

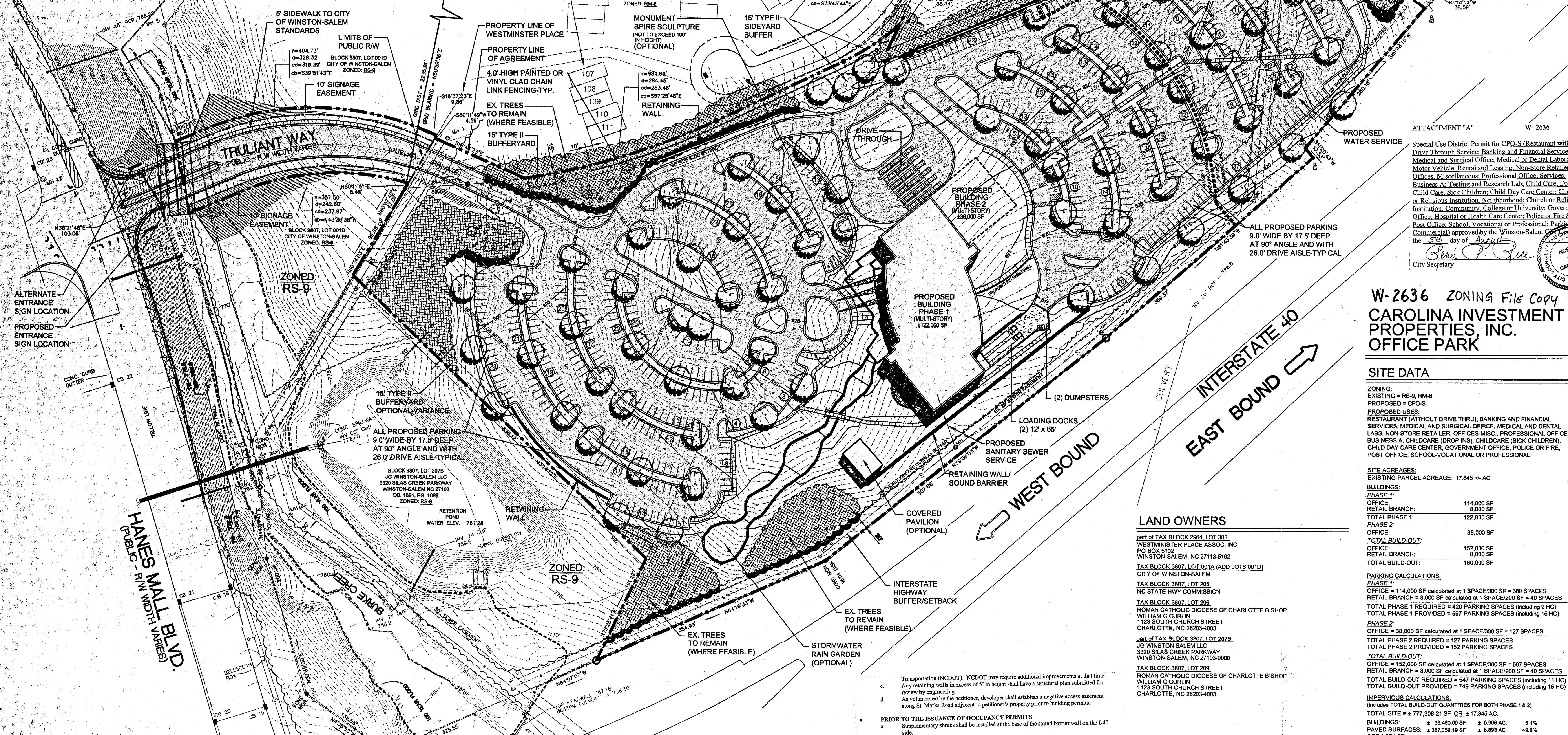
BLOCK 2964, LOT 107
DEREK ROSS LIBBOM
2970 SAINT MARKS ROAD
WINSTON-SALEM NC 27103
ZONED: RM-8

BLOCK 2964, LOT 108
ROBERT S. BUNYAN
2970 SAINT MARKS ROAD
WINSTON-SALEM NC 27103
ZONED: RM-8

BLOCK 2964, LOT 109
CHARLES M. DAVIS JR.
2970 SAINT MARKS ROAD
WINSTON-SALEM NC 27103
ZONED: RM-8

BLOCK 2964, LOT 110
DAVID R. BORDEN &
G. LYNNETTE BORDEN
2970 SAINT MARKS ROAD
WINSTON-SALEM NC 27103
ZONED: RM-8

BLOCK 2964, LOT 111
PATRICIA M. ROBERTS
2970 SAINT MARKS ROAD
WINSTON-SALEM NC 27103
ZONED: RM-8



5' SIDEWALK TO CITY OF WINSTON-SALEM STANDARDS

LIMITS OF PUBLIC R/W

10' SIGNAGE EASEMENT

PROPERTY LINE OF WESTMINSTER PLACE

PROPERTY LINE OF AGREEMENT

4.0' HIGH PAINTED OR VINYL CLAD CHAIN LINK FENCING-TYP.

EX. TREES TO REMAIN (WHERE FEASIBLE)

15' TYPE II BUFFERYARD

MONUMENT SPIRE SCULPTURE (NOT TO EXCEED 100' IN HEIGHT) (OPTIONAL)

15' TYPE II SIDEYARD BUFFER

RETAINING WALL

DRIVE THROUGH

PROPOSED BUILDING PHASE 1 (MULTI-STORY) 112,000 SF

PROPOSED BUILDING PHASE 2 (MULTI-STORY) 158,000 SF

ALL PROPOSED PARKING 9.0' WIDE BY 17.5' DEEP AT 90° ANGLE AND WITH 26.0' DRIVE AISLE-TYPICAL

BLOCK 3807, LOT 207B
JG WINSTON SALEM LLC
3320 SILAS CREEK PARKWAY
WINSTON-SALEM NC 27103
DB. 1861, PG. 1099
ZONED: RS-9

RETENTION POND
WATER ELEV. 781.28
INV. 24 CIP 759.0

INTERSTATE HIGHWAY BUFFER/SETBACK

EX. TREES TO REMAIN (WHERE FEASIBLE)

STORMWATER RAIN GARDEN (OPTIONAL)

THIS IS A PRELIMINARY SITE PLAN BASED ON INCOMPLETE INFORMATION AND THEREFORE MAY NOT REFLECT FINAL SITE LAYOUT. CONDITIONS MAY CHANGE SIGNIFICANTLY.

TEMP. CONSTRUCTION ACCESS TO BE REMOVED WHEN PUBLIC STREET TO HANES MALL BLVD. IS COMPLETED

ZONED: RS-9

174°15'37" W 43.44'

BLOCK 3807, LOTS 3E & 3M
BOBBY J. CARMICHAEL &
BETTY CARMICHAEL
1718 BURKE MILL ROAD
WINSTON-SALEM NC 27103
DB. 1202, PG. 372
ZONED: RS-9

11°10'13" W 36.50'

ATTACHMENT "A"
W-2636

Special Use District Permit for CPO's (Restaurant without Drive Through Service; Banking and Financial Services; Medical and Surgical Office; Medical or Dental Laboratory; Motor Vehicle, Rental and Leasing; Non-Store Retailer; Offices, Miscellaneous; Professional Office; Services; Business A; Testing and Research Lab; Child Care, Drop-In Child Care, Sick Children, Child Day Care Center; Church or Religious Institution, Neighborhood; Church or Religious Institution, Community, College or University; Government Office; Hospital or Health Care Center; Police or Fire Station; Post Office; School, Vocational or Professional; Parking Commercial) approved by the Winston-Salem City Council on the 24 day of August 2009.

City Secretary

W-2636 ZONING File Copy

CAROLINA INVESTMENT PROPERTIES, INC. OFFICE PARK

SITE DATA

ZONING:
EXISTING = RS-9, RM-8
PROPOSED = CPO-S
PROPOSED USES:
RESTAURANT (WITHOUT DRIVE THRU), BANKING AND FINANCIAL SERVICES, MEDICAL AND SURGICAL OFFICE, MEDICAL AND DENTAL LABS, NON-STORE RETAILER OFFICES-MISC., PROFESSIONAL OFFICE, BUSINESS A, CHILD DAY CARE (SICK CHILDREN), CHILD DAY CARE CENTER, GOVERNMENT OFFICE, POLICE OR FIRE, POST OFFICE, SCHOOL-VOCATIONAL OR PROFESSIONAL

SITE ACRESAGES:
EXISTING PARCEL ACRESAGE: 17.845 +/- AC

BUILDINGS:
PHASE 1:
OFFICE: 114,000 SF
RETAIL BRANCH: 6,000 SF
TOTAL PHASE 1: 120,000 SF
PHASE 2:
OFFICE: 38,000 SF
TOTAL BUILD-OUT: 158,000 SF
OFFICE: 152,000 SF
RETAIL BRANCH: 6,000 SF
TOTAL BUILD-OUT: 160,000 SF

PARKING CALCULATIONS:
PHASE 1:
OFFICE = 114,000 SF calculated at 1 SPACE/300 SF = 380 SPACES
RETAIL BRANCH = 6,000 SF calculated at 1 SPACE/200 SF = 40 SPACES
TOTAL PHASE 1 REQUIRED = 420 PARKING SPACES (including 9 HC)
TOTAL PHASE 1 PROVIDED = 597 PARKING SPACES (including 15 HC)
PHASE 2:
OFFICE = 38,000 SF calculated at 1 SPACE/300 SF = 127 SPACES
TOTAL PHASE 2 REQUIRED = 127 PARKING SPACES
TOTAL PHASE 2 PROVIDED = 152 PARKING SPACES

TOTAL BUILD-OUT:
OFFICE = 152,000 SF calculated at 1 SPACE/300 SF = 507 SPACES
RETAIL BRANCH = 6,000 SF calculated at 1 SPACE/200 SF = 40 SPACES
TOTAL BUILD-OUT REQUIRED = 547 PARKING SPACES (including 11 HC)
TOTAL BUILD-OUT PROVIDED = 749 PARKING SPACES (including 15 HC)

IMPERVIOUS CALCULATIONS:
(includes TOTAL BUILD-OUT QUANTITIES FOR BOTH PHASE 1 & 2)
TOTAL SITE = 777,308.21 SF OR ± 17.845 AC.
BUILDINGS: ± 39,480.00 SF ± 0.906 AC. 5.1%
PAVED SURFACES: ± 397,359.19 SF ± 8.893 AC. 49.8%
OPEN SPACE: ± 350,469.02 SF ± 8.046 AC. 45.1%
TOTAL SITE: ± 777,308.21 SF ± 17.845 AC. 100.0%
TOTAL IMPERVIOUS = ± 0.799 AC. OR 54.9% OF TOTAL SITE
TOTAL IMPERVIOUS ALLOWED = 80.0% OF TOTAL SITE

INFRASTRUCTURE:
WATER: PUBLIC SEWER: PUBLIC STREETS: PUBLIC

PETITIONERS:
ROBIN TEAM, JR.
CAROLINA INVESTMENT PROPERTIES, INC.
P.O. BOX 1066
LEXINGTON, NC 27292
TEL# (336) 243-2600

LANDSCAPE ARCHITECTS/
LAND PLANNERS/CIVIL ENGINEERS:

SCALE: 1"=80'

North

60 0 60 120 180

Stimmel Associates, PA

601 N. Trade Street
Suite 200
Winston Salem, NC
27101-2916
P. 336.723.1067
F. 336.723.1069

REZONING PLAN

SCALE: 1"=80'

SHEET NO. RZ-1

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LITTLE
LITTLE ARCHITECTURAL CONSULTING

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T: 704.525.8350 F: 704.561.8700
www.littleonline.com

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Stimmel Associates, PA
Landscape Architecture
Civil Engineering
Land Planning

601 N. Trade Street, Suite 200
Winston Salem, NC 27101-2916
P. 336.723.1067 F. 336.723.1069

SEALS:
STIMMEL ASSOCIATES, PA
CORPORATE SEAL
C-49
NORTH CAROLINA
Professional Engineer
Professional Land Planner

PROJECT:
CAROLINA INVESTMENT PROPERTIES, INC.
OFFICE PARK

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CAROLINA INVESTMENT PROPERTIES, INC. OFFICE PARK

CAROLINA INVESTMENT PROPERTIES, INC. OFFICE PARK
WINSTON-SALEM NORTH CAROLINA

CLIENT:
ROBIN TEAM, JR.
CAROLINA INVESTMENT PROPERTIES, INC.
P.O. BOX 1066
LEXINGTON, NC 27292
336-243-2600

DRAWN: JKB, JAL, SAS, JMN
DATE: 06/09/03
REVISIONS:
REVISED PER CITY COMMENTS 7/7/03

JOB NO. 99239
SHEET TITLE:

REZONING PLAN

SCALE: 1"=80'

SHEET NO. RZ-1

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