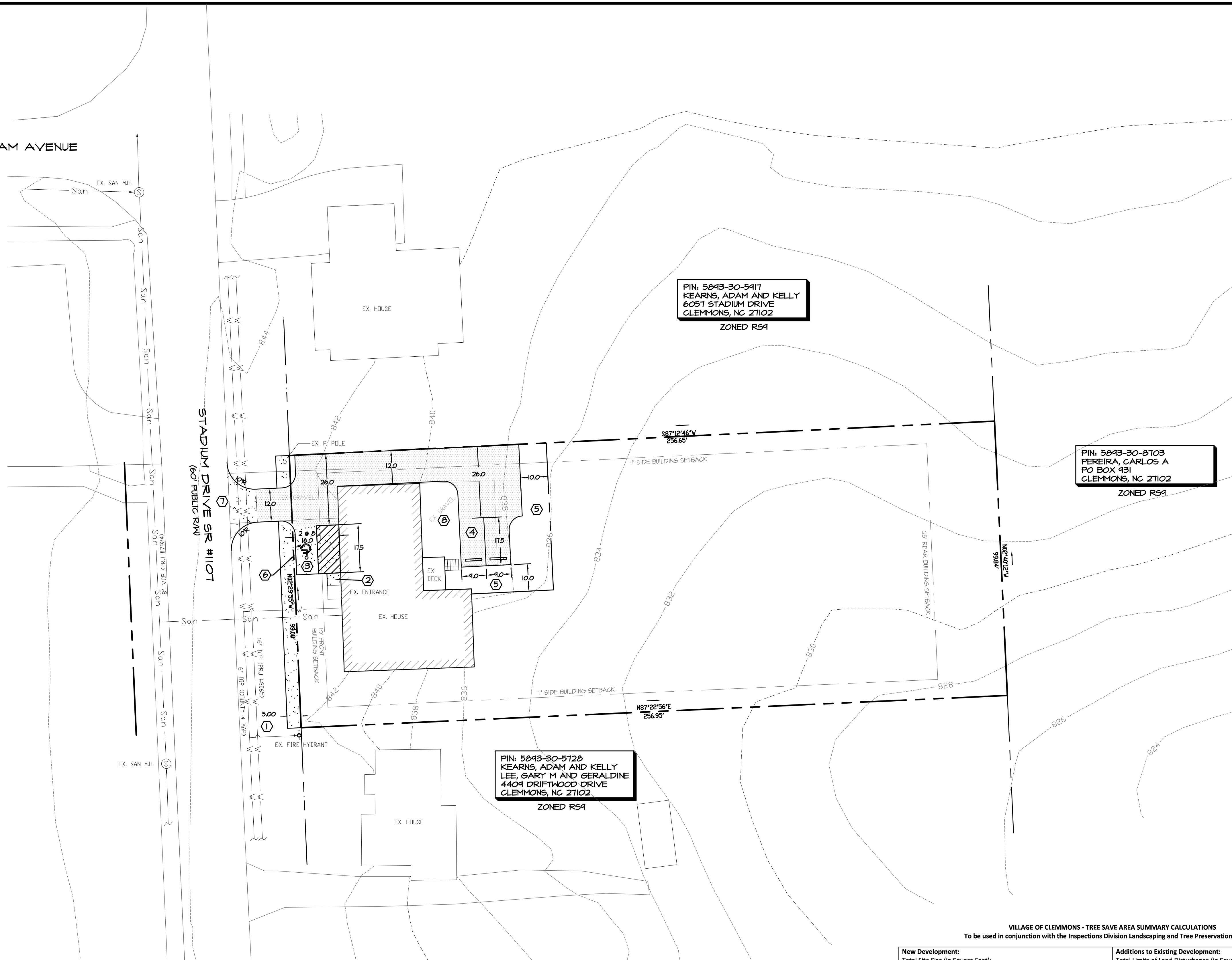


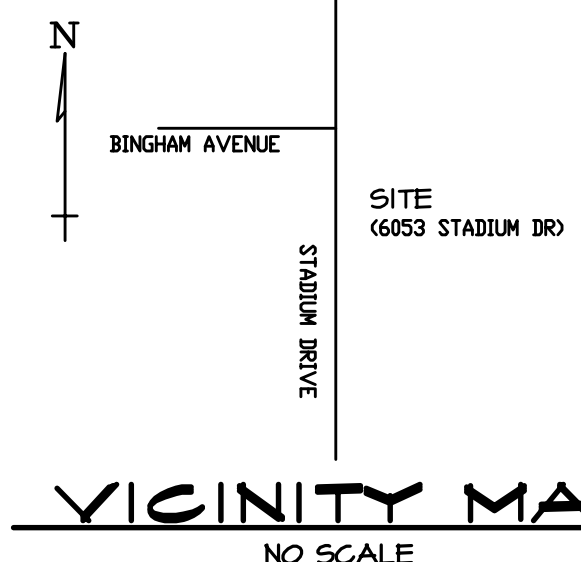
BINGHAM AVENUE



PIN: 5043-30-5917  
KEARNS, ADAM AND KELLY  
6057 STADIUM DRIVE  
CLEMMONS, NC 27102  
ZONED R54

PIN: 5043-30-0703  
PEREIRA, CARLOS A  
PO BOX 431  
CLEMMONS, NC 27102  
ZONED R54

PIN: 5043-30-5120  
KEARNS, ADAM AND KELLY  
LEE, GARY M AND GERALDINE  
4404 DRIFTWOOD DRIVE  
CLEMMONS, NC 27102  
ZONED R54



VICINITY MAP  
NO SCALE

**SITE DATA**

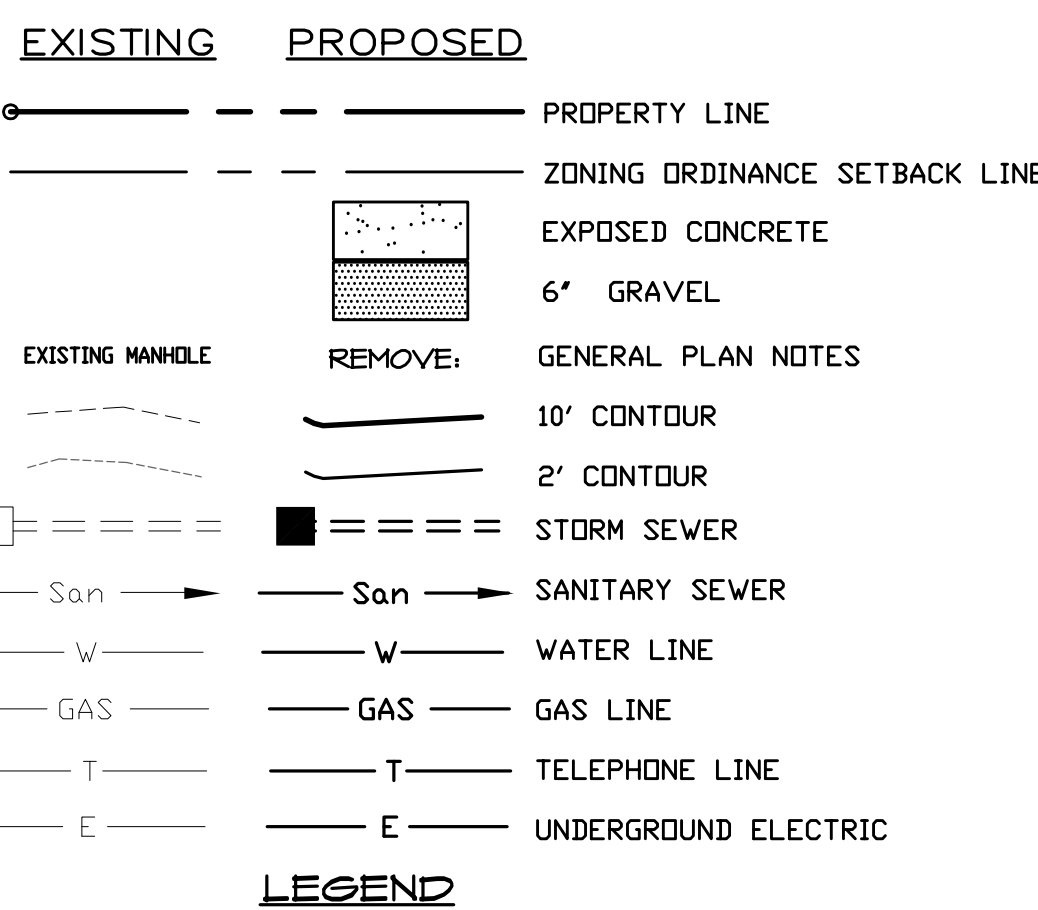
- Jurisdiction: Clemmons, NC
- Purpose Statement: The purpose of this request is to rezone from R54 to NB-5 to allow for Professional Office use.
- Zoning: PIN #: 5043-30-5017, Existing Zoning: R54, Proposed Zoning: NB-5
- Proposed uses: Office, misc. Professional Office
- Site Acreage: Proposed Site: 5.8 Acres +/-, Existing Site: 5.8 acres +/-
- Building Data: Max. Building Height Allowed: 60', Proposed Building Height: 14', Total Proposed Building: 1,600 SF +/-, Total Existing Building: 1,600 SF +/-
- Watershed Data: Site is Not Located in A Designated Watershed Area
- Site Coverage:
 

Maximum Impervious Area Permitted	N/A
Building To Land	0.057 Acres +/- 9.82%
Pavement To Land	0.028 Acres +/- 4.84%
Open Space:	0.445 Acres +/- 85.24%
Parcel Total	0.58 Acres +/- 100.00%
Total Impervious	0.085 Acres +/- 14.65% (60% max)
- Infrastructure:
 

Water	Public
Sewer	Public
Road	N/A
- Parking Calculations:
 

Existing Building	3 Spaces
Parking Required Professional Office (1 per 350 sf reduced by 30%) (1,650 sf / 350 sf = 4.7 spaces, reduce by 30% = 3 spaces total)	
Loading space required (5,000-20,000 sf)	N/A Loading Space
- Building Setbacks:
 

Front:	10'
Rear:	25'
Side:	7'
Street:	20'
- Bufferyards: Adjacent To Residential: 10' Type I
- Streetyards: Type Required: 10'



- KEY NOTES**
- 1 PROP. 5' PUBLIC SIDEWALK CONCRETE SIDEWALK
  - 2 PROP. 5' ACCESSIBLE CONCRETE SIDEWALK
  - 3 1 ACCESSIBLE PARKING SPACE AND SIGNAGE (CONCRETE SURFACE)
  - 4 2 PARKING SPACES WITH PARKING BUMPER (GRAVEL SURFACE)
  - 5 10' TYPE I BUFFERYARD (PARKING SPACES TO BE WITHIN 75' OF TREE)
  - 6 10' STREETYARD (FLEXIBLE COMPLIANCE REQUESTED)
  - 7 CONCRETE DRIVEWAY APRON
  - 8 EX. GRAVEL TO BE REMOVED

**SITE NOTES**

- Topography from Forsyth County GIS
- Boundary information provided from GIS

**PETITIONERS:**  
David Moore  
540 Eden Rock Road  
Lewisville, NC 27023  
P: 336.831.3507  
E: david.moore@ctfranchsee.com

**OWNER:**  
PIN: 5043-30-5017  
LIEH, SHONG HO  
4625 MERENDINO ST  
RALEIGH NC 27606

VILLAGE OF CLEMMONS - TREE SAVE AREA SUMMARY CALCULATIONS  
To be used in conjunction with the Inspections Division Landscaping and Tree Preservation Checklist

New Development:	Additions to Existing Development:	
Total Site Size (in Square Feet):	Total Limits of Land Disturbance (in Square Feet): 3,500 sf	
Total Site Area Excluded From TSA:		
Sq. Ft. Proposed R.O.W.s + Sq. Ft. Existing Utility Easements + Sq. Ft. Existing Water Bodies and Stormwater Ponds = 0		
<b>Minimum Tree Save Area Required:</b>		
<b>Commercial, Institutional and Industrial</b> (Including Multifamily and Schools)	<b>Residential</b> - (Note: These requirements apply to major residential subdivisions not minor subdivisions or individual lots.)	
Size of Parcel:	Tree Save Area Required to Include:	
0 - 55,000 square feet	Eight percent (8%) of parcel area	
55,001 square feet - 5 acres	Nine percent (9%) of parcel area	
5.01 - 10 acres	Ten percent (10%) of parcel area	
Greater than 10 acres	Twelve percent (12%) of parcel area	
	Fourteen percent (14%) of parcel area	
Total Required Tree Save Area (in Sq. Ft.): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA ( 8 % ) = 280		
Individual Trees Method Used:	Tree Stand Method Used:	New Trees Used for TSA Credit:
Yes X No	List the Area of Each Tree Stand Being Saved:	Number of Large Variety Trees Planted:
Number of Trees 6 - 9" DBH: X 500sf =	Describe Each Tree Stand (Age, Health, Species Mix):	1 X 750 sf = 750
Number of Trees 9.01 - 12" DBH: X 750sf =		
Number of Trees 12.01 - 24" DBH: X 1,800sf =		
Number of Trees 24.01 - 36" DBH: X 3,000sf =		
Number of Trees Larger than 36.01" DBH: X 4,000sf =		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 0	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 0	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 750
Total Required TSA (in Square Feet): 280		Total TSA provided (in Square Feet): 750



2/27/18

**REZONING PLAN**  
(PRELIMINARY - NOT FOR CONSTRUCTION)

FOR 6053 STADIUM DRIVE

PIN NO.	COUNTY	STATE	DATE
5043-30-5017	FORSYTH	NC	2/27/18

Kent E. Barney, PE  
1420 Double Creek Drive, Lewisville, NC 27023  
Phone # 336-577-5079  
SCALE 1" = 40'

20 10 0 20 40 SHEET: C1