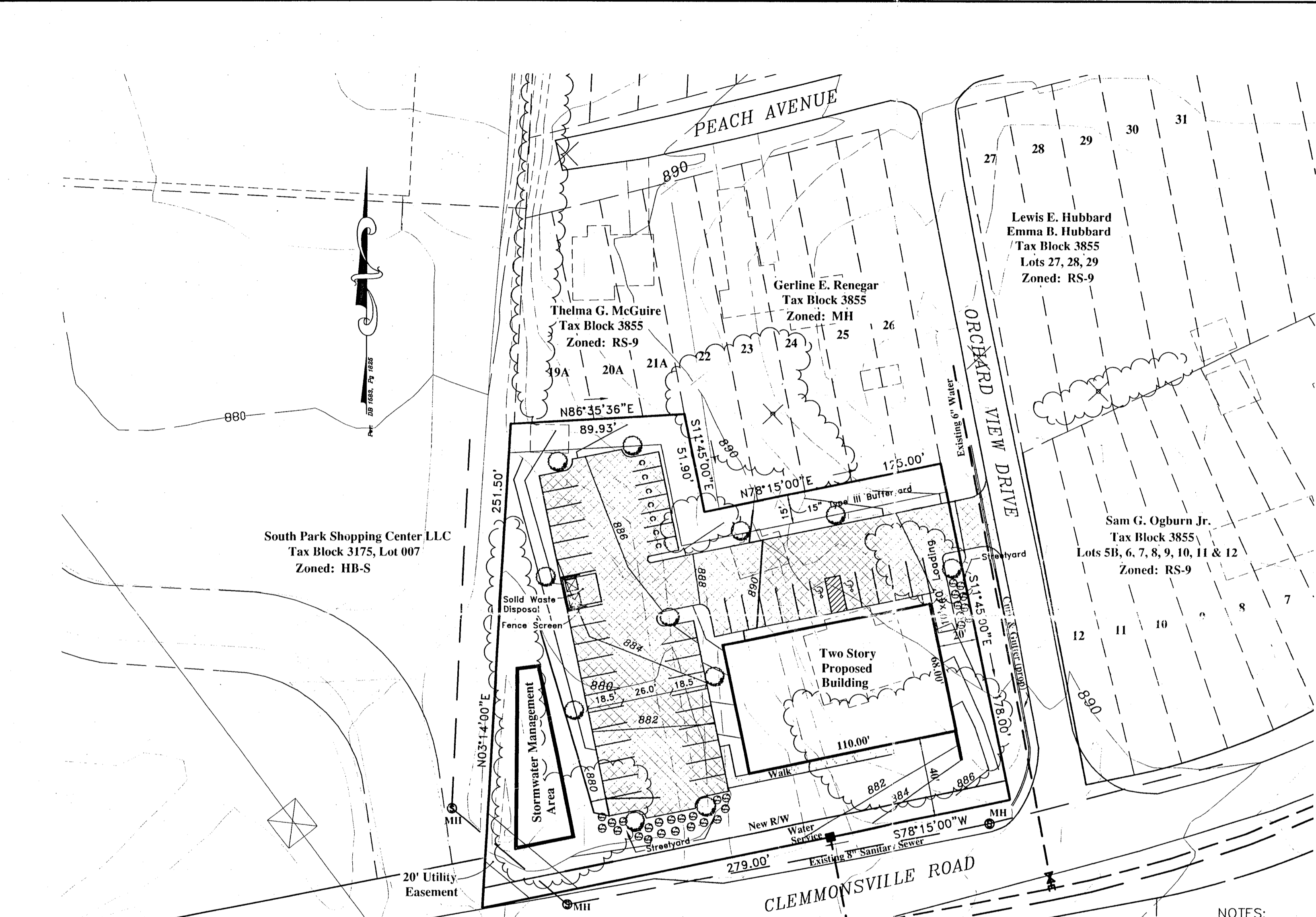


LOCATION MAP N.T.S.

ZONING Existing Zoning: RS-9 Proposed Zoning: HB-S Type of Review Requested: Planning Board	USAGE Non Store Retailer; Misc. Offices; Professional Offices; Services; Business A; Business B; Personal; Vocational; Professional School
SITE SIZE AND COVERAGES Total Acreage: 1.175ac± Acres. Site Coverages: 51,185 sq.ft. Building to Land: 14.6 % Pavement to Land: 35.2 % Open Space: 50.2 % (Total = 100%) Building Sq. Footage (Max.): 14,960 Sq. Ft. Building Height: 2 (Ft. or Stories)	OFF-STREET PARKING Services, Personal: Parking Calc.: 1 Space/ 400sq.ft. 7480 sq.ft. = 19 Spaces Professional Office: Parking Calc.: 1 Space/ 300sq.ft. 7480 sq.ft. = 25 Spaces Required Loading: 44 Spaces. Parking Provided: 47 Spaces.
INFRASTRUCTURE Water: <input checked="" type="checkbox"/> Public <input type="checkbox"/> Private Sewer: <input type="checkbox"/> Public <input type="checkbox"/> Private Streets: NA Public <input type="checkbox"/> Private	OFF-STREET LOADING (if applicable) Req'd Load/Unload Spaces: 1 Load/Unload Spaces Provided: 1 Size: 10 ft. x 40 ft.
BUFFERYARDS (if applicable) Adjoining Zoning: MH & RS-9 Type Required: Type III Width Provided: 15' Fence Option: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



- Conditions: W-2759
- PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - A storm water management study shall be submitted to and approved by the Public Works Department.
 - Developer shall obtain a driveway permit from the Winston-Salem Department of Transportation. Developer may be required to dedicate right-of-way and make improvements to Clemmonsville Road and Orchard View Drive including sidewalks to the Winston-Salem Department Public Works Department standards.
 - PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
 - Developer shall record a negative access easement along the frontage of Clemmonsville Road.
 - As volunteered by the developer, building elevations shall be submitted showing the building will have a masonry combination facade, and a residential character with a residential style. Said elevations to be reviewed and approved by Planning staff.
 - PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - Developer shall install a sidewalk along the full frontage along Clemmonsville Road and Orchard View Drive to the specifications of the Public Works Department of the City of Winston-Salem.
 - No on site lighting shall be taller than 15 feet and shall consist of cutoff type fixtures that prevent glare onto adjacent properties.
 - OTHER REQUIREMENTS**
 - One six (6) foot high monument sign shall be allowed.

NOTES:
 THIS MAP IS A COMPILATION OF INFORMATION FROM DEEDS, COUNTY TAX INFORMATION, AND TOPOGRAPHIC INFORMATION FURNISHED BY THE CITY-COUNTY PLANNING DEPARTMENT.

NOT AN ACTUAL SURVEY

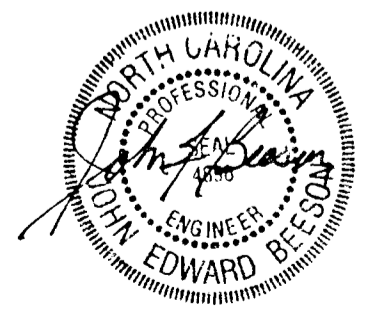
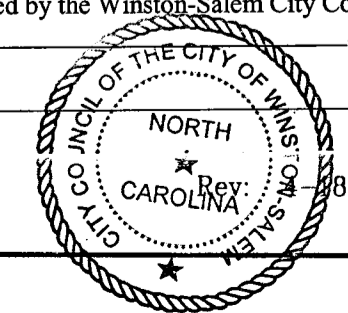
Parkway Baptist Church
 Tax Block 3866, Lots 21A, 22A, 23A & 24C
 11'0 Clemmonsville Road
 Zoned: RS-9

ATTACHMENT "A"

W-2759

Special Use District Permit for HB-S (Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services, Business A; Services, Business B; Services, Personal; and School, Vocational or Professional) approved by the Winston-Salem City Council the _____ day of _____, 2005

Penie O. Henderson
 City Secretary



8-2005 Move solid waste disposal.

W-2759

PRELIMINARY SITE PLAN

CLEMMONSVILLE ROAD

Owner:	Southside Land Partners II P.O. Box 311 Yadkinville, NC 27055
Developer:	Pathfinder Properties LLC 5283 Ivy Ridge Lane Winston-Salem, NC 27104 336-760-8808
FIELD WORK BY OTHERS:	CHECKED BY: JEB
TAX MAP: 624834	PARCEL: Block 3855 Lots: 13, 14, 15, 15B, 16, 17, 18, 19B, 20B, 21B

TOWNSHIP: WINSTON	CITY: WINSTON-SALEM	COUNTY: FORSYTH
STATE: NC	DATE: 2-23-2005	PAGE NUMBER: 1 of 1
JOB NUMBER: 05100010	DRAWN BY: TLBN	

BEESON ENGINEERING INC.
 ENGINEERS SURVEYORS PLANNERS
 503 HIGH STREET
 WINSTON-SALEM, NC 27101
 TELEPHONE: 336-748-0071