

### Legend

- EX. PROPERTY & R/W LINE
- PROP. REZONING PROPERTY LINE
- EX. WATERLINE
- EX. SANITARY SEWER
- EX. CLEANOUT
- EX. WATER VALVE
- EX. HYDRANT
- SS MANHOLE

### Site Information

- OWNER:**  
FORSYTH COUNTY  
201 N. CHESTNUT STREET, WINSTON-SALEM, NC 27101  
PHONE: (336) 703-2204
- DEVELOPER:**  
ARCA, INC.  
193 UNION CROSS ROAD, WINSTON-SALEM, NC 27107  
PHONE: (336) 784-9470 EMAIL: DARRELL.BOYLE@ARCA.ORG
- LANDSCAPE ARCHITECT:**  
MLA DESIGN GROUP  
ADDRESS: 120 CLUB OAKS COURT, SUITE 100, WINSTON-SALEM, NC 27104  
CONTACT/FAX NUMBER: JOHN LIPKA, (336) 765-1923
- PROPERTY LOCATION & ZONING:**  
JURISDICTION: CITY OF WINSTON-SALEM  
PROPERTY ADDRESS: 5580 STURMER PARK CIR, WINSTON-SALEM, NORTH CAROLINA  
PROPERTY IS LOCATED WITHIN THE CITY OF WINSTON-SALEM CITY LIMITS  
TOTAL ACREAGE: 5.2± ACRES OF 43.62 ACRE PARCEL  
PIN NUMBER: 6828-13-9481  
DEED BOOK: 001018 PAGE: 00320  
EXISTING ZONING: IP (43.62 ACRE PARCEL)  
PROPOSED ZONING: GB-S (45.2 ACRE PARCEL)  
EXISTING USE: INSTITUTIONAL PUBLIC PROPOSED USE: 5.44± AC GROUP CARE FACILITY C  
ADJACENT ZONING: IP (N), GB (NE), RS4 (S), HB (S)  
THE "UNIFIED DEVELOPMENT ORDINANCE OF WINSTON-SALEM/FORSYTH COUNTY, NC" GOVERNS THE ZONING RESTRICTIONS. THIS PROJECT IS WITHIN THE CITY LIMITS
- SITE SIZE AND COVERAGE:**  
REZONING SITE TOTAL ACREAGE = 5.49± ACRES (239,144 S.F.)  
EX. BUILDING IMPERVIOUS SURFACE AREA = 68,714 S.F. (28.8%)  
EX. ASPHALT/CONCRETE IMPERVIOUS SURFACE AREA = 61,417 S.F. (25.7%)  
TOTAL EX. IMPERVIOUS SURFACE AREA = 130,131 S.F., 2.99 ACRES (54.5%)  
TOTAL OPEN SPACE AREA = 108,853 S.F., 2.50 ACRES (45.5%)  
PROPOSED ADDITIONAL IMPERVIOUS = 0 S.F. (0%)  
PROPOSED DISTURBED AREA = 0 S.F.  
ORIGINAL PARCEL HAS APPROX. 2,165 L.F. OF STREET FRONTAGE ALONG STURMER CIRCLE AND SHATTALON DRIVE  
THIS SITE WILL BE EXEMPT FROM STORMWATER REQUIREMENTS, NO INCREASE IN IMPERVIOUS SURFACE AREA  
WATERSHED: THIS SITE IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED
- INFRASTRUCTURE:**  
WATER: EXISTING PUBLIC SEWER: EXISTING PUBLIC GAS: AVAILABLE
- OFF-STREET PARKING:**  
PROPOSED USE: GROUP CARE FACILITY C  
REQUIRED PARKING: 0.25 SPACES PER RESIDENT + (1) SPACE PER EMPLOYEE ON LARGEST SHIFT  
PARKING CALCULATION: 0.25 X 99 RESIDENTS + 35 EMPLOYEES = 60 SPACES  
PARKING PROVIDED: 108 SPACES
- SETBACKS, TREE SAVE AREA, AND BUFFERYARDS: NOT APPLICABLE**
- REQUESTING THE FOLLOWING USES ALLOWED IN IP ZONING & GB ZONING DISTRICTS TO REMAIN AS ALLOWED USES WITHIN THE PROPOSED GB-S ZONING:**  
GROUP CARE FACILITY C, CHILD CARE, DROP-IN CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD FAMILY GROUP HOME, A GOLF COURSE, GOVERNMENT OFFICES, NEIGHBORHOOD ORGANIZATION, OR POST OFFICE, HABILITATION FACILITY A, HABILITATION FACILITY B, HABILITATION FACILITY C, LIBRARY, PUBLIC MUSEUM OR ART GALLERY, NURSING CARE INSTITUTION, POLICE OR FIRE STATION, RECREATION FACILITY, PUBLIC TRANSMISSION TOWER UTILITIES, ACADEMIC BIOMEDICAL RESEARCH FACILITY, ADULT DAY CARE CENTER, CHILD CARE INSTITUTION, CHILD CARE, SICK CHILDREN CHILD DAY CARE CENTER, CHURCH OR RELIGIOUS INSTITUTION, COMMUNITY FAMILY GROUP HOME B, PARK AND SHUTTLE SCHOOL, PRIVATE SCHOOL, PUBLIC SCHOOL, VOCATIONAL OR PROFESSIONAL CLUB OR LODGE, COLLEGE OR UNIVERSITY, FAMILY GROUP HOME C, RECREATION SERVICES, INDOOR RECREATION SERVICES, OUTDOOR TRANSMISSION TOWER, ACCESS EASEMENT, PRIVATE OFF-SITES, ANIMAL SHELTER, PUBLIC

### ARCA Strumer Park Circle Lease Lot

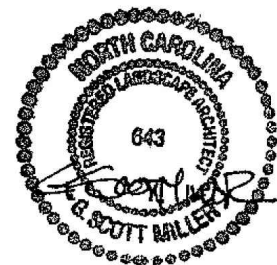
Commencing at an existing 1" rebar, the southeast corner of PIN 6828-14-1194 as recorded in Deed Book 1013, Page 333 in the Forsyth County Register of Deeds and being in the northern line of PIN 6828-13-9481 as described and recorded in Deed Book 287, Page 13 in said Registry, said 1" rebar also having NAD83(2011) North Carolina Grid Coordinates of North 884,210.50; East 1,621,530.78; thence South 04°41'51" East 224.82 feet to a 5/8" rebar placed, the BEGINNING having NAD83(2011) North Carolina Grid Coordinates of North 883,986.30; East 1,621,547.43 and being the northern most corner of the herein described tract; thence on a new line crossing said PIN 6828-13-9481 the following five (5) courses and distances: 1) South 47°35'52" East 163.94 feet to a 5/8" rebar placed; thence 2) North 42°24'08" East 102.41 feet to a 5/8" rebar placed; thence 3) South 47°35'52" East 105.00 feet to a 5/8" rebar placed; thence 4) South 42°24'08" West 102.41 feet to a 5/8" rebar placed; thence 5) South 47°35'52" East 312.61 feet to a 5/8" rebar placed in the western right-of-way of Strumer Park Circle per Lease Agreement recorded in Deed Book 1237, Page 421 (no recorded dedication of said right-of-way found); thence with said right-of-way the following two courses and distances: 1) on a curve to the left having a radius of 185.00 feet a chord bearing and distance of South 08°54'33" East 27.01 feet to a Mag Nail placed at the base of a 26" Pine tree; thence 2) South 13°05'42" East 49.61 feet to a 5/8" rebar placed and being located North 13°05'42" West 228.34 feet from an existing 5/8" rebar in the northern margin of Shattalon Drive and being a southeastern corner of said PIN 6828-13-9481; thence leaving said right-of-way on a new line crossing said PIN 6828-13-9481 the following four (4) courses and distances: 1) North 52°22'46" West 123.96 feet to a 5/8" rebar placed; thence 2) South 42°24'08" West 374.68 feet to a 5/8" rebar placed; thence 3) North 47°35'52" West 520.00 feet to a 5/8" rebar placed; thence 4) North 42°24'08" East 430.00 feet to the Beginning and containing 5.4889 acres more or less as surveyed by Jerry W. Ellis, PLS and being shown on a map by MLA Design Group, Inc. entitled "Lease Boundary and Proposed Re-Zoning For: Forsyth County" dated January 31, 2019 and bearing Drawing Number 19002bound for further reference.

WATER & SEWER NOTE: ANY EXISTING WATER AND/OR SEWER CONNECTIONS WILL REQUIRE EVALUATION FOR COMPLIANCE WITH BACKFLOW PREVENTER REQUIREMENTS, CONNECTION SERVICEABILITY, AND/OR TERMINATION AT THE MAIN.

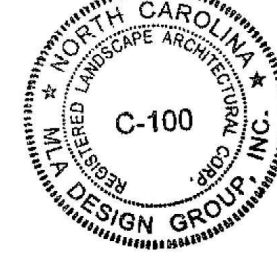
NOTES AND PURPOSE STATEMENT: FORSYTH COUNTY IS REQUESTING A PORTION OF PIN #6828-13-9481 BE REZONED FROM IP TO GB-S. THIS REQUEST IS BEING MADE DUE TO A PROPOSED CHANGE OF USE OF THE EXISTING ONE STORY BRICK BUILDING LOCATED TO THE WEST OF THE PROPERTY. THE PROPOSED USE OF THE BUILDING WILL BE GROUP CARE FACILITY 'C'. ARCA WILL BE LEASING THE PROPOSED REZONING AREA FROM FORSYTH COUNTY AND THE NEW BUILDING USE WILL INCLUDE UP TO (4) BEDS FOR FACILITY CARE. MODIFICATIONS TO PARKING AND SITE (EXTERIOR TO THE BUILDING) ARE NOT ANTICIPATED WITH THE EXCEPTION OF THE PROPOSED CONCRETE WALK TO STURMER CIRCLE AND THE REQUIRED CONCRETE APRON. INTERIOR OF THE BUILDING WILL BE UPFIT FOR THE NEW USE AND EXTERIOR BUILDING RENOVATIONS INCLUDING PAINTING WILL BE PART OF THE BUILDING UPFIT.

PRELIMINARY - NOT FOR CONSTRUCTION

**MLA GROUP**  
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TURNING LAND INTO LANDMARKS



3/6/19



**ARCA, Inc.**  
5580 Strumer Park Circle  
Winston-Salem, North Carolina

Date:	5 February 2019
Revisions:	Resoning Submittal
2/11/19	Per City Comments
3/6/19	Per City Comments
Drawn By	JDL
Checked By	GSM
Project #	

Sheet Title  
**Rezoning Site Plan**

Sheet **RZ-1** of 1