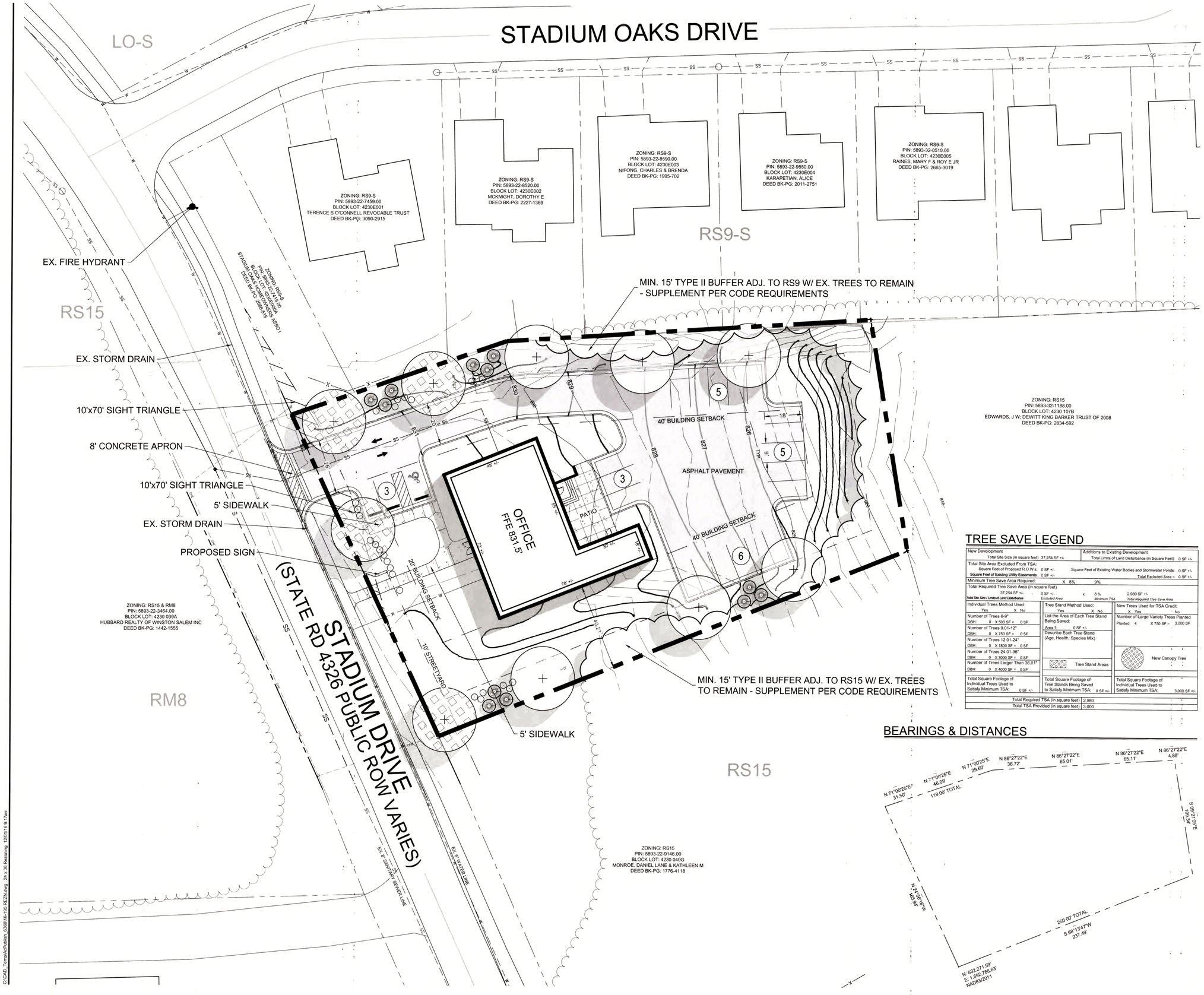
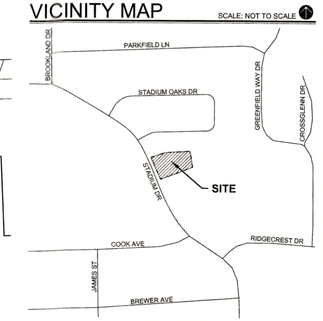


VICINITY MAP

SCALE: NOT TO SCALE



SITE DATA

Jurisdiction
Clemmons, NC

Purpose Statement
The purpose of this request is to rezone from RS15 to LO to allow for the use of Medical and Surgical or Professional Offices.

Zoning

Existing Zoning:	RS15
Proposed Zoning:	LO-S

Proposed Uses
Residential Building, Single Family; Residential Building, Duplex; Residential Building, Townhouse; Residential Building, Twin Home; Residential Building, Multifamily; Combined Use; Banking And Financial Services; Bed And Breakfast; Funeral Home; Medical And Surgical Offices; Non-Store Retailer; Offices, Miscellaneous; Offices, Professional; Recreation Facility; Public; Adult Day Care Center; Child Care (Sick Children); Child Day Care Center; Church Or Religious Institution , Neighborhood; Library, Public; Limited Campus Use; Museum Or Art Gallery; Neighborhood Organization; Police Or Fire Station; Access Easement, Private Off-Site

Site Acreage

Total Site Acreage:	0.86 Acres +/-

Building Data

Max. Building Height:	40
Total Building Size:	4,000 SF +/-

Watershed Data
Site Is Not Located Within A Water Supply Watershed District

Site Coverage

Maximum Impervious Area Permitted		75.00%
Building To Land	0.09 Acres +/-	10.47 %
Pavement To Land	0.29 Acres +/-	33.72 %
Open Space:	0.48 Acres +/-	55.81 %
Parcel Total	0.86 Acres +/-	100.00%
Total Impervious	0.38 Acres +/-	44.19%

Infrastructure

Water	Public
Sewer	Public
Road	N/A

Parking Calculations
Medical And Surgical Offices (1 Space Per 225 SF GFA For Buildings Containing 10,000 SF Or Less): 4,000 SF / 225 = 18

Parking Required	18 Spaces
Parking Provided	22 Spaces +/-

Offices, Professional (1 Space Per 350 SF GFA): 4,000 SF / 350 = 12

Parking Required	12 Spaces
Parking Provided	22 Spaces +/-

Building Setbacks

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

Bufferyards

Type Required	Min. 15' Type II Adjacent to RS9-S & RS15

Streetyards

Type Required	10' Min.

TREE SAVE LEGEND

New Development Total Site Size (in square feet) 37,254 SF +/-	Additions to Existing Development 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: X 8% 9%	
Total Required Tree Save Area (in square feet) 37,254 SF +/- - 0 SF +/- x 8% 2,980 SF +/- *Total Site Size / Limits of Land Disturbance* *Excluded Area* *Minimum TSA* *Total Required Tree Save Area*	
Individual Trees Method Used: Yes X No	Tree Stand Method Used: Yes X No
Number of Trees 6-9" DBH: 0 X 500 SF = 0 SF	List the Area of Each Tree Stand Being Saved: Area 1: 0 SF +/-
Number of Trees 9.01-12" DBH: 0 X 750 SF = 0 SF	Describe Each Tree Stand (Age, Health, Species Mix)
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: 0 SF +/-
Total Required TSA (in square feet) 2,980	
Total TSA Provided (in square feet) 3,000	

New Canopy Tree
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 3,000 SF +/-

BEARINGS & DISTANCES

NOTES

Topographic & Boundary Information
Topographic and boundary information provided from survey dated October 24, 2016 by Allen Geomatics Land Surveying.

General notes
1. Storm water will sheet flow to the east across site.

MARZANO - CLEMMONS

PETITIONER/OWNER:
Parcel ID # 5893-22-8366.00
Marzano Capital Group
2625 Neudorf Road, Suite 400
Clemmons, NC 28031
P: (336) 766-0464
E: jmarzano@marzanocapitalgroup.com

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 20 40 60
SCALE: 1" = 20'

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

SEALS:

STIMMEL ASSOCIATES, P.A. CORPORATE SEAL C-69 NORTH CAROLINA
REGISTERED LANDSCAPE ARCHITECT 427 NORTH CAROLINA DOUGLAS W. STIMMEL
PRELIMINARY DRAWING NOT APPROVED FOR CONSTRUCTION

PROJECT:

MARZANO - CLEMMONS
CLEMMONS, NC

CLIENT:
Mr. Jon Marzano
Marzano Capital Group
2625 Neudorf Rd, Suite 400
Clemmons, NC 28031
(336) 766-0464
jmarzano@marzanocapitalgroup.com

DRAWN:	BR
DATE:	12/01/16
REVISIONS:	
JOB. NO:	16-195

SHEET TITLE:
REZONING PLAN

SCALE:	1"=20'
SHEET NO.:	RZN-1

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