



stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING

601 N TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 336.723.1067
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SEALS
STIMMEL ASSOCIATES, P.A.
CORPORATE PLANNING
NORTH CAROLINA LANDSCAPE ARCHITECTURE
LAND PLANNING

SEAL
C. 1971
NOT APPROVED FOR CONSTRUCTION

906 S. BROAD STREET

WINSTON-SALEM, NC

PLANS FOR:
 PRE-SUBMITTAL
 SUBMITTAL
 REVISED SUBMITTAL

CLIENT:
 ARDEN HOMES
 C/O MILT RHODES
 412 N. MARSHALL ST.
 WINSTON-SALEM, NC 27101
 E: MILT@ARDENHOMES.COM
 C: (919) 522-0172

DATE: 09.30.2025
 REVISIONS:
 UPDATED LAYOUT 11.25.2025

DRAWN: SCT, LD
 JOB NO: 25-195
 SHEET TITLE:

SPECIAL USE SITE PLAN

SCALE: 1" = 10'

SHEET NO.:

RZ-1

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VICINITY MAP



SITE DATA

Jurisdiction
Winston-Salem, North Carolina

PIN #
6835-11-9146

Zoning
Existing Zoning: LB
Proposed Zoning: PB-S

Site Acreage
Total Site Acreage: 0.19 Acres +/-
8,444 sf +/-

Watershed
This site is not located within a water supply watershed.

Site Coverage
Building to Land: 0.044 Acres ± (1,900 SF) 22.50 %
Pavement to Land: 0.068 Acres ± (2,969 SF) 35.16 %
Open Space: 0.082 Acres ± (3,575 SF) 42.34 %
Parcel Total: 0.194 Acres ± (8,444 SF) 100.00 %

Impervious Area
Ex. Impervious Area Removed: 2,163 sf +/-
Total Impervious Area: 4,869 sf +/- 57.66 %
Maximum Impervious Area: Unlimited

Infrastructure
Water: Public
Sewer: Public
Road: N/A

Building Data
Maximum Building Height: 60'
Proposed Building Height: 35' +/-
Residential Units: 3 Units (2-Bedroom)

Density
15.79 Units/Acre

Parking Calculations
Required Parking: 5 spaces
(3 2BR Units x 1.75 space per unit= 5.25)
Provided Parking: 7 spaces

Building Setbacks
Front: 0'
Rear: 0'
Side: 0'
Street: 0'

Perimeter Bufferyards
Required: NA
Provided: NA

Streetyard
Required: 5'
Provided: 5'

PROPOSED USES

Residential Building, Duplex; Residential Building, Townhome; Residential Building, Twin Home; Residential Building, Single Family

NOTES

Boundary Information
Boundary data per survey prepared by Regional Land Surveyors, INC dated 4/11/2025

Topographic Information
Topography per Forsyth County digital GIS data.

General Notes

1. Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
2. Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
3. Proposed storm drainage and utility layouts are schematic. Final layout may change per final engineered documents.

906 S. BROAD STREET

OWNERS/PETITIONERS:

PIN#: 6835-11-9146
 Deed Bk-Pg: 3409 - 2297
 Zoning: LB
 Owner: Parks Family Holdings, LLC
 Attn: Milt Rhodes
 PO Box 21284
 Winston Salem, NC 27120
 E: milt@ardenhomes.com
 C: (919) 522-0172

WINSTON-SALEM TREE SAVE AREA CALCULATIONS

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	8,444	Total Limits of Land Disturbance (in Square Feet)	
Total Site Area Excluded From TSA	0	Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Square Feet of Proposed R.O.W.s:	0	Square Feet of Existing Utility Easements:	0
Total Excluded Area:	0		
Minimum Tree Save Area Required:	X 10% 12%		
Total Required Tree Save Area (in square feet)	844		
Total Site Size / or Limits of Land Disturbance		Excluded Area	
			Minimum TSA Total Required Tree Save Area
Individual Tree Method Used:	Yes X No	Tree Stand Method Used:	Yes X No
Number of Trees 6-9"		List the Area of Each Tree Stand Being Saved:	
DBH: 0 X 500 SF = 0		Area 1:	
DBH: 0 X 750 SF = 0		Area 2:	
DBH: 0 X 1800 SF = 0		Area 3:	
DBH: 0 X 3000 SF = 0		Area 4:	
Number of Trees Larger Than 36.01"		The tree stands contain a mix of evergreens and hard woods, mainly oaks and maples. Trees are mature and healthy.	
DBH: 0 X 4000 SF = 0			
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0	Tree Save Areas	Canopy Trees Added
Total Required TSA (in square feet)	844		
Total TSA Provided (in square feet)	1,500		

PIN# 6835-21-0245
 901 S BROAD WSNC LLC
 824 ROOSEVELT TRAIL BOX 263
 WINDHAM ME 04062
 ZONING: LB
 USE: COMMERCIAL RETAIL

PIN# 6835-21-1203
 BROAD WALNUT LLC
 PO BOX 1147
 LINWOOD NC 27299
 ZONING: PB-L
 USE: COMMERCIAL RETAIL

EXISTING CURB (TYP)
 EXISTING POWER POLE (TRANSMISSION)
 5' STREETYARD - 17.5 LF (TOTAL FRONTAGE)
 REQUIRED PLANTS: TREES - 1
 (17.5 x $\frac{1}{2}$ = 0.35)
 PROVIDED PLANTS: TREES - 1 (SMALL VARIETY DUE TO PROXIMITY TO OVERHEAD POWER LINE)

EXISTING BUILDING TO BE DEMOLISHED.
 CONCRETE DRIVE APRON
 EXISTING SIDEWALK (TYP)

EXISTING DRIVEWAY TO BE DEMOLISHED.
 10 x 70 SIGHT TRIANGLE (TYP)

NO BUFFERYARD REQUIRED (LB ZONING)

PAD FOR TRASH & RECYCLING ROLLOUT CARTS

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