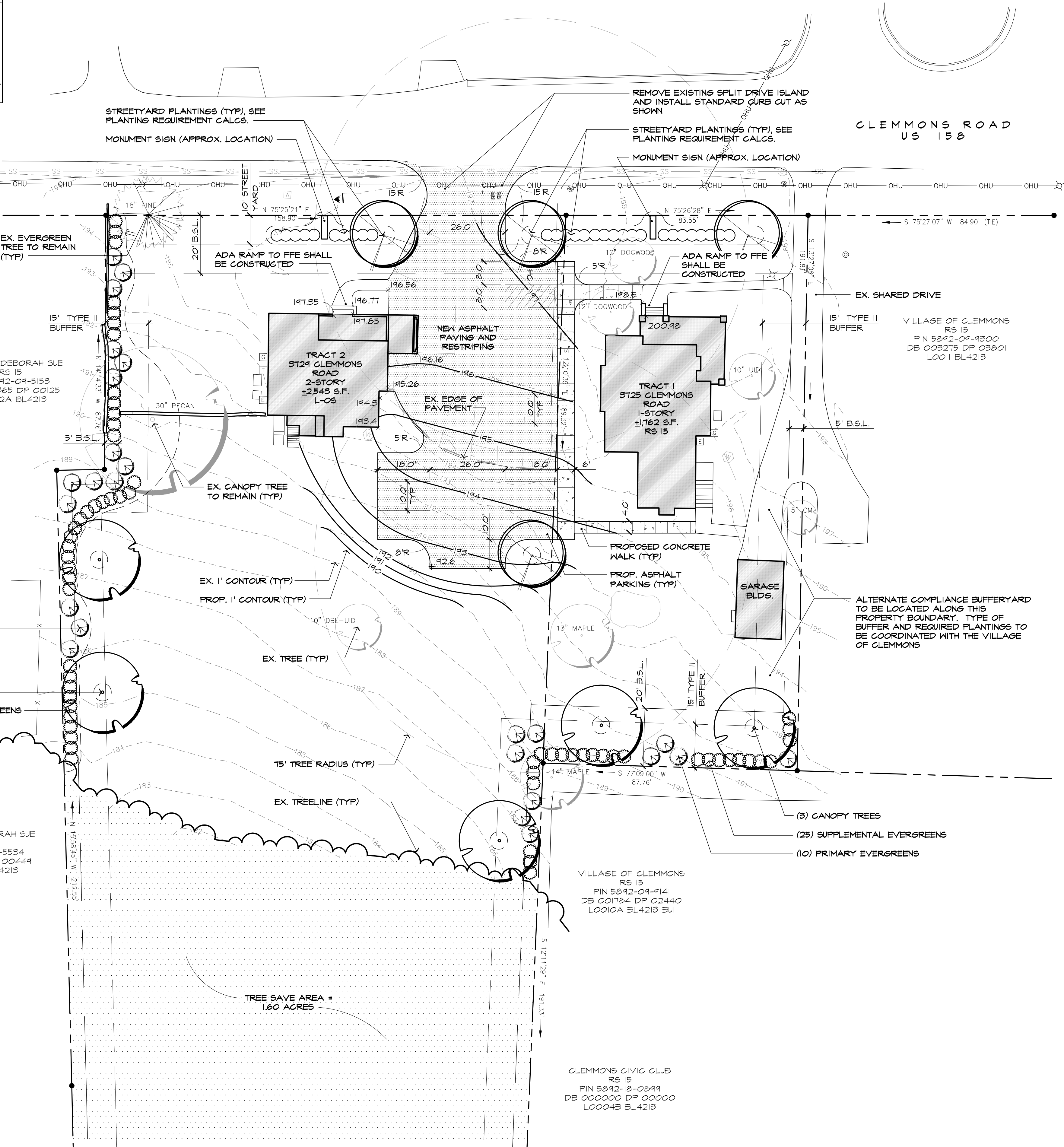


Vicinity Map
Not to scale



Site Information

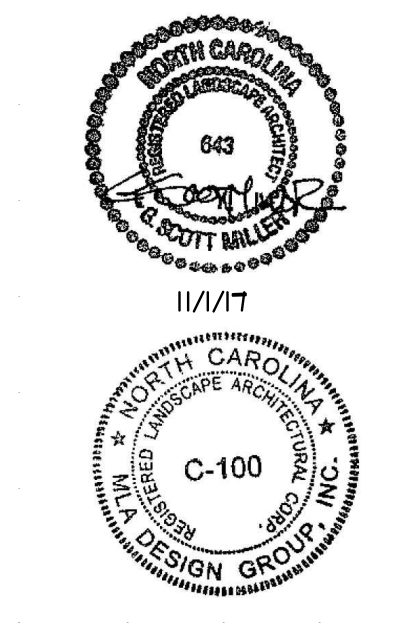
- OWNER/DEVELOPER:**
BING-MERR PROPERTIES LLC
6363 CEPHIS DRIVE SUITE A, CLEMMONS, NC 27012
PHONE: (336) 528-6310
- LANDSCAPE ARCHITECT:**
MLA DESIGN GROUP
ADDRESS: 120 CLUB OAKS COURT, SUITE 100, WINSTON-SALEM, NC 27104
CONTACT/PHONE NUMBER: PAUL FIDISHUN, (336) 765-1923
- PROPERTY LOCATION & ZONING:**
PROPERTY ADDRESS: 3725 & 3729 CLEMMONS ROAD, CLEMMONS, NORTH CAROLINA
PROPERTY IS LOCATED WITHIN THE VILLAGE OF CLEMMONS TOWN LIMITS
TOTAL ACREAGE: 2.43 ACRES
PIN NUMBER: 5842-09-0228.00/5842-09-1060.00
DEED BOOK: 003336 PAGE: 02412-2475
EXISTING ZONING TRACT 1: RS-15 PROPOSED ZONING TRACT 1: L-05
EXISTING USE TRACT 1: VACANT/RES. PROPOSED USE TRACT 1: PROFESSIONAL OFFICE
EXISTING USE TRACT 2: PROF. OFFICE PROPOSED USE TRACT 2: PROFESSIONAL OFFICE
EXISTING ZONING TRACT 2: L-05 PROPOSED USE TRACT 2: L-05
ADJACENT ZONING: RS-15 PROPOSED USE: OFFICE/PROFESSIONAL OFFICE USE
RESTRICTIONS: THE CODE OF "VILLAGE OF CLEMMONS" & "FORSYTH COUNTY" GOVERNS THE ZONING
- SITE SIZE AND COVERAGE TRACT 1 & TRACT 2:**
TOTAL ACREAGE = 121630 S.F. / 2.43 ACRES
DISTURBED AREA = APPROX. .26 ACRES
EX. BUILDING IMPERVIOUS SURFACE AREA = 4161 S.F. (3.3%)
EX. ASPHALT/CONCRETE IMPERVIOUS SURFACE AREA = 5424 S.F. (4.6%)
TOTAL EX. IMPERVIOUS SURFACE AREA = 10,040 S.F. (7.9%)
PROPOSED ADDITIONAL WALKS/ASPHALT SURFACE = 2402 S.F. (2.3%)
TOTAL PROPOSED IMPERVIOUS AREA = 12492 S.F. (10.2%)
TOTAL PROPOSED OPEN SPACE = 114,638 S.F. (94.8%)
- INFRASTRUCTURE:**
WATER: VILLAGE OF CLEMMONS SEWER: PUBLIC GAS: AVAILABLE
STREET: US 158 - CLEMMONS ROAD - PUBLIC / STATE OWNED
- OFF-STREET PARKING & STACKING:**
PROPOSED USE: PROFESSIONAL OFFICES
OFFICE SPACE = 2543 + 1762 S.F. = 4305 S.F.
(1 SPACE/550 S.F. REQUIRED) = (12) SPACES REQUIRED
TOTAL SPACES PROPOSED = 12 (INCLUDING 1 HANDICAP SPACE)
- PURPOSE STATEMENT:**
THE PURPOSE OF THIS SPECIAL USE REZONING REQUEST IS TO UTILIZE EXISTING TRACT 1 LOCATED AT 3725 CLEMMONS ROAD AS AN OFFICE USE IN LIEU OF THE CURRENT RESIDENTIAL ZONING. AN L-05 SPECIAL ZONING IS BEING REQUESTED WITH THIS APPLICATION WHICH IS CONSISTENT WITH THE ADJACENT PROPERTY IMMEDIATELY ADJOINING THIS PARCEL TO THE WEST (TRACT 2, 3729 CLEMMONS ROAD). THE OWNER OF BOTH TRACT 1 AND TRACT 2 PARCELS WILL BE INSTALLING ADDITIONAL PARKING BETWEEN THE TWO EXISTING BUILDINGS THAT WILL PROVIDE REQUIRED PARKING TO BOTH PROPOSED PROFESSIONAL USE/OFFICE BUILDINGS. THE PROPOSED PARKING SHALL UTILIZE A SINGLE DRIVEWAY ENTRANCE AND CROSS-ACCESS AND CROSS-PARKING EASEMENTS/AGREEMENTS WILL BE RECORDED AT A FUTURE DATE UPON APPROVAL OF THE SPECIAL USE REZONING REQUEST.

Planting Requirements

- STREETYARD:**
REQUIRED: (2) STREET TREES / 100 L.F., 8' HT MIN, 2" CAL. MIN. AT PLANTING PLUS A CONTINUOUS ROW OF SHRUBS PLANTED 18" EDGE TO EDGE, 18" MIN. HT.
CLEMMONS ROAD: 80 L.F. / 100 = (2) TREES REQUIRED, (2) TREES PROPOSED
- INTERIOR PLANTING:**
2402 S.F. OF EXPANDED MOTOR VEHICLE SURFACE AREA PROPOSED
2402 S.F. / 5,000 S.F. = (1) TREE REQUIRED, 2" CAL., 8' HT. MIN., (1) TREES PROPOSED
ALL PARKING SPACES SHALL BE WITHIN 75' OF AN EXISTING OR PROPOSED TREE
- TREE SAVE AREA:**
REQUIREMENT: FOR SITES 55,001 S.F. - 5 ACRES A TREE SAVE AREA EQUAL TO 4% OF PARCEL AREA SHALL BE PROVIDED.
TOTAL PARCEL AREA = 2.43 ACRES (121630 S.F.) x 4% = 0.26 ACRES (11486 S.F.) TSA REQUIRED
EXISTING STAND OF TREES OUTSIDE OF THE PROPOSED CONSTRUCTION AREA = 1.60 ACRES TREE STAND CONSISTS OF A MIXTURE OF MATURE HARDWOOD CANOPY TREES AND EVERGREEN TREES OF DIFFERENT INDIGENOUS VARIETIES.
TSA REQUIRED = 0.26 ACRES
TSA PROVIDED = 1.60 ACRES
- BUFFERYARD PLANTINGS - 15' WIDE TYPE II BUFFER:**
REQUIREMENT: (2) CANOPY TREES, (8) PRIMARY EVERGREENS, AND (20) SUPPLEMENTAL EVERGREENS PER 100 L.F.
WEST PROPERTY BOUNDARY BUFFERYARD = 185 L.F.
185 L.F. / 100 x 2 = (4) CANOPY TREES, 185 L.F. / 100 x 8 = (15) PRIMARY EVERGREENS, 185 L.F. / 100 x 20 = (37) SUPPLEMENTAL EVERGREENS
CANOPY TREES PROVIDED - (1) EX. 18" CAL. PINE, (1) EX. 30" CAL. PECAN, (2) 2" CAL., 10' HT. TREES EVERGREENS PROVIDED - (15) PRIMARY EVERGREENS & (37) SUPPLEMENTAL EVERGREENS
EAST PROPERTY BOUNDARY BUFFERYARD ALONG EX. DRIVE = 180 L.F.
AN ALTERNATE COMPLIANCE BUFFERYARD PLANTING WILL BE PROPOSED FOR THIS BUFFERYARD AREA DUE TO THE PROXIMITY OF THE EX. DRIVEWAY TO THE PROPERTY BOUNDARY
SOUTHEAST AND SOUTH PROPERTY BOUNDARY BUFFERYARD = 125 L.F.
125 L.F. / 100 x 2 = (3) CANOPY TREES, 125 L.F. / 100 x 8 = (10) PRIMARY EVERGREENS, 125 L.F. / 100 x 20 = (25) SUPPLEMENTAL EVERGREENS
CANOPY TREES PROVIDED - (3) 2" CAL., 10' HT. CANOPY TREES
EVERGREENS PROVIDED - (10) PRIMARY EVERGREENS & (25) SUPPLEMENTAL EVERGREENS

Legend

- BUILDING SETBACK LINE
- STREET YARD / BUFFER YARD
- PROPERTY LINE
- 194- EXISTING 1' CONTOUR INTERVAL
- 194- PROPOSED 1' CONTOUR INTERVAL
- x 196.16 PROPOSED 1' CONTOUR INTERVAL
- SS EXISTING SS EASEMENT
- OHU EXISTING OVERHEAD UTILITIES
- SUPPLEMENTAL EVERGREEN
- PRIMARY EVERGREEN
- EXISTING TREE
- PROPOSED TREE



Thad Merriman
 3725 & 3729 Clemmons Road
 Clemmons, North Carolina

Date: 1 November 2017
For Final Submittal

Revisions:	
-	-

Drawn By: PF
Checked By: GSM
Project #:

Sheet Title
**Special Use
Rezoning
Site Plan**

Sheet **SP-1** of 1

PRELIMINARY - NOT FOR CONSTRUCTION

