

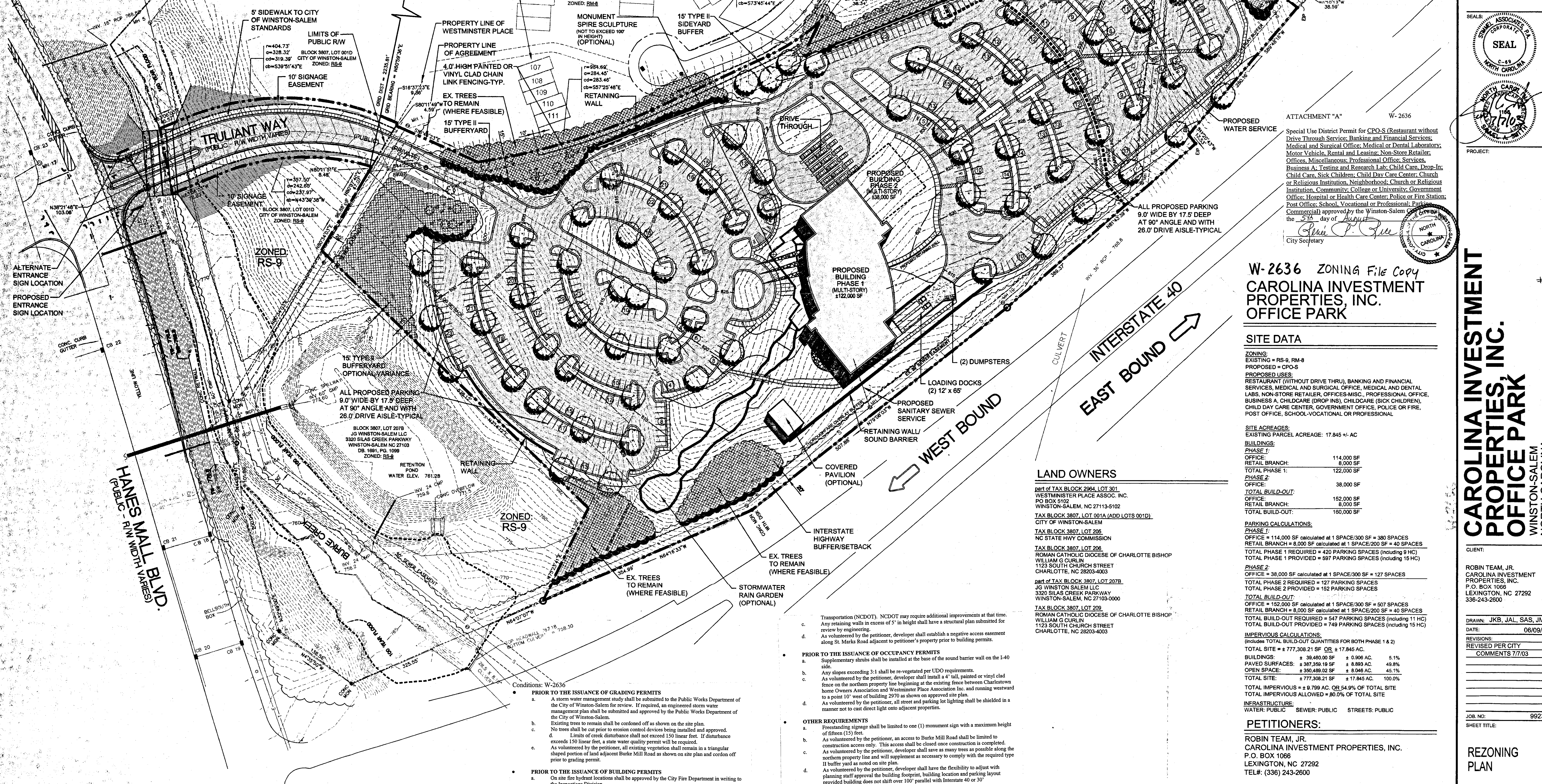
BLOCK 2964, LOT 107  
DEREK ROSS LIBBOM  
2970 SAINT MARKS ROAD  
WINSTON-SALEM NC 27103  
ZONED: RM-8

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



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

ZONED: RS-9

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 CENTER (SICK CHILDREN), CHILD DAY CARE CENTER, GOVERNMENT OFFICE, POLICE OR FIRE, POST OFFICE, SCHOOL-VOCATIONAL OR PROFESSIONAL

**SITE ACRES:** EXISTING PARCEL ACRES: 17.845 +/- AC

**BUILDINGS:**

PHASE 1:	OFFICE:	114,000 SF
RETAIL BRANCH:		6,000 SF
TOTAL PHASE 1:		122,000 SF
PHASE 2:	OFFICE:	38,000 SF
TOTAL BUILD-OUT:	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

**LAND OWNERS**

part of TAX BLOCK 2964, LOT 301  
WESTMINSTER PLACE ASSOC., INC.  
P.O. BOX 5102  
WINSTON-SALEM, NC 27113-5102

TAX BLOCK 3807, LOT 001A (ADD LOTS 001D)  
CITY OF WINSTON-SALEM

TAX BLOCK 3807, LOT 205  
NC STATE HWY COMMISSION

TAX BLOCK 3807, LOT 206  
ROMAN CATHOLIC DIOCESE OF CHARLOTTE BISHOP  
WILLIAM G. CURLIN  
1123 SOUTH CHURCH STREET  
CHARLOTTE, NC 28203-4003

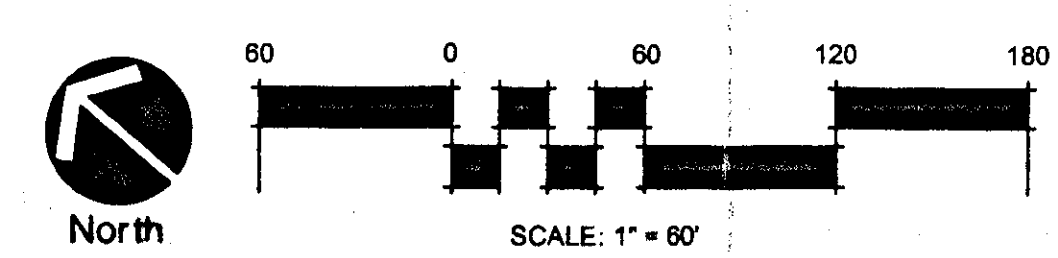
part of TAX BLOCK 3807, LOT 207B  
JG WINSTON SALEM LLC  
3320 SILAS CREEK PARKWAY  
WINSTON-SALEM, NC 27103-0000

TAX BLOCK 3807, LOT 209  
ROMAN CATHOLIC DIOCESE OF CHARLOTTE BISHOP  
WILLIAM G. CURLIN  
1123 SOUTH CHURCH STREET  
CHARLOTTE, NC 28203-4003

- Transportation (NCDOT). NCDOT may require additional improvements at that time.
- c. Any retaining walls in excess of 5' in height shall have a structural plan submitted for review by engineering.
- d. As volunteered by the petitioner, developer shall establish a negative access easement along St. Marks Road adjacent to petitioner's property prior to building permits.
- PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
- Supplementary shrubs shall be installed at the base of the sound barrier wall on the I-40 side.
  - Any slopes exceeding 3:1 shall be re-vegetated per LDO requirements.
  - As volunteered by the petitioner, developer shall install a 4' tall, painted or vinyl clad fence on the northern property line beginning at the existing fence between Charlistown home Owners Association and Westminster Place Association Inc. and running westward to a point 10' west of building 2970 as shown on approved site plan.
  - As volunteered by the petitioner, all street and parking lot lighting shall be shielded in a manner not to cast direct light onto adjacent properties.
- OTHER REQUIREMENTS**
- Freestanding signage shall be limited to one (1) monument sign with a maximum height of fifteen (15) feet.
  - As volunteered by the petitioner, an access to Burke Mill Road shall be limited to construction access only. This access shall be closed once construction is completed.
  - As volunteered by the petitioner, developer shall save as many trees as possible along the northern property line and will supplement as necessary to comply with the required type II buffer yard as noted on site plan.
  - As volunteered by the petitioner, developer shall have the flexibility to adjust with planning staff approval the building footprint, building location and parking layout provided building does not shift over 100' parallel with Interstate 40 or 30' perpendicular.

- Conditions: W-2636
- PRIOR TO THE ISSUANCE OF GRADING PERMITS**
- A storm water management study shall be submitted to the Public Works Department of the City of Winston-Salem for review. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department of the City of Winston-Salem.
  - Existing trees to remain shall be cordoned off as shown on the site plan.
  - No trees shall be cut prior to erosion control devices being installed and approved.
  - Limits of creek disturbance shall not exceed 150 linear feet. If disturbance exceeds 150 linear feet, a state water quality permit will be required.
  - As volunteered by the petitioner, all existing vegetation shall remain in a triangular shaped portion of land adjacent Burke Mill Road as shown on site plan and cordoned off prior to grading permit.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
- On site fire hydrant locations shall be approved by the City Fire Department in writing to the Inspection Division.
  - Developer shall obtain a driveway permit from the North Carolina Department of

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



**sapa**  
Stimmel Associates, PA  
Landscape Architecture  
Civil Engineering  
Land Planning

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Suite 200  
Winston-Salem, NC  
27101-2916  
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F: 336.723.1069

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T: 704.525.8350 F: 704.561.8700  
www.littleonline.com

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SEALS:  
STIMMEL ASSOCIATES, PA  
CORPORATE SEAL  
C-49  
NORTH CAROLINA  
PROJECT:

PROJECT:  
NORTH CAROLINA  
CITY SECRETARY

**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"=60'  
SHEET NO.:  
**RZ-1**  
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