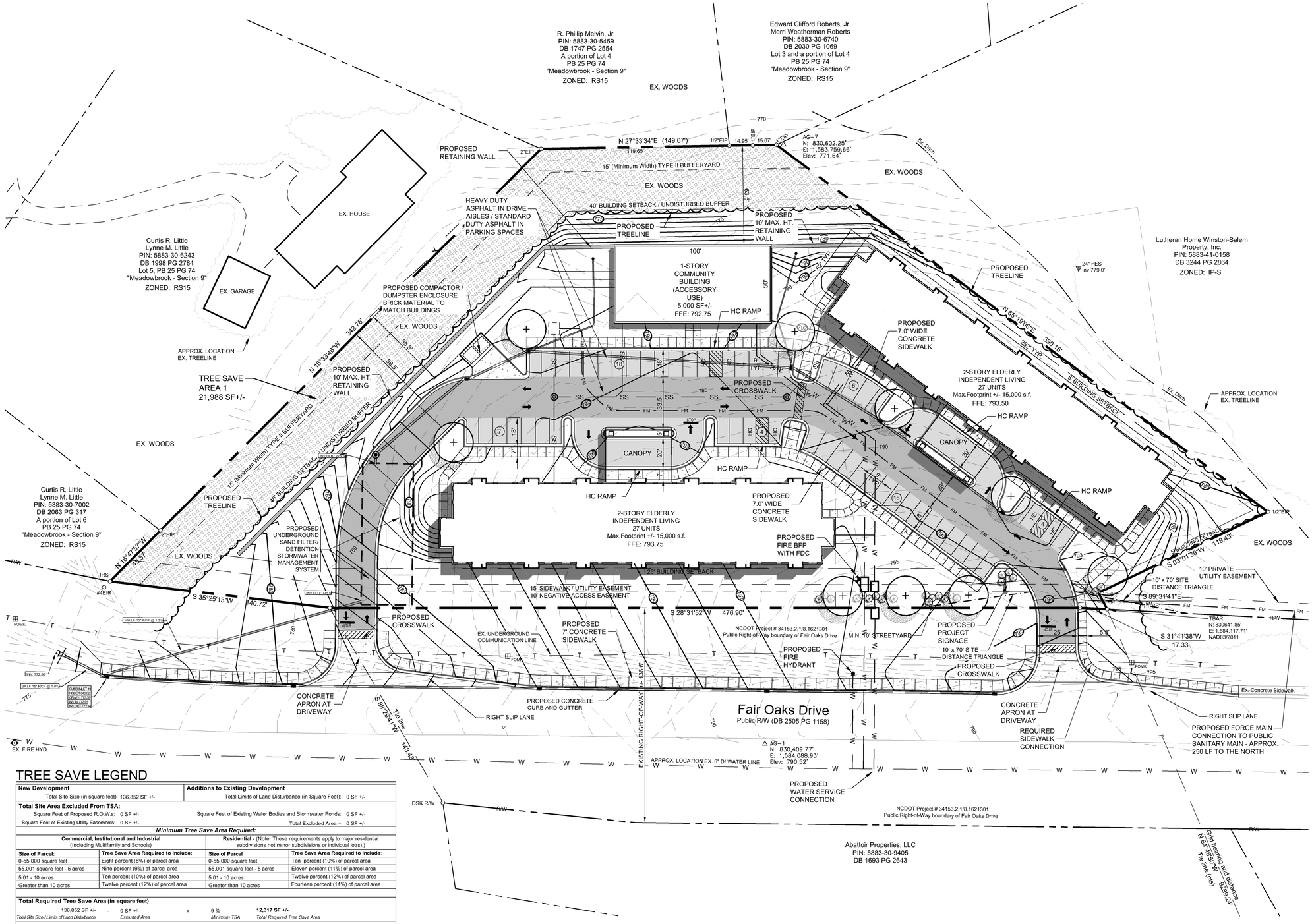
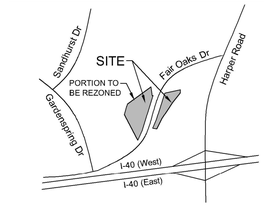


VICINITY MAP

NOT TO SCALE



SITE DATA

Jurisdiction
Clemmons, NC

Purpose Statement
The purpose of this request is to rezone from RS15 to IP-S to allow for the use of Life Care Community.

Zoning

Existing Zoning:	RS15
Proposed Zoning:	IP-S

Proposed Use
Life Care Community

Site Acreage

Existing Site:	3.142 Acres +/- (per survey)

Building Data

Max. Building Height:	60'

Maximum Density
Max. Density = 18 units per acre x 3.142 acres = 56.56 units max.
Number of Units Proposed: 54 units

Watershed Data
Site Is In The Yadkin River Watershed Protection Area WS-IV

Site Coverage

Maximum Impervious Area Permitted		70%
Building To Land	0.710 Acres +/-	22.60 %
Pavement To Land	0.785 Acres +/-	24.98 %
Open Space:	1.647 Acres +/-	52.42 %
Parcel Total	3.142 Acres +/-	100.00%
Total Impervious	1.495 Acres +/-	47.58%

Infrastructure

Water	Public
Sewer	Private On-Site to Public Main
Road	N/A 0 LF +/-

Parking Calculations

Parking Required - 54 units (0.75 spaces per unit)	41 Spaces
Parking Required - 5000 SF +/- Accessory Use Building	0 Spaces
Total Required:	41 Spaces
Parking Provided	54 Spaces

Building Setbacks

Front:	25'
Rear:	10'
Side:	5'
Street:	20'
Adjacent to Residential:	40'

Bufferyards

Adjacent To Residential:	15' (Min.) Type II & 40' Undisturbed
Provided:	15' (Min.) Type II & 40' Undisturbed

Streetyards

Type Required	10' Min.
Type Provided	10'

TREE SAVE LEGEND

New Development	Additions to Existing Development
Total Site Size (in square feet) 136,852 SF +/-	Total Limits of Land Disturbance (in Square Feet): 0 SF +/-

Total Site Area Excluded From TSA:
Square Feet of Proposed R.O.W.s: 0 SF +/-
Square Feet of Existing Utility Easements: 0 SF +/-
Square Feet of Existing Water Bodies and Stormwater Ponds: 0 SF +/-
Total Excluded Area = 0 SF +/-

Minimum Tree Save Area Required:

Commercial, Institutional and Industrial (Including Multifamily and Schools)		Residential - (Note: These requirements apply to major residential subdivisions not minor subdivisions or individual lot(s).)	
Size of Parcel:	**Tree Save Area Required to Include:**	**Size of Parcel**	**Tree Save Area Required to Include:**
0-55,000 square feet	Eight percent (8%) of parcel area	0-55,000 square feet	Ten percent (10%) of parcel area
55,001 square feet - 5 acres	Nine percent (9%) of parcel area	55,001 square feet - 5 acres	Eleven percent (11%) of parcel area
5.01 - 10 acres	Ten percent (10%) of parcel area	5.01 - 10 acres	Twelve percent (12%) of parcel area
Greater than 10 acres	Twelve percent (12%) of parcel area	Greater than 10 acres	Fourteen percent (14%) of parcel area

Total Required Tree Save Area (in square feet)

136,852 SF +/-	-	0 SF +/-	x	9 %	12,317 SF +/-
Total Site Size / Limits of Land Disturbance		*Excluded Area*		*Minimum TSA*	*Total Required Tree Save Area*

Individual Trees Method Used:
Yes X No
Number of Trees 6-9"
DBH: 0 X 500 SF = 0 SF
Number of Trees 9.01-12"
DBH: 0 X 750 SF = 0 SF
Number of Trees 12.01-24"
DBH: 0 X 1800 SF = 0 SF
Number of Trees 24.01-36"
DBH: 0 X 3000 SF = 0 SF
Number of Trees Larger Than 36.01"
DBH: 0 X 4000 SF = 0 SF

Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 0 SF +/-

Tree Stand Method Used:
X Yes No
List the Area of Each Tree Stand Being Saved:
Area 1: 21,988 SF +/-
Describe Each Tree Stand (Age, Health, Species Mix)
Tree Stand consists of a mix of mature hardwoods and evergreens with the majority being healthy poplars and maples.
Tree Stand Areas

Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 21,988 SF +/-

New Trees Used for TSA Credit:
Yes X No
Number of Large Variety Trees Planted
Planted: 0 X 750 SF = 0 SF

Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 0 SF +/-

Total Required TSA (in square feet)	12,317 SF +/-	Total TSA Provided (in square feet)	21,988 SF +/-

NOTES

Topographic & Boundary Information
Topographic and boundary information provided from survey dated 04.06.2016 by:
Allen Geomatics, P.C.
P.O. Box 89
Advance, NC 27006
(336) 998-0218

ELMS INDEPENDENT LIVING AT TANGLEWOOD

PETITIONER / OWNER:
Portion of PIN # 5883-30-9405.00
Abattoir Properties, LLC
5489 Heritage Oaks Lane
Winston-Salem, NC 27106
P: 336-940-6627

PREPARED BY:
stimmel
LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
www.stimmelpa.com 336.723.1067

NOTE:
BUILDING FOOTPRINT AND SIDEWALK CONNECTIONS ARE A GENERAL REPRESENTATION AND MAY SHIFT PER FINAL ARCHITECTURAL PLANS.

North

0 30 60 90
SCALE: 1" = 30'

stimmel
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
LAND PLANNING
601 N. TRADE STREET, SUITE 200
WINSTON-SALEM, NC 27101
P: 336.723.1067 F: 336.723.1069
www.stimmelpa.com

SEALS:

PRELIMINARY DRAWING
NOT APPROVED FOR CONSTRUCTION

STIMMEL ASSOCIATES, P.A. CORPORATE SEAL C-69 NORTH CAROLINA
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 427 DOUGLAS W. STIMMEL

PROJECT:

ELMS INDEPENDENT LIVING AT TANGLEWOOD
CLEMMONS, NC

CLIENT:
ABATTOIR PROPERTIES, LLC
5489 HERITAGE OAKS LANE
WINSTON-SALEM, NC 27106

DRAWN:	JAL / JKB
DATE:	09/09/16
REVISIONS:	
JOB. NO:	16-025

SHEET TITLE:
REZONING PLAN

SCALE: 1"=30'
SHEET NO.:
RZ-1

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J:\Carmel\16-025\Drawing\Rezoning\16-025 - REZN.dwg - REZONING 09/09/16 9:00am