

**DOCKET #:** W2929

**PROPOSED ZONING:**  
Special Use Permit for  
Homeless Shelter

**EXISTING ZONING:**  
GB

**PETITIONER:**  
Bethesda Center for the  
Homeless for property  
owned by Same

**SCALE:** 1" represents 200'

**STAFF:** King

**GMA:** 2

**ACRES:** 0.3

**NEAREST  
BLDG:** 7' south

**MAP(S):** 630858

**F**

May 23, 2007

Bethesda Center for the Homeless  
930 N. Patterson Avenue  
Winston-Salem, NC 27101

RE: SPECIAL USE PERMIT W-2929

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  
Jimmy Norwood, P. O. Box 4888, Winston-Salem, NC 27115  
Mike Ryan, 100 Sutters Place Court, Winston-Salem, NC 27104

**ACTION REQUEST FORM**

**DATE:** May 23, 2007  
**TO:** The Honorable Mayor and City Council  
**FROM:** A. Paul Norby, FAICP, Director of Planning

**BOARD ACTION REQUEST:**

Request for Public Hearing on Special Use Permit of Bethesda Center for the Homeless

**SUMMARY OF INFORMATION:**

Special Use Permit of Bethesda Center for the Homeless for a Shelter for the Homeless in a GB zoning district: property is located southwest corner of Patterson Avenue and Tenth Street (Zoning Docket W-2929).

**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 PERMIT

Special Use Permit of Bethesda Center for the Homeless,  
Docket W-2929

AN ORDINANCE ISSUING A SPECIAL USE  
PERMIT FOR Shelter for the Homeless

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

Section 1. The City Council hereby makes an affirmative finding as follows, based upon the material and competent evidence presented at the public hearing:

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved;
2. That the use meets all required conditions and specifications;
3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and,
4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with *Legacy*.

Section 2. The Winston-Salem City Council hereby issues a special use permit for Shelter for the Homeless in accordance with Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* to Bethesda Center for the Homeless to be established on the following described property:

Tax Block 0205, Tax Lot 106

Section 3. This Ordinance is adopted after approval of the site plan entitled Bethesda Center for the Homeless and identified as Attachment "A" of the Special Use Permit issued by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, to Bethesda Center for the Homeless.

Section 4. The City Council hereby directs the issuance of a Special Use Permit pursuant to Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances* for a

development to be known as Bethesda Center for the Homeless. Said Special Use Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 5. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE PERMIT

SPECIAL USE 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 Permit for the site shown on the site plan map included in this zoning petition of Bethesda Center for the Homeless, (Zoning Docket W-2929). The site shall be developed in accordance with the plan approved by the Council and bearing the inscription: "Attachment A, Special Use Permit for Shelter for the Homeless, approved by the Winston-Salem City Council the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_" and signed, provided the property is developed in accordance with requirements of Section 6-1.5 of the Zoning Ordinance of the *Unified Development Ordinances*, and other applicable laws, and the following additional conditions be met:

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
  - a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.
  - b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
  - a. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
  - b. All improvements required by the City of Winston-Salem driveway permit shall be completed.

**CITY-COUNTY PLANNING BOARD  
STAFF REPORT**

<b>PETITION INFORMATION</b>			
<b>Docket #</b>	W-2929		
<b>Staff</b>	Aaron King		
<b>Petitioner(s)</b>	Bethesda Center for the Homeless		
<b>Owner(s)</b>	Same		
<b>Subject Property</b>	Tax Lot 106, Tax Block 205		
<b>Proposal</b>	The petitioner is requesting a Special Use Permit for a Shelter for the Homeless in a GB zoning district.		
<b>Zoning District Purpose Statement</b>	The GB District is primarily intended to accommodate a wide range of retail, service, and office uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in Growth Management Areas 1, 2, 3, and activity centers.		
<b>GENERAL SITE INFORMATION</b>			
<b>Location</b>	Southwest corner of Patterson Avenue and Tenth Street		
<b>Jurisdiction</b>	City of Winston-Salem		
<b>Ward(s)</b>	East		
<b>Site Acreage</b>	Approximately ± 0.30 acres		
<b>Current Land Use</b>	Shelter for the homeless (Bethesda Center)		
<b>Surrounding Property Zoning and Use</b>	<b>Direction</b>	<b>Zoning District</b>	<b>Use</b>
	North	LI	Undeveloped land
	East	LI & GB	Tobacco warehouse and parking lot
	South	GB	Additional buildings owned by the Bethesda Center
	West	GB	Crisis Control Ministries
<b>Physical Characteristics</b>	The site is developed and contains a flat topography with no streams or wetlands.		
<b>Proximity to Water and Sewer</b>	The subject property has access to public water and public sanitary sewer.		
<b>Stormwater/ Drainage</b>	No known issues		
<b>Watershed and Overlay Districts</b>	The subject property is not located within a water supply watershed.		
<b>Analysis of General Site Information</b>	The subject property currently contains the existing Bethesda Center building and associated parking. The site has a gentle topography with no streams or wetlands. This proposal would remove the existing structure and replace it with a new two-story building.		

<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b>			
	<ul style="list-style-type: none"> <li>Condition for stormwater study</li> </ul>			
<b>SITE ACCESS AND TRANSPORTATION INFORMATION</b>				
<b>Street Name</b>	<b>Classification</b>	<b>Frontage</b>	<b>ADT Count</b>	<b>Capacity/LOS D</b>
Patterson Avenue	Minor Thoroughfare	+/- 56 feet	5,885	16,100
Tenth Street	Local Road	+/- 136 feet	NA	NA
<b>Proposed Access Point(s)</b>	The site plan does not propose any access points onto Tenth Street or Patterson Avenue. The site has access via the adjacent parcel to the west.			
<b>Planned Road Improvements</b>	The Thoroughfare Plan recognizes Patterson Avenue as adequate.			
<b>Trip Generation - Existing/Proposed</b>	The Institute of Transportation Engineers (ITE) manual does not list trip generation numbers for this use.			
<b>Sidewalks</b>	Sidewalks exist along the frontage of Patterson Avenue and Tenth Street.			
<b>Transit</b>	Routes 9 and 10 run along Patterson Avenue.			
<b>Traffic Impact Study (TIS)</b>	Not required			
<b>Analysis of Site Access and Transportation Information</b>	Staff does not anticipate any negative transportation impacts from this request. Although the ITE manual does not provide trip generation numbers for this use, staff does not feel that this use will generate a large amount of traffic.			
<b>Generalized Recommended Conditions</b>	<b><u>BRIEF DESCRIPTION OF CONDITION(S):</u></b>			
	<ul style="list-style-type: none"> <li>Condition to obtain City of Winston-Salem driveway permit</li> <li>Condition to repair any damage to City streets</li> </ul>			
<b>CONFORMITY TO PLANS AND PLANNING ISSUES</b>				
<b>Legacy GMA</b>	GMA 2 (Urban Neighborhoods)			
<b>Relevant Legacy Recommendations</b>	Encouraging infill, redevelopment, and reuse of vacant or underutilized parcels within developed areas increases densities. Infill and redevelopment also supports the efficient provision and use of transit and promotes walking.			
<b>Relevant Area Plan(s)</b>	<i>North Central Area Plan (2007)</i>			
<b>Area Plan Recommendations</b>	<ul style="list-style-type: none"> <li>The <i>North Central Area Plan (NCAP)</i> recognizes the existing land use.</li> </ul>			
<b>Special Use Permit Findings</b>	<p><u>Planning Board Findings</u></p> <p>The UDO requires that any favorable recommendation by the Planning Board shall include the following findings: [Note: Answers in italics indicate the preliminary opinion of staff without the benefit of testimony and evidence given at the public hearing.]</p> <ol style="list-style-type: none"> <li>The development is in conformity with <i>Legacy</i>;      <i>Yes</i></li> <li>Water and sewer service are available in adequate capacity;      <i>Yes</i></li> </ol>			



	<p>3. Where buildings greater than thirty-five (35) feet in height are proposed within the City of Winston-Salem limits, there is adequate access for aerial fire-fighting equipment; <i>NA</i></p> <p>4. Streets and highways, both within and in the vicinity of the development, are of such design and traffic-carrying capacity that the development will not create a traffic hazard; <i>Yes</i></p> <p>5. General layout and design of the development meet all requirements of this Ordinance; <i>Yes</i></p> <p>6. Adequate, safe, and convenient provision is made for vehicular and pedestrian movement on the site with particular attention paid to the needs of public safety equipment and personnel (fire, police, etc.) and service vehicles and personnel (sanitation, postal delivery, etc.); <i>Yes</i></p> <p>7. The Planning Board may recommend to the Elected Body conditions as identified in Section B.6-1.3(A)(1) for the issuance of the special use permit to reduce impacts associated with the project. <i>See recommended conditions at end of staff report</i></p> <p><u>Elected Body Findings</u> The Elected Body shall issue a special use permit only when the Elected Body makes affirmative findings on the following:</p> <p>1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the application and plan as submitted and approved; <i>Yes</i></p> <p>2. That the use meets all required conditions and specifications; <i>Yes</i></p> <p>3. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; <i>Yes</i></p> <p>4. That the location and character of the use, if developed according to the application and plan submitted and approved, will be in harmony with the area in which it is to be located and in general conformity with <i>Legacy</i>. <i>Yes</i></p>
<p><b>Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)</b></p>	<p><b>(S)(3) - Have changing conditions substantially affected the area in the petition?</b></p>
	<p>No</p>
	<p><b>(S)(4) - Is the requested action in conformance with <i>Legacy</i>?</b></p>
	<p>Yes</p>

<b>Analysis of Conformity to Plans and Planning Issues</b>	The subject request is for a Special Use Permit (SUP) for the expansion of a Shelter for the Homeless. In February 2007, the City Council approved UDO 163 that created the use of Shelter for the Homeless. This UDO amendment requires approval of a SUP for any building expansion of a Shelter for the Homeless. Approval of the subject request would allow the existing building to be removed and replaced with a new two-story building.					
<b>RELEVANT ZONING HISTORIES</b>						
<b>Case</b>	<b>Request</b>	<b>Decision &amp; Date</b>	<b>Direction from Site</b>	<b>Acreage</b>	<b>Recommendation</b>	
					<b>Staff</b>	<b>CCPB</b>
W-2907	RM-18 to NB-S	Approved	North	0.36	Approval	Approval
W-2548	GI-S to IP	Approved 7/15/02	West	1.78	Approval	Approval
W-2365	RM-18 to LB	Denied 2/7/00	North	0.84	Denial	Denial
<b>SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS</b>						
<b>Building Square Footage</b>	<b>Square Footage</b>		<b>Placement on Site</b>			
	10,977 sf.		Eastern ½ of the site			
<b>Parking</b>	<b>Required</b>	<b>Proposed</b>		<b>Layout</b>		
	7 spaces	11 spaces		90° head-in		
<b>Building Height</b>	<b>Maximum</b>			<b>Proposed</b>		
	60/unlimited			2-stories		
<b>Impervious Coverage</b>	<b>Maximum</b>			<b>Proposed</b>		
	Unlimited			76%		
<b>UDO Sections Relevant to Subject Request</b>	<ul style="list-style-type: none"> <li>Section 2-1.3(J) GB District</li> </ul>					
<b>Complies with Chapter B, Article VII, Section 7-5.3</b>	<b>(A) Legacy policies:</b>		Yes			
	<b>(B) Environmental Ord.</b>		Yes			
	<b>(C) Subdivision Regulations</b>		NA			
<b>Analysis of Site Plan Compliance with UDO Requirements</b>	The site plan proposes to construct a new two-story building in the place of the existing building. Access will come via an existing access point located further west on Tenth Street. Staff is awaiting minor revisions to the site plan.					
<b>CONCLUSIONS TO ASSIST WITH RECOMMENDATION</b>						
<b>Positive Aspects of Proposal</b>			<b>Negative Aspects of Proposal</b>			
This request would allow the existing shelter to construct a new building.			This request would allow further intensification of an already intense use near several redevelopment areas.			
The site has good pedestrian access and is located on two transit routes.						

**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.

**PRIOR TO THE ISSUANCE OF GRADING PERMITS:**

- a. Developer shall obtain a driveway permit from City of Winston-Salem Public Works Department.
- b. Developer shall have a stormwater management study submitted for review by the Public Works Department of the City of Winston-Salem.

**PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**

- a. Any damage to City maintained streets, sidewalk, or curb shall be replaced or repaired to the requirements of the Public Works Department.
- b. All improvements required by the City of Winston-Salem driveway permit shall be completed.

**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: Wesley Curtis

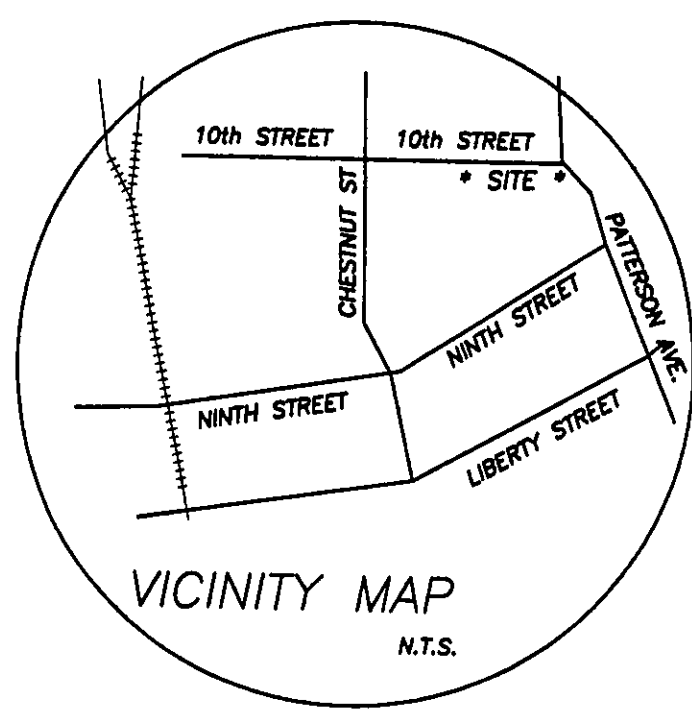
VOTE:

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

AGAINST: None

EXCUSED: None

\_\_\_\_\_  
A. Paul Norby, FAICP  
Director of Planning



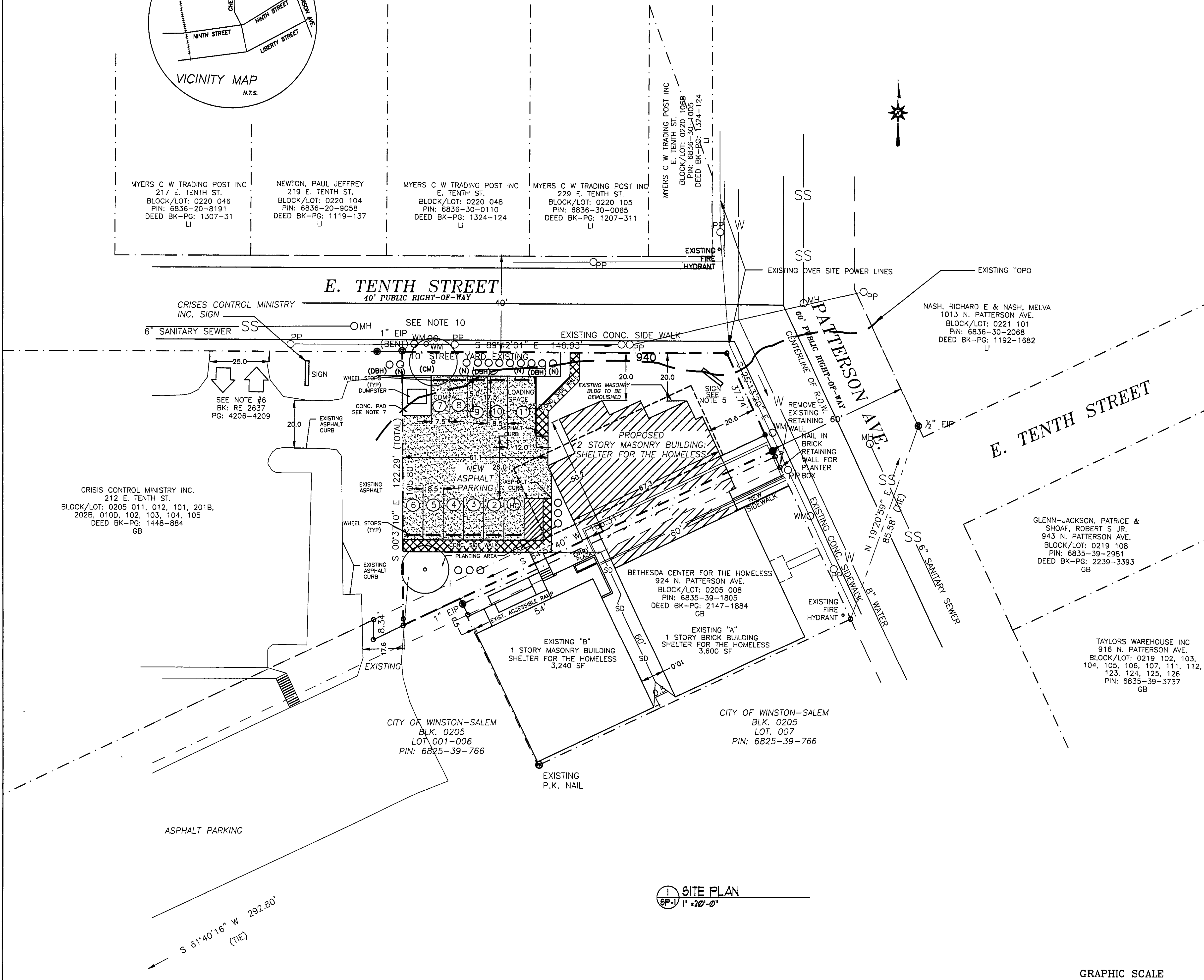
MYERS C W TRADING POST INC  
217 E. TENTH ST.  
BLOCK/LOT: 0220 046  
PIN: 6836-20-8191  
DEED BK-PG: 1307-31  
LI

NEWTON, PAUL JEFFREY  
219 E. TENTH ST.  
BLOCK/LOT: 0220 104  
PIN: 6836-20-9058  
DEED BK-PG: 1119-137  
LI

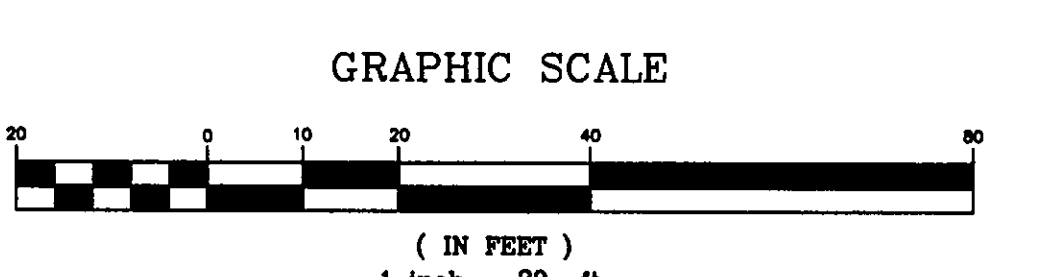
MYERS C W TRADING POST INC  
E. TENTH ST.  
BLOCK/LOT: 0220 048  
PIN: 6836-30-0110  
DEED BK-PG: 1324-124  
LI

MYERS C W TRADING POST INC  
229 E. TENTH ST.  
BLOCK/LOT: 0220 105  
PIN: 6836-30-0065  
DEED BK-PG: 1207-311  
LI

CRISIS CONTROL MINISTRY INC.  
212 E. TENTH ST.  
BLOCK/LOT: 0205 011, 012, 101, 201B,  
202B, 010D, 102, 103, 104, 105  
DEED BK-PG: 1448-884  
GB



1 SITE PLAN  
SP-1 1" = 20'-0"



**PURPOSE STATEMENT**  
REQUEST FOR SPECIAL USE PERMIT OF BLOCK LOT 0205 106 TO ACCOMMODATE THE UDO-163 ORDINANCE.  
THE PROPOSED PROPERTY SHALL BE A SHELTER FOR THE HOMELESS.  
THE EXISTING BUILDING WILL BE DEMOLISHED AND A NEW BUILDING WILL BE BUILT. IN ADDITION, PARKING WILL BE MODIFIED TO ACCOMMODATE THE NEW ORDINANCE.

**PROJECT LOCATION**  
ADDRESS: 930 N. PATTERSON AVE.  
WINSTON-SALEM, NC 27115  
TAX BLOCK 0205 LOT 106  
EXISTING ZONING: GB

**PROPOSED USES**  
PROPOSED BUILDING: SHELTER FOR THE HOMELESS  
BUILDING GROSS SQUARE FEET: 10,977 SF (3,659 SF / FLOOR)  
BUILDING HEIGHT: 2 STORIES W/ BASEMENT

**SITE SIZE AND COVERAGE**  
TAX BLOCK 0205 LOT 106  
TOTAL ACREAGE: 0.3 (13,068 SF +/-)  
BUILDING TO LAND 28%  
PAVEMENT TO LAND 48%  
OPEN SPACE 24%  
NO PIN NUMBER AVAILABLE.

**INFRASTRUCTURE**  
WATER: PUBLIC  
SEWER: PUBLIC  
STREETS: PUBLIC  
NO NEW WATER/SEWER CONNECTIONS  
NO STORM SEWER LOCATED IN CLOSE PROXIMITY TO SITE.

**STREET YARD PLANTING REQUIREMENTS (EXISTING)**  
• MINIMUM TWO (2) DECIDUOUS TREES PER ONE HUNDRED (100) LINEAR FEET.  
• SHRUBS MUST BE MIN. EIGHTEEN (18) INCHES IN HEIGHT AT INSTALLATION, W/ MIN. HEIGHT OF THIRTY-SIX (36) INCHES WITHIN THREE YEARS AFTER INSTALLATION. A MAX. OF 30% OF SHRUBS SHALL BE DECIDUOUS.

**TYPE I BUFFERYARD PLANTING REQUIREMENTS (EXISTING)**  
• ADJOINING ZONING: GB  
TYPE REQUIRED: TYPE I  
WIDTH REQUIRED: 10'-0"

NOTE: OWNER TO MAKE ANY NECESSARY CHANGES TO EXISTING STREET YARDS AND BUFFERYARDS TO MEET CODE REQUIREMENTS.

**PLANTING LEGEND**  
MAPLE (M)  
AMERICAN HOLLY (AH)  
DWARF BURFORD HOLLEY (DBH)

**NUMBER OF BEDS IN FACILITIES**  
EXISTING "A" & EXISTING "B" = 99 BEDS MAX.

**OFF-STREET PARKING**  
PROPOSED USE: SHELTER FOR THE HOMELESS  
PARKING CALCULATIONS:  
1 SPACE / RESIDENT STAFF MEMBER  
+ 2 SPACES / EVERY 3 EMPLOYEES / VOLUNTEERS ON LARGEST SHIFTS  
3 RESIDENT STAFF MEMBERS = 3 SPACES  
8 EMPLOYEES / VOLUNTEERS = 5 SPACES  
TOTAL = 8 SPACES

**REDUCTIONS:**  
SIDEWALKS = 3% = .24 SPACES  
WINSTON-SALEM TRANSIT AUTHORITY ROUTE = 3% = .24 SPACES  
COMBINED DRIVEWAYS AND ACCESS = 5% = .4 SPACES  
TOTAL REDUCTION = .88% = 1 SPACE  
25% PARKING TO BE COMPACT = 2 COMPACT SPACES  
(1) 12' X 25' LOADING SPACE TO BE PROVIDED (LOADING SPACE REDUCED DUE TO SIZE OF DELIVERY VEHICLES)

7 SPACES REQUIRED + 1 LOADING SPACE  
10 SPACES PROVIDED + 1 LOADING SPACE

**OWNER/APPLICANT:** BETHESDA CENTER FOR THE HOMELESS  
WILLIAM ADKERSON, EXECUTIVE DIRECTOR  
ADDRESS: 930 N. PATTERSON AVE.  
WINSTON-SALEM, NC 27115  
TELEPHONE#: 336-722-9951 EXT. 203 FAX 336-722-5834  
PLAN PREPARER: SMITH NORWOOD ARCHITECTURE & DESIGN, PA  
MAILING ADDRESS: P.O. BOX 4888  
WINSTON-SALEM, NC 27115  
TELEPHONE#: 336-744-8100 (OFFICE)  
FAX#: 336-744-8088 (OFFICE)

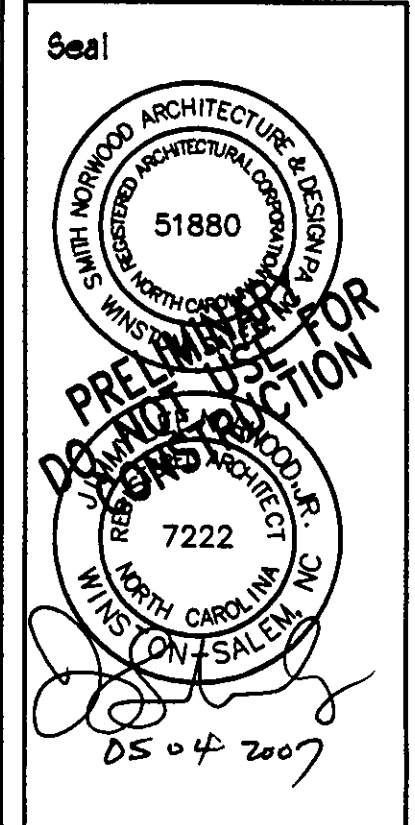
**GENERAL NOTES:**  
1. PARKING SURFACE TO BE ASPHALT.  
2. ALL SHRUBS AND TREE LANDSCAPING SHOWN ARE EXISTING  
3. NO ALTERATIONS OR CHANGES ARE PROPOSED TO EXISTING GRADES. ALL LANDSCAPING TO REMAIN.  
4. REPAIR ANY DAMAGE FROM CONSTRUCTION TO CITY STREETS AND PUBLIC SIDEWALKS.  
5. MAXIMUM SIGN AREA OF A GROUND SIGN SHALL BE LIMITED TO SEVENTY-FIVE (75) SF.  
6. ACCESS EASEMENT FOR CRISIS CONTROL MINISTRIES, INC. AND BETHESDA CENTER FOR THE HOMELESS, INC. AS APPROVED BY CITY-COUNTY PLANNING BOARD ON 2-8-08. DEED BK: RE 2637 PG: 4206-4209.  
7. DUMPSTER TO BE LOCATED ON 12' X 16' CONCRETE PAD. DUMPSTER ENCLOSURE TO BE SIMILAR MATERIALS TO BUILDING OR OPAQUE MATERIALS.  
8. ALL TOPO IS EXISTING AND TO REMAIN. NO CHANGES TO TOPO.  
9. EXISTING ONE STORY MASONRY BUILDING W/ BASEMENT TO BE REMOVED.  
10. CLOSE ALL DRIVEWAYS / CURB CUTS NOT INCLUDED IN PROJECT. GRANITE CURB TO BE USED FOR CLOSURE.

**LEGEND**  
SS SANITARY SEWER  
W WATER  
SD STORM DRAIN  
PP POWER POLES  
WM WATER METER  
CO CLEAN OUT

NOTE: INFORMATION USED TO PREPARE MAP PROVIDED BY OWNER.

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**SMITH NORWOOD ARCHITECTURE & DESIGN, PA**  
ARCHITECTURE & DESIGN, PA  
PO BOX 4888  
WINSTON-SALEM, NC 27115  
TELE: (336) 744-8100 FAX: (336) 744-8088



Project Name: BETHESDA CENTER OFFICES  
PATTERSON AVE.  
WINSTON-SALEM NC 27115  
336-722-9951 Ext. 203 F:336-722-5834

Sheet Title: SITE PLAN  
Block/Lot: 0205 106  
Deed BK-Pg: 2637-4206

**REVISIONS:**  
DATE: NO.  
DATE: NO.  
DATE: NO.  
DATE: NO.  
DATE: NO.

DRAWN BY: SAM/JLN  
CHECKED BY: JLN  
DATE: 04/03/2007  
PROJECT NO: 0501  
SHEET SP-1

NOT FOR CONSTRUCTION