

**DOCKET #:** W3163  
 (Continued from 12/13/2012 and 1/10/2013)

**PROPOSED ZONING:**  
 RM5-S

**EXISTING ZONING:**  
 RS9

**PETITIONER:**  
 7GS LLC  
 for property owned by Same

**SCALE:** 1" represents 400'

**STAFF:** Roberts

**GMA:** 2

**ACRES:** 10.54

**NEAREST BLDG:** 10' northwest

**MAP(S):** 642850



**CITY-COUNTY PLANNING BOARD DRAFT  
STAFF REPORT**

<b>PETITION INFORMATION</b>	
<b>Docket #</b>	W-3163
<b>Staff</b>	<a href="#">Gary Roberts, Jr. AICP</a>
<b>Petitioner(s)</b>	7gs LLC
<b>Owner(s)</b>	Same
<b>Subject Property</b>	PIN #s 6845-61-5717, 2963, and 3015
<b>Address</b>	1215 Butler Street
<b>Type of Request</b>	Special use rezoning from RS9 to RM5-S
<b>Proposal</b>	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property <b>from</b> RS9 (Residential, Single Family; 9,000 sf minimum lot size) to <b>to</b> RM5-S (Residential, Multifamily District – special use zoning; five units per acre maximum density). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> <li>• Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; and Residential Building, Multifamily</li> </ul>
<b>Continuance History</b>	The request was continued from the December 10, 2012 Planning Board meeting to the January 10, 2013 meeting and then to the February 14 Planning Board meeting.
<b>Neighborhood Contact/Meeting</b>	A neighborhood meeting was held on Monday, January 24, 2013 at 6pm at the William Roscoe Anderson Jr. Recreation Center. Attached is a summary from that meeting as submitted by Vanessa Smith, Community Assistance Liaison for Council Member Taylor (Attachment A).
<b>Zoning District Purpose Statement</b>	The RM5 District is primarily intended to accommodate low density, pedestrian-oriented sites and communities containing duplexes, twin homes, multifamily and townhouse residential buildings with three or four units, and similar residential uses at a maximum overall density of five (5) units per acre. This district is intended for GMAs (Growth Management Areas) 2 (Urban Neighborhoods), 3 (Suburban Neighborhoods), and may be suitable for 4 (Future Area), and Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services are available.
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<p><b>(R)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</b></p> <p>Yes, the site is located within GMA 2 where services are provided and it includes a variety of attached and detached housing units with a density less than five units per acre.</p>
<b>GENERAL SITE INFORMATION</b>	
<b>Location</b>	East side of Butler Street, south of Reynolds Park Boulevard
<b>Jurisdiction</b>	City of Winston-Salem
<b>Ward(s)</b>	Southeast

<b>Site Acreage</b>	± 10.54 acres			
<b>Current Land Use</b>	The site is currently undeveloped; however, the infrastructure (i.e. water/sewer lines and streets) has been installed in accordance with the approved single family subdivision for the site, Stonefield Crossing, which was approved by the Planning Board in 2004.			
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>	
	North	RS9	Undeveloped property and single family homes	
	East	RS9	Undeveloped property	
	South	RS9	Single family homes	
	West	RS9	Single family homes	
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?</b>			
	As shown on the proposed site plan, the single family and duplex units are generally compatible with the adjacent single family homes. On the Butler Street Frontage, homes have been setback consistent with the setbacks for existing homes, or the land has been designated for common open space.			
<b>Physical Characteristics</b>	The site has been predominately cleared and graded for the previously approved single family subdivision. Overall, it has a gentle to moderate slope downward toward Berry Branch which traverses the width of the site. There is no designated floodplain associated with Berry Branch; however, the site plan identifies three wetland areas adjacent to said branch. The largest of these three areas is shown as common area for the development.			
<b>Proximity to Water and Sewer</b>	Public water and sewer are available to the site.			
<b>Stormwater/ Drainage</b>	The proposed site plan shows three stormwater facilities located on both sides of Berry Branch. A stormwater study is required.			
<b>Watershed and Overlay Districts</b>	The site is not located within a water supply watershed.			
<b>Analysis of General Site Information</b>	The site is traversed by a 20' sanitary sewer easement which runs along Berry Branch. The site also includes three designated wetland areas. The subject property has been graded and infrastructure has been installed. Building pad sites have been created based on the 2004 subdivision approval by the Planning Board. The proposed site plan attempts in large part to utilize the existing grading that has taken place.			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Reynolds Park Road	Minor Thoroughfare	69'	11,200	18,200
Butler Street	Minor Thoroughfare	785'	960	13,800
<b>Proposed Access Point(s)</b>	The proposed site plan will use the two existing street connections onto Butler Street.			

<b>Planned Road Improvements</b>	The <i>Comprehensive Transportation Plan</i> recommends a three lane cross section for Reynolds Park Road with widened outside lanes and sidewalks. The recommended cross section for Butler Street is a two lane cross section with bike lanes, sidewalks, and on-street parking on one side.
<b>Trip Generation - Existing/Proposed</b>	<u>Existing Zoning: RS9</u> 35 units (as per approved subdivision plan) x 9.57 (SFR Trip Rate) = 335 Trips per Day.  <u>Proposed Zoning: RM5-S</u> 42 duplex units x 6.59 (Low-Rise Apartment Trip Rate) = 277 Trips per Day + 10 single family units x 9.57 (SFR Trip Rate) = 96 Trips per Day = 373 Total Trips per Day.
<b>Sidewalks</b>	Sidewalks are currently located along the Reynolds Park Road frontage of the site. Sidewalks are not located along Butler Street but are required as per Section 3-13 of the UDO. Due to topographic challenges, the developer is proposing not to construct a sidewalk along the northern frontage on Butler Street.  Due to the proposed slight increase in density, the developer will be providing sidewalks along at least one side of the existing interior streets along with street trees.
<b>Connectivity</b>	The request exceeds the minimum required street connectivity index of 1.2 and includes a stub street to the undeveloped property located to the east.
<b>Transit</b>	Route 30 runs along Reynolds Park Road.
<b>Traffic Impact Study (TIS)</b>	A TIS is not required.
<b>Analysis of Site Access and Transportation Information</b>	The site has good public street access with the internal street network already being in place as per a previously approved subdivision plan. This includes two connections to Butler Street which is a minor thoroughfare. The UDO requires that sidewalks be provided along Butler Street. In addition, road widening and the installation of curb and gutter along Butler Street are consistent with the level/scope of improvements that have typically been required by the City.
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>	
<b>Legacy GMA</b>	Growth Management Area 2 – Urban Neighborhoods
<b>Relevant Legacy Recommendations</b>	<ul style="list-style-type: none"> <li>Growth concentrated in GMA 1 and 2 is more cost effective from a public service delivery standpoint, reduces the pressure for development in the Future Growth Area, preserves open space and rural areas, and avoids traffic congestion and costly new infrastructure.</li> </ul>
<b>Relevant Area Plan(s)</b>	<i>Southeast Winston-Salem Area Plan</i> (2002)
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The plan recommends Low Density Residential (up to 5 DU/AC) for the subject property. The density for this development as proposed is 4.93 dwelling units per acre.</li> </ul>

<b>Addressing</b>	The address assignments for the duplexes shown on this site plan will be changed from the addresses shown on the original plat for the previously approved subdivision.					
<b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(R)</b>	<b>(R)(3) - Have changing conditions substantially affected the area in the petition?</b>					
	Since the <i>Southeast Winston-Salem Area Plan</i> was adopted in 2002 the subject property has undergone subdivision approval as noted previously.					
	<b>(R)(4) - Is the requested action in conformance with Legacy?</b>					
Yes in regard to infill development within GMA 2.						
<b>Analysis of Conformity to Plans and Planning Issues</b>	<p>The subject request is to rezone 10.54 acres from RS9 to RM5-S. The site is undeveloped with the exception of the utilities and streets which were installed in accordance with a previously approved single family subdivision. Said development was for 35 lots which equates to a density of three units per acre. The proposed request is for a total of 52 dwelling units which translates to an overall density of 4.93 units per acre.</p> <p>The <i>Southeast Winston-Salem Area Plan</i> recommends up to five dwelling units per acre. Therefore, from a density standpoint the request is consistent with the adopted plan. <i>Legacy</i> also encourages concentrating growth in the Urban Neighborhoods Growth Management Area.</p> <p>Staff initially did have some concerns as to how this development would relate to the larger lot, single family development pattern which exists along Butler Street. Most of these homes are on lots which are at least one-half acre in size and are setback from Butler Street a minimum of 50'. In working with the developer, this concern has been mitigated as shown on the proposed site plan. The developer has provided single family homes with consistent setbacks along the Butler Street frontage, or in the case of the southern entrance, the entire frontage area as common open space. The duplex units included with this request would be oriented internally to the site. Additional landscaping has been provided along Butler Street to soften the transition into the subject property.</p> <p>As noted previously in regard to the internal streetscape, the developer has agreed to install sidewalks and street trees as a result of the slight increase in density. This is consistent with what would be required under the current street construction standards.</p>					
<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acreage</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>CCPB</b>
Subdivision # 04020	The subject property was approved for a 35 lot single family subdivision by the Planning Board on March 11, 2004.					
W-2238	RS9 to IP-S	Approved	500'	10.82	Approval	Approval

		9-21-98	northeast		
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS					
<b>Units (by type) and Density</b>	52 total units (consisting of 10 single family and 42 duplex units) on 10.54 acres = 4.93 units per acre				
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>		<b>Layout</b>	
	104 spaces	104 spaces		In front of the units	
<b>Building Height</b>	<b>Maximum</b>			<b>Proposed</b>	
	40'			Two story	
<b>Impervious Coverage</b>	<b>Maximum</b>			<b>Proposed</b>	
	NA			27.4%	
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Chapter B, Article II, Section 2-1.2 (K) RM5 Residential, Multifamily District</li> </ul>				
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>		Yes		
	<b>(B) Environmental Ord.</b>		NA		
	<b>(C) Subdivision Regulations</b>		NA		
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The site plan complies with the requirements of the UDO with the exception of sidewalk of sidewalk being installed on Butler Street. The Transportation Department recommends street widening at the northern entrance, which the developer has declined to show.				
REMAINING SITE PLAN ISSUES					
<b>Issue</b>			<b>Status</b>		
Widen Butler Street with curb and gutter and sidewalk along the northern entrance.			The developer has elected not to provide said improvements.		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION					
<b>Positive Aspects of Proposal</b>			<b>Negative Aspects of Proposal</b>		
The request is consistent with the <i>Southeast Winston-Salem Area Plan</i> in regard to the maximum recommended density.			The developer is not proposing to install the required sidewalk and road improvements along the northern entrance to Butler Street.		
The request would provide for infill residential development within the Urban Neighborhoods GMA.			The request would introduce an attached housing product in an area that has historically been zoned and developed for single family residential.		
The request is consistent with the RM5 district purpose statement.					
The request would provide an increase in density at a location where public infrastructure is available.					
The site plan provides a good streetscape along Butler Street.					
Trip generation is comparable to the existing zoning.					
Landscape buffers, internal sidewalks, street trees, and common recreation areas, would be installed on-site.					

#### **SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL**

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**

- a. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
- b. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. Required improvements include:
  - Dedicate 37.5' of ROW from the centerline of Butler Street along the northern portion of the site's frontage and 42.5' of ROW from the centerline of Butler Street along the southern portion of the site's frontage.
  - Widen Butler Street 13' from the centerline with curb and gutter and sidewalks with ADA detectable dome mats at the intersections.

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS:**

- a. The proposed building plans shall be in substantial conformance with the submitted elevations as shown on "Exhibit A" as verified by Planning staff.
- b. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show tentative building locations for the multifamily buildings and all access and utility easements.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. All required improvements of the City of Winston-Salem driveway permit shall be completed.
- b. The final inch of asphalt shall be installed on all interior streets to the requirements of the Public Works Department.
- c. Buildings shall be constructed in substantial conformance with the approved building elevations.

**STAFF RECOMMENDATION: Approval if the remaining recommendations of the Transportation Department are accommodated.**

**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.**

Community Zoning Meeting  
Docket W-3163  
January 24, 2013

Council Member James Taylor, Jr. hosted a meeting with residents of Butler Street and the surrounding area to discuss the proposed rezoning of a duplex community named Stonefield Crossing.

In attendance: Council Member James Taylor, Garry Merritt (Developer), Aaron King (Planning Department), and Vanessa Smith (Community Assistance Liaison)

Mr. King provided an overview of the proposed plan, afterwards Mr. Merritt shared his vision of the project. He shared the following with the residents:

- Has been in construction business since 1968
- Purchased land from builder in 2008; originally planned to build single family homes;
- Market Study performed by S.G. Atkins CDC; Outcome revealed a significant market for elderly residents looking to downsize; No longer a market for single family homes
- \$140,000 per unit
- Proposal for 50 units, each 1000 sf; wide doorways; 2 bedrooms-2 baths; open floor plan; garage and patio
- Considering one maintenance company to take care of the properties
- Other parties interested in concept include WSSU and Emmanuel Baptist Church

Council Member Taylor opened the floor to address questions and/or concerns from the residents. They are as follows:

- Will these units be rental property or owner occupied?
- Why duplexes now versus single family?
- Is the location at the upper or lower end of Reynolds Park Rd?
- Duplexes are no different than apartments; will decrease value of homes and lead to an increase of crime.
- Rental properties are presently causing our homes to devalue.
- How many acres are involved? Concerned the lots are too small; will affect the quality of life because proposed plan is within 10 ft of his home.
- Commented on square footage and asked if units would be built on cement slab.
- Commented Developer wants to “recoup” losses; No guarantees the proposed property will increase values of homes in the neighborhood; No respect for existing homeowners
- What is the layout for the quads?
- Have you considered an increase in traffic? Has a traffic study been performed?
- What is the involvement of Atkins CDC? Feels as though developer is taking advantage of the elderly; First single family homes, then duplexes, now quads; providing residents with erroneous information; Need to level with people
- Seniors not likely to have funds to move because of fixed incomes.



- If developer does not have mortgage product, will likely rent the units to recoup investment.
- Understand the need for profit but, as a senior, wants peace and serenity; does not feel proposed plan would allow this to happen.
- Will you sow the land? What about drainage and a fence?
- The proposed plan is nothing other than a “drug den,” allowing young folks to live with elderly relatives and the complex eventually becomes the projects. Not an asset without single family homes.
- Concerned about building a new road in the neighborhood as a result of the plan.
- More concerns about the value of homes and safety. Applaud Mr. Merritt for attending and not his intention to attack; however, they have been hurt in the past. It would be good to benefit both parties.
- How do you target the elderly to determine the need for housing?
- Expressed Section 8 concerns
- Quarry plans and WSSU’s progression are examples that increase value in the Waughtown area. Horrified by this proposal as it is not upscale and positive.
- Will there be sidewalks on Butler Street? Bus stops? What services will be offered to Seniors? Number cars allotted per unit?
- Again...Are they going to be rental properties or for ownership? Where is the feasibility study, it should be shared with the residents
- What will prevent developer from expanding plans to more than 11.46 acres in the future?
- Current plan is not conducive to the neighborhood; will increase traffic; don’t do it if not done right. Normally people that downsize will cost more than \$140,000 because they will have community resources.
- We should not move forward until more updates are available and the plan has comparable homes within the community.

It was suggested the group attend the upcoming Planning Board Meeting to be held on February 14<sup>th</sup> at 4:30 p.m. – Bryce A. Stuart Municipal Building, 5<sup>th</sup> Floor.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted by,

Vanessa D. Smith

CITY-COUNTY PLANNING BOARD  
SITE PLAN LEGEND

<b>SITE DATA</b> PIN #: 6845-61-5717 6845-61-2963 6845-61-3015 DB 2945, PG. 929 AREA: 10.545 ACRES CITY OF W-S JURISDICTION	<b>ZONING</b> Existing Zoning: RS9 Proposed Zoning: RMS-S Type of Review Requested: REZONING Proposed Use(s): RESIDENTIAL BUILDING; MULTIFAMILY DUPLEX, SINGLE FAMILY, TWIN HOME
<b>PURPOSE STATEMENT</b> The purpose of this site plan is to illustrate the proposed multi-family development in order to gain rezoning from RS9 to RMS-S.	<b>DENSITY</b> Number of Units or Lots: 52 units Duplex Units: 42 Single Units: 10 Density: 4.93 Units / Acre or Lots / Acre Max Density: 5 Units / Acre
<b>SITE SIZE AND COVERAGES</b> Total Acreage: 10.545± acres Site Coverages: Building to Land: 11.7 % Pavement to Land: 12.1 (existing) % Pavement to Land: 3.6 (proposed) % Open space: 72.6 % TOTAL: 100 % Building Square Footage: 1,037 SF / unit Building Height: 1 Story	<b>OFF-STREET PARKING</b> Parking Calculation: 2 Spaces/ dwelling unit Required Parking: 104 Spaces Parking Provided: 104 Spaces (1 garage + 1 driveway per unit) driveway parking to be min. 17.5' length & setback 5' from right-of-way
<b>INFRASTRUCTURE</b> Water: x Public Private Sewers: x Public Private Streets: x Public Private Fence Option: Yes X No	<b>BUFFER YARDS (if applicable)</b> Adjoining Zoning: RS-9 Type Required: TYPE I TYPE II Width Provided: 10', 15', 20' Ft Fence Option: Yes X No
<b>COMMON RECREATION AREAS</b> Area Required: 5,200 sq. Ft. (100 sq. Ft. per residential unit) Area Provided: 6,176 sq. Ft.	<b>BUILDING SETBACKS</b> Front: 15' One Side: 5-10 Rear: 15' Combined Side: 15-20 Street Side: 15'

**TYPE I BUFFERYARD VEGETATION REQUIREMENTS:**

Min. Buffer-yard Width	Bufferyard Length	Minimum Plant Material per One Hundred (100) Linear Feet	Required Trees	Required Plants	Required Shrubs
10 feet	298 feet	2 deciduous trees; 8 primary evergreen plants; 10 supplemental evergreen shrubs	6	24	30
TOTAL:			6	24	30

**TYPE II BUFFERYARD VEGETATION REQUIREMENTS:**

Min. Buffer-yard Width	Bufferyard Length	Minimum Plant Material per One Hundred (100) Linear Feet	Required Trees	Required Plants	Required Shrubs
15 feet	115 feet	2 deciduous trees; 8 primary evergreen plants; 20 supplemental evergreen shrubs	3	10	23
20 feet	2,656 ft	2 deciduous trees; 8 primary evergreen plants; 10 supplemental evergreen shrubs	54	213	266
TOTAL:			57	223	289

**LEGEND**

- PROPERTY LINE
- BUILDING FOOTPRINT
- LINE FROM DEED OR PLAT
- V --- EXIST. WATER LINE
- SS --- EXIST. SAN. SEWER LINE
- --- EXIST. STORM DRAIN
- --- EXIST. STORM DRAIN
- --- OVERHEAD POWER LINES
- GAS MAIN
- FIBER OPTIC / TELEPHONE
- TV CABLE
- NOW OR FORMERLY STORM DRAIN PIPE NUMBER
- PROPOSED SPOT ELEVATION
- EXISTING IRON PIN
- NEW IRON PIN
- NO POINT SET
- POWER POLE
- HYDRANT
- TB TRAFFIC SIGN BOX
- TY CABLE TV PED.
- TELEPHONE PED.
- LP LIGHT POLE
- WM WATER METER
- CO SEWER CLEAN-OUT
- YI YARD INLET
- TI THROAT INLET
- CB CATCH BASIN
- MH MANHOLE
- DELINEATED WETLANDS

**Gupton & Webb, P.A.**  
ENGINEERS-PLANNERS-SURVEYORS

**G**  
GUPTON & WEBB, P.A.

PO BOX 1070  
KING, NC 27021  
336-885-6519 FAX 336-885-6521  
E-MAIL: gupton@guptonco.com  
CORPORATE LICENSE NO. C-043

**STONEFIELD CROSSING DUPLEX HOMES**

OWNER-DEVELOPER  
76's L.L.C. c/o GARRY MERRITT  
P.O. BOX 188  
KING, NC 27021 336-813-6661  
garry@thetapoco.com

**PROGRESS DRAWINGS**

GOVERNMENTAL PERMITS APPLIED FOR

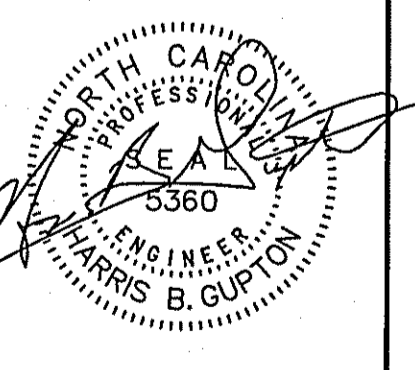
DO NOT USE FOR CONSTRUCTION

SCALE: 1" = 50'

REVISIONS:

11/8/12	UPDATE
12/19/12	UPDATE
2/4/13	UPDATE
2/7/13	UPDATE

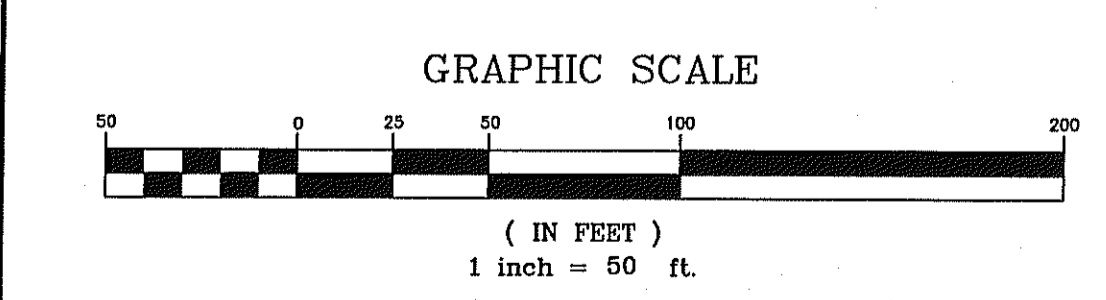
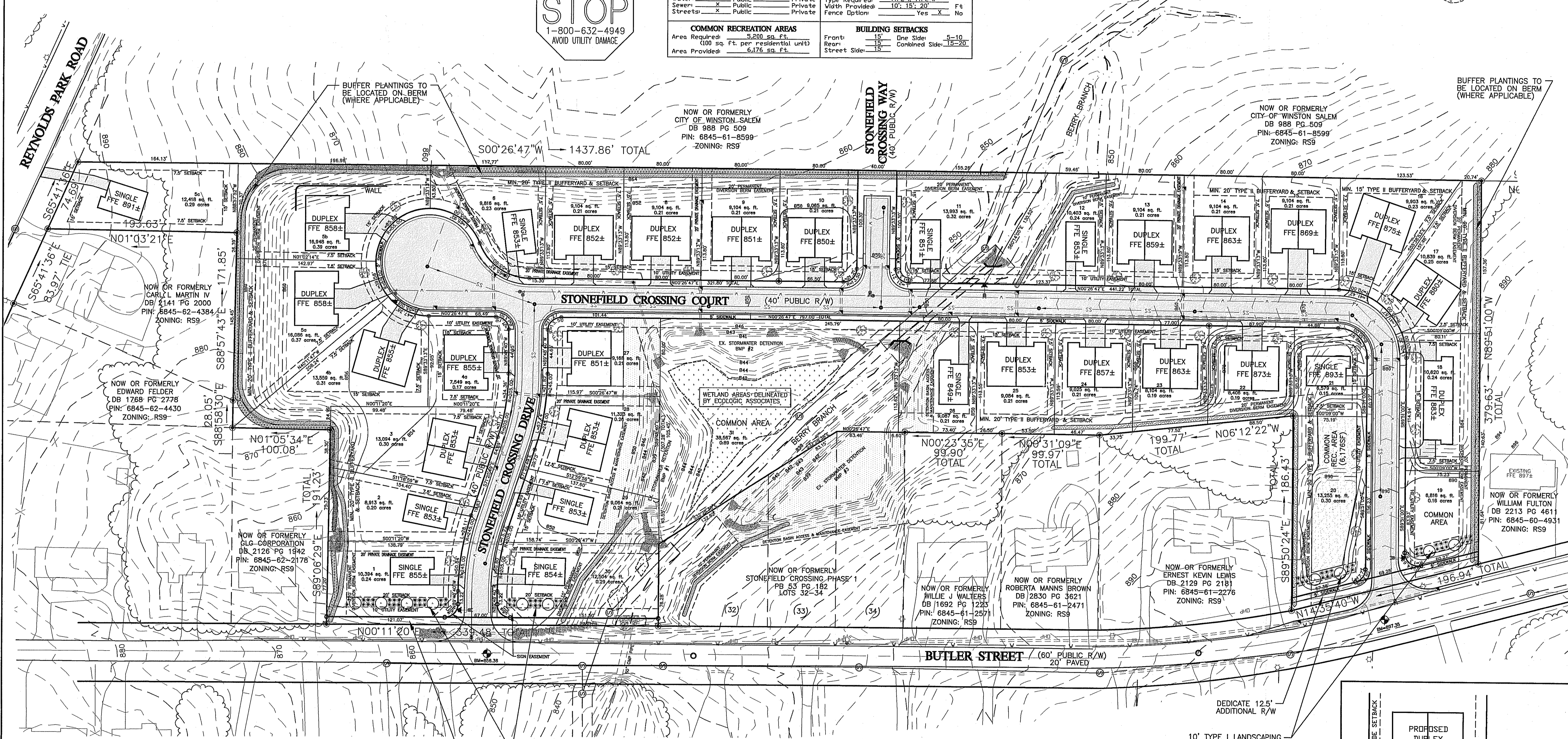
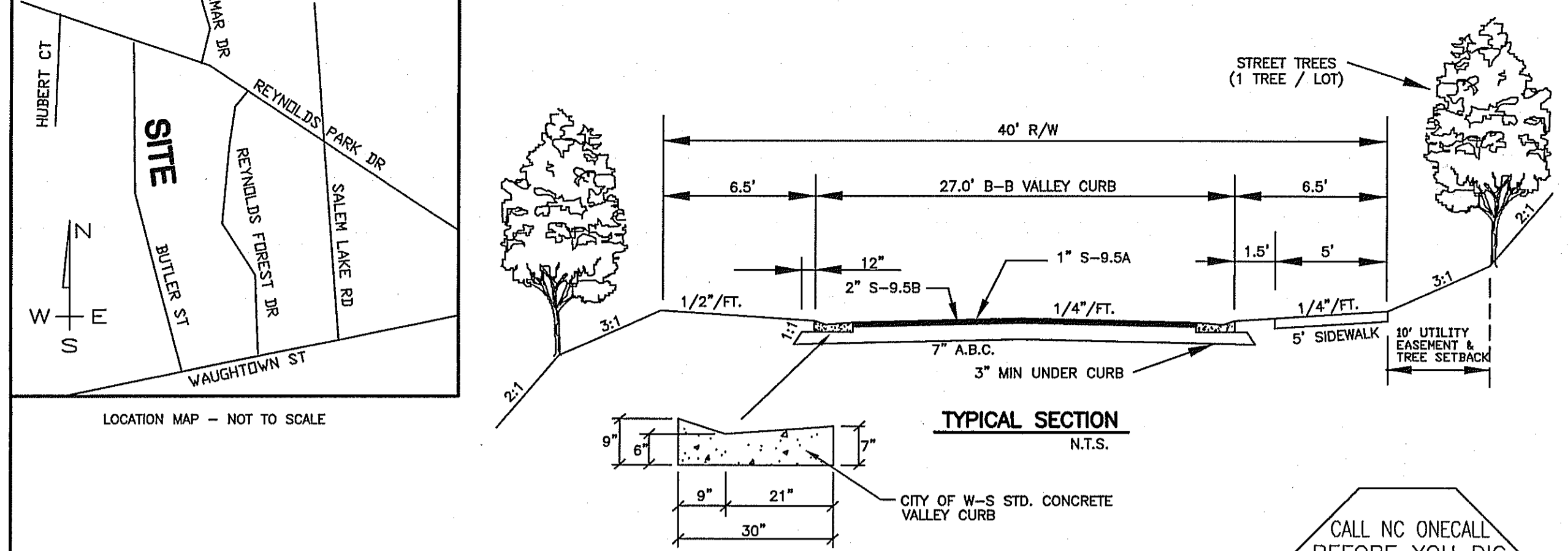
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DRAWN BY: ASW  
DESIGNED BY: HBG  
APPROVED BY: HBG



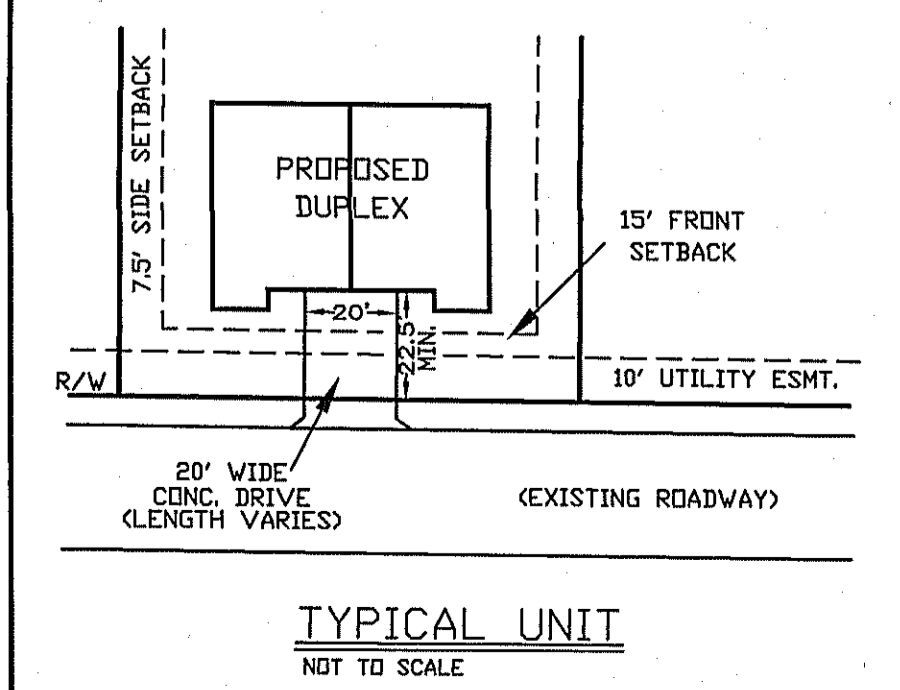
SHEET TITLE:  
SITE PLAN

1 OF 1

DATE: 10/25/12  
PROJECT NO: 12329-12D

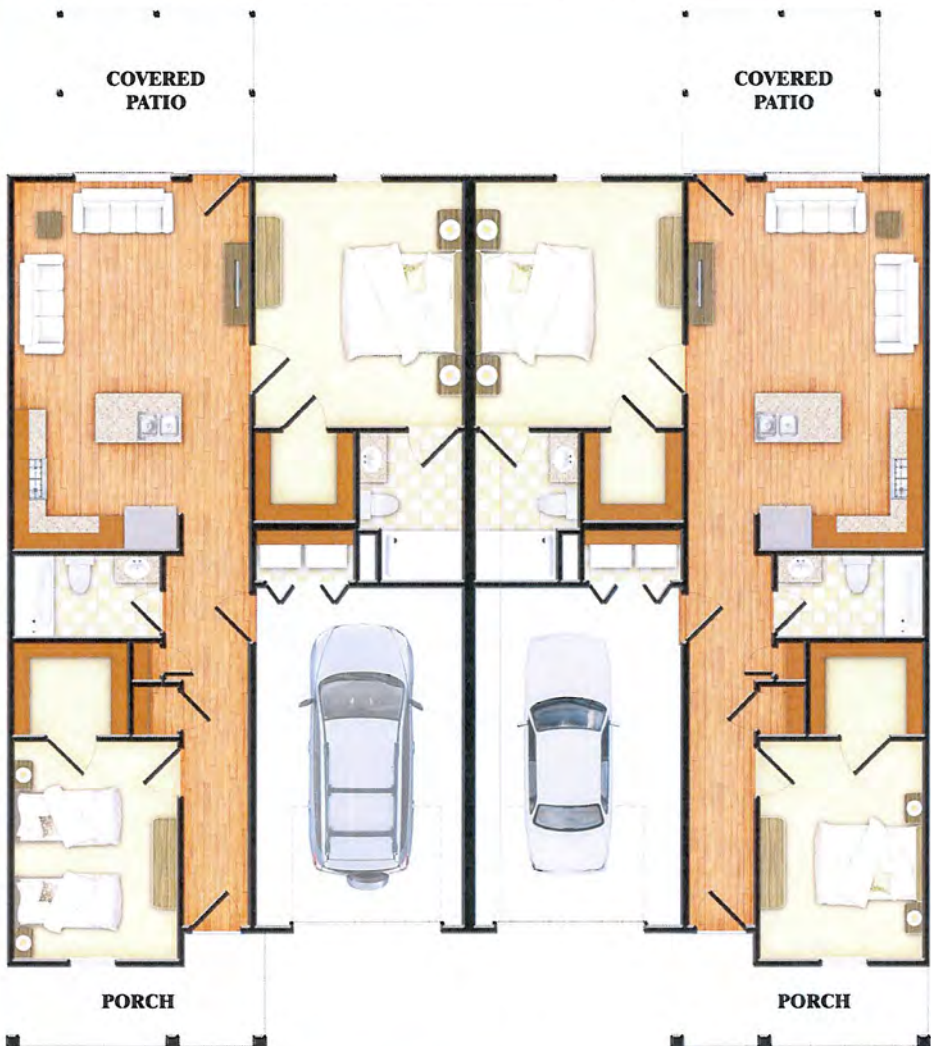


- GENERAL NOTES:**
- SITE HAS BEEN PREVIOUSLY DEVELOPED FOR SINGLE FAMILY LOTS. DEVELOPER PLANS TO CONSTRUCT DUPLEX UNITS ON EXISTING GRADED BUILDING PADS. EXISTING INFRASTRUCTURE TO REMAIN.
  - SITE WAS PREVIOUSLY PERMITTED FOR STORMWATER MANAGEMENT. PROPOSED DEVELOPMENT WILL NOT RESULT IN ADDITIONAL IMPERVIOUS AREA BEYOND THAT ORIGINALLY PERMITTED. THEREFORE NO CHANGES ARE PROPOSED TO THE STORM DRAIN SYSTEM.
  - INTERIOR STREETS HAVE BEEN CONSTRUCTED AND SHALL BE DEDICATED AS PUBLIC WHEN FINAL ASPHALT OVERLAY IS INSTALLED.



NOTE: NO GEODETIC CONTROL FOUND WITHIN 2000 FEET.

# Stonefield Crossing



## Duplex Home

1037 Sq. Ft.

Two Bedroom

Two Bath

One Car Garage

Covered Patio

\*Handicapped  
Accessible Units  
Available



(336) 813-6661

W-3163 Exhibit A

