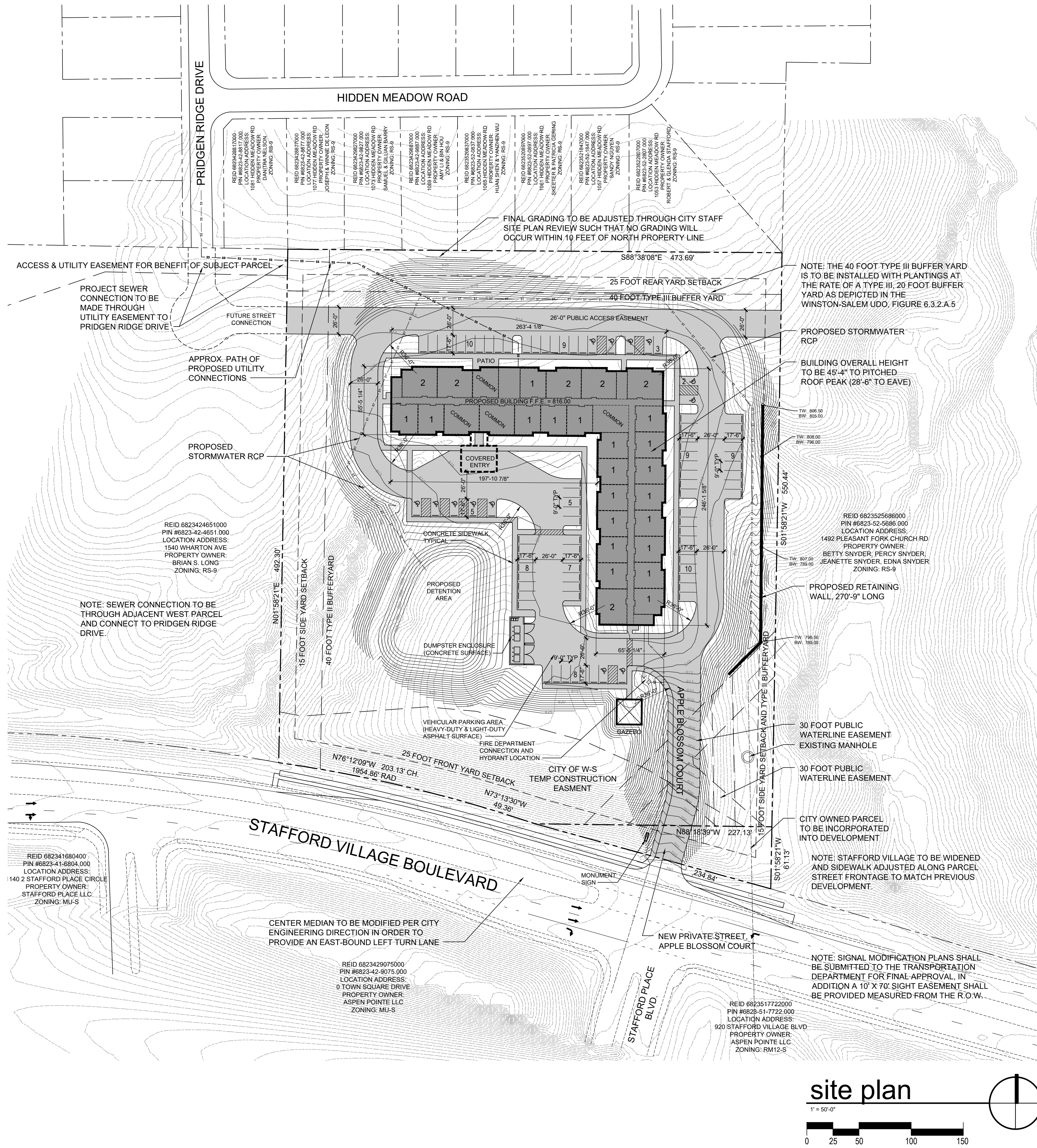


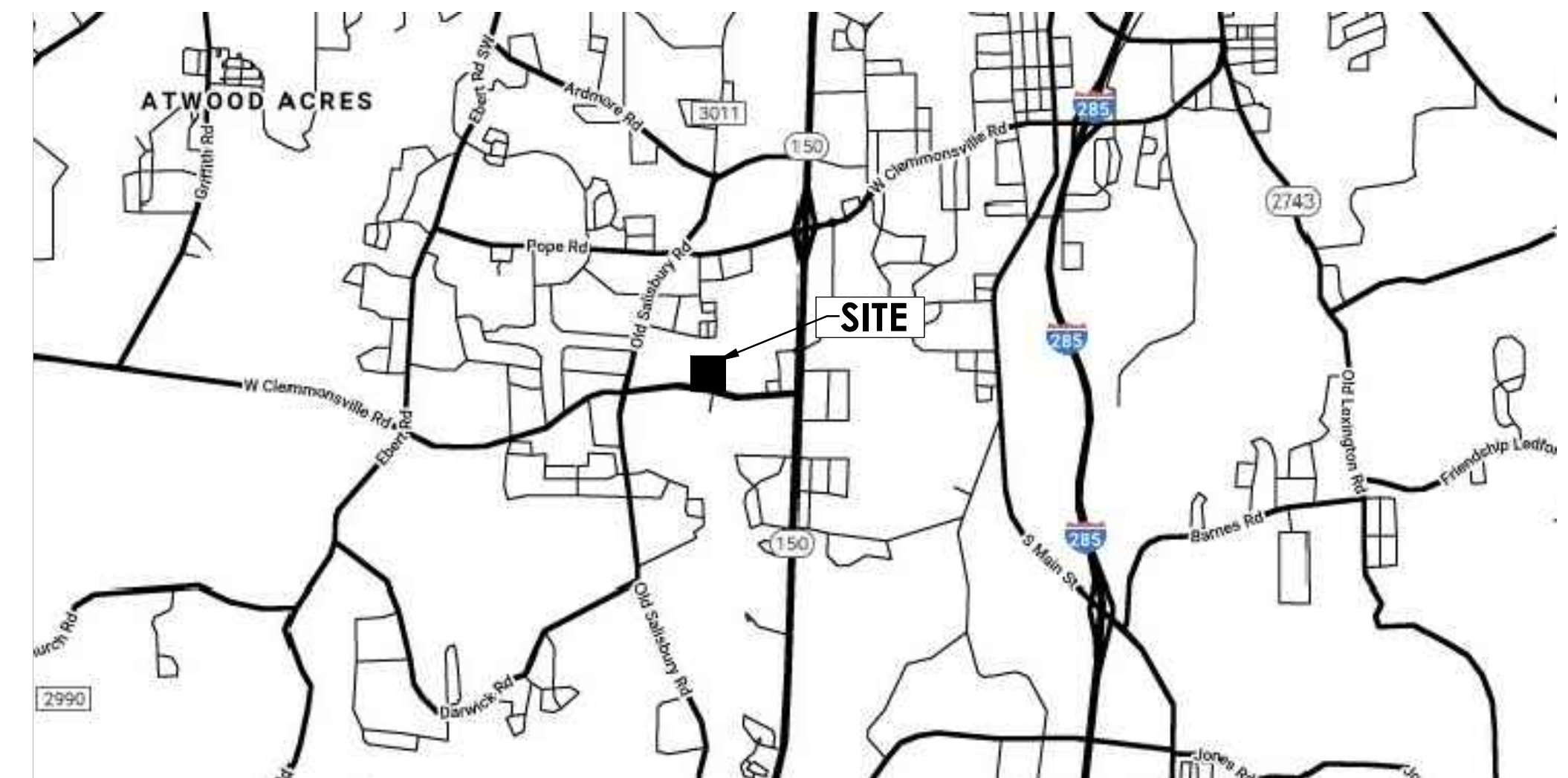
CONCEPT PLAN



site plan



SITE LOCATION MAP



vicinity map

PROPERTY DATA

PROPOSED PROJECT NAME:	STAFFORD SENIOR LOFTS
PROPOSED PROJECT USE:	RESIDENTIAL BUILDING, SINGLE FAMILY RESIDENTIAL BUILDING, DUPLEX RESIDENTIAL BUILDING, TWIN HOME RESIDENTIAL BUILDING, TOWNHOUSE LIFE CARE COMMUNITY PLANNED RESIDENTIAL DEVELOPMENT RESIDENTIAL BUILDING, MULTIFAMILY
DATE OF SUBMITTAL:	JANUARY 5, 2021
PIN # OF SUBJECT PROPERTIES:	6823-52-0588.000 6823-52-2244.000 (CITY PROPERTY TO BE INCORPORATED)
GROSS ACREAGE:	5.95 ACRES (259,398 S.F.)
EXISTING ZONING:	RS-9
PROPOSED ZONING:	SPECIAL USE DISTRICT RM18-S
MUNICIPAL JURISDICTION:	WINSTON-SALEM
RESIDENTIAL PROPERTY DATA:	<p>UNIT COUNT 1 BEDROOM / 1 BATH GARDEN FLAT - 62 UNITS @ 716 GSF (661 NSF) 2 BEDROOM / 1 BATH GARDEN FLAT - 22 UNITS @ 970 GSF (901 NSF) TOTAL - 84 UNIT, 3-STORY GARDEN ELEVATED BUILDING</p> <p>PERCENTAGE OF BUILDING COVERAGE TO LAND 28,039 S.F. (BUILDING) 1,064 S.F. (COVERED ENTRY) 576 S.F. (GAZEBO) 29,679 S.F. TOTAL BUILDING COVERAGE</p> <p>29,679 S.F. / 259,398 S.F. = 11.44% BUILDING COVERAGE</p> <p>PERCENTAGE OF PAVED / GRAVELED SURFACE TO LAND 68,699 S.F. (PAVED / GRAVELED SURFACE) / 259,398 S.F. = 26.48%</p> <p>PERCENTAGE OF OPEN SPACE TO LAND 161,020 S.F. (OPEN SPACE) / 259,398 S.F. = 62.07%</p> <p>TOTAL PERCENTAGE OF IMPERVIOUS SURFACE 98,378 S.F. (IMPERVIOUS SURFACE) / 259,398 S.F. = 37.93%</p> <p>NOTE: COMMON RECREATION AREA IS NOT REQUIRED SINCE THE PROJECT IS SENIOR HOUSING. HOWEVER, IF REQUIRED AN AREA EQUAL TO 8,400 S.F. (100 S.F. PER UNIT) CAN BE DESIGNATED TO THE NORTH OF THE BUILDING.</p>
PARKING:	REQUIRED PARKING = 63 TOTAL SPACES (0.75 SPACES PER UNIT) PROVIDED PARKING = 85 TOTAL SPACES (INCLUDES 13 ACCESSIBLE SPACES)
PROJECT PURPOSE STATEMENT:	THE SUBJECT PARCEL FOR THE PROJECT NAMED STAFFORD SENIOR LOFTS DETAILED ABOVE IS REQUESTING A REZONING FROM THE EXISTING RS-9 ZONING TO A SPECIAL USE DISTRICT RM18-S ZONING.
GENERAL PLAN NOTES:	<ol style="list-style-type: none"> 1. THE PARCEL DOESN'T CONTAIN ANY EXISTING STREAMS OR STREAM BUFFERS. 2. THE PROJECT BUFFERYARDS, STREETYARDS, AND OTHER REQUIRED LANDSCAPING WILL BE SUBMITTED AT A LATER DATE. 3. EXISTING TOPOGRAPHY IS SHOWN UTILIZING 4 FOOT CONTOURS.

PROPERTY CONTACT INFORMATION

OWNER - PID 6823-52-2244.000 CITY OF WINSTON-SALEM 101 NORTH MAIN STREET WINSTON-SALEM, NC 27101	OWNER - PID 6823-52-0588.000 CAROLE L. LONG 1600 WHARTON AVENUE WINSTON-SALEM, NC 27127 Email: Abner@Freemancommercial.com Telephone:(336)768-4410 Contact: Abner Wright Broker, Freeman Commercial Real Estate	APPLICANT (DEVELOPER) MVAH PARTNERS, LLC 5950 FAIRVIEW ROAD SUITE 402 CHARLOTTE, NC 28210 Email: george.tullos@mvahpartners.com Telephone:(770)687-9462 Contact: George Tullos	PLAN PREPARER BDCL ARCHITECTS, PC 9100 CENTRE POINTE DRIVE SUITE 210 WEST CHESTER, OH 45069 Email: kirk.paisley@bdclarchitects.com Telephone:(513)964-1154 Contact: Kirk Paisley
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PRELIMINARY NOT FOR CONSTRUCTION

STAFFORD SENIOR LOFTS
 1540 WHARTON DRIVE, WINSTON-SALEM, NC 27127
REZONING SITE PLAN

ISSUE DATE:
01-04-2021
JOB NUMBER:

REVISIONS
 REVISION #1 - FEBRUARY 2, 2021
 REVISION #2 - FEBRUARY 25, 2021
 REVISION #3 - MARCH 25, 2021

SP1