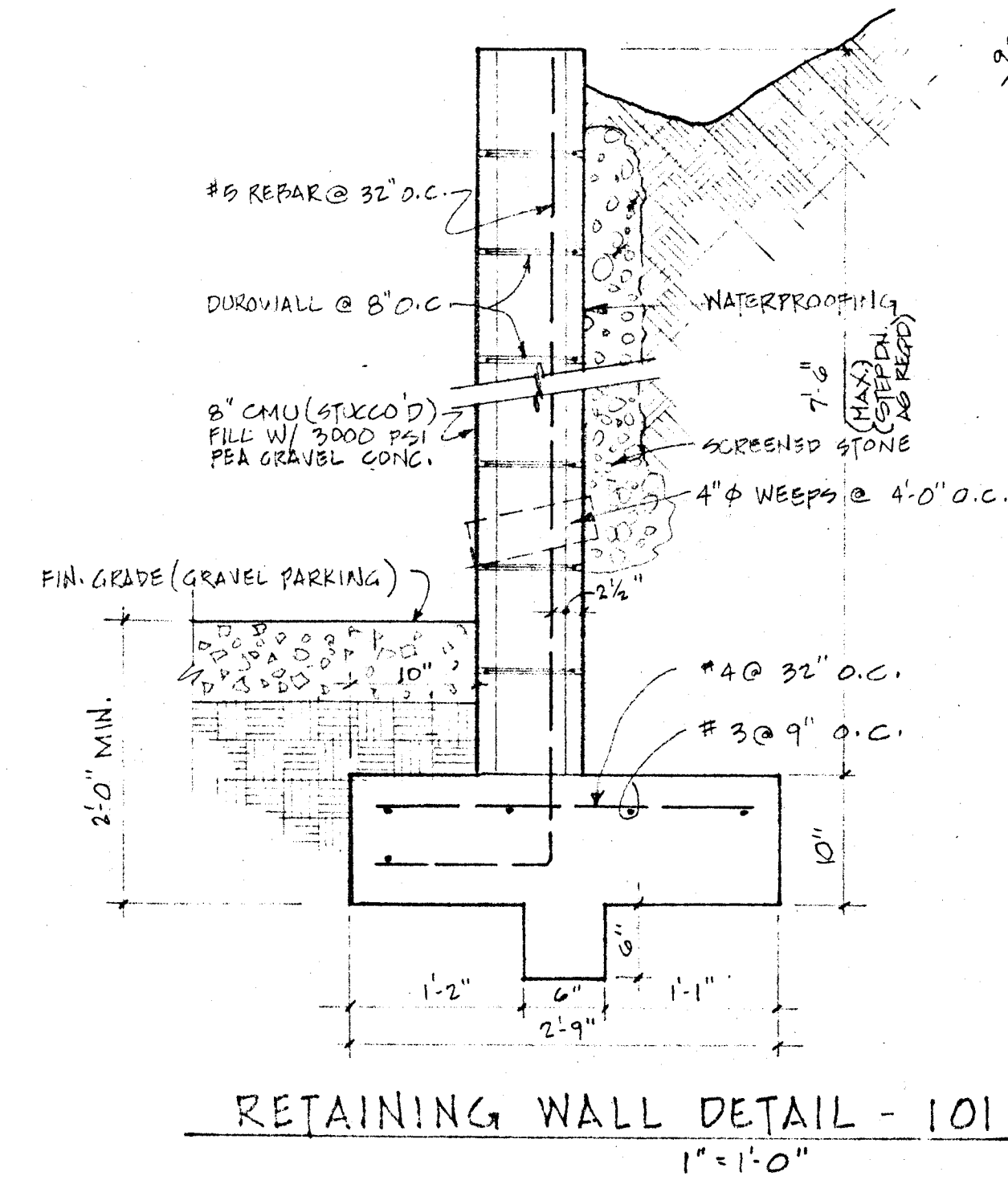
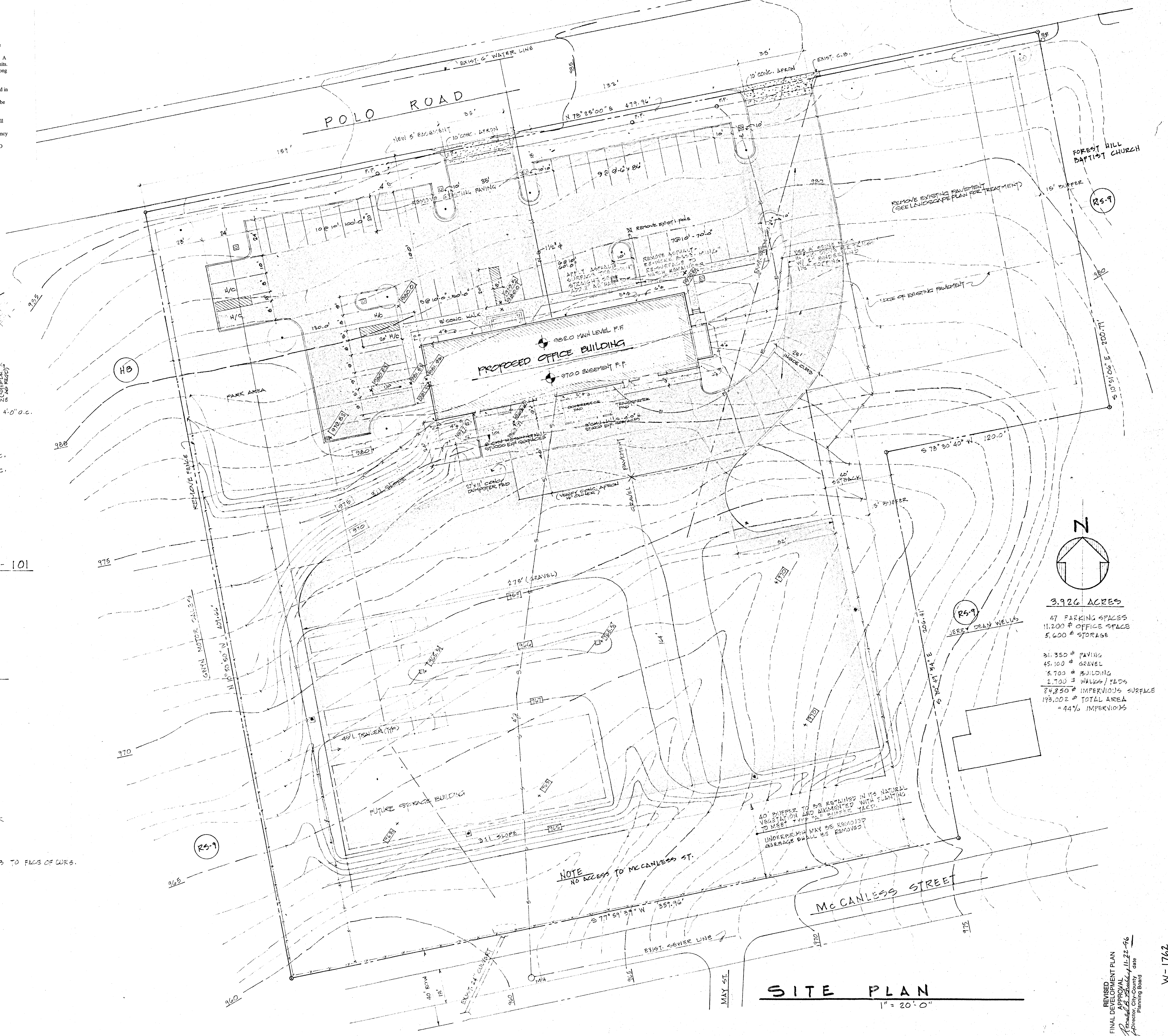


- a. A Special Use District Permit fee shall be paid to the Inspections Division prior to the issuance of any permits on this property.
- b. Erosion control and sedimentation permits are required from the Inspections Division prior to grading the property. All required erosion control devices shall be installed prior to the issuance of building permits.
- c. Driveway permits shall be issued by the City of Winston-Salem prior to the issuance of building permits. A negative access assessment shall be recorded along McCaless Street prior to the issuance of building permits.
- d. Developer shall dedicate 5 feet of new public right-of-way in fee simple to the City of Winston-Salem along the entire frontage of the property on Polo Road prior to the issuance of building permits.
- e. If required, on-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division prior to the issuance of building permits. All required fire hydrants shall be installed in accordance with the City Fire Department prior to the issuance of occupancy permits.
- f. Public water and sewer shall be installed in accordance with the City-County Utilities Commission shall be installed prior to the issuance of occupancy permits.
- g. Garbage collection devices shall be installed in accordance with the City Sanitation Division prior to the issuance of occupancy permits and shall be screened by a masonry wall to compliment the building. Wall shall be the same height of the dumpster.
- h. Developer shall install landscaping in accordance with UDO Section 3-4, prior to the issuance of occupancy permits.
- i. A type III bufferyard shall be installed where this property adjoins RS-9 Zoning in accordance with UDO Section 3-5, prior to the issuance of occupancy permits.
- j. Sign permits are required from the Inspections Division prior to installing any signs on the property.



- LEGEND**
- EXIST. GRADE CONTOURS
  - 980 EXIST. SPOT GRADES
  - PROPOSED GRADE CONTOURS
  - x [980] PROPOSED SPOT GRADES
  - [Hatched] CONG. SLABS
  - [Hatched] ASPHALT PAVEMENT
  - [Hatched] GRAVELLED PARKING LOT
  - CHAIN LINK FENCE
  - [Square] ALORN LIGHT BY DUKE POWER
  - [Square] DOUBLE HEADED FLOODS BY DUKE POWER
  - 24" CURB + GUTTER

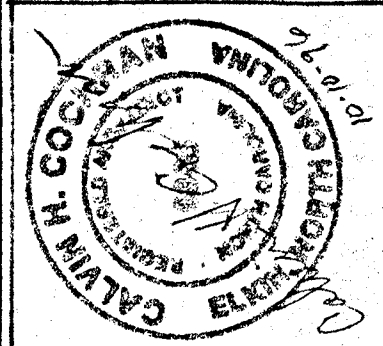
NOTE: PARKING LOT DIMENSIONS ARE FACE OF CURB TO FACE OF CURB.



**3.926 ACRES**  
 47 PARKING SPACES  
 11,200 # OFFICE SPACE  
 5,600 # STORAGE  
 31,350 # PAVING  
 45,100 # GRAVEL  
 5,700 # BUILDING  
 2,700 # WALKS/PEDS  
 24,850 # IMPERVIOUS SURFACE  
 193,002 # TOTAL AREA  
 = 44% IMPERVIOUS

**SITE PLAN**  
 1" = 20' 0"

REVISED  
 FINAL DEVELOPMENT PLAN  
 APPROVAL  
 [Signature]  
 Planning Board


<b>CAL COCHRAN, AIA</b> ARCHITECT 111 W. MARKET ST. ELKIN, NC 28621 910-830-9950
DRAWN: chd/td CHECKED: chd SCALE: AS NOTED DATE:
PROPOSED OFFICE BUILDING FOR: <b>BEROTH OIL COMPANY, INC.</b> WINSTON-SALEM, NC POLE RD. SITE PLAN & DETAILS W-1762
SHEET <b>A-1</b> OF 6

ZONING FILE 207Y