

DOCKET #: W3015

PROPOSED ZONING:

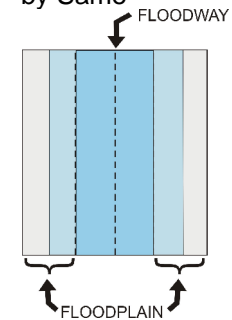
Tract 1, 3 CPO-S
and Tract 2 LO-S

EXISTING ZONING:

RS9 and GB

PETITIONER:

Kimel park properties LLC
and the Roman Catholic
Diocese of Charlotte
for property owned
by Same



SCALE: 1" represents 400'

STAFF: Roberts

GMA: 3

ACRES: 16.25

**NEAREST
BLDG:** 18' east

MAP(S): 612842

F

January 21, 2009

Kimel Park Properties, LLC
P. O. Box 1066
Lexington, NC 27292

RE: ZONING MAP AMENDMENT W-3015

Dear Sirs

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Peter J. Jugis, Bishop of the Roman Catholic Diocese of Charlotte, NC, 1123 Church
Street S, Charlotte, NC 28203
Doug Stimmel, 601 N. Trade Street, Winston-Salem, NC 27101-2916

ACTION REQUEST FORM

DATE: January 21, 2009
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Kimel Park Properties, LLC and the Roman Catholic Church Diocese of Charlotte

SUMMARY OF INFORMATION:

Zoning map amendment of Kimel Park Properties, LLC and the Roman Catholic Church Diocese of Charlotte from RS-9 and GB to CPO-S (Hotel or Motel; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Testing and Research lab; and Hospital or Health Center) and LO-S (Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; and Hospice and Palliative Care): property is located on the western Terminus of Hospice Lane, south of I-40 (Zoning Docket W-3015).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Kimel Park Properties, LLC
and the Roman Catholic Church Diocese of
Charlotte, Docket W-3015

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS-9 and GB to CPO-S (Hotel or Motel; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Testing and Research lab; and Hospital or Health Center) and LO-S (Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; and Hospice and Palliative Care) the zoning classification of the following described property:

PIN #s 6814-63-5903 and 6814-64-7436

Section 2. This Ordinance is adopted after approval of the site plan entitled Hospitality House of Winston-Salem and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20___ to Kimel Park Properties, LLC and the Roman Catholic Church Diocese of Charlotte.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Hospitality House of Winston-Salem. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Kimel Park Properties, LLC and the Roman Catholic Church Diocese of Charlotte, (Zoning Docket W-3015). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for CPO-S (Hotel or Motel; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Testing and Research lab; and Hospital or Health Center) and LO-S (Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; and Hospice and Palliative Care), approved by the Winston-Salem City Council the _____ day of _____, 20____" and signed, provided the property is developed in accordance with requirements of the CPO-S and LO-S zoning districts of the *Zoning Ordinance of the Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall cordon off 50% fill line and all areas shown on the site plan as wetland, stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Trees in all these areas shall be protected from grading encroachment in accordance with UDO requirements.
 - b. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.
 - c. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department.

- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All required improvements of the City of Winston-Salem driveway permit shall be completed.

- b. Developer shall dedicate a forty (40) foot greenway easement to the City of Winston-Salem along Burke Creek as shown on site plan.
- c. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
- d. Remainder of Hospice Lane to be constructed to City of Winston-Salem standards and accepted for public maintenance by the City.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION	
Docket #	W-3015
Staff	Gary Roberts, Jr. AICP
Petitioner(s)	Kimel Park Properties, LLC and the Roman Catholic Church Diocese of Charlotte
Owner(s)	Same
Subject Property	PIN #s 6814-63-5903 and 6814-64-7436
Type of Request	Special use rezoning
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 (Residential, Single Family District; 9,000 sf minimum lot size) and GB (General Business District) to CPO-S (Corporate Park Office District) and LO-S (Limited Office District). The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • CPO-S (Tracts 1 & 3) - Hotel or Motel; Medical or Dental Laboratory; Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; Testing and Research Lab; and Hospital or Health Center • LO-S (Tract 2) - Medical and Surgical Offices; Offices, Miscellaneous; Professional Office; and Hospice and Palliative Care
Zoning District Purpose Statement	<p>Tracts 1 & 3 - The CPO District is primarily intended to accommodate office and research and development uses in a planned, campus-like setting compatible with adjacent residential uses. Auxiliary assembly and warehousing activities may be permitted as part of a total project. The district may contain limited commercial uses within employment centers. The district is intended for large sites with direct access to thoroughfares which provide locations for major development in Growth Management Areas 1, 2, 3, 4, and Metro Activity Centers.</p> <p>Tract 2 - The LO District is primarily intended to accommodate moderately intense medical, professional, administrative, and government office uses on small to mid-sized sites, in a suburban setting. The district is typically located near the intersection of a collector street or thoroughfare in areas which are otherwise developed with residences. Standards are designed so this district may serve as a transition between residential districts and commercial districts. This district is intended for application in Growth Management Areas 2 and 3.</p>
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	<p>(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?</p> <p>The proposed development is located within GMA 3 and has access to Burke Mill Road which is a minor thoroughfare. The request will be consistent with the purpose statements of both proposed districts provided the revised site plan includes additional buffering to ensure compatibility with the adjacent single family homes to the southeast.</p>

GENERAL SITE INFORMATION			
Location	Western Terminus of Hospice Lane, south of I-40		
Jurisdiction	City of Winston-Salem		
Ward(s)	South		
Site Acreage	Approximately ± 16.25 acres		
Current Land Use	Undeveloped		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	CPO-S	I-40
	East	IP-S & RM12-S	Hospice & single family homes
	South	CPO	Medium scale office building
	West	GB-S & RM12-S	Comfort Suites and multifamily residential
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?		
	The proposed uses are compatible with the adjacent business, office and institutional uses. With some additional buffering, as noted below in the Analysis of Conformity to Plans and Planning Issues section, the uses will be compatible with the adjacent single family residential uses.		
Physical Characteristics	The site is heavily wooded and has a moderate slope downward to the southwest. Burke Creek and its adjacent floodplain run along the western and southern boundary of the petition site. A perennial stream also traverses the northern portion of the site. Although the National Wetlands Inventory maps do not identify any wetland areas on the petition site, the site plan illustrates the approximate location of an existing wetland in the northeast portion of the site. Verification from the Army Corps of Engineers will be required.		
Proximity to Water and Sewer	Public water and sewer are available to the site.		
Stormwater/ Drainage	The site plan illustrates a proposed stormwater management device on the western portion of the site. A stormwater management study will be required.		
Watershed and Overlay Districts	The site is not within a water supply watershed.		
Analysis of General Site Information	The site is somewhat constrained by an overhead transmission line, streams, moderate slopes and wetlands; however, these constraints have been addressed on the site plan.		
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> Stormwater management study 		

SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Hospice Lane	Local Street	1,169'	NA	NA
Burke Mill Road	Minor Thoroughfare	31'	10,000	16,100
Proposed Access Point(s)	Access will be provided by two driveways which will connect to the extended Hospice Lane.			
Trip Generation - Existing/Proposed	<p><u>Existing Zoning: RS-9 & GB</u> 16.2 acres (RS-9 portion) x 43,560 sf / 9,000 = 78 units x 9.57 (SFR Trip Rate) 746 Trips per Day + no trip rate generation available for remaining small portion of general use GB zoned property.</p> <p><u>Proposed Zoning: CPO-S & LO-S</u> 50 rooms x 9.11 (Motel Trip Rate) = 456 Trips per Day + 16,000sf / 1,000 x 36.13 (Medical-Dental Office Building Trip Rate) = 578 Trips per Day = 1,034 Total Trips per Day</p>			
Sidewalks	Sidewalks are located along Burke Mill Road, no sidewalks are located on Hospice Lane.			
Transit	Route 23 along Burke Mill Road			
Traffic Impact Study (TIS)	A TIS was not required.			
Analysis of Site Access and Transportation Information	Hospice Lane is a public street which terminates approximately 340' east of the western border of Tracts 1 and 2. The site plan denotes that "Hospice Lane extension to be built by others."			
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> • Obtain driveway permit from WSDOT • Hospice Lane extension condition 			
CONFORMITY TO PLANS AND PLANNING ISSUES				
Legacy GMA	Growth Management Area 3 – Suburban Neighborhoods			
Relevant Legacy Recommendations	<ul style="list-style-type: none"> • Concentrate economic development activity in urbanized areas with established infrastructure. • Legacy also recommends protecting residential areas from inappropriate commercial and industrial encroachment. 			
Relevant Area Plan(s)	<i>Southwest Suburban Area Plan</i> (August 2008)			
Area Plan Recommendations	<ul style="list-style-type: none"> • The site is located in the Burke Mill Road Campus Office Area which is designated for office use similar in character to the existing office development in the area. 			
Greenway Plan Information	The Greenway Plan shows the portion of Burke Creek which abuts the site as a greenway connector between the proposed southern extension of the Salem Creek Trail and the Little Creek Trail. The 40' easement shown on the submitted site plan dated 12-02-08 is sufficient.			

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(S)(4) - Is the requested action in conformance with <i>Legacy</i>?
	See comments below.
Analysis of Conformity to Plans and Planning Issues	<p>The request is to construct a two story 16,000 sf office building and a two story, 50 room, 62,196 sf hotel/motel along with associated parking. The <i>Southwest Suburban Area Plan</i> recommends office space for the site. Particularly in light of the adjacent land uses to the north, west and northeast, the request is consistent with said recommendation. However, <i>Legacy</i> recommends protecting residential areas from inappropriate commercial and industrial encroachment. The southeastern parking lot for the office building extends to within 20' of the property line for the single family homes located in that area. In order to provide better protection for said homes, staff recommends an enhanced bufferyard within this area. The revised site plan includes a 15' Type III bufferyard with a privacy fence. The initial site plan had a 15' Type I bufferyard with no fence.</p> <p>Furthermore, in order to reduce impervious surface, eliminate a proposed stream crossing, and reduce parking lot visibility from I-40, staff recommends the consideration of allowing parallel and/or 90° parking along the north/south running driveway which serves the hotel/motel portion of the site. These parking spaces would not only be closer to said building but may preclude the need to construct the more remotely proposed spaces on the northern portion of the site with its associated stream crossing.</p>
Generalized Recommended Conditions	<p><u>BRIEF DESCRIPTION OF CONDITION(S):</u></p> <ul style="list-style-type: none"> Greenway easement condition

RELEVANT ZONING HISTORIES

Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2636	RS-9 & RM-8 to CPO-S	Approved 8-5-03	Directly north of I-40	17.84	Approval	Approval
W-2597	RM12-S & RS-9 to IP-S	Approved 2-3-03	Directly east and north	15.93	Approval	Approval
W-1102	R-4 to R2-S (RM12-S)	Approved 2-20-84	Directly southeast	20.92	Approval	Approval

SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS			
Building Square Footage	Square Footage		Placement on Site
	Tract 2 (LO-S) – 16,000 sf Tract 3 (CPO-S) - 62,196sf		Central portion of site
Parking	Required	Proposed	Layout
	114 spaces	196 spaces	Off-street 90°
Building Height	Maximum		Proposed
	Tract 2 (LO-S) – 40’ Tract 3 (CPO-S) – 60’		Two Story Two Story
Impervious Coverage	Maximum		Proposed
	Tract 2 (LO-S) – 75% Tract 3 (CPO-S) – 80%		20.96% 22.04%
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> • Chapter B, Article II, Section 2-1.3 (B) Limited Office District • Chapter B, Article II, Section 2-1.3 (C) Corporate Park Office District • Chapter B, Article II, Section 2-5.51 Medical Surgical Offices Use Condition 		
Complies with Chapter B, Article VII, Section 7-5.3	(A) Legacy policies:	See comments above	
	(B) Environmental Ord.	Yes	
	(C) Subdivision Regulations	NA	
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan complies with the requirements of the UDO.		
CONCLUSIONS TO ASSIST WITH RECOMMENDATION			
Positive Aspects of Proposal		Negative Aspects of Proposal	
Request is consistent with the purpose statements of the proposed districts.		Request will result in the removal of several acres of mature vegetation.	
Request is consistent with the recommendation of the <i>Southwest Suburban Area Plan</i> .		Request will result in an increase in traffic on Burke Mill Road.	
Request will allow infill development to occur within an urbanized area.			
SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL			
The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.			
<ul style="list-style-type: none"> • <u>PRIOR TO THE ISSUANCE OF GRADING PERMITS:</u> <ol style="list-style-type: none"> Developer shall cordon off 50% fill line and all areas shown on the site plan as wetland, stream buffer areas or undisturbed areas. These areas shall be retained and not disturbed. Trees in all these areas shall be protected from grading encroachment in accordance with UDO requirements. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department. 			

- c. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved by the Public Works Department.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. All required improvements of the City of Winston-Salem driveway permit shall be completed.
 - b. Developer shall dedicate a forty (40) foot greenway easement to the City of Winston-Salem along Burke Creek as shown on site plan.
 - c. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
 - d. Remainder of Hospice Lane to be constructed to City of Winston-Salem standards and accepted for public maintenance by the City.

STAFF RECOMMENDATION: Approval

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.**

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Arthur King

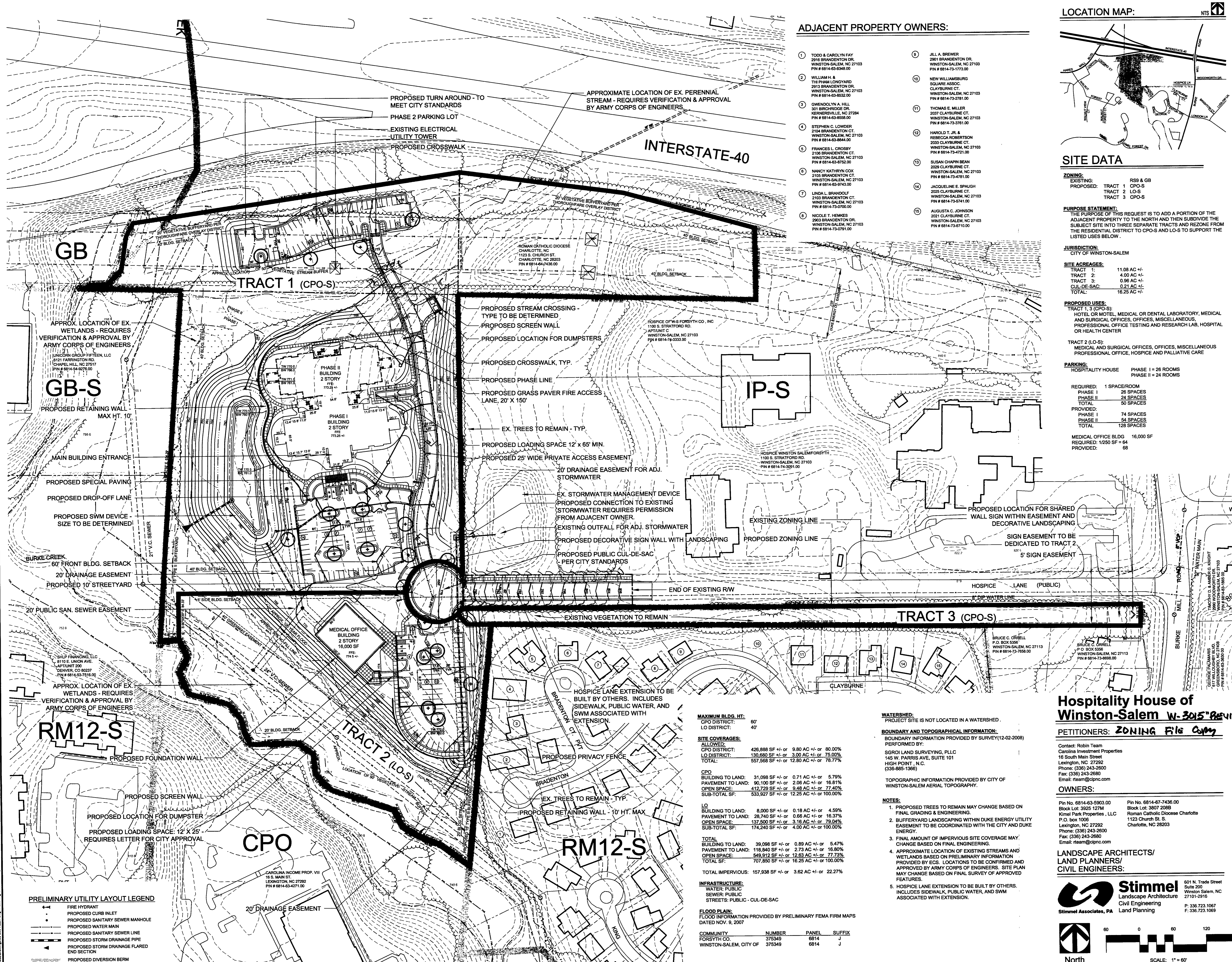
VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Clarence Lambe, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

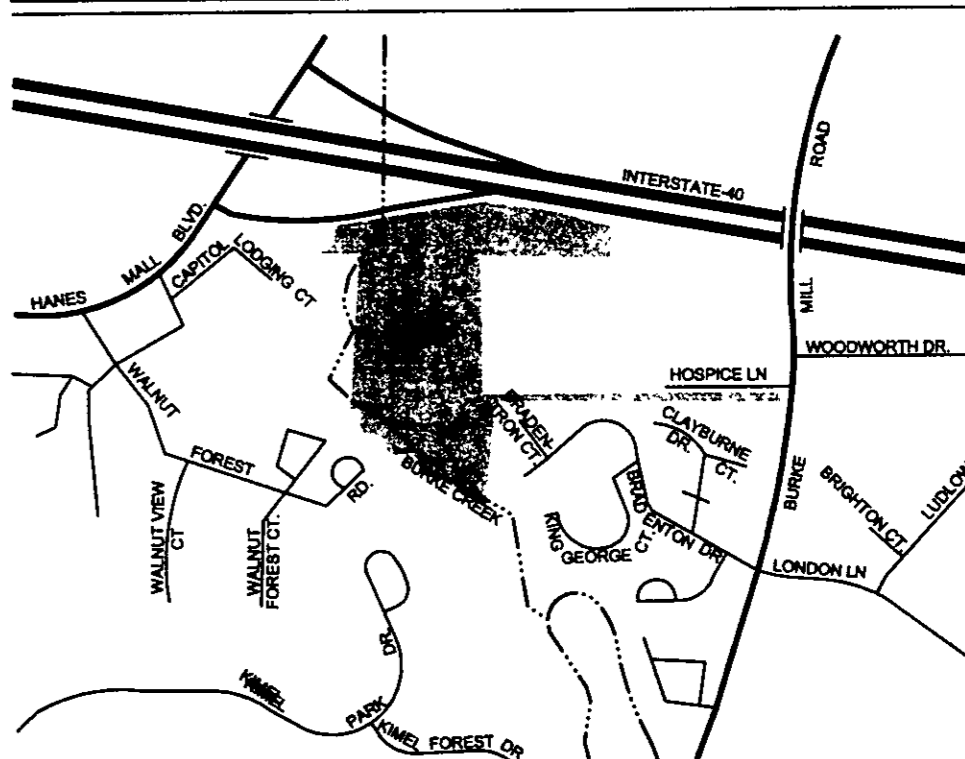
A. Paul Norby, FAICP
 Director of Planning



ADJACENT PROPERTY OWNERS:

- | | |
|--|--|
| 1. TODD & CAROLYN FAY
2916 BRANDENTON DR.
WINSTON-SALEM, NC 27103
PIN # 6814-63-8346.00 | 6. JILL A. BREWER
2901 BRANDENTON DR.
WINSTON-SALEM, NC 27103
PIN # 6814-73-1773.00 |
| 2. WILLIAM H. & THU PHAM LONGYARD
2913 BRANDENTON DR.
WINSTON-SALEM, NC 27103
PIN # 6814-63-8536.00 | 7. NEW WILLIAMSBURG SQUARE ASSOC.
CLAYBURNE CT.
WINSTON-SALEM, NC 27103
PIN # 6814-73-2781.00 |
| 3. GWENOLYN A. HILL
301 BIRCHRODGE DR.
KEENEVILLE, NC 27294
PIN # 6814-63-8536.00 | 8. THOMAS E. MILLER
2037 CLAYBURNE CT.
WINSTON-SALEM, NC 27103
PIN # 6814-73-3761.00 |
| 4. STEPHEN C. LOWDER
2104 BRANDENTON CT.
WINSTON-SALEM, NC 27103
PIN # 6814-63-8644.00 | 9. HAROLD T. JR. & REBECCA ROBERTSON
2033 CLAYBURNE CT.
WINSTON-SALEM, NC 27103
PIN # 6814-73-4721.00 |
| 5. FRANCIS L. CROSBY
2108 BRANDENTON CT.
WINSTON-SALEM, NC 27103
PIN # 6814-63-8732.00 | 10. SUSAN CHAPIN BEAN
2029 CLAYBURNE CT.
WINSTON-SALEM, NC 27103
PIN # 6814-73-4731.00 |
| 6. NANCY KATHRYN COX
2105 BRANDENTON CT.
WINSTON-SALEM, NC 27103
PIN # 6814-63-8741.00 | 11. JACQUELINE E. SPAUGH
2025 CLAYBURNE CT.
WINSTON-SALEM, NC 27103
PIN # 6814-73-4741.00 |
| 7. LINDA L. BRANDOLF
2103 BRANDENTON CT.
WINSTON-SALEM, NC 27103
PIN # 6814-73-0700.00 | 12. AUGUSTA C. JOHNSON
2021 CLAYBURNE CT.
WINSTON-SALEM, NC 27103
PIN # 6814-73-4710.00 |
| 8. NICOLE T. HEMES
2903 BRANDENTON DR.
WINSTON-SALEM, NC 27103
PIN # 6814-73-0791.00 | |

LOCATION MAP:



SITE DATA

ZONING:
EXISTING: R99 & GB
PROPOSED: TRACT 1 CPO-S
TRACT 2 LO-S
TRACT 3 CPO-S

PURPOSE STATEMENT:
THE PURPOSE OF THIS REQUEST IS TO ADD A PORTION OF THE ADJACENT PROPERTY TO THE NORTH AND THEN SUBDIVIDE THE SUBJECT SITE INTO THREE SEPARATE TRACTS AND REZONE FROM THE RESIDENTIAL DISTRICT TO CPO-S AND LO-S TO SUPPORT THE LISTED USES BELOW.

JURISDICTION:
CITY OF WINSTON-SALEM

SITE ACRES:
TRACT 1: 11.08 AC +/-
TRACT 2: 4.00 AC +/-
TRACT 3: 0.96 AC +/-
CUL-DE-SAC: 0.21 AC +/-
TOTAL: 16.25 AC +/-

PROPOSED USES:
TRACT 1 (CPO-S):
HOTEL OR MOTEL, MEDICAL OR DENTAL LABORATORY, MEDICAL AND SURGICAL OFFICES, OFFICES, MISCELLANEOUS, PROFESSIONAL OFFICE TESTING AND RESEARCH LAB, HOSPITAL OR HEALTH CENTER

TRACT 2 (LO-S):
MEDICAL AND SURGICAL OFFICES, OFFICES, MISCELLANEOUS, PROFESSIONAL OFFICE, HOSPICE AND PALLIATIVE CARE

PARKING:
HOSPITALITY HOUSE PHASE I = 26 ROOMS
PHASE II = 24 ROOMS

REQUIRED: 1 SPACE/ROOM
PHASE I 26 SPACES
PHASE II 24 SPACES
TOTAL 50 SPACES

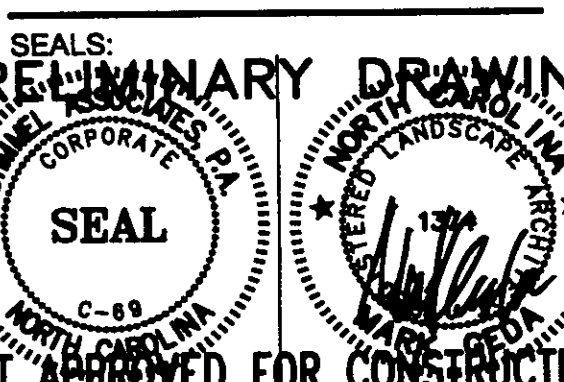
PROVIDED: 74 SPACES
PHASE I 54 SPACES
PHASE II 20 SPACES
TOTAL 128 SPACES

MEDICAL OFFICE BLDG 16,000 SF
REQUIRED: 1250 SF = 64
PROVIDED: 68

Stimmel

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



REVISIONS:

1. PRELIMINARY DRAWING
2. REVISED
3. REVISED

PROJECT:

**Hospitality House of
Winston-Salem**
Winston-Salem, NC

CLIENT:
CAROLINA INVESTMENT PROPERTIES
16 South Main Street - Lexington, NC 27292
336-243-2600

DRAWN: JH, JKB
DATE: 12-02-08

REVISIONS:
12.8.08 PER PRELIM. SUBMITTAL COMMENTS
01.2.08 PER INTERDEPARTMENT COMMENTS

JOB NO.: 08-236
SHEET TITLE:

REZONING PLAN

SCALE: 1" = 60'
SHEET NO.:

RZ-1
© STIMMEL ASSOCIATES, P.A.

**Hospitality House of
Winston-Salem W-3015-REVISED**

PETITIONERS: ZONING File Copy

Contact: Robin Team
Carolina Investment Properties
16 South Main Street
Lexington, NC 27292
Phone: (336) 243-2600
Fax: (336) 243-2680
Email: ream@cpinc.com

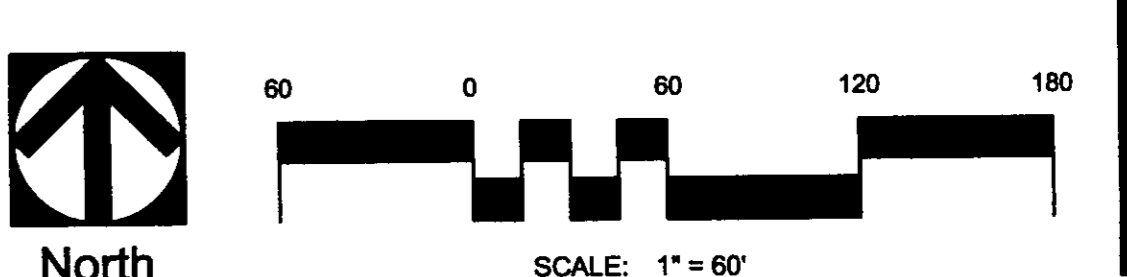
OWNERS:

Pin No. 6814-63-5903.00 Block Lot: 3225, 127M Kimmel Park Properties, LLC P.O. box 1008 Lexington, NC 27292 Phone: (336) 243-2680 Fax: (336) 243-2680 Email: ream@cpinc.com	Pin No. 6814-67-7436.00 Block Lot: 3807, 205B Roman Catholic Diocese Charlotte 1123 Church St. S. Charlotte, NC 28203
--	---

**LANDSCAPE ARCHITECTS/
LAND PLANNERS/
CIVIL ENGINEERS:**

Stimmel
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



MAXIMUM BLDG. HT.:
CPO DISTRICT: 60'
LO DISTRICT: 40'

SITE COVERAGE:
ALLOWED:
CPO DISTRICT: 426,888 SF +/- or 9.80 AC +/- or 80.00%
LO DISTRICT: 130,660 SF +/- or 3.00 AC +/- or 75.00%
TOTAL: 557,548 SF +/- or 12.80 AC +/- or 78.77%

CPO:
BUILDING TO LAND: 31,098 SF +/- or 0.71 AC +/- or 5.79%
PAVEMENT TO LAND: 90,100 SF +/- or 2.08 AC +/- or 16.37%
OPEN SPACE: 412,729 SF +/- or 9.48 AC +/- or 77.40%
SUB-TOTAL SF: 533,927 SF +/- or 12.25 AC +/- or 100.00%

LO:
BUILDING TO LAND: 8,000 SF +/- or 0.18 AC +/- or 4.59%
PAVEMENT TO LAND: 28,740 SF +/- or 0.65 AC +/- or 16.37%
OPEN SPACE: 137,500 SF +/- or 3.18 AC +/- or 79.04%
SUB-TOTAL SF: 174,240 SF +/- or 4.00 AC +/- or 100.00%

TOTAL IMPERVIOUS: 157,838 SF +/- or 3.62 AC +/- or 22.27%

INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREETS: PUBLIC - CUL-DE-SAC

FLOOD PLAIN:
FLOOD INFORMATION PROVIDED BY PRELIMINARY FEMA FIRM MAPS
DATED NOV. 9, 2007

COMMUNITY:

WINSTON-SALEM, CITY OF	NUMBER	PANEL	SUFFIX
	375349	6814	J

WATERSHED:
PROJECT SITE IS NOT LOCATED IN A WATERSHED.

BOUNDARY AND TOPOGRAPHICAL INFORMATION:
BOUNDARY INFORMATION PROVIDED BY SURVEY(12-02-2008)
PERFORMED BY:
SGROI LAND SURVEYING, PLLC
145 W. PATRIS AVE., SUITE 101
HIGH POINT, N.C.
(336-885-1366)

TOPOGRAPHIC INFORMATION PROVIDED BY CITY OF WINSTON-SALEM AERIAL TOPOGRAPHY.

NOTES:

- PROPOSED TREES TO REMAIN MAY CHANGE BASED ON FINAL GRADING & ENGINEERING.
- BUFFERYARD LANDSCAPING WITHIN DUKE ENERGY UTILITY EASEMENT TO BE COORDINATED WITH THE CITY AND DUKE ENERGY.
- FINAL AMOUNT OF IMPERVIOUS SITE COVERAGE MAY CHANGE BASED ON FINAL ENGINEERING.
- APPROXIMATE LOCATION OF EXISTING STREAMS AND WETLANDS BASED ON PRELIMINARY INFORMATION PROVIDED BY ECS. LOCATIONS TO BE CONFIRMED AND APPROVED BY ARMY CORPS OF ENGINEERS. SITE PLAN MAY CHANGE BASED ON FINAL SURVEY OF APPROVED FEATURES.
- HOSPICE LANE EXTENSION TO BE BUILT BY OTHERS. INCLUDES SIDEWALK, PUBLIC WATER, AND SWM ASSOCIATED WITH EXTENSION.

