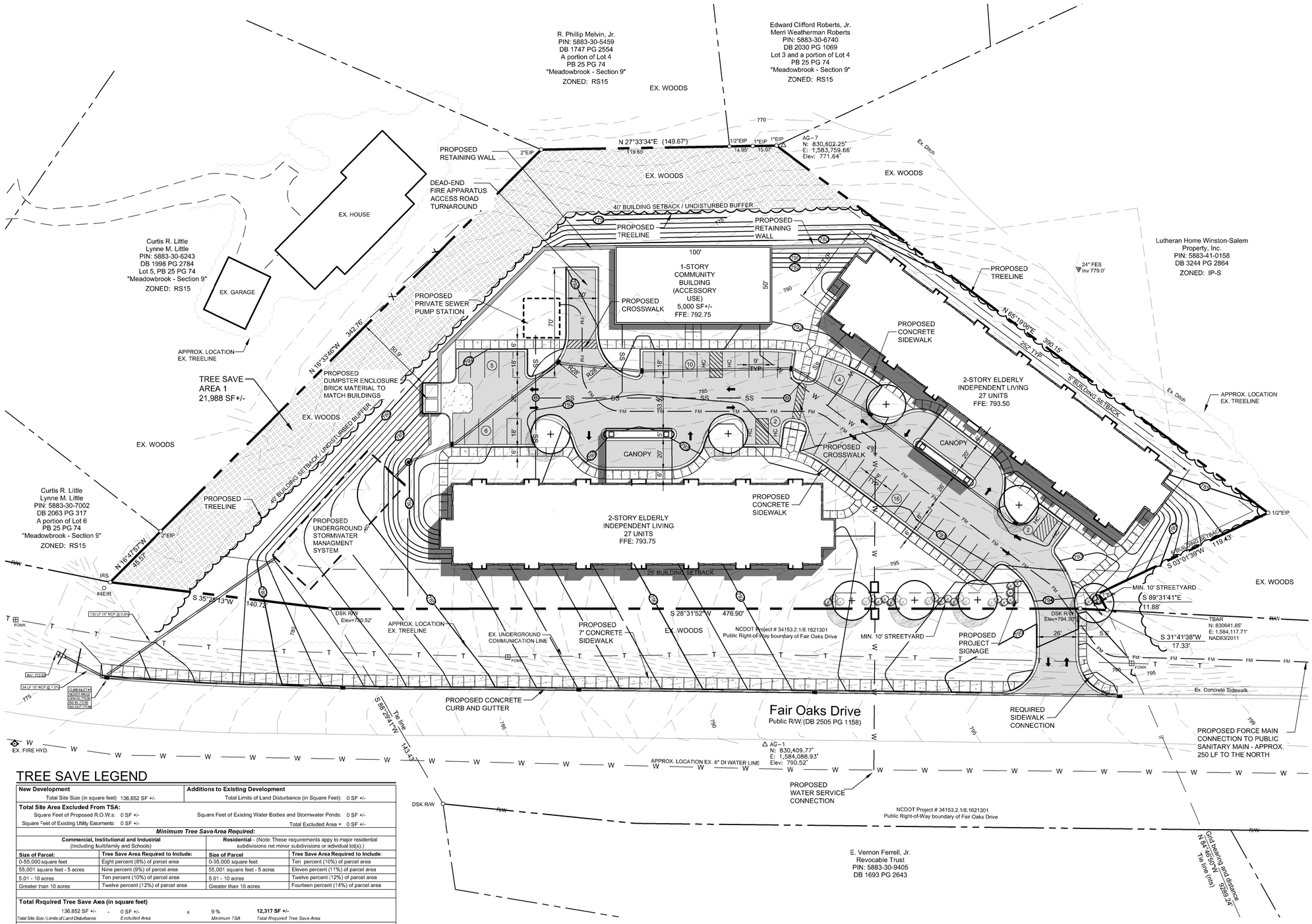
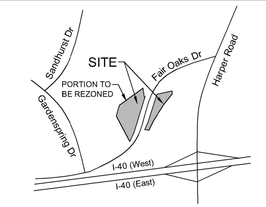


VICINITY MAP

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'

Watershed Data
Site Is In The Yatkin River Watershed Protection Area W S-IV

Site Coverage

Maximum Impervous Area Permitted		60%
Building To Land	0.710 Acres +/-	22.60 %
Pavement To Land	0.752 Acres +/-	23.93 %
Open Space:	1.680 Acres +/-	53.47 %
Parcel Total	3.142 Acres +/-	100.00%
Total Impervious	1.462 Acres +/-	46.53%

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	45 Spaces

Building Setbacks

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

Bufferyards

Adjacent To Residential	40' Undisturbed
Provided	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 Water Bodies and Stormwater Ponds: 0 SF +/-
Square Feet of Existing Utility Easements: 0 SF +/- Total Excluded Area = 0 SF +/-

Minimum Tree Save Area Required:

Commercial, Institutional and Industrial (Including multifamily and Schools)		Residential - (Note: These requirements appy to major residential subdivisions nt minor subdivisions or advidual 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 Aea (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 Rsquired Tree Save Area*

Individual Trees Method Used:	Tree Stand Method Used:	New Trees Used for TSA Credit:
Yes X No	X Yes No	Yes X No
Number of Trees 6-9" DBH: 0 X 500 SF = 0 SF	List the Area of Each TreeStand Being Saved: Area 1: 21,988 SF +/-	Number of Large Varety Trees Planted Planted: 0 X 750 SF = 0 SF
Number of Trees 9.01-12" DBH: 0 X 750 SF = 0 SF	Describe Each Tree Stand(Age, Health, Species Mix) Tree Stand consists of a mix of mature hardwoods and evergreens wth the majority being healthy poplars and maples.	
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	Tree Stand Areas	
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 +/-	**Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA:** 21,988 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 +/-

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

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 Properies, LLC
P.O. Box 1724
Advance, NC 27006
P: 336-940-6600

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

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:

FINAL DRAWING FOR REVIEW ONLY
STIMMEL ASSOCIATES, P.A. CORPORATE SEAL C-69 NORTH CAROLINA
NORTH CAROLINA LANDSCAPE ARCHITECT SEAL 829 REGISTERED TIMOTHY J. JENNINGS
NOT FOR CONSTRUCTION

PROJECT:

ELMS INDEPENDENT LIVING AT TANGLEWOOD
CLEMMONS, NC

CLIENT:

ABBATOIR PROPERTIES, LLC
P.O. BOX 1724
ADVANCE, NC 27006
P: 336-940-6600

DRAWN:	JAL / JKB
DATE:	06/30/16
REVISIONS:	
JOB. NO:	16-025

SHEET TITLE:

REZONING PLAN

SCALE: 1"=30'

SHEET NO.:

RZ-1

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