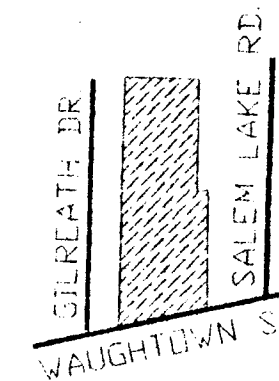


LOCATION MAP (NTS)



MAGNETIC PER DB. 1460 PG. 523

TAX LOT 7B  
TAX BLOCK 2587  
JOHN G. VESTAL  
D.B. 1360 PG. 812  
ZONED RS-9

TAX LOT 7A  
TAX BLOCK 2587  
JOHN G. VESTAL  
D.B. 1360 PG. 812  
ZONED RS-9

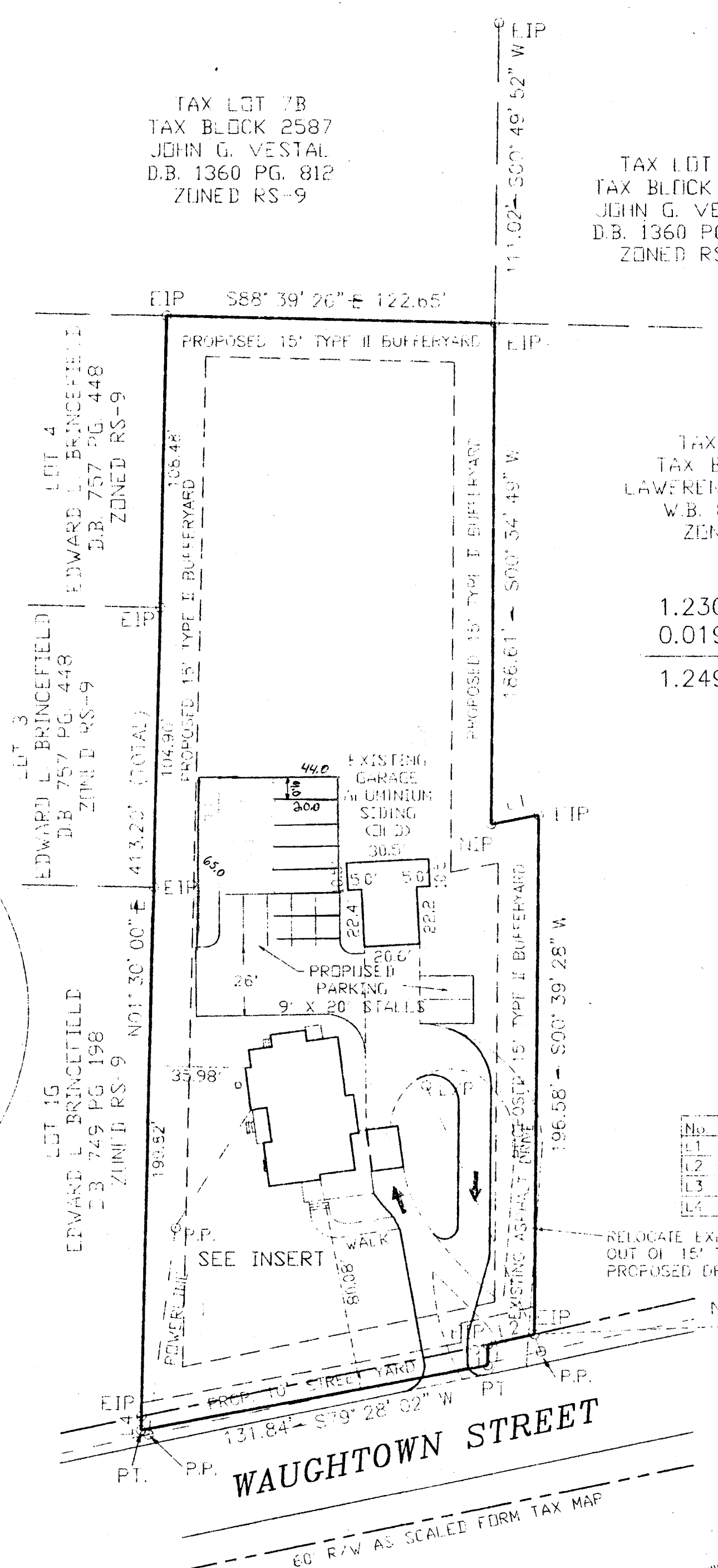
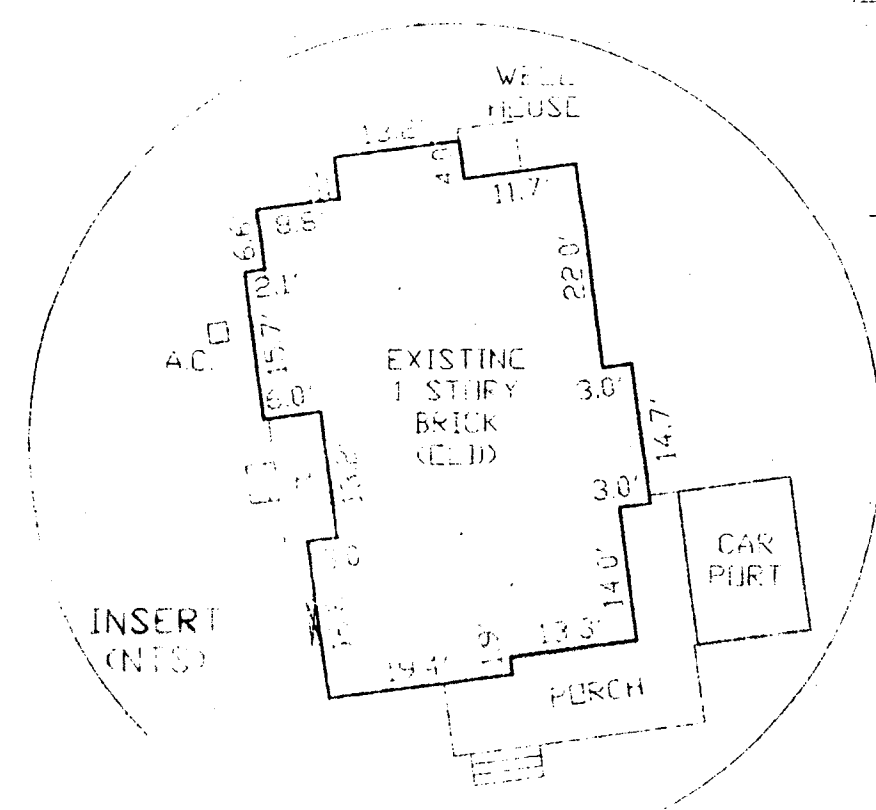
TAX LOT 18F  
TAX BLOCK 2595  
LAWRENCE E. MASTEN  
W.B. 87 E. 1449  
ZONED RS-9

1.230 Ac.± INSIDE R/W  
0.019 Ac.± OUTSIDE R/W  
1.249 Ac.± TOTAL

BY COMPUTER  
CALCULATION

PROPOSED DEVELOPMENT PLAN

CURRENT ZONING DISTRICT: RS-9
PROPOSED ZONING: LB-S (SERVICES, PERSONAL) (BEAUTY SHOP)
WATERSHED DISTRICT: NOT IN A REGULATED WATERSHED
BUILDING SET BACKS (MIN): FRONT 20', INTERIOR SIDE 40', STREET 20', REAR 5'
MAXIMUM BUILDING HEIGHT: 40'
CALCULATION OF AREA TYPES BY COMPUTER - TOTAL AREA: 54406.44 SF (±1.249 Ac.)
BUILDING COVERAGE: 2358.50 SF 4.3% of Total Area (EXISTING BUILDINGS)
IMPERVIOUS AREA: 4405.60 SF, 8.1% of Total Area (EXISTING PAVEMENT)
PROPOSED IMPERVIOUS AREA: 2576 SF 4.7% of Total Area (PROPOSED PARKING)
TOTAL IMPERVIOUS AREA: 9340.1 SF (±0.21 Ac.) 17.1% of Total Area
<b>OFF-STREET PARKING</b>
OFF-STREET PARKING PROVIDED: 7 SPACES
OFF-STREET PARKING REQUIRED: 6 SPACES, 1 PER 400 SF OF GFA (GAR. NOT INCLUDED)
2280.6 SF / 400 SF = 6 SPACES
PARKING SPACE DIMENSIONS: 20.0' x 9.0' (ONE WAY - PARKING ANGLE 90 DEG.)
<b>WATER/SEWER UTILITIES</b>
EX. WATER CONNECTION: FORSYTH COUNTY WATER
EX. SEWER CONNECTION: FORSYTH COUNTY SANITARY SEWER
<b>LANDSCAPING PLAN</b>
STREET PLANTING YARD (10' MIN)
15' TYPE II BUFFERYARD
SIGNAGE IN ACCORDANCE WITH THE FORSYTH COUNTY UNIFIED DEVELOPMENT ORDINANCE

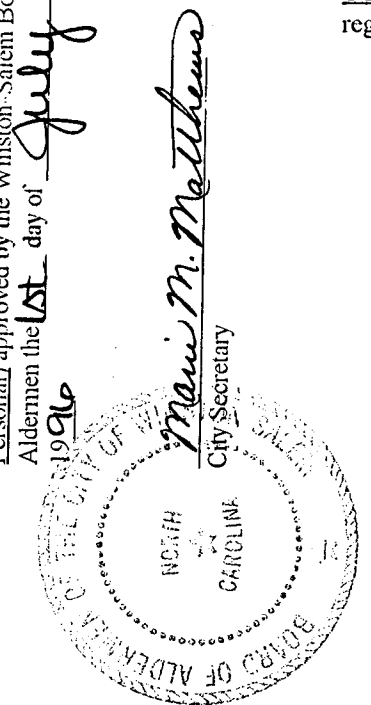


No.	Bearing	Distance
1	N79° 06' 45" E	18.66'
2	S77° 36' 58" W	17.88'
3	S70° 34' 10" W	7.69'
4	N10° 30' 22" E	15.25'

RELOCATE EXISTING DRIVEWAY (DASHED LINES)  
OUT OF 15' TYPE II BUFFERYARD  
PROPOSED DRIVEWAY (SOLID LINES)

ATTACHMENT "A"

Special Use District Permit for LB-S (Services/Personal) approved by the Winston-Salem Board of Aldermen the 1st day of July 1996



(W-2060)

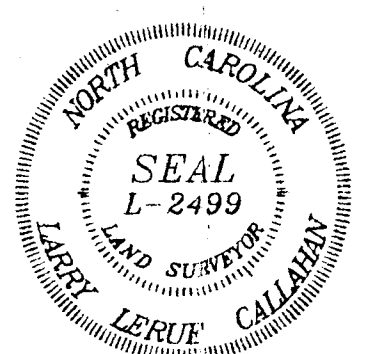
- CONDITIONS:** (These conditions are additional requirements for development. All other city or county code regulations still apply.)
- A Special Use District Permit fee shall be paid to the Inspections Division within 90 days after the rezoning is approved by the Board of Aldermen.
  - Driveway permits shall be issued by the City of Winston-Salem within 90 days after the rezoning is approved by the Board of Aldermen.
  - Developer shall dedicate new public right-of-way in fee simple to the City of Winston-Salem along a portion of the frontage of the property on Waughtown Street. The portion to be dedicated is the jog in the right-of-way labeled as L3 and L4 on the site plan. Said right-of-way shall be dedicated within 90 days after the rezoning is approved by the Board of Aldermen.
  - Garbage collection devices shall be installed in accordance with the City Sanitation Division within 90 days after the rezoning is approved by the Board of Aldermen.
  - Developer shall install landscaping in accordance with UDO Section 3-4, within 90 days after the rezoning is approved by the Board of Aldermen.
  - A type II bufferyard shall be installed where this property adjoins RS-9 Zoning in accordance with UDO Section 3-5, within 90 days after the rezoning is approved by the Board of Aldermen.
  - Sign permits are required from the Inspections Division prior to installing any new signs on the property. Any new sign shall be limited to monument type with a maximum height of five (5) feet and a maximum copy area of 20 square feet.



Ratio of Precision = 1:10,000+

W-2060

- LEGEND
- PP - Power Pole
  - EIP - Existing Iron Pipe
  - NIP - New Iron Pipe
  - EPI - Existing Iron Pipe
  - NPI - New Fin Iron
  - CM - Concrete Monument
  - WM - Water Meter
  - NTS - Not To Scale
  - MH - Man Hole
  - CI - Curate Inlet
  - RCP - Rein. Conc. Pipe
  - L/P - Light Pole
  - P.L. - Property Line
  - R/W - Right-of-Way
  - C.L. - Centerline
  - EP - Edge of Paving
  - FG - Fore of Cut
  - IBC - Top Back of Curt
  - FH - Fire Hydrant
  - CB - Catch Basin
  - TF - Telephone Pole
  - TI - Tard Inlet



"I CERTIFY THAT ON MAY 16th 1995, WE SURVEYED THE PROPERTY SHOWN ON THIS PLAT."

Larry L. Callahan R.L.S.

Note: This plat is subject to any Easements, Agreements, or Rights-of-Way of record prior to the date of this plat, which was not visible at the time of my inspection.

This map or drawing and any accompanying documents are furnished to the person(s) named thereon and no alterations or use by others is permitted unless authorized by LARRY L. CALLAHAN SURVEYING COMPANY, INC.

MAP FOR JOHNATHAN BROWN and wife TORINA BROWN				
SCALE	TOWNSHIP	COUNTY	STATE	DATE
1" = 40'	WINSTON	FORSYTH	N.C.	5-16-95
BEING TAX LOTS 17A AND 18 OF TAX BLOCK 2595				
SURVEYED: BC,AL,JD	OFFICE 996-3598	LARRY L. CALLAHAN SURVEYING CO., INC.	HOME 595-6103	JOB NO. 8145
MAPPED: BCS,SER	935 E. MOUNTAIN ST., SUITE 1, KERNERSVILLE, N.C. 27284			