



**DOCKET #:** W-3460

**PROPOSED ZONING:**  
RS9

**EXISTING ZONING:**  
LI-S

**PETITIONER:**  
Cornerstone Tower LLC

-  Property included in zoning request.
-  500' mail notification radius. Property not in zoning request.

**SCALE:** 1" represents 300'

**STAFF:** Hunter

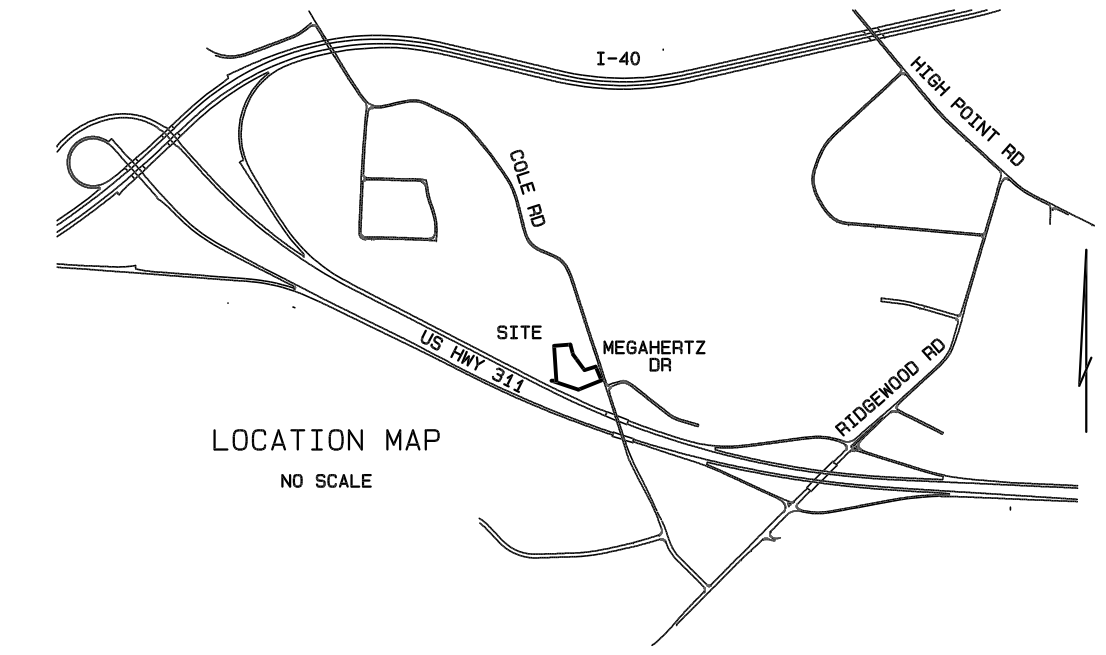
**GMA:** 3

**ACRES:** 1.70

**NEAREST BLDG:** 276' north

**MAP(S):** 6854.03





PIN 6854-22-8919  
LOT 3-C TAX BLOCK 2631  
CORNERSTONE TOWER, LLC  
DEED BOOK 3431, PAGE 2168  
ZONED RS-9

PIN 6854-22-8919  
LOT 1-D TAX BLOCK 2631  
CORNERSTONE TOWER, LLC  
DEED BOOK 3431, PAGE 2168  
ZONED RS-9

PIN 6854-32-3777  
LOT 1-C TAX BLOCK 2631  
ABEL A. GALVAN  
& MARIA L. MEZA VALERIE  
DEED BOOK 3431, PAGE 271  
ZONED RS-9

EX DRIVEWAY

PIN 6854-32-3691  
LOT 1-A TAX BLOCK 2631  
CORNERSTONE TOWER, LLC  
DEED BOOK 2792, PAGE 3949  
ZONED RS-9

PIN 6854-22-2433  
LOT 102 TAX BLOCK 2645  
CORNERSTONE TOWER, LLC  
DEED BOOK 2702, PAGE 2574  
ZONED LI-S

PIN 6854-22-8919  
LOT 2-B TAX BLOCK 2631  
CORNERSTONE TOWER, LLC  
DEED BOOK 3431, PAGE 2168  
ZONED RS-9

S. 89-32° 50' E. 182.07' to C/L  
174.97' IRON to IRON

N. 2-02° 20' W. 504.84'

S. 89-33° 20' E.  
61.37'

N. 62-44° 20' W. 102.51'

N. 62-44° 20' W. 198.20'

N. 64-23° 40' W. 311.81' CH 311.64' ARC R=9002.33'

N. 24-55° 10' E. 123.70'

N. 64-32° 50' W. 263.85' CH 263.86' ARC R=9002.33'

N. 64-23° 40' W. 311.81' CH 311.64' ARC R=9002.33'

S. 65-19° W. 245.24'

S. 87-59° 10' W. 3,618.22' ground distance  
3,617.99' grid distance

S. 18-08° 50' W. 1,339.36' ground distance  
1,339.36' grid distance

N.C.S.S. MONUMENT 'RIDGEWOOD'  
N=843,602.01  
E=1,897,654.03  
SCALE FACTOR=0.999934  
combined

N.C.S.S. MONUMENT 'HINE'  
N=842,329.26  
E=1,897,246.90  
SCALE FACTOR=0.999934  
combined

- LEGEND
- ABS - PLASTIC PIPE
  - AG - ABOVE GRADE
  - BG - BELOW GRADE
  - BFP - BACKFLOW PREVENTOR
  - CA - CONTROLLED ACCESS
  - CATV - CABLE TV
  - CB - CATCH BASIN
  - CD - CURB & GUTTER
  - CH - CHORD
  - C/L - CENTER LINE
  - CO - CLEANOUT
  - CONC - CONCRETE
  - EIR - EXISTING IRON PIPE
  - EIR - EXISTING IRON ROD
  - ENL - EXISTING NAIL
  - ERB - EXISTING REBAR
  - ERR - EXISTING RAILROAD SPIKE
  - EX - EXISTING
  - F-F - FACE TO FACE
  - GM - GAS METER
  - GW - GUY WIRE
  - GV - GAS VALVE
  - HDEE - HIGH-DENSITY POLYETHYLENE PIPE
  - HPL - HOLE PLACED
  - HVAC - HEATING VENTILATING AIR CONDITIONING
  - HYD - HYDRANT
  - LP - LIGHT POLE
  - MH - MANHOLE
  - MON - MONUMENT
  - NCS - NORTH CAROLINA GEODESIC SURVEY
  - NIP - IRON PLACED
  - NLP - NAIL PLACED
  - OHU - OVERHEAD UTILITIES
  - P TRANS - POWER TRANSFORMER
  - PB - POWER BOX
  - PC - POINT OF CURVATURE
  - PGS - PAGES
  - P/L - PROPERTY LINE
  - PT - POINT OF TANGENCY
  - PL - POINT
  - PVC - POLYVINYLCHLORIDE
  - P B - PLAT BOOK
  - PGS - PAGES
  - R - RADIUS
  - RCP - REINFORCED CONCRETE PIPE
  - R/W - RIGHT OF WAY
  - SF - SQUARE FEET
  - T - TANGENT
  - TR - TELEPHONE BOX
  - TVLT - TELEPHONE VAULT
  - UG - UNDERGROUND
  - UP - UTILITY POLE
  - VC - VESICIFIED CLAY
  - WM - WATER METER
  - WV - WATER VALVE
  - ADDRESS

ALL AREAS ARE BY COORDINATES  
ALL STRUCTURES, UTILITIES, PHYSICAL  
FEATURES, ETC. NOT SHOWN

2840 COLE ROAD

PROPOSED RS-9  
ZONING LINE  
102  
1,699 ACRES+  
by coordinates

EX 1-STORY  
VINYL SIDING  
1,409 SF+  
FIN FLOOR 814.14

EX FRAME  
GARAGE  
532 SF+

EX 60' PRIVATE DRIVE

EX PUBLIC VARIABLE R/W W/ VARIABLE PAVING

EX BRIDGE

EX DRIVEWAY

EX DRIVEWAY

EX DRIVEWAY

PROPOSED PRIVATE ACES &  
UTILITIES EASEMENT  
3,798 square feet+

EX GRAVEL DRIVEWAY

EX PAVED DRIVEWAY

EX DRIVEWAY

EX DRIVEWAY

EX DRIVEWAY

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EX DRIVEWAY

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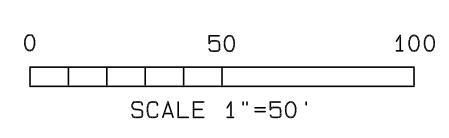


Michael E. Gijnski

**CORNERSTONE TOWER, LLC**  
JURISDICTION OF the CITY of WINSTON SALEM

WINSTON TOWNSHIP  
FORSYTH COUNTY, NC  
PIN 6854-32-2433.00  
LOT 102 OF TAX BLOCK 2645  
DEED BOOK 2702, PAGE 2574  
SCALE 1"=50'

SURVEY MAY 12, 2006 to SEPTEMBER 1, 2006  
revised JANUARY 15, 2021 (AREA TO BE RS-9)  
GIZINSKI SURVEYING CO. F-0820  
727 GALES AVENUE  
WINSTON SALEM, NC 27103  
PHONE/FAX 336-722-0554  
E-MAIL M.GIZINSKI@YAHOO.COM



N.C. GRID NORTH  
NAD 83/85

NOTE: FLOOD ZONE and FLOODWAY ARE AS SCALED FROM FEMA FIRM NUMBER 37100B5400 DATED JANUARY 2, 2008