF) = 1/200 S.F. = 13 SPACES REQUIRED 3) RESTAURANT WITH OUT DRIVE THROUGH SERVICE (4165 ± GSF) = 1/75 S.F. = 58 REQUIRED TOTAL REQUIRED = 74 SPACES TOTAL PROVIDED = 78 SPACES

UTILITY KEY NOTES:

- 1) 2" TYPE "K" COPPER WATER SERVICE, PER CITY OF WINSTON-SALEM STANDARD.
- 2) 2" WATER METER & DOUBLE CHECK ASSEMBLY (DRAIN TO DAYLIGHT) TO CITY OF WINSTON-SALEM STANDARD
- 3) THE SANITARY SEWER SERVICE TO EX. CLEANOUT AND ABANDON OLD SERVICE PER CITY OF WINSTON-SALEM STANDARD.
- 4) 4" SCH. 40 PVC SANITARY SEWER SERVICE PER CITY OF WINSTON-SALEM STANDARD STD.
- 5) 4" SANITARY SEWER CLEANOUT, PER CITY OF WINSTON-SALEM STANDARD
- 6) GREASE TRAP, PER ARCH. PLAN
- 7) UTILITY CONNECTION, PER ARCH. PLAN
- 8) 2" TAPPING SLEEVE & VALVE, PER CITY OF WINSTON-SALEM STANDARD

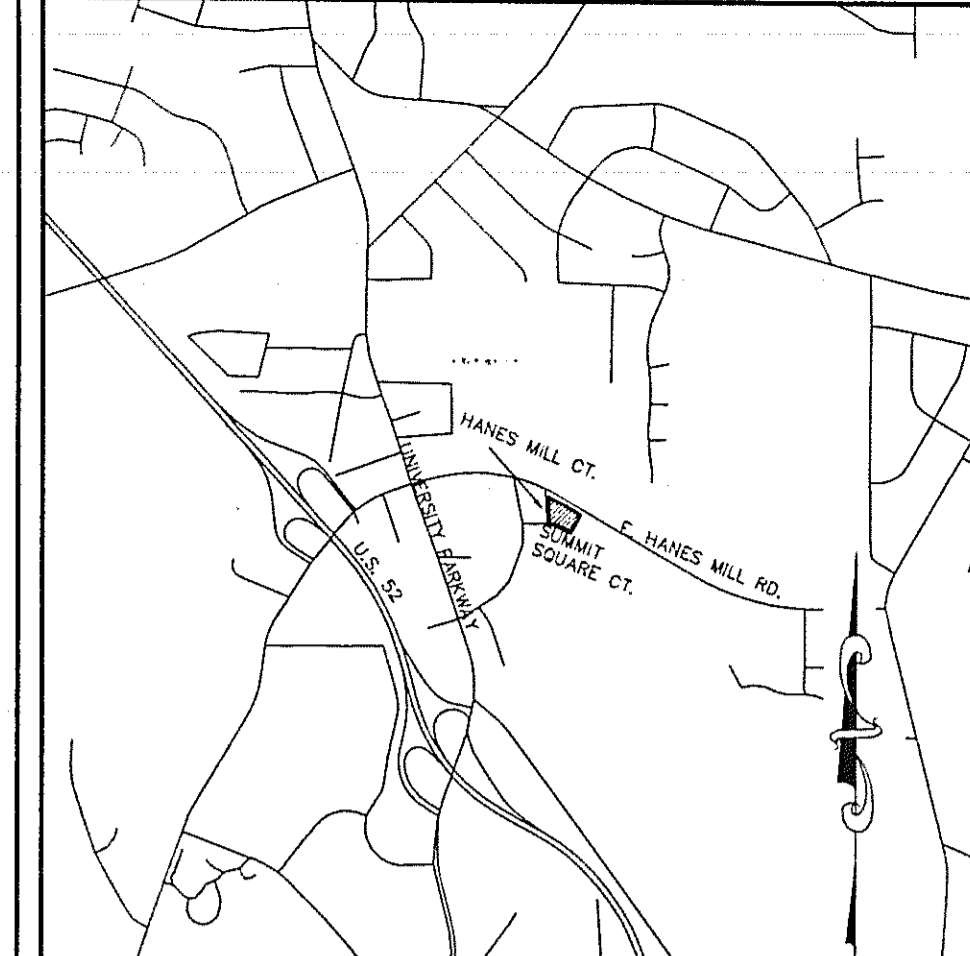


CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	13°39'14"	704.06'	167.78'	167.38'	N69°03'20"W
C2	6°43'36"	1645.00'	193.13'	193.02'	S63°10'31"E
C3	4°14'48"	704.06'	52.18'	52.17'	N64°21'06"W
C4	9°24'27"	704.06'	115.60'	115.47'	N71°10'43"W
C5	1°56'46"	1645.00'	55.88'	55.87'	S65°33'56"E
C6	4°46'50"	1645.00'	137.25'	137.21'	S62°12'08"E

NOTE:
PROPOSED USES DO NOT REQUIRE TRACTOR TRAILER DELIVERY. 12' X 20' LOADING SPACE IS ADEQUATE TO SUPPORT PROPOSED USES.

PRELIMINARY - NOT FOR CONSTRUCTION



VICINITY MAP SCALE: 1" = 2000'

SITE INFORMATION

EX. ZONING	HB-S
PROP. ZONING	HB-S
CURRENT LANDUSE	VACANT
PROP. LANDUSE	RESTAURANT (W/OUT DRIVE THROUGH SERVICE) GENERAL MERCHANDISE, RETAIL STORE (MISC. OR SPECIALTY)
TAX MAP NUMBER	624890
PLAT REFERENCE	TAX LOT: 003, BLOCK: 6508
DEED REFERENCE	D.B.: 4340, PG.: 4334
TOTAL AREA	1.65 AC
WATERSHED	NOT IN A WATERSUPPLY WATERSHED
AVERAGE SLOPE	2.32 %
DISTANCE TO NEAREST FEMA FLOOD PLAIN	NOT IN A FLOOD PLAIN
SOILS	CeC2, PcF2

PARKING INFORMATION

TOTAL SPACES	3 HC SPACES
76	18 COMPACT SPACES
	55 REGULAR SPACES

UTILITY INFORMATION

SIZE	TYPE	LOCATION
8"	VCP	ON-SITE
12"	D.I.	45' SOUTH CL. HANES MILL RD
8"	D.I.	IN PAVEMENT SUMMIT SQUARE RD
15"	RCP	ON-SITE
-	-	ON-SITE UNDERGROUND

OWNER & DEVELOPER:

CHRIS PAPANIKOLAOU 320 SUMMIT SQUARE CT WINSTON-SALEM, NC 27103-0	PHONE: (336) 760-9509 FAX: (336) 659-0462
---	--

SURVEY INFORMATION

PREPARED BY: TRIAD LAND SURVEYING, P.C. 935 EAST MOUNTAIN STREET, SUITE H KERNERSVILLE, N.C. 27284 PHONE: (336) 993-9650 FAX: (336) 993-9654
DATE OF SURVEY: 03/08/2008 DATE OF MAP: 03/10/2008

LEGEND

UP - UTILITY POLE	LP - LIGHT POLE
EIP - EXISTING IRON PIPE	P/L - PROPERTY LINE
NIP - NEW IRON PIPE	R/W - RIGHT-OF-WAY
EIR - EXISTING IRON ROD	EP - EDGE OF PAVING
CI - CURB INLET	CM - CONCRETE MONUMENT
TBD - TOP BACK OF CURB	WM - WATER METER
PH - FIRE HYDRANT	NTS - NOT TO SCALE
CB - CATCH BASIN	MHS - SANITARY MANHOLE
WV - WATER VALVE	MHD - STORM MANHOLE
CO - CLEAN OUT	RCP - REINF. CONC. PIPE

OTHER INFO.

JURISDICTION	CITY OF WINSTON-SALEM
PURPOSE STATEMENT:	THE PURPOSE OF THIS REQUEST IS FOR A FINAL DEV. PLAN (FDP)
PREVIOUS CASE #	W1852 & W1714

W-1852 Revised File Copy

GRAPHIC SCALE

1" = 20'

DWG BY: BD

CKD BY: VWS

1 OF 1 FINAL DEV. PLAN

REV	DATE	DESCRIPTION

WESTCOTT ENGINEERING & CONSULTING, PC
4015 MEETING WAY, SUITE 105
HIGH POINT, NC 27265
PHONE: (336) 812-3546
FAX: (336) 812-8075

HANES MILL POINTE,
LOT 3
HANES MILL COURT
WINSTON-SALEM, NC 27101
WINSTON TOWNSHIP, FORSYTH CO., NORTH CAROLINA



ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECT ON JOB

BEFORE YOU DIG!
CONTACT ONE-CALL CENTER
1-800-632-4949

#	DATE	ISSUED FOR
1	XX/XX/XX	XXXX
PROJECT NO.:		
DATE: 05/05/06		
SCALE: 1"=20'		
DWG BY: BD		
CKD BY: VWS		