

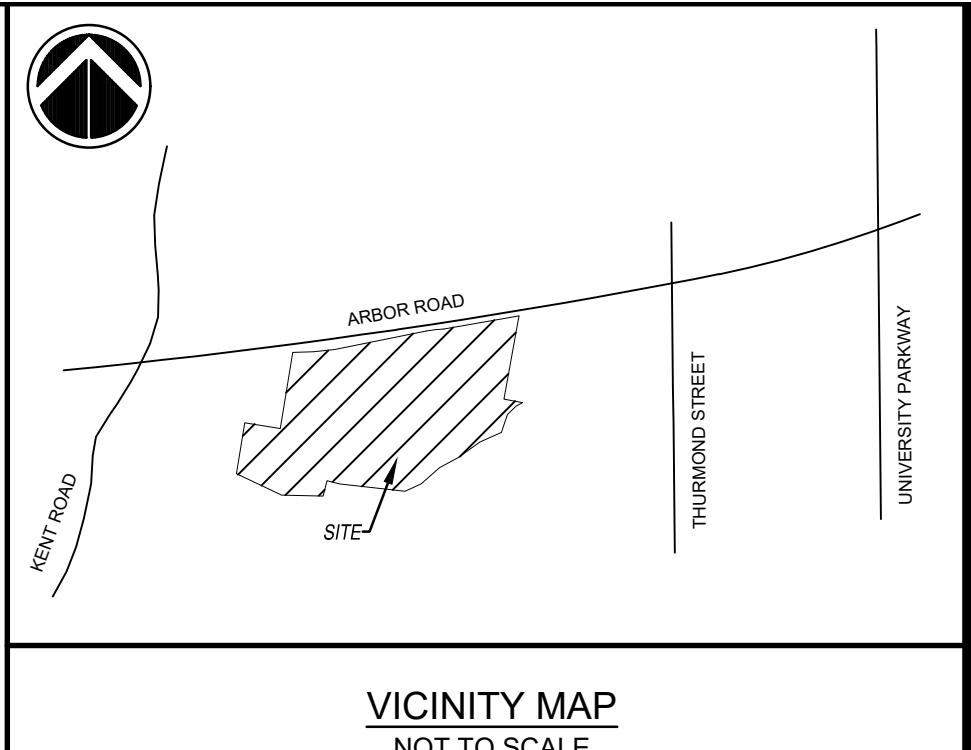
**SITE DATA**

PROPERTY OWNER: ARBOR ACRES UNITED METHODIST RETIREMENT COMMUNITY, INC.  
 1240 ARBOR ROAD  
 WINSTON-SALEM, NC 27104

PROPERTY DESCRIPTION: PORTION OF PARCEL ID: 6826-64-1144  
 TAX BLOCK 6033 LOTS 301A, 301F, & 302  
 ZONED: RM8-S

DEVELOPER/PETITIONER: ARBOR ACRES UNITED METHODIST RETIREMENT COMMUNITY, INC.  
 1240 ARBOR ROAD  
 WINSTON-SALEM, N.C. 27104  
 PHONE: (336) 724-7921  
 CONTACT: LES GRANFILL  
 lgranf@arboracres.org

ENGINEER/SURVEYOR: ALLIED DESIGN, INC.  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, N.C. 27103  
 PHONE: (336) 785-2377  
 FAX: (336) 780-8866  
 STEVE CAUSEY, P.E.  
 scausey@allied-engrsur.com



**REVIEW INFORMATION**

TYPE OF REVIEW:  SPECIAL USE REZONING

JURISDICTION:  CITY OF WINSTON-SALEM (GMA-2)

PREVIOUS DOCKET: W-3841

AREA TO BE REZONED: 26.45+ ACRES

**PURPOSE STATEMENT:**  
 THE PURPOSE OF THIS REQUEST IS FOR APPROVAL OF A REZONING OF A PORTION OF THE SUBJECT PROPERTY FROM RM8-S TO C-S AND FOR SITE PLAN APPROVAL.

**SITE SIZE AND COVERAGES**  
 SEE CODE SUMMARY

**ZONING**  
 EXISTING ZONING: RM8-S  
 PROPOSED ZONING: C-S  
 PROPOSED USES: LIFE CARE COMMUNITY, NURSING CARE INSTITUTION

**OFF-STREET PARKING**  
 PROPOSED USE(S): SEE CODE SUMMARY

**BUILDING HEIGHTS & SETBACKS**  
 EAST BUILDING HEIGHT: 70'  
 WEST BUILDING HEIGHT: 55'  
 FRONT SETBACK: 25'  
 REAR SETBACK: 25'  
 SIDE SETBACK: 7'20" COMBINED  
 STREET SETBACK: 20'

**INFRASTRUCTURE**

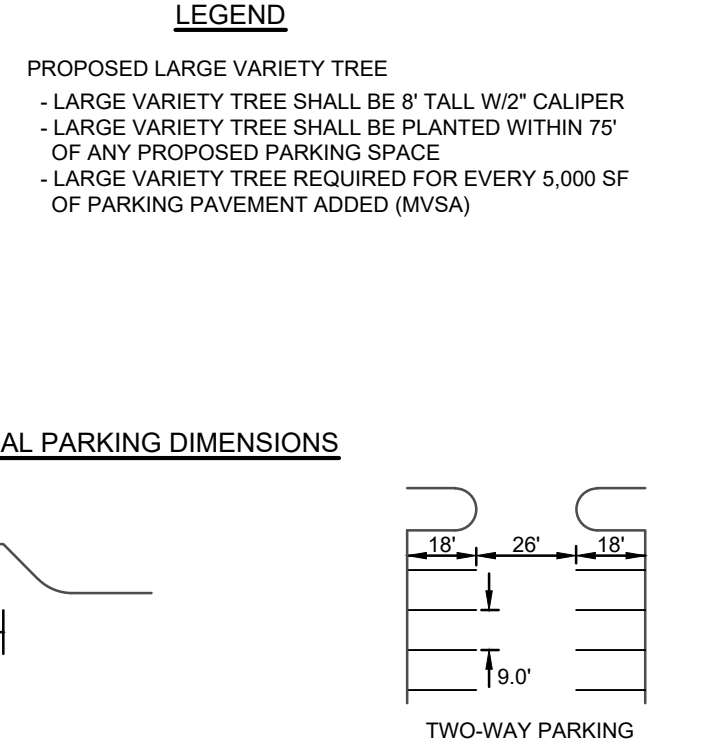
WATER:	PUBLIC	PRIVATE
SEWER:		X
STREETS:		X

LINEAR FEET OF PUBLIC STREETS: NA FT

**OFF-STREET LOADING**  
 LOADING/UNLOADING SPACES REQUIRED: 2  
 LOADING/UNLOADING SPACES PROVIDED: 2  
 (1) SIZE: 12' FT X 50' FT  
 (2) SIZE: 12' FT X 85' FT

**BUFFERYARDS**  
 ADJOINING ZONING: RM8-S AND C  
 TYPE REQUIRED: N/A  
 WIDTH PROVIDED: N/A FT

**DENSITY CALCULATIONS**  
 # OF UNITS OR LOTS: 210 UNITS  
 AREA: 26.45+ ACRES  
 DENSITY: 8.25 UNITS PER ACRE



**TREE SAVE AREA SUMMARY CALCULATIONS**

**ADDITIONS TO EXISTING DEVELOPMENT:**  
 TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET): 268,186

TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W. + SQUARE FEET OF EXISTING UTILITY EASEMENTS + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS = 0

MINIMUM TREE SAVE AREA REQUIRED: X 10% 12%

TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (10%) = 26,819

TREE STAND METHOD USED:  YES  NO

LIST THE AREA OF EACH TREE STAND BEING SAVED: 56,331

DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX): MIX OF VARIOUS 20-50 YEAR OLD EVERGREEN AND DECIDUOUS TREES

TOTAL SQUARE FOOTAGE OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA: 56,331

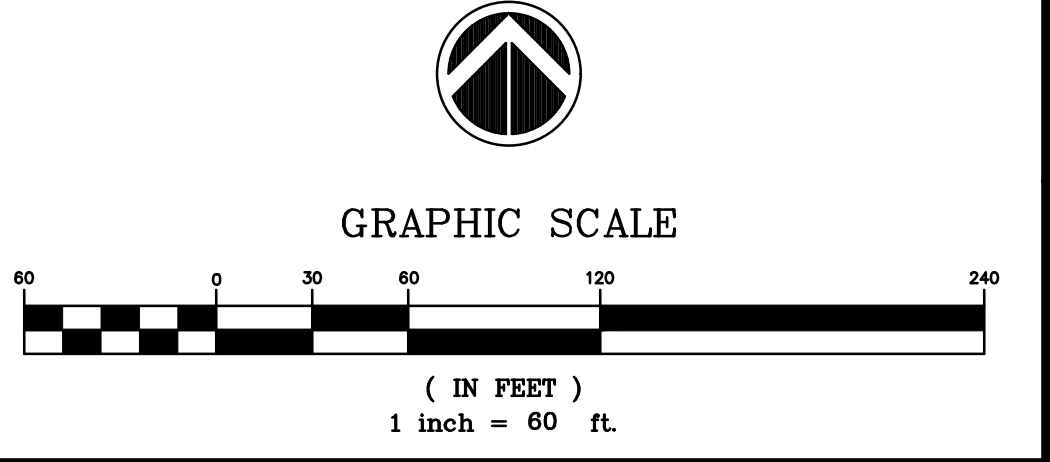
TOTAL REQUIRED TSA (IN SQUARE FEET): 26,819

TOTAL PROVIDED TSA (IN SQUARE FEET): 56,331

ARBOR ACRES RETIREMENT COMMUNITY  
 CODE SUMMARY FOR PROPOSED CAMPUS ZONING DISTRICT  
 June 2, 2020

BUILDING	USE	NUMBER OF BEDS OR UNITS	CALCULATED PARKING REQUIREMENT	PARKING PROVIDED	LOADING SPACES PROVIDED	IMPERVIOUS AREA CALCULATIONS
<b>EXISTING UNITS</b>						
INDEPENDENT LIVING			(0.75 Space per Unit)			<b>BUILDING</b> <b>PAVEMENTS AND</b>
McPHERSON APARTMENTS	Multi-Family, Elderly	23	17	22		21,799 23,096
WOMBLE APARTMENTS	Multi-Family, Elderly	34	26	74		10,921 57,562
STOCKTON APARTMENTS	Multi-Family, Elderly	44	33	109		27,412 32,645
Detached Housing, Townhomes, Duplexes and Townhomes	Multi-Family, Elderly	33	25	69		33,991 55,375
<b>INDEPENDENT LIVING TOTAL</b>		<b>134</b>	<b>101</b>	<b>274</b>		
<b>ASSISTED LIVING</b>			(1 SPACE PER 3 BEDS)			
CORPENING	Nursing Care Institution	20	7	48		40,954 24,217
<b>ASSISTED LIVING TOTAL</b>		<b>20</b>	<b>7</b>	<b>48</b>		
Physical Fitness Facility						7,353
<b>EXISTING TOTAL INSTITUTIONAL USES</b>		<b>154</b>	<b>165</b>	<b>322</b>		<b>142,430 192,895</b>
<b>PROPOSED IMPROVEMENTS</b>						
VILLAS and PINER HALL (INDEPENDENT LIVING)	Elderly Housing Unit		(0.75 Space per Unit)			
Residential Units		69	52	60		52,100 72,180
<b>TOTAL INSTITUTIONAL USES</b>		<b>223</b>	<b>217</b>	<b>382</b>		<b>194,530 265,075</b>
Number of Units for Institutional Uses (3 Beds = 1 Unit)						
		210				
<b>TOTAL IMPERVIOUS AREA - SQUARE FEET</b>						459,605
<b>TOTAL IMPERVIOUS AREA - ACRES</b>						10.55
<b>CAMPUS ACREAGE</b>						25.45
<b>PERCENT IMPERVIOUS</b>						41.46%

- GENERAL NOTES**
- EXISTING SITE BOUNDARY INFORMATION TAKEN FROM A SURVEY COMPLETED BY THOMAS A. RICO AND ASSOCIATES, DATED 01/07/02.
  - ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
  - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
  - ALL WATER AND SEWER MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, JANUARY 1999, EDITION.
  - FIRE DEPARTMENT ACCESS IS REQUIRED WITHIN 150' OF ALL SIDES OF ALL PROPOSED BUILDINGS.
  - FIRE HYDRANT SPACING SHALL BE WITHIN 500' OF ALL SIDES OF ALL PROPOSED BUILDINGS VIA ROWWAYS/DROVES.
  - IF PROPOSED BUILDINGS ARE SPRINKLERED, A FD CONNECTION SHALL BE PROVIDED WITHIN 100' OF A FIRE HYDRANT.



**Allied Design, Inc.**  
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 LANDSCAPE ARCHITECTURE  
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 oliverdesignstudio-la.com  
 Firm License No. C-504

**PRELIMINARY PLANS**  
 NOT RELEASED FOR CONSTRUCTION

ARBOR ACRES UNITED METHODIST RETIREMENT COMMUNITY, INC.  
 ASSISTED LIVING & 25TH STREET HOUSING

WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.: 18-082  
 DRAWN BY: JMN  
 CHECKED BY: SMC  
 DATE: 05/28/20

REVISIONS:

NO.	DATE	DESCRIPTION
1	06/02/20	ISSUED FOR PERMANENT REVIEW
2	06/24/20	REVISED PER PLANNING STAFF COMMENTS

REZONING AND  
 PRELIMINARY  
 SITE PLAN

SHEET  
**C1**