



**TREE SAVE AREA CALCULATIONS**

<b>New Development</b>		<b>Additions to Existing Development Phase 1 Area</b>	
Total Site Size (in square feet)	114,563	Total Limits of Land Disturbance (in Square Feet)	
<b>Total Site Area Excluded From TSA</b>		<b>Total Excluded Area</b>	
Square Feet of Proposed R.O.W.s:	0	Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Square Feet of Existing Utility Easements:	0	Total Excluded Area:	0
<b>Minimum Tree Save Area Required:</b>			
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
<b>Total Required Tree Save Area (in square feet)</b>		<b>Total Required Tree Save Area</b>	
114,563	0	X 0.09 =	10310.67
<b>Total Site Size / Limits of Land Disturbance</b>		<b>Total Required Tree Save Area</b>	
Total Site Size	114,563	Excluded Area	0
<b>Individual Tree Method Used:</b>		<b>Tree Stand Method Used:</b>	
Yes	X	No	
Number of Trees 6-9"	0	Number of Trees 9-12"	0
Number of Trees 12-15"	0	Number of Trees 15-18"	0
Number of Trees 18-24"	0	Number of Trees 24-36"	0
Number of Trees Larger than 36"	0		
<b>Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:</b>		<b>Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:</b>	
0		7,012	
<b>Total Required TSA (in square feet)</b>		<b>Total TSA Provided (in square feet)</b>	
10,311		10,762	

**ADJACENT OWNERS**

Lot #   PIN	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1   # 5893-07-0707	003467-01285	Delgado, Jose Alberto Morales, Ramirez, Lorraine Rodriguez	129 Western Villa Dr Clemmons NC 27012	RS 15
2   # 5893-07-0797	000609-00250	Harding, Edna S	2470 Sedalia Dr Clemmons NC 27012	RS15
3   # 5893-07-1796	003324-1277	LUMINS LLC	343 S Swing Rd Greensboro NC 27409	RS15
4   # 5893-07-3705	003494-02852	Church, Frederick Mark	3745 Brookdale Dr CLEMMONS NC 27012	RS15
5   # 5893-07-4704	003334-3050	Elliott, Jackie Joe/Elliott, Peggy	2440 Sedalia Dr Clemmons NC 27012	RS15
6   # 5893-07-5713	002155-00779	Miller, Gertrude E Heirs	1670 Chardale Dr Clemmons NC 27012	RS15
7   # 5893-07-6532	003224-01151	Allens Cove Properties LLC	PO BOX 35712 Greensboro NC 27425	RS15
8   # 5893-07-4331	001691-01771	Clemmons Fire Department Inc	PO BOX 36 Clemmons NC 27012	RS15
9   # 5893-07-3330	001888-00811	Clemmons Village Prof Cr Inc	6778 River Center Dr Clemmons NC 27012	LO-S
10   # 5893-07-1364	001888-00811	Clemmons Village Prof Cr Inc	6778 River Center Dr CLEMMONS NC 27012	LO-S
11   # 5893-97-4480	001819-03878	Craver, Della Posey	2240 Lewisville Clemmons Rd Clemmons NC 27012	RS40
12   # 5893-97-6538	001949-01403	Movay, Onie W	2220 Lewisville Clemmons Rd Clemmons NC 27012	RS40
13   # 5893-97-7763	001849-01403	Movay, Onie W	2220 Lewisville Clemmons Rd Clemmons NC 27012	RS40

**VICINITY MAP**



**SITE DATA**

**Jurisdiction**  
Clemmons, NC

**Purpose Statement**  
To rezone existing LO-S site to GB-S to accommodate the use of Storage Services, Retail.

**Zoning**  
Existing Zoning: LO-S  
Proposed Zoning: GB-S

**Site Acreage**  
Total Parcel Acreage: 2.65 Acres +/-  
Total ROW Dedication: 0.02 Acres +/-  
Total Site Acreage: 2.63 Acres +/-

**Watershed Data**  
The proposed site drainage ties into Lewisville Clemmons Road which is located within the WS-IV watershed. Therefore, the site shall be required to meet the WS-IV watershed requirements.

**Site Coverage**  
Maximum Impervious Area Permitted: 70.00 %  
Building to Land: 0.88 Acres +/- 33.46 %  
Pavement to Land: 0.76 Acres +/- 28.90 %  
Open Space: 0.99 Acres +/- 37.64 %  
Parcel Total: 2.63 Acres +/- 100.00 %

**Total Impervious:** 1.64 Acres +/- 62.36 %

**Infrastructure**  
Water: Public  
Sewer: Public  
Road: N/A 0 LF +/-

**Building Data**  
Max. Building Height: 60' / Unlimited (Per UDO)  
Max. Prop Building Height: 36' - 4' +/-

**Building Size:**  
1st Floor: 38,300 SF +/-  
2nd Floor: 38,300 SF +/-  
Total Building Size: 76,600 SF +/-  
Total Storage Units: 500 Units +/-

**Parking Calculations**  
**Vehicle Parking**  
Storage Services, Retail: 5 spaces, plus 1 additional space for each 125 storage units, or fraction thereof, in excess of 500 units

**Parking Required:** 5 Spaces  
**Parking Provided:** 5 Spaces  
**Total Parking Provided:** 5 Spaces

**Loading Spaces**  
Storage Services, Retail: 1 Spaces  
Loading Spaces Required: 1 Spaces  
Loading Spaces Provided: 1 Space

**Building Setbacks**  
Front: 20'  
Rear: 0 (40' if Adj to Residential District)  
Side: 0 (40' if Adj to Residential District)  
Street: 20'

**Bufferyards**  
Type Required: Min 15' Type IV ( Adj to Residential)  
Type Provided: Min 15' Type IV

**Streetyards**  
Type Required: 10' Streetyard  
Type Provided: 10' Streetyard

**PROPOSED USES**

Medical or Dental Laboratory; Medical and Surgical Offices; Professional Offices; Storage Services, Retail

**NOTES**

- Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
- Landscaping within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
- Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineered documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.
- A Blanket Easement will be granted to allow The Village Of Clemmons access to the site for storm drainage and stormwater management inspections or maintenance.
- All air handling machinery, dumpsters, compressors or water coolers for nonresidential uses shall be set back a minimum distance of fifty (50) feet from any property line adjacent to residential uses or residentially zoned land, and shall be shielded from street view.

**AAA STORAGE**

**OWNERS/PETITIONERS:**  
Kazakos Brothers Clemmons Llc  
534 Turnersburg Hwy  
STATESVILLE NC 28625  
PIN#: 5893-07-2544.00  
Deed Bk-Pg: 3266 1842

**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  
frontdesk@stimmelpa.com  
www.stimmelpa.com

0 40 80 120  
NORTH SCALE: 1" = 40'

**stimmel**  
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E: frontdesk@stimmelpa.com  
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SEALS:  
PRELIMINARY DRAWING  
STIMMEL ASSOCIATES, P.A.  
CORPORATE SEAL  
NORTH CAROLINA  
C-89  
427  
PROJECT NAME & LOCATION:

**AAA STORAGE**

CLEMMONS, NC

**PLANS FOR:**

- PRE-SUBMITTAL
- SUBMITTAL
- REVISED SUBMITTAL

**CLIENT:**  
Mr. Sean Jones  
AAA Self Storage  
Clemmons, NC  
336-299-4500 (102/336)  
englishboy24@aol.com

03/05/2020	Submittal
02/27/2020	PreSubmittal

DATE	DESCRIPTION
SUBMITTAL DATE:	04/13/2020
PROJECT NO:	19-330
DRAWN BY:	NB,GH
© STIMMEL ASSOCIATES, P.A.	
SHEET TITLE:	

**Rezoning Submittal**

**RZ- 01**