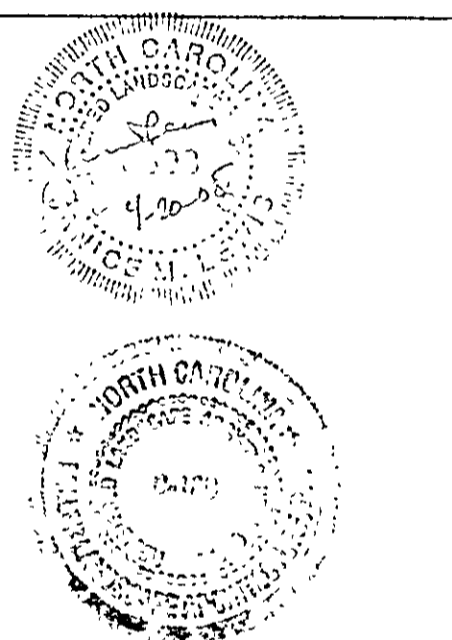


Final Development Plan
Senior Services
 1405 Shoreline Drive
 40 Third Street
 Winston-Salem, NC



Date:	Sept 8, 2004
Issued:	
11/15/04	revised
4/20/05	revised

Drawn By:	JL
Checked By:	GEM
Project #:	

Sheet Title:	Final Development Plan
W-2565	
Sheet:	1 of 1

- Site Plan Conditions for W-2565, TWO PHASE, FDP:
- PRIOR TO GRADING PERMITS**
 - a. Storm water calculations must be submitted with the application for a grading permit
 - PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - a. On-site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspections Division.
 - b. Driveway permit shall be obtained from the City of Winston-Salem
 - c. "Large variety" trees (per UDO section 3-4.10) shall be installed in required streetyards. Plan shall be submitted for approval to Inspections Division
 - PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. All required fire hydrants shall be installed in accordance with the City of Winston-Salem Fire Department.
 - b. Sidewalk shall be installed along the entire frontage of the property adjacent to Shoreline Drive.
 - OTHER REQUIREMENTS**
 - a. Signage shall be limited to monument type signs with a maximum height of six (6) feet.

Site Plan Legend:

ZONING Existing Zoning: GB-5 Proposed Zoning: GB-5 Type of Review Requested: Final Development Plan Approval	OFF-STREET PARKING Proposed Use: miscellaneous office Parking Calculation: 1 space / 400 s.f. Required Parking: 75 Spaces Parking provided: 231 Spaces
SITE SIZE AND COVERAGES Total Acreage: 100 Acres Site Coverages: Building to Land: 7.3% Pavement to Land: 64.6% Open Space: 28.1% TOTAL: 100% Building Square Footage: 30,000 s.f. Building Height: 1 story	OFF-STREET LOADING Required Loading/Unloading Spaces: 1 Loading/Unloading Spaces Provided: 1 Size: 12' X 65'
INFRASTRUCTURE Water: Public Sewer: Public Streets: Public	SIDEYARDS Adjoining Zoning: GB & RS-9 Type Required (Per RS-9): Type 3 Width Provided: 30' Fence Option: No

Owner/Petitioner:

SENIOR SERVICES, INC.
 836 OAK STREET
 WINSTON-SALEM, NC 27101

Landscape Architect:

PLAN PREPARED BY:
 MILLER LANDSCAPE ARCHITECTURE, P.A.
 140 CLUB OAKS COURT, SUITE B
 WINSTON-SALEM, NC 27104
 PHONE: 336-765-1923
 E-MAIL: mlac@millanet.com

BOUNDARY AND TOPOGRAPHIC SURVEY BY:
 ALLIED LAND SURVEYING
 4120 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 336-765-2377
 SURVEY DATE: 2/20/04

Senior Services, Inc.
 Winston-Salem, N.C.

