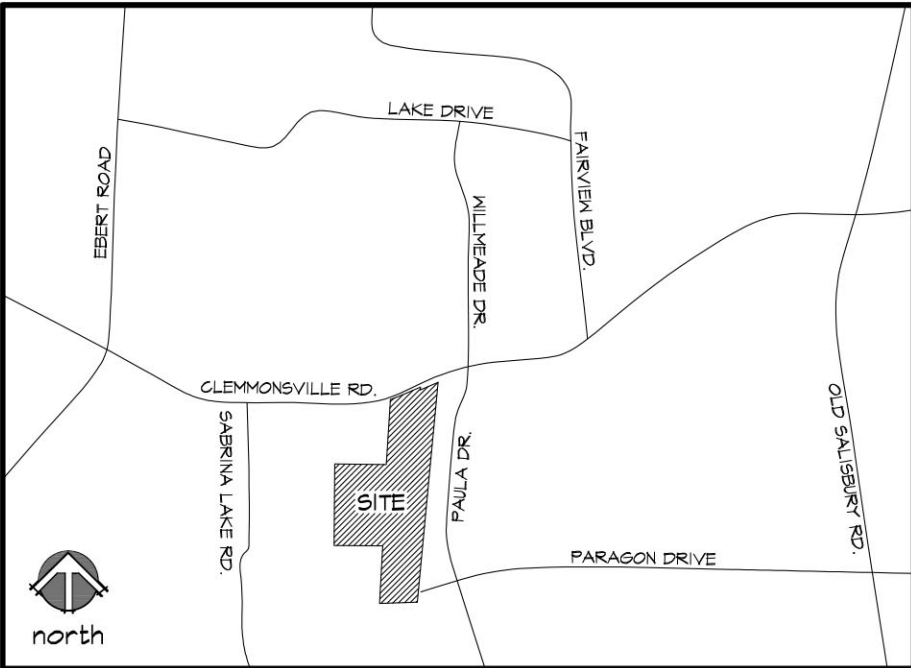
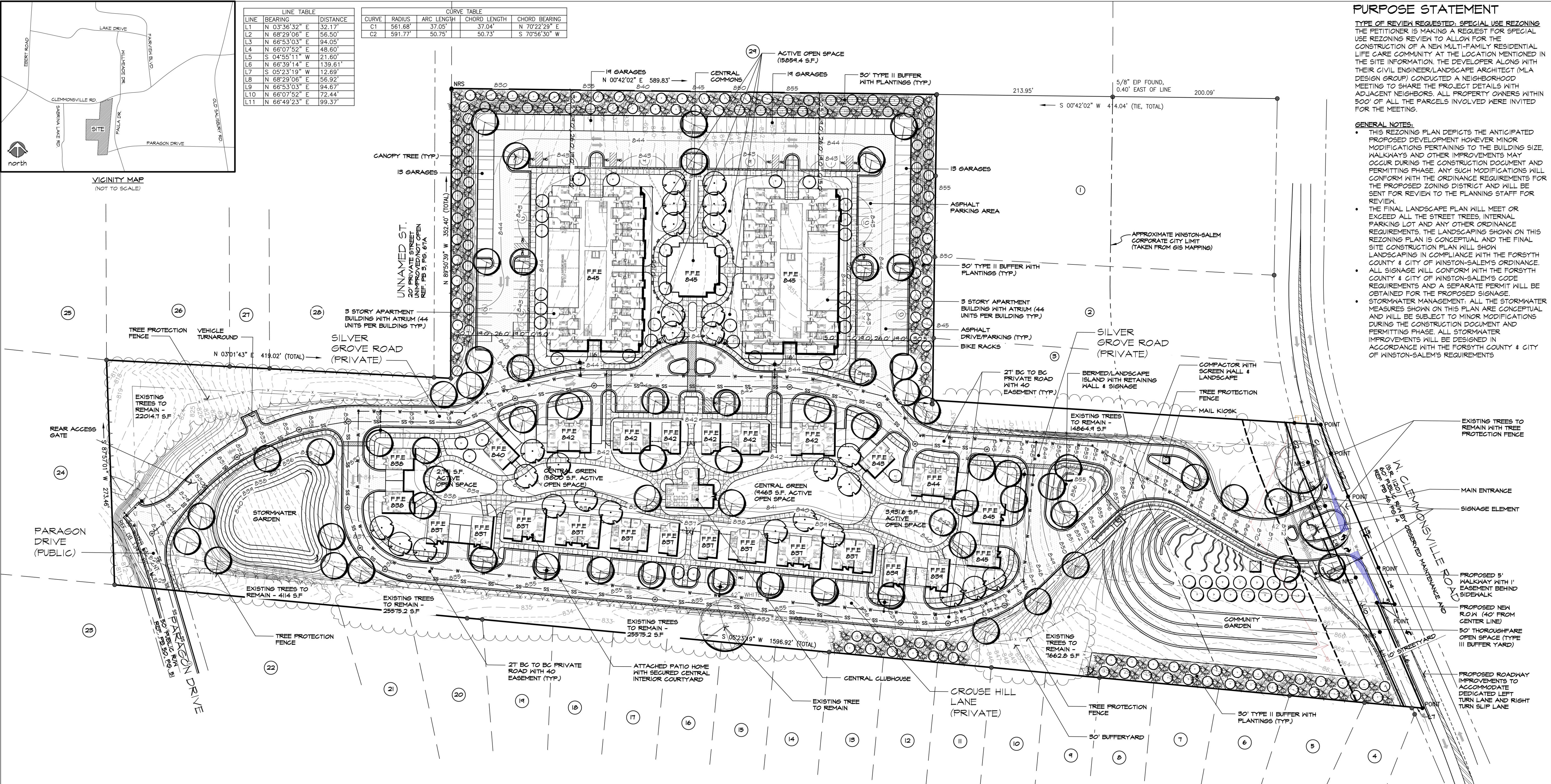




VICINITY MAP
(NOT TO SCALE)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 03°36'32" E	32.17'
L2	N 68°29'06" E	56.50'
L3	N 66°53'03" E	94.05'
L4	N 66°07'52" E	48.60'
L5	S 04°55'11" W	21.60'
L6	N 66°39'14" E	139.61'
L7	S 05°23'19" W	12.89'
L8	N 68°29'06" E	56.92'
L9	N 66°53'03" E	94.67'
L10	N 66°07'52" E	72.44'
L11	N 66°49'23" E	99.37'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	561.88'	37.05'	37.04'	N 70°22'29" E
C2	591.77'	50.75'	50.73'	S 70°56'30" W



PURPOSE STATEMENT

TYPE OF REVIEW REQUESTED: SPECIAL USE REZONING
THE PETITIONER IS MAKING A REQUEST FOR SPECIAL USE REZONING REVIEW TO ALLOW FOR THE CONSTRUCTION OF A NEW MULTI-FAMILY RESIDENTIAL LIFE CARE COMMUNITY AT THE LOCATION MENTIONED IN THE SITE INFORMATION. THE DEVELOPER, ALONG WITH THEIR CIVIL ENGINEER/LANDSCAPE ARCHITECT (MLA DESIGN GROUP) CONDUCTED A NEIGHBORHOOD MEETING TO SHARE THE PROJECT DETAILS WITH ADJACENT NEIGHBORS. ALL PROPERTY OWNERS WITHIN 500' OF ALL THE PARCELS INVOLVED WERE INVITED FOR THE MEETING.

GENERAL NOTES:

- THIS REZONING PLAN DEPICTS THE ANTICIPATED PROPOSED DEVELOPMENT HOWEVER MINOR MODIFICATIONS PERTAINING TO THE BUILDING SIZE, WALKWAYS AND OTHER IMPROVEMENTS MAY OCCUR DURING THE CONSTRUCTION DOCUMENT AND PERMITTING PHASE. ANY SUCH MODIFICATIONS WILL CONFORM WITH THE ORDINANCE REQUIREMENTS FOR THE PROPOSED ZONING DISTRICT AND WILL BE SENT FOR REVIEW TO THE PLANNING STAFF FOR REVIEW.
- THE FINAL LANDSCAPE PLAN WILL MEET OR EXCEED ALL THE STREET TREES, INTERNAL PARKING LOT AND ANY OTHER ORDINANCE REQUIREMENTS. THE LANDSCAPING SHOWN ON THIS REZONING PLAN IS CONCEPTUAL AND THE FINAL SITE CONSTRUCTION PLAN WILL SHOW LANDSCAPING IN COMPLIANCE WITH THE FORSYTH COUNTY & CITY OF WINSTON-SALEM'S ORDINANCE.
- ALL SIGNAGE WILL CONFORM WITH THE FORSYTH COUNTY & CITY OF WINSTON-SALEM'S CODE REQUIREMENTS AND A SEPARATE PERMIT WILL BE OBTAINED FOR THE PROPOSED SIGNAGE.
- STORMWATER MANAGEMENT: ALL THE STORMWATER MEASURES SHOWN ON THIS PLAN ARE CONCEPTUAL AND WILL BE SUBJECT TO MINOR MODIFICATIONS DURING THE CONSTRUCTION DOCUMENT AND PERMITTING PHASE. ALL STORMWATER IMPROVEMENTS WILL BE DESIGNED IN ACCORDANCE WITH THE FORSYTH COUNTY & CITY OF WINSTON-SALEM'S REQUIREMENTS.

MLA GROUP
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
120 Club Oaks Ct, Suite 100
Winston-Salem, NC 27104
336.765.1923
WWW.MILLERLA.COM
TURNING LAND INTO LANDMARKS



STRATFORD CREST
SOTEL COMMUNITY
W Clemmonsville Road
Winston-Salem, North Carolina

CURRENT OWNERS / PROPERTY INFORMATION:

CROUSE WILLIAM HARRY
PROPERTY OWNED: 1518 CLOVERDALE AVE, WINSTON SALEM
NC 27103
PARCEL ID #6812-99-6602.00, R59 ZONING &
6813-90-8804.00, R54 ZONING

PLAN PREPARER:

MLA DESIGN GROUP, INC.
120 CLUB OAKS COURT, SUITE 100,
WINSTON-SALEM, NC 27104
CONTACT: SCOTT MILLER, EMAIL: SCOTT@MILLERLA.COM,
(336) 765-1923

ZONING:

JURISDICTION: WINSTON-SALEM & FORSYTH COUNTY, NC
EXISTING ZONING: R54
PROPOSED ZONING: RM5-S
PROPOSED USE: LIFE CARE COMMUNITY, SINGLE FAMILY & PRD

WATERSHED: NA

THIS SITE IS NOT WITHIN REGULATED WATERSHED AREA

INFRASTRUCTURE:

WATER: PUBLIC
SEWER: PUBLIC
WATER: PUBLIC - W CLEMMONSVILLE RD
LINEAR FEET OF PROPOSED PROPERTY ALONG PUBLIC
STREETS:
W CLEMMONSVILLE RD: ± 371 LF
INTERNAL STREETS:
PRIVATE (21' BC TO BC) WITH 40' EASEMENT, 2875 LF TOTAL
PUBLIC (PARAGON DR. EXTENSION): 842 LF TOTAL

BUILDING SETBACKS:

ALL STRUCTURES TO MEET CMS / FC PRD REQUIREMENTS
3 STORY STRUCTURES TO MEET 50' MINIMUM SETBACK FROM
ANY SF RESIDENTIALLY ZONED PROPERTY

LANDSCAPE REQUIREMENTS:

STREETWAY: MINIMUM 10' ALONG PUBLIC ROADS
BUFFERYARD: 30' PERIMETER BUFFERYARD (TYPE II)

SITE SIZE AND COVERAGE:

TOTAL ACREAGE: ±15.4538 ACRES (675,675 S.F.)
TOTAL EXISTING IMPERVIOUS: 0 S.F. (0 ACRES)
PROPOSED NEW BUILDING S.F. (FOOT PRINT ONLY): 81,376 S.F. (1.87
ACRES) (12% IMPERVIOUS AREA) (170,616 S.F. OF TOTAL BUILDING
S.F.)
OTHER IMPERVIOUS S.F.: 214,243.5 S.F. (4.92 ACRES)
TOTAL PROPOSED IMPERVIOUS AREA: 245,619.5 S.F. (6.79 ACRES= 44%)
MAXIMUM IMPERVIOUS AREA ALLOWED: 75%
OPEN SPACE REQUIRED:
TOTAL OPEN SPACE: 675,675 S.F. x 15% = 100,975.125 S.F. (2.32 AC)
ACTIVE OPEN SPACE: 100,975.125 S.F. x 15% = 15,146.27 S.F. (0.35 AC)
OPEN SPACE PROPOSED:
PASSIVE OPEN SPACE: 325,751 S.F. (7.46 ACRES = 48%)
ACTIVE OPEN SPACE: 37,838 S.F. (0.86 ACRES = 6%)
THOROUGHFARE SPACE: 13,953 S.F. (0.32 ACRES = 2%)
TOTAL OPEN SPACE: 377,542 S.F. (8.66 ACRES = 56 %)

BUILDING HEIGHT = 45' MAX.
DENSITY: 124 UNITS ON 15.4538 AC = 8.0 UNITS/AC

OFF-STREET PARKING:

PROPOSED USE: LIFE CARE COMMUNITY, SINGLE FAMILY & PRD
PARKING REQUIRED:
88 TWO BEDROOM APT: 88 UNITS @ 1.75 SP/UNIT = 154 SP
15 ATTACHED PATIO HOMES & 6 SINGLE HOMES: 36 UNIT @ 1 SP/UNIT = 36
PARKING PROPOSED: (212) SPACES INCLUDING (14) HANDICAP
SPACES AND 80 GARAGES
BIKE RACKS: REQUIRE: 88 DWELLING UNITS x 0.125 = 11 SPACES
PROPOSED: 12 SPACES

SANITATION COLLECTION:

DUMPS/TER/COMPACTOR (SCREENED)

DRIVEWAY PERMIT:

PERMIT/CONSTRUCTION PLANS WILL BE SUBMITTED TO CITY OF
WINSTON-SALEM FOR ANY APPLICABLE DRIVEWAY PERMITS

TREE SAVE AREA CALCULATIONS:

NEW DEVELOPMENT: TOTAL SITE SIZE (IN SQUARE FEET):
664,510 S.F.
TOTAL SITE AREA EXCLUDED FROM TSA (TREE SAVE AREA):
0 S.F.
MINIMUM TREE SAVE AREA REQUIRED: 10%
TOTAL REQUIRED TSA IN SQUARE FEET:
TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE:
664,510 S.F.
PROPOSED EXISTING TSA: 14,664 S.F.
PROPOSED NEW TSA: 50,331 S.F.
TOTAL PROPOSED TSA: 125,000
*SPECIES OF TREES WITHIN EXISTING TREES TO REMAIN
AREAS* INCLUDES CEDAR, OAK, WILD CHERRY, MAPLE,
EASTERN & LONG LEAF PINE, SWEET GUM, MIMOSA & POPLAR
SHOULD FINAL DESIGN AND GRADES REDUCE THE TSA AREA
BELOW THE TOTAL REQ'D, NEW TREES WILL BE USED TO MEET
ANY REQ'D TSA AREA AT A RATE OF (1) TREE PER 750 S.F.
OF ADDITIONALLY REQUIRED TSA.

POST CONSTRUCTION STORMWATER MANAGEMENT:
REQUIRED: PROJECT TO MEET FORSYTH COUNTY & CITY
OF WINSTON-SALEM'S ORDINANCE REQUIREMENTS FOR
QUANTITY & QUALITY
PROPOSED: PROJECT WILL PROPOSE UNDER GROUND
STORMWATER MANAGEMENT SYSTEM AND THE FINAL
PERMIT DRAWINGS WILL INCLUDE DESIGN & CALCULATIONS
THAT MEET THE ORDINANCE REQUIREMENTS FOR QUANTITY
AND QUALITY.

GRADING & EROSION CONTROL:

FINAL PERMIT/CONSTRUCTION PLANS WILL BE SUBMITTED FOR
GRADING & EROSION CONTROL PERMIT

NOTE: FIRE HYDRANT REQUIRED WITHIN 500' OF ALL
PORTIONS OF THE BUILDING MEASURED THE WAY IN WHICH
THE FIRE APPARATUS WOULD TRAVEL. MLA TO VERIFY THE
LOCATION OF THE EXISTING HYDRANTS AND COORDINATE
WITH THE FIRE MARSHAL, FOR REVIEW. FIRE APPARATUS
ACCESS IS REQUIRED TO EXTEND WITHIN 150' OF ALL
PORTIONS OF THE BUILDING.

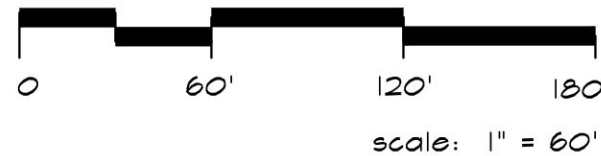
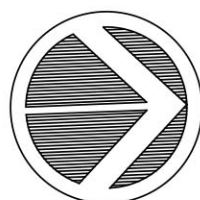
ADJACENT PROPERTY OWNERS

- SIDES RONALD WILLIAMS - 0 W CLEMMONSVILLE RD - #6813-90-3565 - R59 ZONING
- EQUITY TRUST COMPANY CUSTODIAN - 1974 W CLEMMONSVILLE RD - #6813-90-5710 - R59 ZONING
- MAGPIE PROPERTIES LLC - 1964 W CLEMMONSVILLE RD - #6813-90-6606 - R59 ZONING
- WHITE TARYN M - 4208 PAULA DR - #6823-00-0955 - R59 ZONING
- FINNEY MICHELLE E - 4212 PAULA DR - #6823-00-0838 - R59 ZONING
- WEST BRIAN & WEST ELIZABETH - 4216 PAULA DR - #6823-00-0820 - R59 ZONING
- CLARKE EDWIN & CLARKE BRENDA L - 4220 PAULA DR - #6823-00-0713 - R59 ZONING
- CRUZ JUAN G - 4224 PAULA DR - #6823-00-0616 - R59 ZONING
- REID ANGUS F - 4228 PAULA DR - #6813-90-6690 - R59 ZONING
- ANDREWS JAMES D & ANDREWS ANNE M - 4232 PAULA DR - #6813-90-9592 - R59 ZONING
- STOGER KEVIN C - 4236 PAULA DR - #6813-90-4496 - R59 ZONING
- HARGRAVE KEITH A & HARGRAVE NANCY J - 4248 PAULA DR - #6813-90-9399 - R59 ZONING
- MUAKA LEONARD L - 4254 PAULA DR - #6813-90-9382 - R59 ZONING
- DIKUN JOSHUA & DIKUN SAMANTHA LYNN - 4262 PAULA DR - #6813-90-9286 - R59 ZONING
- DINKINS RALPH - 4270 PAULA DR - #6813-90-9189 - R59 ZONING
- PEARSON LACY A - 4278 PAULA DR - #6813-90-9173 - R59 ZONING
- TRAN MONK - 4286 PAULA DR - #6813-90-9076 - R59 ZONING
- JOHNSON BOBBY C & JOHNSON HOLLI M - 4294 PAULA DR - #6813-90-9060 - R59 ZONING

- WILLIAMS DAKISHA - 4302 PAULA DR - #6812-99-9963 - R59 ZONING
- WILLIAMS BETISHIA MCINTYRE & WILLIAMS MONTRICE - 4320 PAULA DR - #6812-99-9865 - R59 ZONING
- HO KUAN-CHI - 4344 PAULA DR - #6812-99-9788 - R59 ZONING
- VONDRASEK RONALD & VONDRASEK ALINA - 2030 PARAGON DR - #6812-99-9600 - R59 ZONING
- MORALES MARCUS - 2035 PARAGON DR - #6812-99-9411 - R59 ZONING
- ZIMMERMAN BEULAH S - 2010 SABRINA LAKE CT - #6812-98-5847 - R59 ZONING
- GONZALEZ LENNIN V MONTERRUBIO - 2029 SABRINA LAKE CT - #6812-99-3262 - R59 ZONING
- WINGFIELD KENNETH L - 0 SABRINA LAKE RD - #6812-99-4551 - R59 ZONING
- BRENDLE DONNA HOLCOMB - 0 SABRINA LAKE RD - #6812-99-3631 - R59 ZONING
- PATTON KENNETH RANDOLPH - 2059 SABRINA LAKE CT - #6812-99-4704 - R59 ZONING
- HANES BAPTIST CHURCH - 4210 SABRINA LAKE RD - #6813-80-9366 - R59 ZONING

PRELIMINARY - FOR REVIEW ONLY - NOT FOR CONSTRUCTION

NOTE: LANDSCAPING SHOWN
IS CONCEPTUAL AND MAY
VARY WITH THE FINAL
PLANNING PLAN. ALL CITY
OF WINSTON-SALEM
PLANTING REQUIREMENTS
WILL BE MET IN FULL.



Date: 11th September 2017
For Permitting / Review

Revisions:

Rev	DATE	DESCRIPTION
Sep 13	PER GARY ROBERTS	REVISED THE NUMBER OF SITE ACREAGE
	PER CWS & FC	REVISED ZONING USE DESCRIPTION
Oct 4	PER GARY ROBERTS	
Oct 6	PER GARY ROBERTS	

Drawn By DS
Checked By SM
Project #

Sheet Title

REZONING PLAN

Sheet C-1 of 1