

DOCKET #: W2995

PROPOSED ZONING:
RM12-S

EXISTING ZONING:
RS9

PETITIONER:
Lionel F. Branscomb, et al
and Ramona W. Branscomb
and Eugene S. Crews
and Carrie L. Crews for
property owned by Same

SCALE: 1" represents 700'

STAFF: Roberts

GMA: 3

ACRES: 11.70

NEAREST BLDG: 20' east

MAP(S): 618890

F

August 20, 2008

Sam Hooker - Ridge Care, Inc.
851 Old Winston Road
Kernersville, NC 27284

RE: ZONING MAP AMENDMENT W-2995

Dear Mr. Hooker:

The attached report of the Planning Board to the City Council is sent to you at the request of the Council Members. You will be notified by the City Secretary's Office of the date on which the Council will hear this petition.

Sincerely,

A. Paul Norby, FAICP
Director of Planning

pc: City Secretary's Office, P.O. Box 2511, Winston-Salem, NC 27102
Ashley Webb, Harris Gupton & Associates, 2200 Silas Creek Parkway, Suite 2B,
Winston-Salem, NC 27103

ACTION REQUEST FORM

DATE: August 20, 2008
TO: The Honorable Mayor and City Council
FROM: A. Paul Norby, FAICP, Director of Planning

COUNCIL ACTION REQUEST:

Request for Public Hearing on zoning map amendment of Lionel F. Branscomb et al and Ramona W. Branscomb and Eugene S. Crews and Carrie L. Crews

SUMMARY OF INFORMATION:

Zoning map amendment of Lionel F. Branscomb et al and Ramona W. Branscomb and Eugene S. Crews and Carrie L. Crews from RS-9 to RM-12-S (Life Care Community and Planned Residential Development): property is located on the south side of Ziglar Road across from Nylon Drive (Zoning Docket W-2995).

PLANNING BOARD ACTION:

MOTION ON PETITION: APPROVAL
FOR: UNANIMOUS
AGAINST: NONE
SITE PLAN ACTION: CONFORMS TO THE REQUIREMENTS OF THE UDO

CITY ORDINANCE - SPECIAL USE

Zoning Petition of Lionel F. Branscomb, et al and Ramona W. Branscomb and Eugene S. Crews and Carrie L. Crews, Docket W-2995

AN ORDINANCE AMENDING THE
WINSTON-SALEM CITY
ZONING ORDINANCE AND THE
OFFICIAL ZONING MAP OF
THE CITY OF WINSTON-SALEM, N.C.

BE IT ORDAINED by the City Council of the City of Winston-Salem as follows:

Section 1. The Winston-Salem City Zoning Ordinance and the Official Zoning Map of the City of Winston-Salem, N.C. are hereby amended by changing from RS-9 to RM-12-S (Life Care Community and Planned Residential Development) the zoning classification of the following described property:

CONTAINING 11.706 acres, more or less. Including in whole the lots Now or Formerly, Eugene S. and Carrie L. Crews (Pin # 6829-12-4517, Deed Book 2249 Page 3931), and Now or Formerly, Eugene Crews (Pin # 6829-12-6523, Deed Book 1536 Page 480), as well as a portion of the lot, Now or Formerly, Lionel F. and Ramona W. Branscomb (Pin # 6829-12-1411, Deed Book 2306 Page 3754) as described below:

BEGINNING at an axle in the Northern line of Now or Formerly, Foster Apartment Group, LLC (Pin #6829-11-6634, Deed Book 1979 Page 1526) said axle also being the Southwest corner of Lot 3 as shown on a plat entitled "Clayton Estates", Section #2 recorded in Plat Book 7 Page 163A. Said axle also being the Southeast corner of Now or Formerly, Sue Miller (Pin #6829-02-8340). Thence, with the Eastern line of said Miller property, N 03 deg. 38 min. 10 sec. W 519.05 feet to a new rebar set, also being located S 03 deg. 38 min. 10 sec. E 256.98 feet from the Southern right-of-way line of Ziglar Road (S.R. 1669); thence, a new line, N 64 deg. 43 min. 50 sec. E 325.19 feet to a new rebar set in the Western line of Lot 4 of said Clayton Estates, Section #2 (Pin #6829-12-4517); thence, S 01 deg. 52 min. 18 sec. E 467.06 feet to a 3" iron pipe found and being the Southwest corner of said Lot 3 and the Northwest corner of Now or Formerly, Dorothy Bell (Pin #6829-22-0004); thence, with the Western line of said Bell property, S 02 deg. 19 min. 47 sec. E 200.59 feet to a 1.25 inch iron pipe found in the Northern line of said Foster Apartment Group, LLC (Pin #6829-11-6634); thence, N 87 deg. 54 min. 15 sec. W 284.75 feet to the point and place of BEGINNING. Containing 3.969 acres, more or less.

Section 2. This Ordinance is adopted after approval of the site plan entitled Arbor Ridge at Stanleyville and identified as Attachment "A" of the Special Use District Permit issued by the City Council the _____ day of _____, 20__ to Lionel F. Branscomb et al and Ramona W. Branscomb and Eugene S. Crews and Carrie L. Crews.

Section 3. The City Council hereby directs the issuance of a Special Use District Permit pursuant to the Zoning Ordinance of the *Unified Development Ordinances* for a development to be known as Arbor Ridge at Stanleyville. Said Special Use District Permit and site plan with associated documents are attached hereto and incorporated herein.

Section 4. This Ordinance shall be effective from and after its adoption.

CITY - SPECIAL USE DISTRICT PERMIT

SPECIAL USE DISTRICT PERMIT

Issued by the City Council

of the City of Winston-Salem

The City Council of the City of Winston-Salem issues a Special Use District Permit for the site shown on the site plan map included in this zoning petition of Lionel F. Branscomb et al and Ramona W. Branscomb and Eugene S. Crews and Carrie L. Crews, (Zoning Docket W-2995). The site shall be developed in accordance with the plan approved by the Board and bearing the inscription: "Attachment A, Special Use District Permit for RM-12-S (Life Care Community and Planned Residential Development), approved by the Winston-Salem City Council the _____ day of _____, 20 ____" and signed, provided the property is developed in accordance with requirements of the RM-12-S zoning district of the Zoning Ordinance of the *Unified Development Ordinances*, the Erosion Control Ordinance, and other applicable laws, and the following additional conditions be met:

• **PRIOR TO THE ISSUANCE OF GRADING PERMITS**

- a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department.
- b. Developer shall obtain driveway permits from the City of Winston-Salem and the NCDOT; additional improvements may be required prior to issuance of driveway permit. Required improvements may include:
 - Sidewalk
 - C&G
 - Right-of-way dedication
 - Left turn lane

• **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**

- a. Developer shall record a final plat in the Office of the Register of Deeds. Final Plat shall show lots, common areas, public streets, easements, and utilities.
- b. Developer shall substantially comply with the building materials within the submitted building elevations as shown on Exhibit A and as verified by Planning staff. The building footprint shall be substantially consistent with those shown on the site plan.

- c. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the property line.
- **PRIOR TO THE SIGNING OF PLATS**
 - a. All documents including covenants, restrictions, and homeowners' association agreements shall be recorded in the office of the Register of Deeds. Final plats must show common open space declarations.
- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
 - a. Developer shall install a concrete band to the specifications of the City of Winston-Salem Public Works Department to delineate the line between public and private streets.
 - b. All required improvements of the City of Winston-Salem/NCDOT driveway permit shall be completed.
 - c. Lighting shall be installed per approved lighting plan and certified by an engineer.

**CITY-COUNTY PLANNING BOARD
STAFF REPORT**

PETITION INFORMATION			
Docket #	W-2995		
Staff	Gary Roberts, Jr. AICP		
Petitioner(s)	Lionel F. Branscomb et al and Ramona W. Branscomb and Eugene S. Crews and Carrie L. Crews		
Owner(s)	Same		
Subject Property	PIN#'s 6829-12-4517, 6829-12-6523, and a portion of PIN# 6829-12-1411		
Type of Request	Special use rezoning to RM12-S		
Proposal	<p>The petitioner is requesting to amend the Official Zoning Maps for the subject property from RS-9 Residential, Single Family District: 9,000 sf minimum lot size to RM12-S Residential, Multifamily District; 12 units per acre maximum density. The petitioner is requesting the following uses:</p> <ul style="list-style-type: none"> • Life Care Community and Planned Residential Development 		
Zoning District Purpose Statement	The RM-12 District is primarily intended to accommodate multifamily uses at a maximum overall density of twelve (12) units per acre. This district is appropriate for Growth Management Areas 1, 2, and 3 and may be suitable for Metro Activity Centers where public facilities, including public water and sewer, public roads, parks, and other governmental support services, are available.		
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(1) - Is the proposal consistent with the purpose statement(s) of the requested zoning district(s)?		
	Yes		
GENERAL SITE INFORMATION			
Location	South side of Ziglar Road across from Nylon Drive		
Jurisdiction	City of Winston-Salem		
Ward(s)	Northeast		
Site Acreage	Approximately ± 11.7 acres		
Current Land Use	Single family home (which is shown to remain) along with associated accessory buildings.		
Surrounding Property Zoning and Use	Direction	Zoning District	Use
	North	RS-9 & IP	Single family homes and neighborhood scale church
	East	RS-9	Single family homes
	South	RM-18	Multifamily residential
	West	RS-9	Large lot single family

Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(2) - Is/are the use(s) permitted under the proposed classification/request compatible with uses permitted on other properties in the vicinity?			
	Yes			
Physical Characteristics	The majority of the site is grassed (previous farmland) and has a moderate slope downward to the southwest.			
Proximity to Water and Sewer	Public water and sewer are available to the site.			
Stormwater/ Drainage	The proposed site plan includes a stormwater management pond on the southwestern edge of the site. A stormwater management study will be required.			
Watershed and Overlay Districts	The site is not within a water supply watershed.			
Analysis of General Site Information	The site appears to possess no development constraints and is suitable for the proposed improvements.			
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u>			
	<ul style="list-style-type: none"> Stormwater management study 			
SITE ACCESS AND TRANSPORTATION INFORMATION				
Street Name	Classification	Frontage	ADT Count	Capacity/LOS D
Ziglar Road	Minor thoroughfare	301'	1,100	16,100
Proposed Access Point(s)	The site plan shows a public street connection onto Ziglar Road across from Nylon Drive.			
Planned Road Improvements	The Thoroughfare Plan recommends a three lane, curb and gutter section with wide outside lanes and sidewalks for Ziglar Road.			
Trip Generation - Existing/Proposed	<u>Existing Zoning: RS-9</u> $11.7 \times 43,560 / 9,000 = 56 \text{ units} \times 9.57 \text{ (SFR Trip Rate)} = 536 \text{ Trips per Day}$ <u>Proposed Zoning: RM12-S:</u> $27 \text{ units} \times 5.86 \text{ (Residential Townhouse/Condominium Trip Rate)} = 158 \text{ Trips per Day}$ $+ 35 \text{ units} \times 2.15 \text{ (Congregate Care Facility Trip Rate)} = 75 \text{ Trips per Day}$ $= 233 \text{ Total Trips per Day}$			
Sidewalks	Sidewalks are not located in the general area but are required along Ziglar Road as per the Sidewalk and Pedestrian Facilities Plan.			
Transit	Not available			
Connectivity	The site plan shows a public street continuation of Nylon Drive which "T"s into a new public street with stubs to the east and west.			
Traffic Impact Study (TIS)	A TIS is not required.			

Analysis of Site Access and Transportation Information	Access to the site is adequate and the proposed site plan illustrates good public street interconnectivity. Due to the nature of the proposed residential development, it is estimated that the subject request would generate less traffic than could be expected under a single family residential build-out scenario.
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> Obtain driveway permit from NCDOT and WSDOT
SCHOOL DISTRICT INFORMATION	
School capacity data has been requested of the school system.	
CONFORMITY TO PLANS AND PLANNING ISSUES	
Legacy GMA	Growth Management Area 3, Suburban Neighborhoods
Relevant Legacy Recommendations	<ul style="list-style-type: none"> Increased infill development could bring new opportunity and improved quality of life for residents within the Municipal Service Area (MSA), especially for neighborhoods within the city. Increased tax base, property values, jobs closer to home and increased investment and amenities in these neighborhoods are some of the potential benefits.
Relevant Area Plan(s)	<i>North Suburban Area Plan, 2005</i>
Area Plan Recommendations	<ul style="list-style-type: none"> The <i>North Suburban Area Plan</i> recommends this site for residential development utilizing “Traditional Neighborhood Development” principles to provide support to the North Summit Square Metro Activity Center.
Thoroughfare Plan Information	The Study Corridor of the proposed Northern Beltway is located northeast of the site.
Applicable Rezoning Consideration from Chapter B, Article VI, Section 6-2.1(S)	(S)(3) - Have changing conditions substantially affected the area in the petition?
	No
	(S)(4) - Is the requested action in conformance with Legacy?
	Yes
Analysis of Conformity to Plans and Planning Issues	The subject request is consistent with the recommendations of the <i>North Suburban Area Plan</i> and specifically the “Traditional Neighborhood Development” principles in that it is a relatively comprehensive assemblage of property with a mixture of housing types which includes a public street system with stubs to the east and west.
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> Lighting condition

RELEVANT ZONING HISTORIES						
Case	Request	Decision & Date	Direction from Site	Acreage	Recommendation	
					Staff	CCPB
W-2577	RS-9 to LO-S	Approved 10-7-02	700' east	1.48	Approval	Approval
SITE PLAN COMPLIANCE WITH UDO REQUIREMENTS						
Building Square Footage	Square Footage		Placement on Site			
	30,600 sf Congregate Facility		South central portion of site			
Units (by type) and Density	26 duplex units + 1 single family unit = 27 units on 11.7 acres = 2.3 units per acre in addition to the 70 bed Congregate Care Facility					
Parking	Required	Proposed	Layout			
	62 spaces	65 spaces	In front of building			
Building Height	Maximum		Proposed			
	45'		2 stories			
Impervious Coverage	Maximum		Proposed			
	75%		38.3%			
UDO Sections Relevant to Subject Request	<ul style="list-style-type: none"> Chapter B, Article II, Section 2-1.2 (M) RM-12 District Chapter B, Article II, Section 2-5.60 Planned Residential Development Chapter B, Article II, Section 2-5.44 Life Care Community 					
Complies with Chapter B, Article VII, Section 7-5.3	(A) <i>Legacy</i> policies:		Yes			
	(B) <i>Environmental Ord.</i>		NA			
	(C) Subdivision Regulations		NA			
Analysis of Site Plan Compliance with UDO Requirements	The revised site plan complies with the requirements of the UDO.					
Generalized Recommended Conditions	<u>BRIEF DESCRIPTION OF CONDITION(S):</u> <ul style="list-style-type: none"> Building elevation condition 					
CONCLUSIONS TO ASSIST WITH RECOMMENDATION						
Positive Aspects of Proposal			Negative Aspects of Proposal			
Request is consistent with <i>Legacy</i> and the <i>North Suburban Area Plan</i> .						
Request would generate less traffic than could be expected under a single family residential build-out scenario.						
Site includes good public street connectivity.						

SITE-SPECIFIC RECOMMENDED CONDITIONS OF APPROVAL

The following proposed conditions are from interdepartmental review comments and are proposed in order to meet codes or established standards, or to reduce negative off-site impacts.

- **PRIOR TO THE ISSUANCE OF GRADING PERMITS**
 - a. Developer shall have a storm water management study submitted for review by the Public Works Department of the City of Winston-Salem. If required, an engineered storm water management plan shall be submitted and approved by the Public Works Department.
 - b. Developer shall obtain driveway permits from the City of Winston-Salem and the NCDOT; additional improvements may be required prior to issuance of driveway permit. Required improvements may include:
 - Sidewalk
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 - Left turn lane

- **PRIOR TO THE ISSUANCE OF BUILDING PERMITS**
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 - b. Developer shall substantially comply with the building materials within the submitted building elevations as shown on Exhibit A and as verified by Planning staff. The building footprint shall be substantially consistent with those shown on the site plan.
 - c. An engineered lighting plan shall be submitted to Inspections for the proposed lighting demonstrating the use of full-cut off fixtures, light height of 25' or less and no more than 0.5 foot-candles at the property line.

- **PRIOR TO THE SIGNING OF PLATS**
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- **PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS**
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 - c. Lighting shall be installed per approved lighting plan and certified by an engineer.

STAFF RECOMMENDATION: APPROVAL

NOTE: These are **staff comments** only; final recommendations on projects are made by the City-County Planning Board, with final decisions being made by the appropriate Elected Body, who may approve, deny, table or request modification for any project. **THE APPLICANT OR REPRESENTATIVE IS STRONGLY ENCOURAGED TO ATTEND THE PUBLIC**

HEARINGS WHERE THE CASE WILL BE CONSIDERED BY THE PLANNING BOARD AND THE ELECTED BODY.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

MOTION: Paul Mullican moved approval of the zoning map amendment, certified that the site plan meets all code requirements and recommends staff conditions.

SECOND: Lynne Mitchell

VOTE:

FOR: Jerry Clark, Wesley Curtis, Carol Eickmeyer, Arnold King, Arthur King, Lynne Mitchell, Paul Mullican, Brenda Smith

AGAINST: None

EXCUSED: None

A. Paul Norby, FAICP
Director of Planning

**CITY-COUNTY PLANNING BOARD
SITE PLAN LEGEND**

Gupton and Associates P.A.
ENGINEERS-PLANNERS-SURVEYORS



2200 SILAS CREEK PKWY., SUITE 2B
WINSTON-SALEM, NC 27103
336-723-2469 FAX 336-761-1425
E-MAIL: gupton@gupton.com

SITE DATA
Owner/Applicant: Ridge Care, Inc.
851 Old Winston Road
Kernersville, NC 27284
Site Address: 900 Ziglar Road
Winston-Salem, NC 27105
Jurisdiction: City of Winston-Salem
Subject Property: 6829-12-4517
PIN ID #'s: 6829-12-6523
6829-12-1411 (a portion of)

ZONING
Existing Zoning: RS9
Proposed Zoning: RM12-S (PRD)
Type of Review Requested: Rezoning
Site Plan Approval
(i.e. Rezoning, Planning Board Review,
Preliminary Subdivision Approval, etc.)

SITE SIZE AND COVERAGES
Total Acreage: 11.706
Site Coverages:
Building to Land 1.93 ac. 16.5 %
Pavement to Land 2.81 ac. 24.0 %
Passive Open space 1.49 ac. 12.7 %
Active Open space 0.28 ac. 2.4 %
Other Pervious Area 5.19 ac. 44.4 %
TOTAL 11.7 ac. 100%
Building Size: 30,600 SF + 1500 SF / Duplex
Building Height: 2 Story
Public Streets: 1,245 Linear Feet
Private Streets: 1,146 Linear Feet

INFRASTRUCTURE
Water: Public Private
Sewer: Public Private
Streets: Public Private

OFF-STREET PARKING
Proposed Use(s): PRD- Life Care Community
Parking Calculation:
(35) Congregate Care: 05 Spaces/Dwelling Unit
(27) Duplex Units: 1 Spaces/Dwelling Unit
Required Parking: 62 Spaces
Parking Provided: 65 Spaces
59 Standard 9'x20'
6 Handicap (Van Accessible)

OFF-STREET LOADING
Required Loading/Unloading Spaces: 1
Loading/Unloading Spaces Provided: 1
Size: 12 Ft. X 25 Ft.

BUFFER YARDS (if applicable)
Adjoining Zoning: RS-9, RM-18
Type Required: Type II
Width Provided: 20' Ft
Fence Option: Yes No

DENSITY CALCULATIONS
Number of Units or Lots: 97
Density: 83 Units/Ac. or Lots/Ac.
Max. Density: 12 Units/Ac. or Lots/Ac.

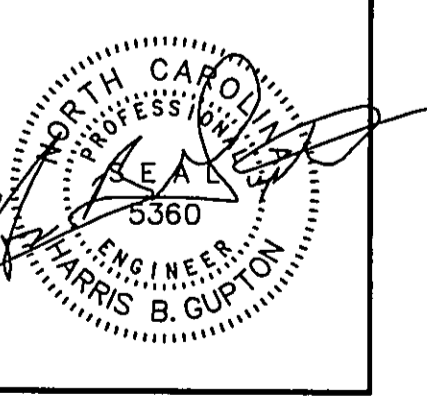
Purpose Statement:
The purpose of this site plan is to depict the proposed PRD & Life Care Community in order to gain rezoning of the property, as well as a site plan approval.

**ARBOR RIDGE AT STANLEYVILLE
ASSISTED LIVING FACILITY**
DEVELOPER: RIDGE CARE, INC.
851 OLD WINSTON ROAD
KERNERSVILLE, NC 27284
336-993-7555 FAX: 336-993-6111
E-MAIL: shooker@ridgecare.com

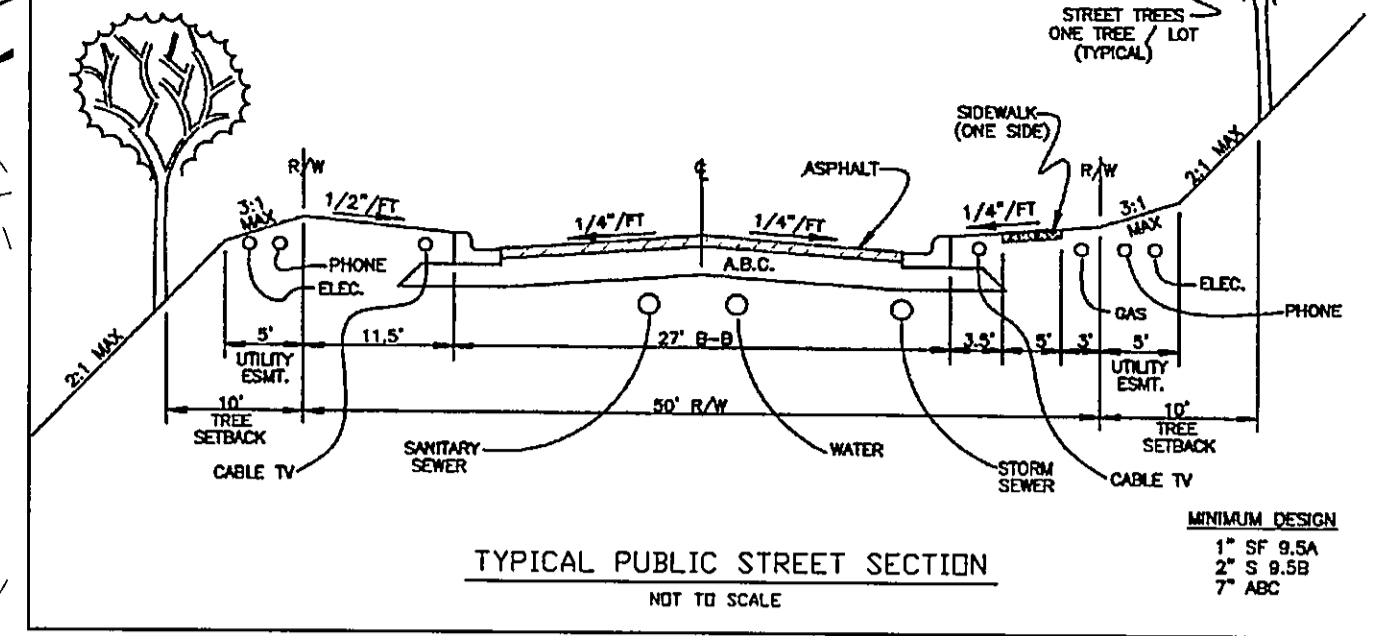
PROGRESS DRAWINGS
GOVERNMENTAL PERMITS APPLIED FOR
DO NOT USE FOR CONSTRUCTION

SCALE: 1" = 60'
REVISIONS:
6/30/08 UPDATE
7/2/08 UPDATE
7/7/08 UPDATE
7/14/08 UPDATE
8/7/08 UPDATE

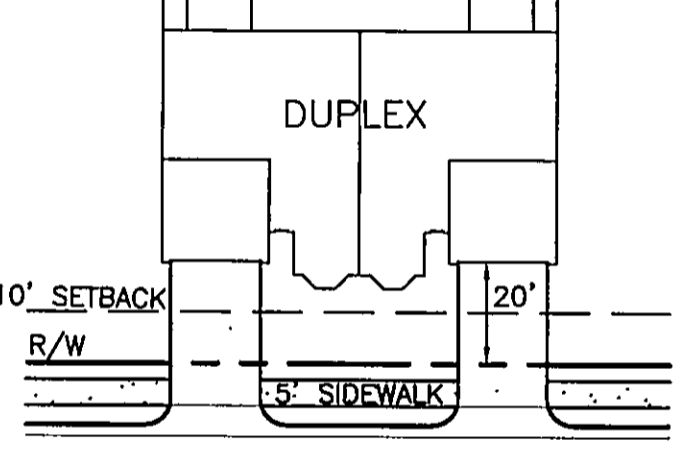
SURVEYED BY: JSG
DRAWN BY: ASW
DESIGNED BY: ASW
APPROVED BY: HBG



SHEET TITLE:
SITE PLAN
1 OF 1
DATE: 4/25/08
PROJECT NO: 12370-08D



- GENERAL NOTES:**
- 1) THE FACILITY IS TO BE SERVED ONLY BY BOX TRUCKS. THE 12' x 25' LOADING SPACE SHOWN WILL PROVIDE ADEQUATE MANEUVERING AND LOADING AREA.
 - 2) THE EXISTING DWELLING AT THE NORTH END OF THE SITE IS TO REMAIN AND THE EXTERIOR TO BE RETROFITTED TO BLEND WITH THE SURROUNDING AESTHETICS.
 - 3) FRONT LOADED GARAGES ON ALL DUPLEX UNITS TO BE SET BACK A MIN. 20' FROM RIGHT-OF-WAY. GARAGES NOT TO EXTEND BEYOND FRONT OF BUILDING.
 - 4) PRIVATE GRAVITY SEWER IS TO BE BUILT TO CITY OF WINSTON-SALEM STANDARDS AND FLOW TO A PRIVATE PUMP STATION. IN THE EVENT THAT PUBLIC SEWER IS EXTENDED ACROSS ADJACENT PROPERTIES IN THE FUTURE, THE GRAVITY LINE WILL BE TIED TO THIS NEW MAIN AND BECOME PUBLIC.
 - 5) ALL DUPLEX LOTS ARE TO BE GRADED TO DRAIN TO THE STREET. INSTALL SWALES AS NECESSARY BETWEEN DUPLEX BUILDINGS TO INSURE POSITIVE DRAINAGE.
 - 6) PARKING LOT AND STREET LIGHTING SHALL COMPLY WITH ALL UDO REQUIREMENTS.
 - 7) LEFT TURN LANE TO BE INSTALLED ON WEST BOUND ZIGLAR ROAD, WITH ALL OTHER IMPROVEMENTS AS MAY BE REQUIRED BY NCDOT.
 - 8) PERMANENT DETENTION BASIN #1 IS DESIGNED TO CAPTURE RUNOFF FROM FUTURE BUILD OUT OF THE REMAINDER OF PIN #6829-12-1411, UP TO 40% IMPERVIOUS COVER.



STORM PIPE DATA

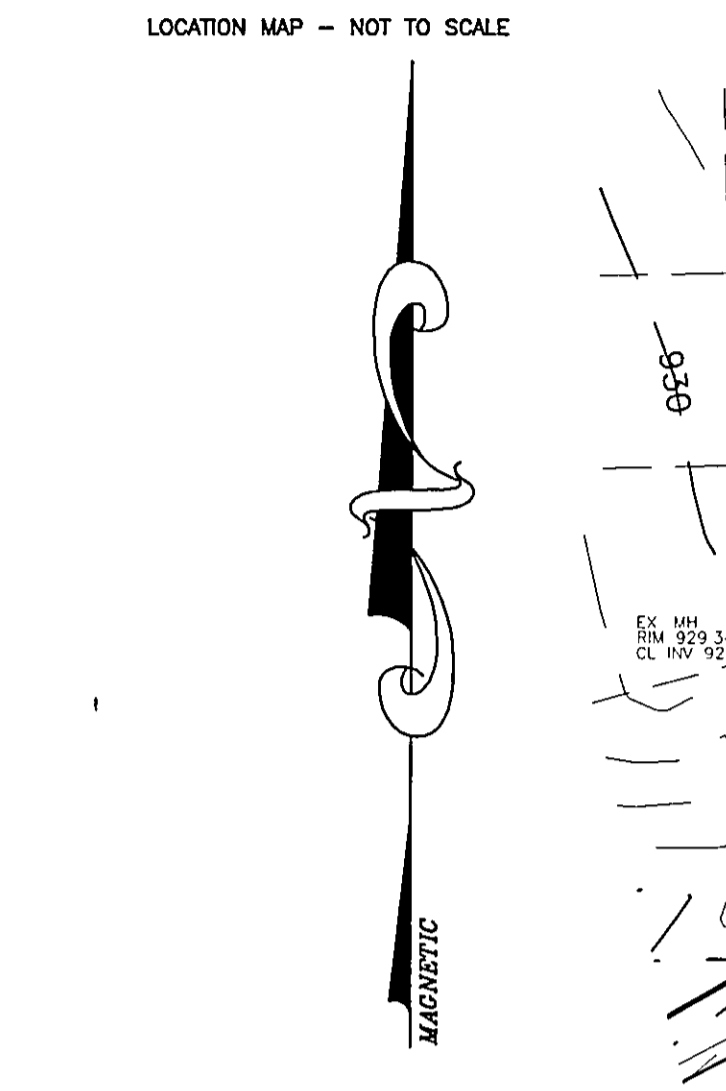
PIPE NO.	FROM INLET NO.	TO INLET NO.	INLET AREA (ACRE)	TOTAL AREA (ACRE)	C COEFF.	I INTEN. (IN/HR)	INLET FLOW (CFS)	PIPE FLOW (CFS)	PIPE SLOPE (FT/FT)	PIPE LENGTH (FT)	REQ'D DIA (IN)	USED DIA (IN)	PIPE CAPAC (CFS)	PIPE VELOC. (FPS)
1	2	1	0.42	2.25	0.49	3.45	0.71	3.80	0.0100	51.00	12.3	15	6.48	4.62
2	3	2	0.61	1.83	0.49	3.45	1.03	3.09	0.0400	129.00	8.8	15	12.95	7.38
3	4	3	0.36	1.02	0.49	3.45	0.81	1.72	0.0400	103.00	7.0	15	12.95	6.38
4	5	4	0.39	0.66	0.49	3.45	0.66	1.12	0.0400	46.00	6.0	15	12.95	5.72
5	6	5	0.27	0.27	0.49	3.45	0.46	0.46	0.0100	23.00	5.5	15	6.48	2.72
6	7	3	0.20	0.20	0.49	3.45	0.34	0.34	0.0100	23.00	5.0	15	6.48	2.52
8	9	8	0.12	1.56	0.49	3.45	0.20	2.54	0.0100	25.00	10.7	15	6.48	4.22
9	10	9	0.21	1.44	0.49	3.45	0.36	2.43	0.0100	23.00	10.4	15	6.48	4.13
10	11	10	0.09	1.23	0.49	3.45	0.15	2.08	0.0100	23.00	9.8	15	6.48	3.97
11	12	11	0.22	1.14	0.49	3.45	0.37	1.93	0.0100	23.00	9.8	15	6.48	3.90
12	13	12	0.59	0.92	0.49	3.45	1.00	1.56	0.0100	33.00	8.8	15	6.48	3.69
13	14	13	0.33	0.33	0.49	3.45	0.56	0.56	0.0100	23.00	6.0	15	6.48	2.86
15	16	15	0.36	0.36	0.50	4.64	0.84	0.84	0.0100	60.00	7.0	15	6.48	3.16
17	18	17	0.54	4.64	0.50	4.64	1.25	10.76	0.0100	35.00	18.1	24	22.68	5.99
18	19	18	0.27	4.10	0.50	4.64	0.63	9.51	0.0100	23.00	17.3	24	22.68	5.81
19	20	19	0.38	3.83	0.50	4.64	0.88	8.89	0.0100	74.00	16.9	18	10.53	5.71
20	21	20	0.31	3.45	0.50	4.64	0.72	8.00	0.0100	135.00	16.2	18	10.53	5.56
21	22	21	0.10	2.90	0.50	4.64	0.23	6.73	0.0500	41.00	11.3	15	14.48	9.74
22	23	22	0.74	2.80	0.50	4.64	1.72	6.50	0.0300	23.00	12.2	15	11.22	7.97
23	24	23	0.79	2.06	0.50	4.64	1.83	4.78	0.0100	65.00	13.4	15	6.48	4.89
24	25	24	0.43	0.79	0.50	4.64	1.00	1.83	0.0500	192.00	6.9	15	14.48	7.04
25	26	25	0.36	0.36	0.50	4.64	0.84	0.84	0.0100	23.00	7.0	15	6.48	3.16
26	27	24	0.48	0.48	0.50	4.64	1.11	1.11	0.0100	23.00	7.8	15	6.48	3.40
27	28	21	0.24	0.24	0.50	4.64	0.56	0.56	0.0100	60.00	6.0	15	6.48	2.86

PERMANENT WATER QUALITY GRASS SWALES

BERM/DITCH NO.	DESIGN WIDTH (FT)	DESIGN DEPTH (FT)	APPROX LENGTH (FT)	SIDE SLOPES	DITCH LINER (TEMP / PERMANENT)
1	1.25	0.64	150	5:1	NONE / GRASS
2	3.00	1.21	150	5:1	EXCELSIAR / GRASS

EXCELSIAR = EXCELSIAR CURLEX II OR EQUAL RIP RAP 1/2" DIA SIZE
SEE DETAIL E-15 "EROSION CONTROL STANDARD DETAILS" SHEET

- REQUIRED PLANTINGS:**
- 40' TYPE III BUFFERYARD: 3 DECIDUOUS TREES; 10 PRIMARY EVERGREEN PLANTS PER 100 L.F.
 - 20' TYPE II BUFFERYARD: 2 DECIDUOUS TREES; 8 PRIMARY EVERGREEN PLANTS; 10 SUPPLEMENTAL EVERGREEN SHRUBS PER 100 L.F.
 - 10' STREETYARD: 2 DECIDUOUS OR EVERGREEN TREES PER 100 L.F.; AND NATURAL SHRUBS SPACED 18" EDGE TO EDGE.
 - INTERIOR LANDSCAPING: 1 DECIDUOUS OR EVERGREEN TREE PER 2,500 SF MOTOR VEHICLE SURFACE AREA;

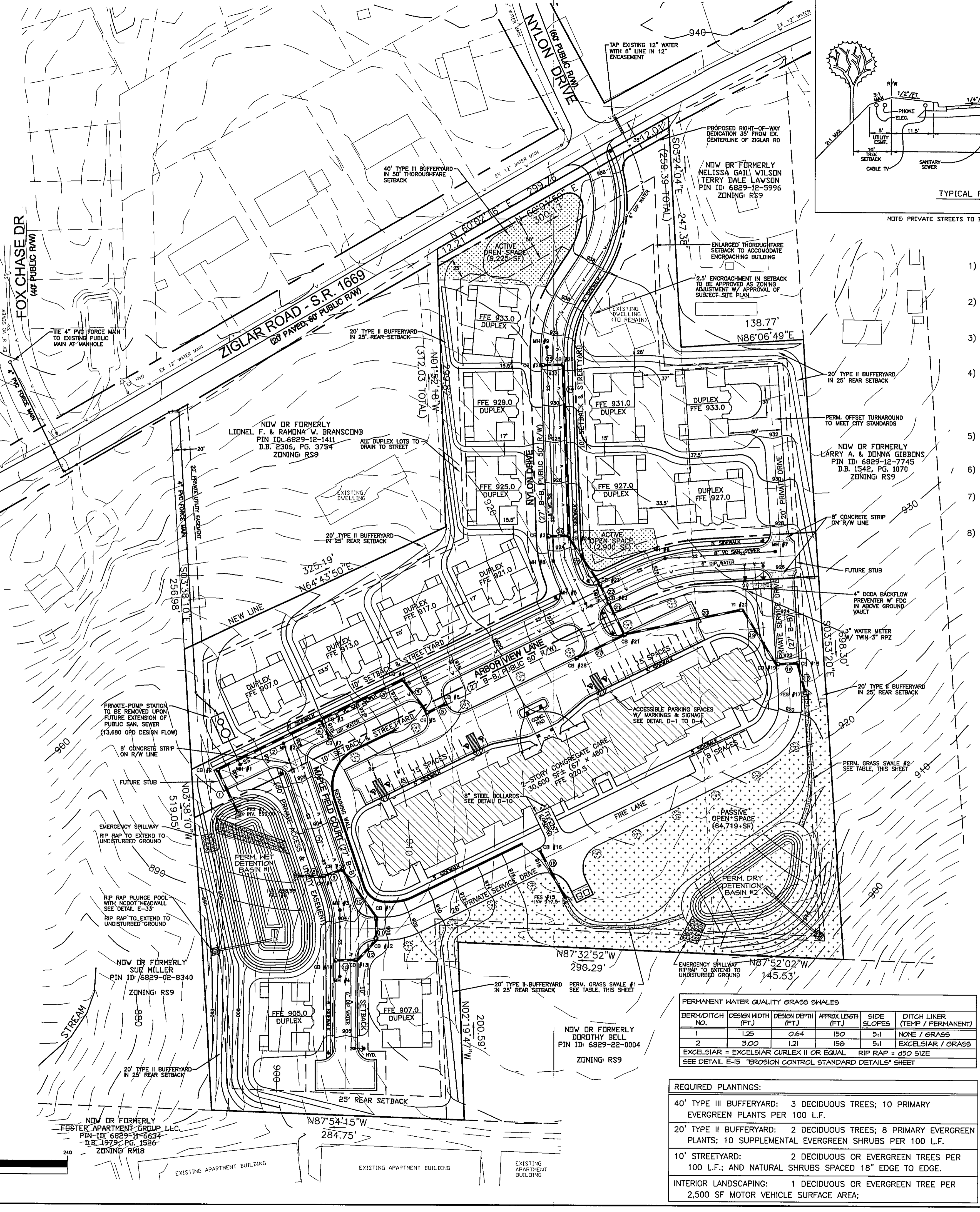
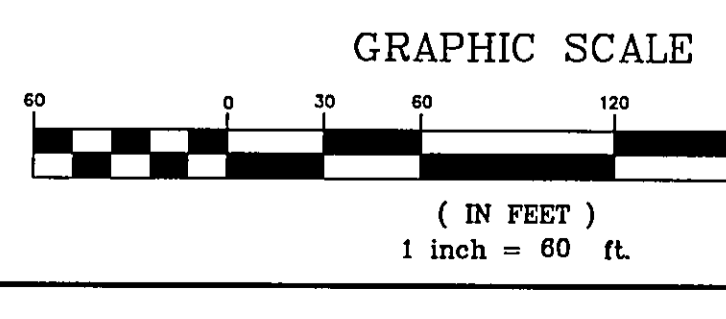


PERMANENT WET DETENTION BASIN #1
TOTAL DRAINAGE AREA: 7.04 AC
TOTAL DISTURBED AREA: 4.84 AC
DEVELOPED 'C' FACTOR: 0.44
INTENSITY 10-YR STORM: 3.45 IN/HR
RUNOFF Cp: 0.119 CFS
SURFACE AREA REQ. (A=325 x Cp): 7,160 SF
SURFACE AREA PROVIDED: 9,039 SF
STORAGE VOL. PROVIDED: 14,660 CF
BASIN DIMENSIONS: APPROX. 51' x 150' x 4'1"
SIDE SLOPES: 3:1
BOTTOM ELEVATION: 843.5
PERMANENT POOL DRAINDOWN ELEV: 846.5
RISER ELEVATION: 847.60
SPILLWAY ELEVATION: 848.85
SPILLWAY KEIR LENGTH: 20'
TOP DAM ELEVATION: 902
SEE DET. E-30, 31, 32, 33, AND 34

TEMPORARY SEDIMENT BASIN #1
TOTAL DRAINAGE AREA: 4.64 AC
TOTAL DISTURBED AREA: 1.41 AC
DEVELOPED 'C' FACTOR: 0.60
INTENSITY 10-YR STORM: 3.45 IN/HR
RUNOFF Cp: 0.120 CFS
SURFACE AREA REQ. (A=435 x Cp): 8,126 SF
SURFACE AREA PROVIDED: 10,456 SF
STORAGE VOL. PROVIDED: 30,073 CF
BASIN DIMENSIONS: APPROX. 51' x 150' x 4'1"
SIDE SLOPES: 3:1
BOTTOM ELEVATION: 843.5
RISER ELEVATION: 847.6
SPILLWAY ELEVATION: 848.85
SPILLWAY KEIR LENGTH: 20'
TOP DAM ELEVATION: 902
SEE DET. E-30, 31, 32, 33, AND 34

PERMANENT DRY DETENTION BASIN #2
TOTAL DRAINAGE AREA: 6.51 AC
TOTAL DISTURBED AREA: 6.03 AC
DEVELOPED 'C' FACTOR: 0.50
INTENSITY 10-YR STORM: 4.64 IN/HR
RUNOFF Cp: 0.1524 CFS
SURFACE AREA PROVIDED: 7,141 SF
STORAGE VOL. PROVIDED: 11,802 CF
BASIN DIMENSIONS: APPROX. 40' x 141' x 3.2'
SIDE SLOPES: 3:1
BOTTOM ELEVATION: 911
RISER ELEVATION: 912.7
SPILLWAY ELEVATION: 914.2
SPILLWAY KEIR LENGTH: 20'
TOP DAM ELEVATION: 916
SEE DET. E-30, 31, 32, 33, AND 34

TEMP. SKIMMER SEDIMENT BASIN #2
TOTAL DRAINAGE AREA: 3.71 AC
TOTAL DISTURBED AREA: 3.23 AC
DEVELOPED 'C' FACTOR: 0.64
INTENSITY 10-YR STORM: 4.64 IN/HR
RUNOFF Cp: 0.120 CFS
SURFACE AREA REQ. (A=325 x Cp): 3,640 SF
SURFACE AREA PROVIDED: 11,411 SF
STORAGE VOL. PROVIDED: 17,802 CF
BASIN DIMENSIONS: APPROX. 40' x 141' x 3.2'
SIDE SLOPES: 3:1
BOTTOM ELEVATION: 911
SPILLWAY ELEVATION: 914.2
SPILLWAY KEIR LENGTH: 20'
TOP DAM ELEVATION: 916
SEE DET. E-1



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Congregate Care / Apartment Building



W-2995

Photo is of the existing congregate care center, "Arbor Ridge at Kernersville", in Kernersville, NC. Proposed facility is to be similar in architectural style and exterior finish.