

SITE DATA

ZONING:
 EXISTING = GO-S (GENERAL OFFICE DISTRICT - SPECIAL USE)
 PROPOSED = GO-S
PROPOSED USE:
 MEDICAL AND SURGICAL OFFICES; PROFESSIONAL OFFICE;
 OFFICES, MISCELLANEOUS

TOTAL SITE SIZE:
 TOTAL PARCEL ACREAGE: 2.254 +/- AC

INFRASTRUCTURE:
 WATER: PUBLIC
 SEWER: PUBLIC
 STREETS: PUBLIC

BUFFER YARDS:
 ADJOINING ZONING: RS9
 TYPE REQUIRED: TYPE III BUFFERYARD
 TYPE PROVIDED: 40' TYPE III BUFFERYARD

STREET YARDS:
 TYPE REQUIRED: 10' STREETYARD
 TYPE PROVIDED: AS REQUIRED

BUILDING INFORMATION:
 MAXIMUM BUILDING HEIGHT - 60'

TRACT DATA

EXISTING SITE COVERAGES:

TOTAL TRACT SIZE:	2.254 AC. +/-
BUILDINGS:	0.133 AC. +/- = 5.90%
PAVEMENT:	0.077 AC. +/- = 3.42%
OPEN SPACE:	2.044 AC. +/- = 90.68%
TOTAL:	2.254 AC. +/- = 100.00%
(TOTAL IMPERVIOUS = 0.210 AC. +/- = 9.32%)	

PROPOSED SITE COVERAGES:

TOTAL TRACT SIZE:	2.254 AC. +/-
BUILDINGS:	0.351 AC. +/- = 15.57%
PAVEMENT:	0.840 AC. +/- = 37.27%
OPEN SPACE:	1.063 AC. +/- = 47.16%
TOTAL:	2.254 AC. +/- = 100.00%
(TOTAL IMPERVIOUS = 1.191 AC. +/- = 52.84%)	

OFF-STREET PARKING CALCULATIONS:
 PARKING REQUIRED - 1 SPACE PER 250 SF GFA
 26,000 SF GFA / 250 = 104 SPACES
 TOTAL PARKING REQUIRED = 104 (INCLUDING 5 HANDICAP)
 TOTAL PARKING PROVIDED = 106 (INCLUDING 5 HANDICAP)
 PARKING ASSUMES AT LEAST 10,000 SF OF MEDICAL OFFICE

BOUNDARY & TOPOGRAPHICAL SURVEY PROVIDED BY:
 BEESON ENGINEERING, INC.
 503 HIGH STREET
 WINSTON-SALEM, NORTH CAROLINA 27101
 (336) 748-0071
 DATED: 10/28/99

DEVELOPMENT NAME:

FREEMAN - TRUJILLO OFFICE

OWNER:

TAX BLOCK: 3901 LOT: 415
 LA CRUZADA LLC
 C/O JAMES & LENIE TRUJILLO
 3801 NORTH LAKESHORE DRIVE
 CLEMMONS, NC 27012
 (336) 766-4951

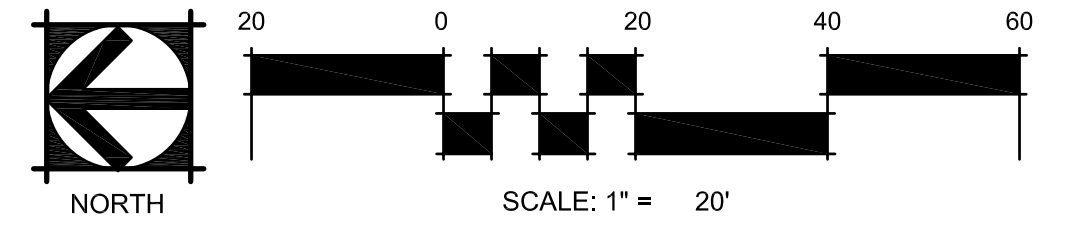
PETITIONER:

LADD FREEMAN
 FREEMAN COMMERCIAL REAL ESTATE
 175 KIMEL PARK DRIVE, SUITE 200
 WINSTON-SALEM, NC 27103
 (336) 768-4410

**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



ENHANCED BUFFERYARD DATA:

40' TYPE III BUFFERYARD:
 PLANTS REQUIRED:
 3 DECIDUOUS TREES PER/ 100 LF = 17 DECIDUOUS TREES
 10 PRIMARY EVERGREEN PLANTS PER/ 100 LF = 55 EVERGREEN PLANTS

PLANTS PROVIDED:
 3 DECIDUOUS TREES PER/ 100 LF = 17 DECIDUOUS TREES
 20 PRIMARY EVERGREEN PLANTS PER/ 100 LF = 110 PRIMARY EVERGREEN PLANTS

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

PROJECT:

**WESTBROOK CORPORATE
 CENTER**
 WESTBROOK PLAZA DRIVE
 WINSTON-SALEM, NORTH CAROLINA 27103
 WINSTON TOWNSHIP - FORSYTH COUNTY

CLIENT:
 LADD FREEMAN
 FREEMAN COMMERCIAL REAL ESTATE
 175 KIMEL PARK DRIVE, SUITE 200
 WINSTON-SALEM, NC 27103
 (336) 768-4410

DRAWN: SAS,JMN
 DATE: 6/6/05

REVISIONS:
 REVISED 7/7/05 DRC COMMENTS

JOB. NO.: 05-054
 SHEET TITLE:

**SITE PLAN
 AMENDMENT**

SCALE: 1" = 20'
 SHEET NO.:

RZ-1