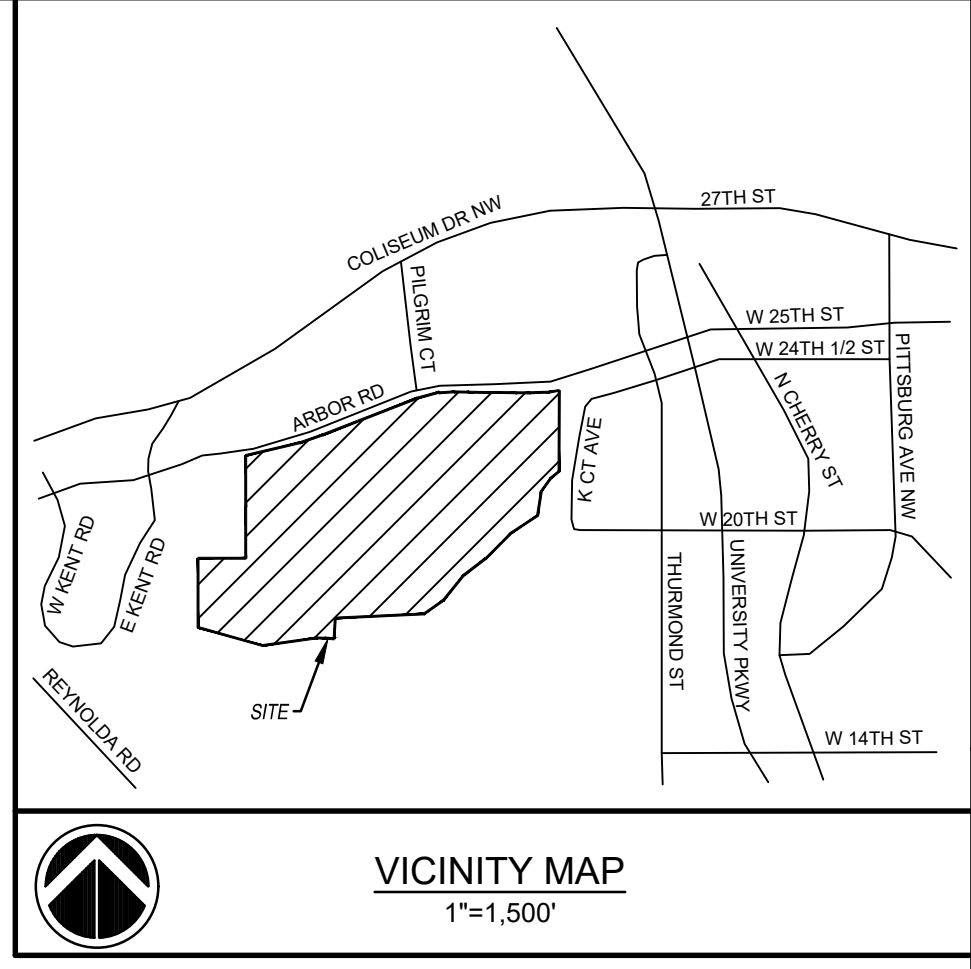
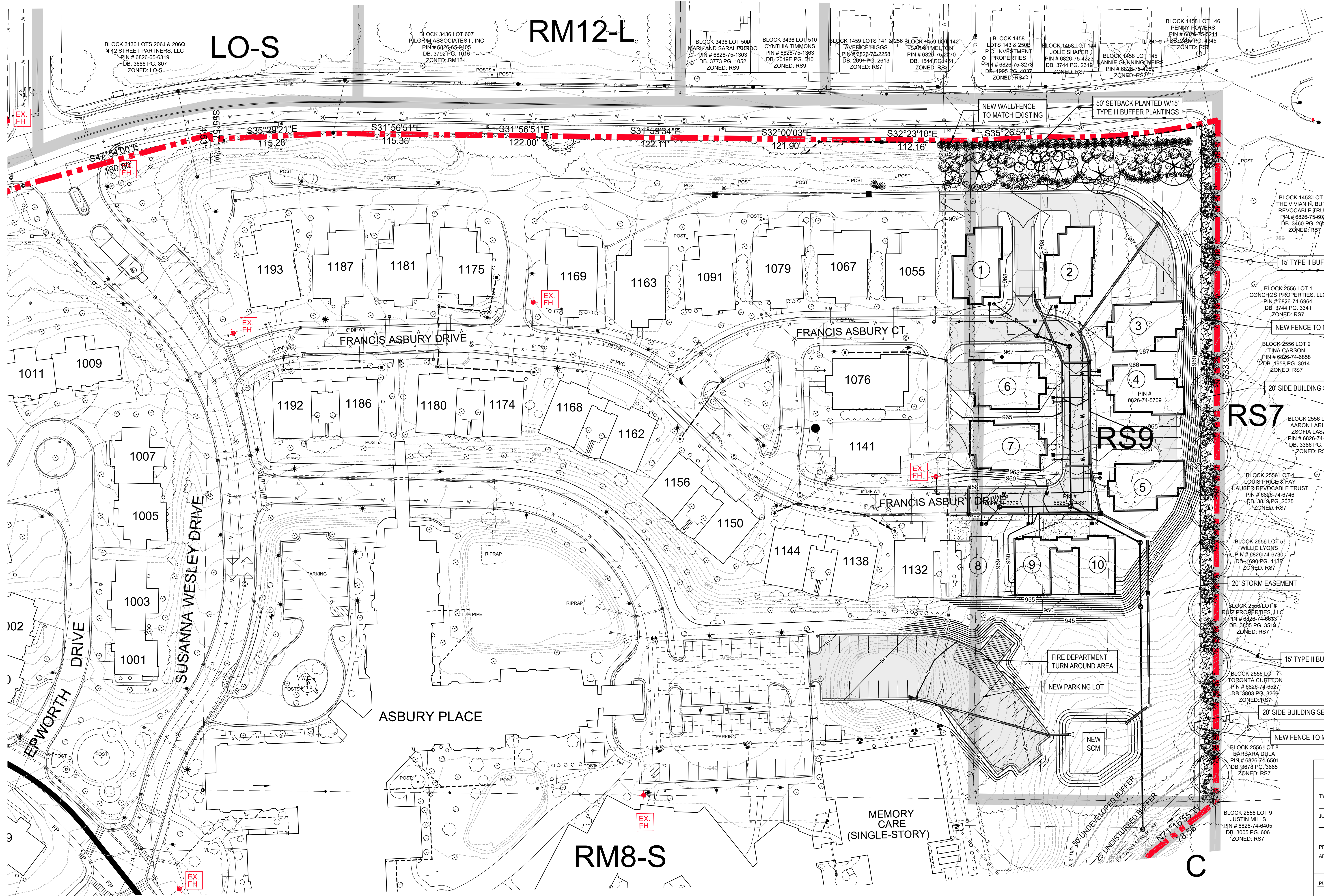




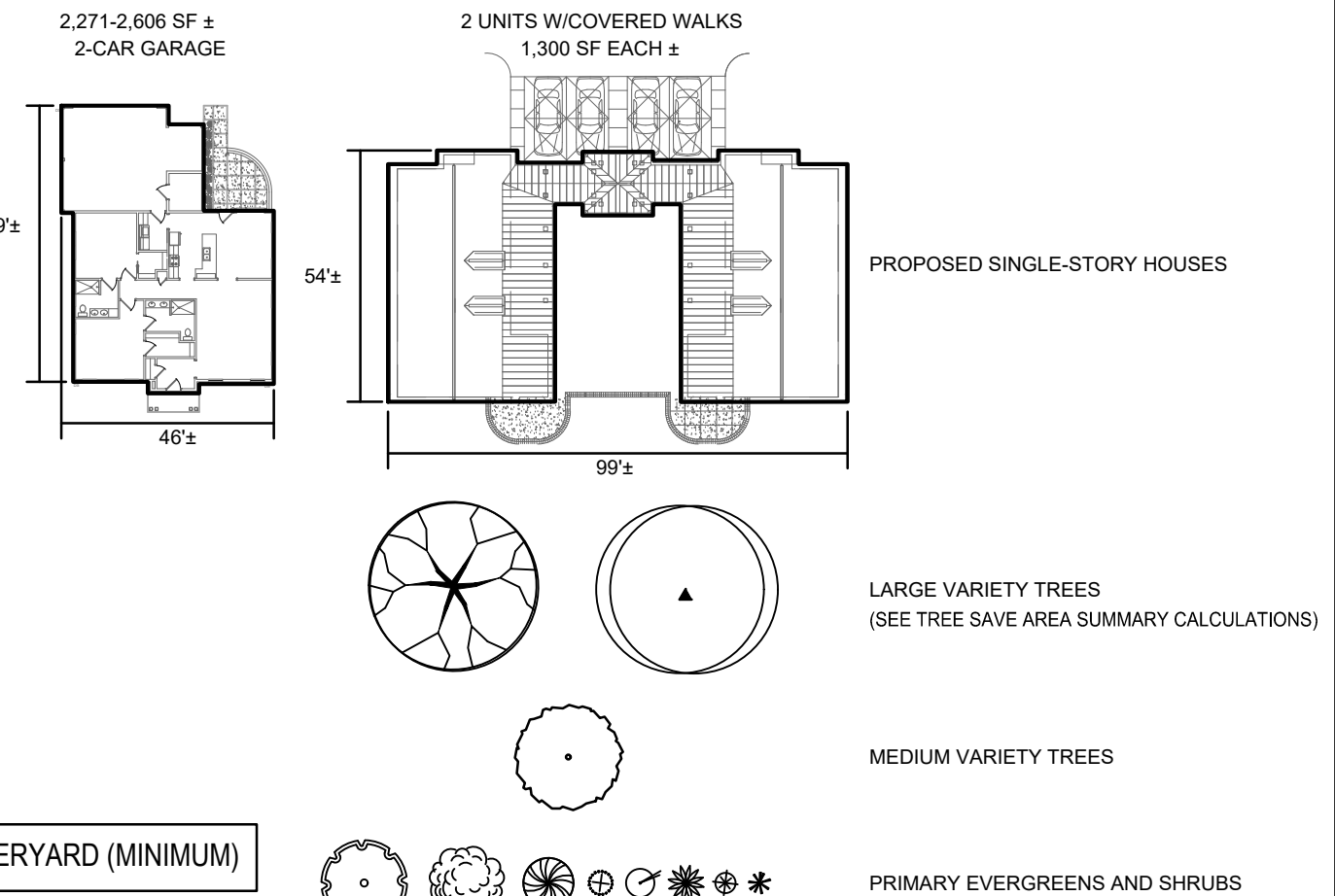
PROPERTY INFORMATION:
PARCEL ID NUMBER: 6826-74-3788.000
6826-74-4481.000
6826-75-4083.000
6826-74-5709.000
ACREAGE: 3.207

ZONING: RS9

PROPERTY OWNER/DEVELOPER:
ARBOR ACRES UNITED METHODIST
RETIREMENT COMMUNITY, INC.
1240 ARBOR ROAD
WINSTON SALEM, NC 27104
PHONE: (336) 724-7521
CONTACT: ANDREW APPELGATE
EMAIL: aappegate@arboracres.org

ENGINEER:
ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON SALEM, NC 27103
PHONE: (336) 765-2377
CONTACT: STEVE CAUSEY, PE
EMAIL: scausey@allied-engr.com

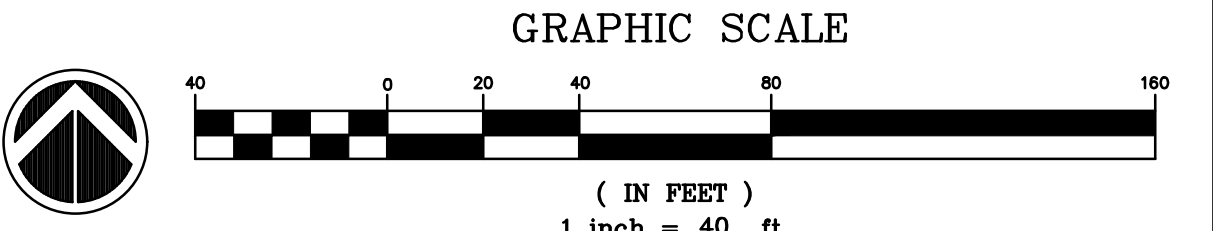
LEGEND
W PROPOSED WATER LINE
S PROPOSED SEWER LINE
--- PROPOSED STORM DRAINAGE



SITE INFORMATION - REZONED PARCELS	
REVIEW INFORMATION	
TYPE OF REVIEW: ☒ REZONING	ZONING EXISTING ZONING: RS9 PROPOSED ZONING: RM8-S
JURISDICTION: ☒ CITY OF WINSTON-SALEM (GMA-2)	PROPOSED USES: LIFE CARE COMMUNITY: NURSING CARE INSTITUTION: RESIDENTIAL, SINGLE FAMILY: RESIDENTIAL, DUPLEX AND RESIDENTIAL TWIN HOME
PREVIOUS DOCKET: W-3041	
AREA TO BE REZONED: 3.207 ± ACRES	
PURPOSE STATEMENT:	
THE PURPOSE OF THIS SUBMITTAL IS FOR SPECIAL USE REZONING APPROVAL OF PARCELS 6826-74-3788.000, 6826-74-4481.000, 6826-74-5709.000 AND 6826-75-4083.000 FROM RS-9 TO RM8-S AND FOR PLANNING BOARD REVIEW APPROVAL.	
SITE SIZE AND COVERAGE	
TOTAL ACREAGE: 3.207 ± ACRE(S)	
SITE COVERAGES:	
BUILDING TO LAND: 16.56% (23,143 SF)	
PAVEMENT TO LAND: 15.63% (21,843 SF)	
TOTAL IMPERVIOUS: 32.19% (44,983 SF)	
OPEN SPACE: 67.81% (94,747 SF)	
TOTAL: 100% (139,730 SF)	
BUILDING SQUARE FOOTAGE: 23,143 SF	
BUILDING HEIGHT: 45' MAX. FT	
BUILDING SETBACKS	
FRONT: 25'	
REAR: 25'	
SIDE: 7'± COMBINED	
STREET: 20'	
BUFFERYARDS	
ADJOINING ZONING: C, RS12, RS9, RS9-S & RS7	
TYPE REQUIRED: TYPE I (AGAINST RESIDENTIAL)	
WIDTH PROVIDED: 15' MINIMUM FT	
DENSITY CALCULATIONS	
# OF UNITS OR LOTS: 10 UNITS	
DENSITY: 3.12 UNITS PER ACRE	
OFF-STREET PARKING	
PROPOSED USE(S): RESIDENTIAL, SINGLE FAMILY, LIFE CARE COMMUNITY	
REQUIRED PARKING: 1 SPACE/UNIT	
10 UNITS / 1 = 10 SPACES	
PARKING REQUIRED: 10	
PARKING PROVIDED: 10	

TREE SAVE AREA SUMMARY CALCULATIONS	
ADDITIONS TO EXISTING DEVELOPMENT:	
TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET):	185,385
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s = 0 + SQUARE FEET OF EXISTING UTILITY EASEMENTS = 0 + 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%) =	18,539
TREE STAND METHOD USED: ☒ X YES ☐ NO	
LIST THE AREA OF EACH TREE STAND BEING SAVED:	
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:	18,539
TOTAL REQUIRED TSA (IN SQUARE FEET):	18,539
TOTAL PROVIDED TSA (IN SQUARE FEET):	18,539

- GENERAL NOTES
- EXISTING SITE BOUNDARY INFORMATION TAKEN FROM A SURVEY COMPLETED BY THOMAS A. RICGIO AND ASSOCIATES, DATED 01/07/02 AND CITY COUNTY MAPS TOPOGRAPHY AND ADDITIONAL SITE INFORMATION TAKEN FROM AERIAL SURVEY PERFORMED IN 2002.
 - 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.
 - PROPOSED STREETS SHALL BE CONSTRUCTED TO CITY OF WINSTON-SALEM STRUCTURAL STANDARDS.
 - 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 ROADWAYS/DRIVES.
 - IF PROPOSED BUILDINGS ARE SPRINKLERED, A FD CONNECTION SHALL BE PROVIDED WITHIN 100' OF A FIRE HYDRANT.



18-082

PROJECT NO.:

JAN

SMC

05/28/20

ALLIED DESIGN, INC.

CIVIL ENGINEERING

4720 KESTER MILL ROAD

WINSTON-SALEM, NORTH CAROLINA 27103

Phone: (336) 765-2377

Fax: (336) 760-8866

e-mail: A.Survey@ad.com

PRELIMINARY PLANS

NOT FOR CONSTRUCTION

ARBOR ACRES

ARBOR ACRES UNITED METHODIST RETIREMENT COMMUNITY, INC.

1240 ARBOR ROAD

WINSTON-SALEM, NORTH CAROLINA

REVISIONS

NO.	DATE	DESCRIPTION
1	07/12/17	REVIEW FOR PRELIMINARY APPROVAL
2	03/01/22	REVISED FIRE DEPARTMENT ACCESS
3	04/12/22	PARKING LOT ARROWS AND TREE ADDED
4	07/12/24	ISSUED FOR SKETCH PLAN REVIEW
5	08/06/24	ISSUED FOR PRELIMINARY REVIEW
6	09/02/24	ISSUED FOR PLANNING BOARD REVIEW
7	09/02/24	REVISED PER INTER-DEPARTMENTAL COMMENTS

REZONING AND PRELIMINARY SITE PLAN

SHEET

C2