

**SITE DATA**

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

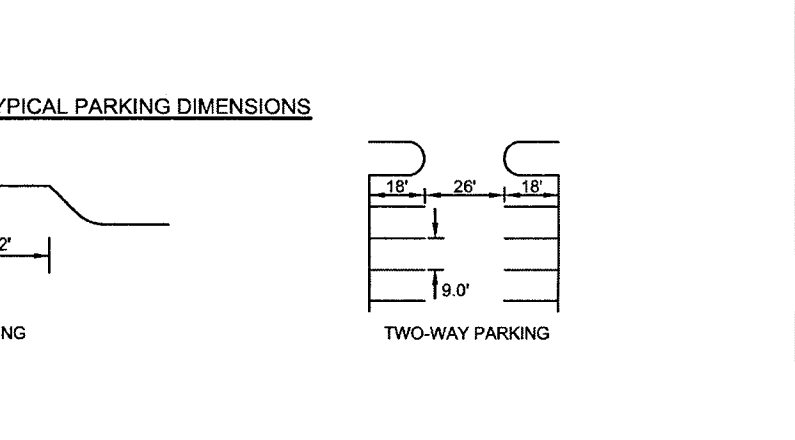
PROPERTY DESCRIPTION: ZONED: RSM-S  
 TAX BLOCK 6033 LOTS 301A, 301E & 302  
 PARCEL ID: 6526-04-1142  
 TAX BLOCK 1372 LOTS 506, 509, 509.200, 509.210, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520 & 521  
 PARCEL ID: 6526-74-028

DEVELOPER/PETITIONER: ARBOR ACRES UNITED METHODIST RETIREMENT COMMUNITY, INC.  
 1240 ARBOR ROAD  
 WINSTON-SALEM, N.C. 27104  
 PHONE: (336) 724-7921  
 CONTACT: DAVID PINER  
 dpiner@arbormethodist.org

ENGINEER/SURVEYOR: ALLIED DESIGN, INC.  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, N.C. 27103  
 PHONE: (336) 755-2377  
 FAX: (336) 755-8866  
 STEVE CAUSEY, P.E.  
 scausey@allied-survey.com

**GENERAL NOTES**

- EXISTING SITE BOUNDARY INFORMATION TAKEN FROM A SURVEY COMPLETED BY THOMAS A. RYCO AND ASSOCIATES, DATED 11/6/02.
- 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.
- 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.



REVIEW INFORMATION		ZONING		OFF-STREET PARKING	
TYPE OF REVIEW:	X FINAL DEVELOPMENT PLAN	EXISTING ZONING:	RMS-S (TWO-PHASE)	PROPOSED USE(S):	SEE CODE SUMMARY
JURISDICTION:	X CITY OF WINSTON-SALEM	PROPOSED ZONING:	RMS-S (FINAL DEVELOPMENT PLAN)	REQUIRED PARKING:	322 SPACES
AREA WITHIN FINAL DEVELOPMENT PLAN:	7.858 ACRES(S)	PROPOSED USES:	LIFE CARE COMMUNITY, NURSING CARE INSTITUTION	PROVIDED PARKING:	388 SPACES
AREA OF SITE PLAN REVISION FROM PHASE I PLAN:	4.656 ACRES(S)				
TOTAL:	12.514 ACRES(S)				

BUILDING SETBACKS		INFRASTRUCTURE	
FRONT:	25'	WATER:	PRIVATE
REAR:	25'	SEWER:	X
SIDE:	7/20' COMBINED	STREETS:	X
STREET:	20'	LINEAR FEET OF PUBLIC STREETS:	NA FT

RECREATION AREA CALCULATIONS		DENSITY CALCULATIONS	
REQUIRED:	100 SQ FT/UNIT	# OF UNITS OR LOTS:	275 UNITS
PROVIDED:	100 SQ FT/UNIT @ 275 UNITS	DENSITY:	3.37 UNITS PER ACRE
RECREATION AREA MEETS REQUIREMENTS OF SECTION 3-4 OF UOD.			(SEE CODE SUMMARY FOR DENSITY BREAK DOWN)

PROPERTY INFORMATION	
PROPERTY:	SEE ABOVE

ARBOR ACRES UNITED METHODIST RETIREMENT COMMUNITY CODE SUMMARY FOR FINAL DEVELOPMENT PLAN											
USE	AREA (ACRES)	PERCENT	RESIDENTIAL UNITS	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT	PERCENT
EXISTING TOTAL RESIDENTIAL UNITS	123		238,396	280,886							
EXISTING TOTAL INSTITUTIONAL UNITS	1		4,446	2,107							
EXISTING TOTAL UNITS	124		242,842	282,993							
PROPOSED TOTAL RESIDENTIAL UNITS	114		238,396	280,886							
PROPOSED TOTAL INSTITUTIONAL UNITS	114		4,446	2,107							
PROPOSED TOTAL UNITS	228		242,842	282,993							
PERCENTAGE OF TOTAL UNITS	228	18.2%	242,842	282,993	81.8%						

**PURPOSE STATEMENT:** THE PURPOSE OF THIS REQUEST IS FOR A STAFF CHANGE APPROVAL FOR A STAFF CHANGE APPROVAL FOR THE 1000 EPWORTH DRIVE AND 800 FOUNTAIN HILL ROAD RESIDENTIAL DEMOLITIONS AND REBUILDING.

**SITE SIZE AND COVERAGES**

TOTAL ACREAGE: 81.486 ACRES(S)

SITE COVERAGES:

BUILDING TO LAND	10.56%
PAVEMENT TO LAND	22.92%
TOTAL IMPERVIOUS	33.50%
OPEN SPACE	66.50%
TOTAL	100.00%

BUILDING SQUARE FOOTAGE: 542,258 SF  
 BUILDING HEIGHT: 3 MAX. FT

*VI-3011 STAFF CHANGE APPROVAL FOR CLOUDED REVISIONS ONLY  
 Anna Kins 5/4/10*

**Allyed Design, Inc.**  
 CIVIL ENGINEERING AND SURVEYING  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, NORTH CAROLINA 27103  
 PHONE: (336) 765-2377  
 FAX: (336) 765-8866  
 e-mail: ashurvey@alldesign.com

**ARBOR ACRES UNITED METHODIST RETIREMENT COMMUNITY, INC.**  
 ASSISTED LIVING & 25TH STREET HOUSING  
 1240 ARBOR ROAD  
 WINSTON-SALEM, NORTH CAROLINA

**FINAL DEVELOPMENT PLAN**

**SHEET C1**

PROJECT NO.: 08-007  
 DATE: JAN 12/08/09  
 DRAWN BY: SMC  
 CHECKED BY: SMC  
 DATE: 12/08/09

REVISIONS:

NO.	DATE	DESCRIPTION
1	12/03/09	ISSUED FOR STAFF CHANGE REVIEW (25TH STREET HOUSING)
2	01/07/10	ISSUED FOR STAFF CHANGE REVIEW (25TH STREET HOUSING)
3	01/07/10	ISSUED FOR STAFF CHANGE REVIEW (25TH STREET HOUSING)
4	01/07/10	ISSUED FOR STAFF CHANGE REVIEW (25TH STREET HOUSING)
5	01/07/10	ISSUED FOR STAFF CHANGE REVIEW (25TH STREET HOUSING)
6	01/07/10	ISSUED FOR STAFF CHANGE REVIEW (25TH STREET HOUSING)
7	01/07/10	ISSUED FOR STAFF CHANGE REVIEW (25TH STREET HOUSING)
8	01/07/10	ISSUED FOR STAFF CHANGE REVIEW (25TH STREET HOUSING)
9	01/07/10	ISSUED FOR STAFF CHANGE REVIEW (25TH STREET HOUSING)
10	01/07/10	ISSUED FOR STAFF CHANGE REVIEW (25TH STREET HOUSING)