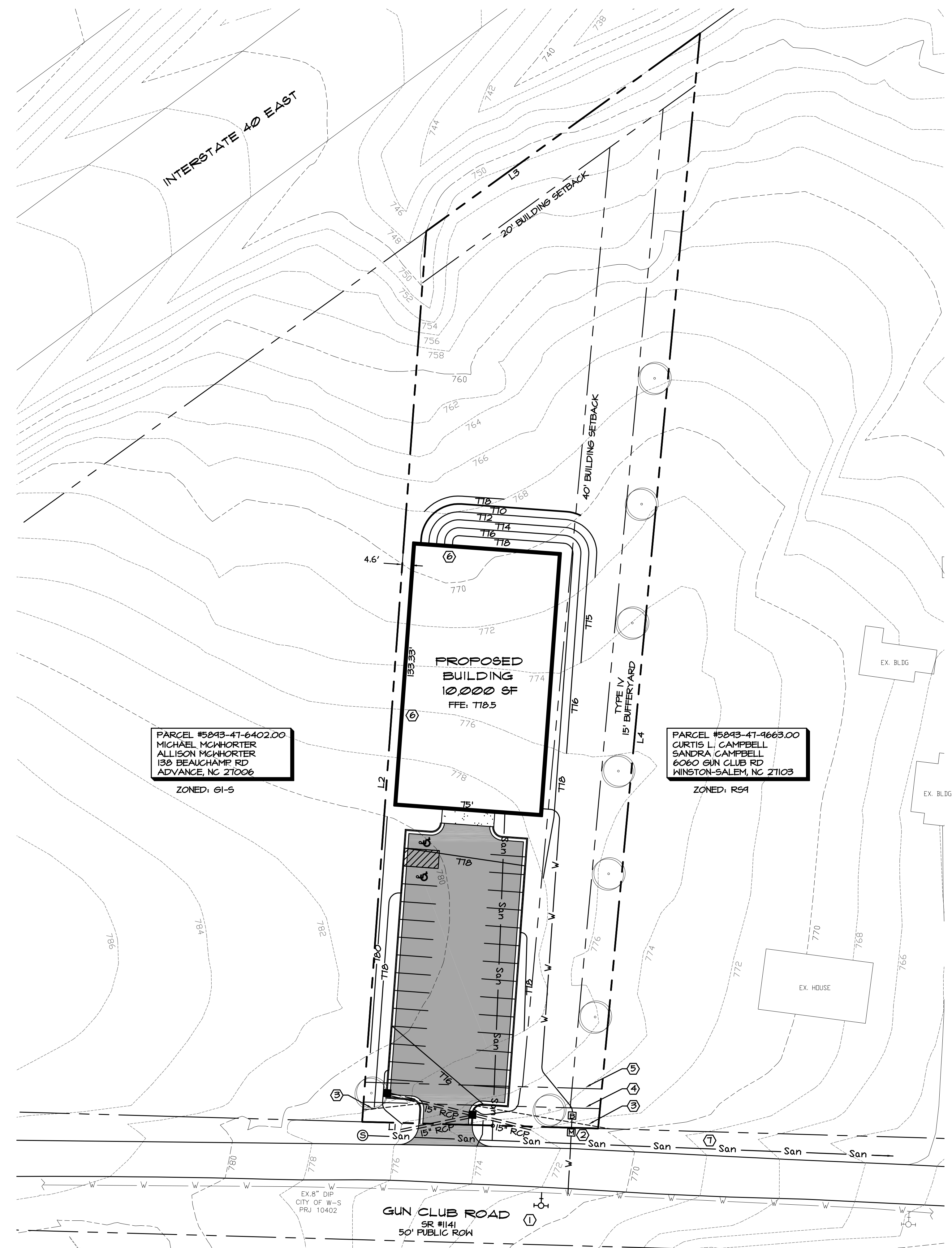
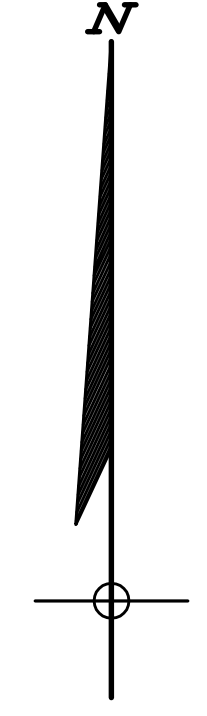


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PROPOSED BUILDING FOR  
**ERNEST G. GOLDING**  
GUN CLUB ROAD  
CLEMMONS, FORSYTH COUNTY, N.C.

PRELIMINARY PLAN - NOT FOR FIELD USE  
REZONING PLAN

DATE: 5/25/17  
FILE: M:\DESIGN\1705250  
DRAWN BY: KEB  
REVISIONS:  
JOB NO: \_\_\_\_\_  
SHEET: **RZ-1**



PARCEL #5843-47-6402.00  
MICHAEL MCNHORTER  
ALLISON MCNHORTER  
138 BEAUCHAMP RD  
ADVANCE, NC 27006  
ZONED: 61-5

PARCEL #5843-47-4663.00  
CURTIS L. CAMPBELL  
SANDRA CAMPBELL  
6060 GUN CLUB RD  
WINSTON-SALEM, NC 27103  
ZONED: R54

PARCEL #5843-47-5050.00  
GOLDING LLC  
6061 Gun Club Rd  
WINSTON-SALEM NC 27103  
ZONED: 61/R54

PARCEL #5843-47-5050.00  
GOLDING FARMS FOODS INC  
6061 Gun Club Rd  
WINSTON-SALEM NC 27103  
ZONED: 61

**SITE DATA**

- Jurisdiction: Clemmons, NC
- Purpose Statement: The purpose of this request is to rezone from R54 to 61-5 to allow for General Business Development.
- Zoning: PIN #s: 5843-47-7467.00  
Existing Zoning: R54  
Proposed Zoning: 61-5
- Proposed uses:
 

Adult Day Care Center	Services-Business A
Building Contractor/General	Services-Business B
Health Services/Misc	Services-Personal
Manufacturing A/B	Storage-Services/Retail
Medical or Dental Laboratory	Testing and Research Lab
Offices/Professional	Veterinary Services
Offices/Miscellaneous	Warehousing
	Wholesale Trade A

- Site Acreage: 1.44 Acres +/-
- Building Data: Max. Building Height Allowed: 70'  
Proposed Building Height: 25'  
Total Proposed Building: 10,000 SF  
Total Existing Building: 0 SF
- Watershed Data: Site is Not Located in A Designated Watershed Area
- Site Coverage:
 

Maximum Impervious Area Permitted	N/A
Building To Land	.23 Acres +/- 15.4%
Pavement To Land	.22 Acres +/- 14.8%
Open Space:	1.04 Acres +/- 69.8%
Parcel Total	1.44 Acres +/- 100.0%
Total Impervious	.45 Acres +/- 30.2%
- Infrastructure: Water: Public, Sewer: Public, Road: N/A
- Parking Calculations: Parking Required: 22 Spaces  
Professional Offices (1 space per 450 sf of GFA)  
Parking Provided: 24 Spaces
- Building Setbacks: Front: 40', Rear: 0', Side: 0', Street: 20', Adjacent to Residential: 40'
- Bufferyards: Adjacent To Residential: Min. 15' Type IV
- Streetyards: Type Required: 10'

**LINE TABLE**

LINE	LENGTH	BEARING
L1	131.23	N84°03'06"W
L2	445.54	N04°24'58"E
L3	165.88	N55°36'56"E
L4	552.91	S04°17'06"W

- KEY NOTES**
- NEW PUBLIC FIRE HYDRANT
  - NEW 1" WATER METER AND BACKFLOW
  - 10' X 70' SITE TRIANGLE
  - 10' STREETYARD
  - 20' BUILDING SETBACK
  - FOUNDATION WALL
  - NEW 8" PUBLIC SANITARY SEWER

**SITE NOTES**

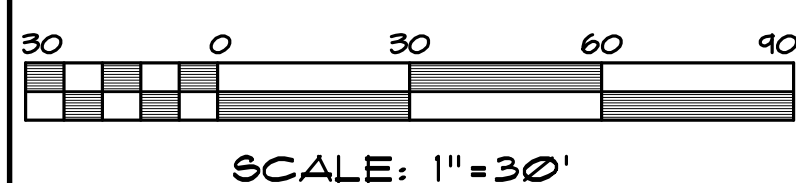
- TOPOGRAPHY FROM FORSYTH COUNTY GIS
- BOUNDARY INFORMATION FROM SURVEY BY: THOMAS A. RIGGIO AND ASSOCIATES  
440 WEST END BLVD  
WINSTON-SALEM, NC 27101  
(336) 773-0211

**PETITIONERS:**  
ERNEST G. GOLDING  
1046 RIVERBEND DRIVE  
ADVANCE, NC 27006  
(336) 766-6161

**OWNER INFORMATION**  
PIN: 5843-47-7467.00 Tax Block 4433, Lot 48A  
ERNEST G. GOLDING  
1046 RIVERBEND DRIVE  
ADVANCE, NC 27006  
(336) 766-6161

**TREE SAVE AREA SUMMARY**

New Development: Total Site Size (In Square Feet): 64,904	Additions to Existing Development: Total Limits of Land Disturbance (In Square Feet): _____
Total Site Area Excluded From TSA: Square Feet of Proposed ROWs _____ + Square Feet of Existing Utility Easements _____ + Square Feet of Existing Water Bodies and Stormwater Ponds _____ = _____	
Minimum Tree Save Area Required: <u>2.9%</u>	
Total Required Tree Save Area (In square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA ( <u>2.9%</u> ) = <u>5,842</u>	
Individual Trees Method Used: _____ Yes _____ No	Tree Stand Method Used: _____ Yes _____ No
Number of Trees 6-4" DBH: _____ X 500sf = _____	List the Area of Each Tree Stand Being Saved:
Number of Trees 4.01-12" DBH: _____ X 750sf = _____	Describe Each Tree Stand (Age, Health, Species Mix)
Number of Trees 12.01-24" DBH: _____ X 1800sf = _____	
Number of Trees 24.01-36" DBH: _____ X 3000sf = _____	
Number of Trees Larger Than 36.01" DBH: _____ X 4000sf = _____	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: _____	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: _____
	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: <u>6,000</u>
Total Required TSA (In Square Feet): <u>5,842</u>	
Total TSA provided (In Square Feet): <u>6,000</u>	



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