

SITE ADDRESS
1580 JASPER LANE
WINSTON-SALEM, NC 27127
FORSYTH COUNTY
LATITUDE: 36° 01' 06.1" N
LONGITUDE: 80° 16' 13.9" W
TAX/PIN #: 6822-47-8122-00
ZONING: RS9
PC LAW NO. 1065-017

NOTE: SITE IS LOCATED WITHIN FEMA FLOOD
MAP AREA 3710682200J DATED 01/02/2009 WITHIN
FLOOD ZONE X.

NOTE: SITE NOT LOCATED WITHIN A WATERSHED
AREA

NOTE: NOT DISTURBING MORE THAN 10,000 SQ.
FT., THEREFORE A TREE SAVE IS NOT REQUIRED.

verizon
8921 RESEARCH DRIVE
CHARLOTTE, NC 28262

WILSHIRE

PROPERTY OWNER
PHILLIP & BRENDA FISHEL
1522 JASPER LANE
WINSTON-SALEM, NC 27127
FORSYTH COUNTY
PHONE: (336) 788-4677

APPLICANT REPRESENTATIVE
BAKER, DONELSON, BEARMAN,
CALDWELL & BERKOWITZ, PC
ATTN: LAURA GOODE
1501 MAIN STREET, STE# 600
COLUMBIA, SC 29201
PHONE: (803) 251-8817
EMAIL: lgoode@bakerdonelson.com

verizon

8921 RESEARCH DRIVE
CHARLOTTE, NORTH CAROLINA 28262

PROJECT INFORMATION:

VERIZON NAME: WILSHIRE
VERIZON No.: TBD

1580 JASPER LANE
WINSTON-SALEM, NC 27127
FORSYTH COUNTY

CURRENT ISSUE DATE:

05/10/17

ISSUED FOR:

PRELIMINARY/
ZONING

REV.: DATE: ISSUED FOR: BY:

1	03/03/17	PRELIMINARY	WCE
2	04/06/17	ZONING	WCE
3	05/01/17	ZONING	WCE
4	05/10/17	ZONING	DMF

CONSULTANT:

Kimley»Horn

2 SUN COURT, SUITE 450
PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744
WWW.KIMLEY-HORN.COM
NC License F-0102

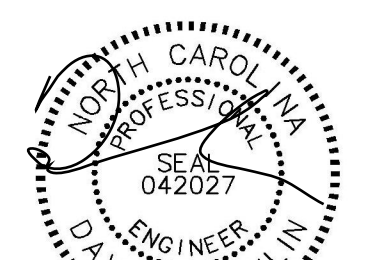
COLE EDMONSON: cole.edmonson@kimley-horn.com

CONSULTANT:

DRAWN BY: CHK.: APV.:

KMP KRM DMF

LICENSER:



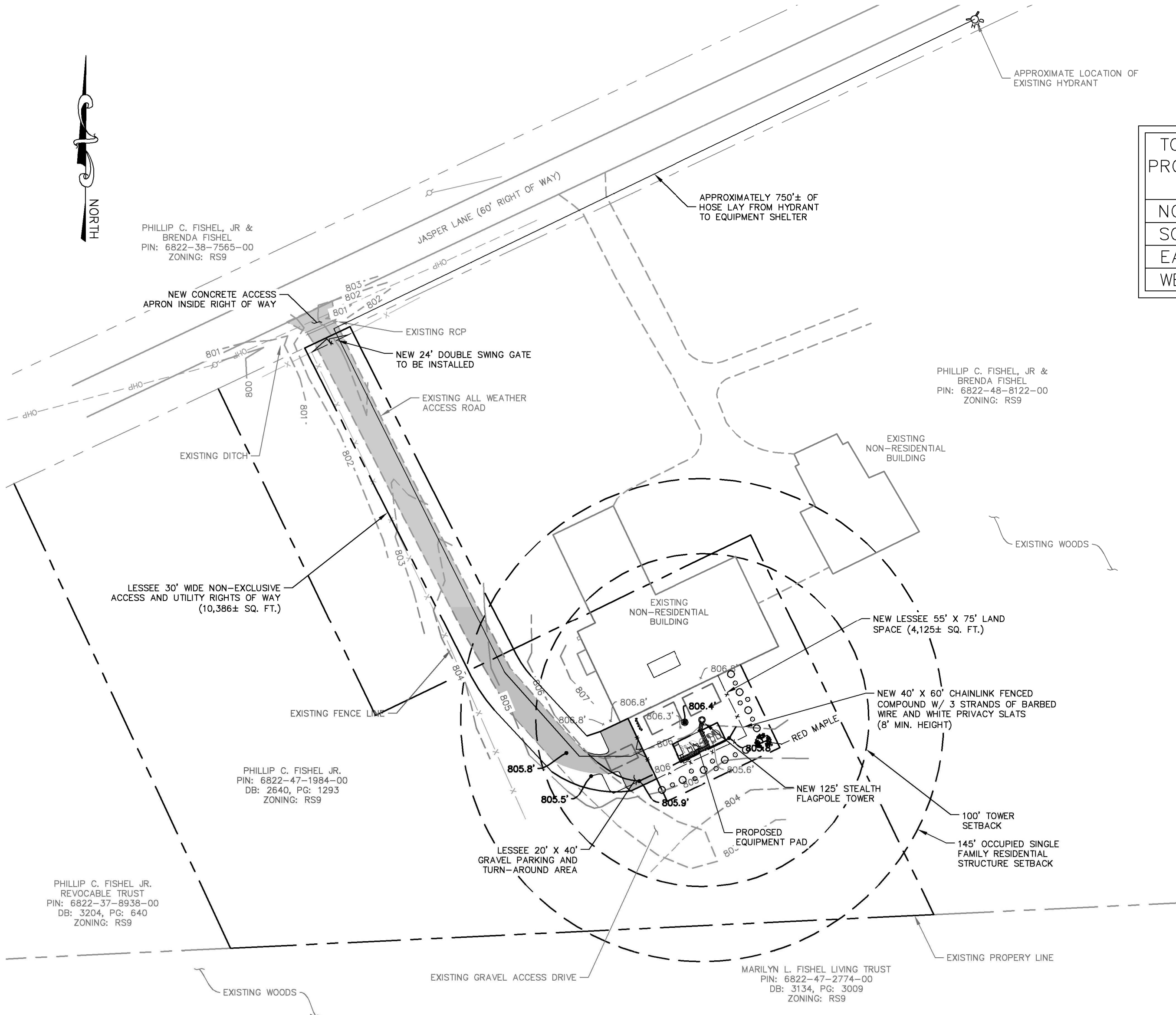
SHEET TITLE:

ZONING

SHEET NUMBER: REVISION:

1 4

012055841

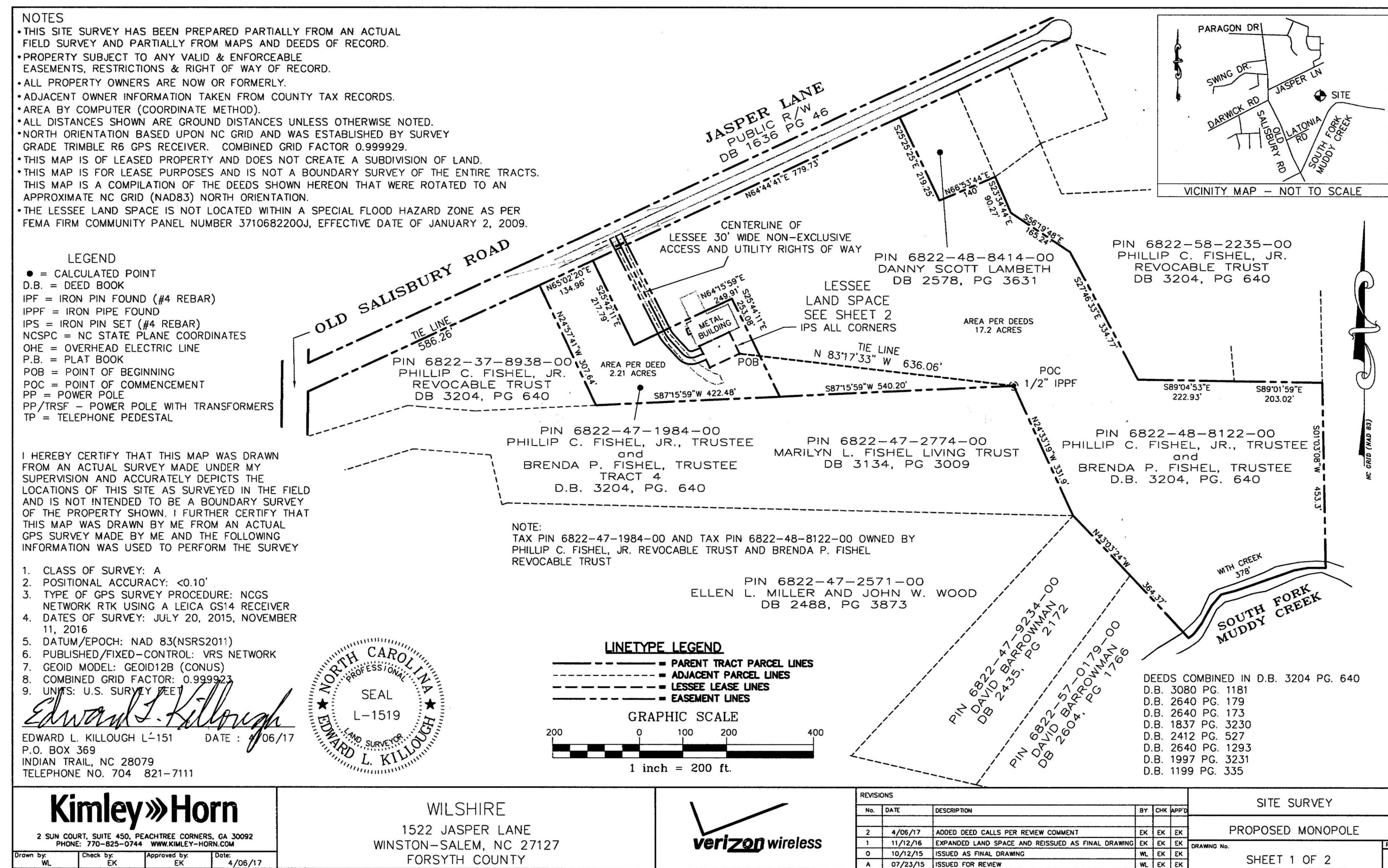


NOTE: PARCELS 6822-47-1984-00 AND
6822-48-8122 TO BE MERGED INTO ONE SINGLE
PARCEL TO ALLOW FOR SETBACKS.

OVERALL SITE PLAN

SCALE: 1" = 50'

REVIEW INFORMATION		SITE SIZE AND COVERAGES		PROPERTY INFORMATION	
TYPE OF REVIEW: SPECIAL USE ZONING SITE PLAN AMENDMENT <input checked="" type="checkbox"/> SPECIAL USE PERMIT (ELECTED BODY ONLY) FINAL DEVELOPMENT PLAN PRELIMINARY SUBDIVISION PLANNING BOARD REVIEW		TOTAL ACREAGE: 19.4 ACRES TOTAL # OF IMPERVIOUS AREA: 24,169 SF. PROPOSED IMPERVIOUS SURFACES: 6,331 SF. PROPOSED L.O.D.: 6,331 SF. SITE COVERAGES: BUILDING TO LAND 1.44% PAVEMENT TO LAND 1.42% OPEN SPACE 97.14% PAD SQUARE FOOTAGE: 230 SF. EQUIPMENT HEIGHT: 8'-0"		PIN #'S: 6822-47-1984-00 & 6822-48-8122-00 OFF-STREET PARKING (IF APPLICABLE) PROPOSED USE(S): TELECOMMUNICATIONS REQUIRED PARKING: 1 SPACES/ 1 (MORE THAN ONE CALCULATION MAY BE NEEDED) PARKING PROVIDED: 1 OFF-STREET LOADING (IF APPLICABLE) LOADING/UNLOADING SPACES REQUIRED: N/A LOADING/UNLOADING SPACES PROVIDED: N/A SIZE: N/A FT. X N/A FT. ZONING EXISTING ZONING: RS9 PROPOSED ZONING: RS9 PROPOSED USES: PROPOSED TELECOMMUNICATION TOWER AND UNMANNED EQUIPMENT PAD	
JURISDICTION <input checked="" type="checkbox"/> CITY OF WINSTON-SALEM FORSYTH COUNTY VILLAGE OF CLEMMONS TOWN OF WALKERTOWN		# OF UNITS OR LOTS: N/A DENSITY: N/A UNITS/LOTS PER ACRE (NOTE: IF MORE THAN ONE TYPE OF RESIDENTIAL PRODUCT IS PROPOSED, PROVIDE THE NUMBER OF UNITS & DENSITY BROKEN DOWN BY TYPE.) BUFFER YARDS ADJOINING ZONING: RS9 TYPE REQUIRED: TYPE IV BUFFER YARD WIDTH PROVIDED: 15 FT.			
PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS TO RECEIVE APPROVAL FOR THE CONSTRUCTION OF A NEW (125') STEALTH TELECOMMUNICATION TOWER (FLAGPOLE).					
INFRASTRUCTURE PUBLIC PRIVATE WATER X SEWER X STREETS X LINEAR FEET OF PUBLIC STREET: 0 FT.					



NOTES
• THIS SITE SURVEY HAS BEEN PREPARED PARTIALLY FROM AN ACTUAL FIELD SURVEY AND PARTIALLY FROM MAPS AND DEEDS OF RECORD.
• PROPERTY SUBJECT TO ANY VALID & ENFORCEABLE EASEMENTS, RESTRICTIONS & RIGHT OF WAY OF RECORD.
• ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
• NORTH ORIENTATION BASED UPON NC GRID AND WAS ESTABLISHED BY SURVEY GRADE TRIMBLE R6 GPS RECEIVER. COMBINED GRID FACTOR 0.999929.
• THIS MAP IS OF LEASED PROPERTY AND DOES NOT CREATE A SUBDIVISION OF LAND.
• THIS MAP IS FOR LEASE PURPOSES AND IS NOT A BOUNDARY SURVEY OF THE ENTIRE TRACTS. THIS MAP IS A COMPILATION OF THE DEEDS SHOWN HEREON THAT WERE ROTATED TO AN APPROXIMATE NC GRID (NAD83) NORTH ORIENTATION.
• THE LESSEE LAND SPACE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE AS PER FEMA FIRM COMMUNITY PANEL NUMBER 3710682200J, EFFECTIVE DATE OF JANUARY 2, 2009.

LEGEND
• = CALCULATED POINT
D.B. = DEED BOOK
IPF = IRON PIN FOUND (#4 REBAR)
IPPF = IRON PIPE FOUND
IPS = IRON PIN SET (#4 REBAR)
NCSPP = NC STATE PLANE COORDINATES
OHE = OVERHEAD ELECTRIC LINE
P.B. = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PP = POWER POLE
PP/TRSF = POWER POLE WITH TRANSFORMERS
TP = TELEPHONE PEDESTAL

I HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND ACCURATELY DEPICTS THE LOCATIONS OF THIS SITE AS SURVEYED IN THE FIELD AND IS NOT INTENDING TO BE A BOUNDARY SURVEY OF THE PROPERTY SHOWN. I FURTHER CERTIFY THAT THIS MAP WAS DRAWN BY ME FROM AN ACTUAL GPS SURVEY MADE BY ME AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY

1. CLASS OF SURVEY: A
2. POSITIONAL ACCURACY: <0.10'
3. TYPE OF GPS SURVEY PROCEDURE: NGS
4. NETWORK RTK USING A LEICA CS4 RECEIVER
5. DATES OF SURVEY: JULY 20, 2015, NOVEMBER 11, 2016
6. DATUM/EPOCH: NAD 83(NRSR2011)
7. PUBLISHED/FIXED-CONTROL: VRS NETWORK
8. GEOD MODEL: GEOD12B (CONUS)
9. COMBINED GRID FACTOR: 0.999929
10. UNITS: U.S. SURVEY FEET
EDWARD L. KILLOUGH L-1511 DATE: 05/17
INDIAN TRAIL, NC 28079
P.O. BOX 369
TELEPHONE NO. 704-821-7111

Kimley»Horn

2 SUN COURT, SUITE 450, PEACHTREE CORNERS, GA 30092
PHONE: 770-825-0744 WWW.KIMLEY-HORN.COM

WILSHIRE
1522 JASPER LANE
WINSTON-SALEM, NC 27127
FORSYTH COUNTY

verizon wireless

REVISIONS	DATE	DESCRIPTION	BY	CHK	APPR	SITE SURVEY
1	4/08/17	ADDED DEED CALLS FOR REVIEW COMMENT	EX	EX	EX	PROPOSED MONOPOLE
2	11/02/16	EXPANDED LAND SPACE AND REDUCED AS FINAL DRAWING	EX	EX	EX	
3	10/27/15	ISSUED AS FINAL DRAWING	ML	EX	EX	
4	07/23/15	ISSUED FOR REVIEW	ML	EX	EX	