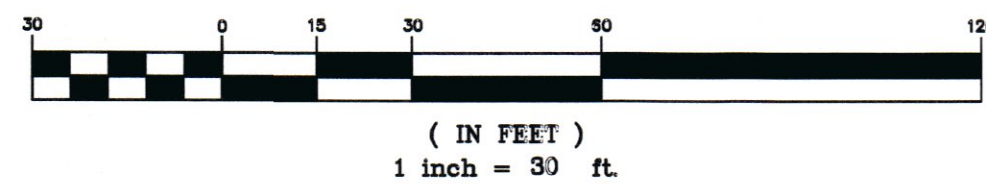


POSSIBLE FUTURE DEVELOPMENT

GRAPHIC SCALE



SITE DATA
 OWNER/PETITIONER: PIN: 5892-49-1766.00
 JBH PROPERTIES, LLC
 3148 ALLERTON LAKE DRIVE
 WINSTON-SALEM, N.C. 27106
 MYRA BRUGGMAN
 Myra.Brugman@citizensone.com

ENGINEER: ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 PHONE: (336) 785-2377
 FAX: (336) 780-8886
 STEVE M. CAUSEY, P.E.
 scousey@allied-engsurv.com



VICINITY MAP
NOT TO SCALE

Allied Design, Inc.
 CIVIL ENGINEERING
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NORTH CAROLINA 27103
 Phone: (336) 785-2377
 Fax: (336) 780-8886
 http://www.allied-engsurv.com

FIRM LICENSE C-1891



REZONING AND PRELIMINARY SITE PLAN FOR PLANNING BOARD REVIEW ONLY

3915 HAMPTON ROAD
 JBH PROPERTIES, LLC
 CLEMMONS, NORTH CAROLINA

PROJECT NO.:
 DRAWN BY:
 CHECKED BY:
 DATE:

NO.	DATE	DESCRIPTION
A	05/07/18	ISSUED FOR PRELIMINARY REVIEW
B	06/07/18	ISSUED FOR PLANNING BOARD REVIEW
C	07/03/18	REVISED PER VILLAGE OF CLEMMONS COMMENTS

REZONING AND PRELIMINARY SITE PLAN
 SHEET
C1

REVIEW INFORMATION		ZONING	
TYPE OF REVIEW:	<input checked="" type="checkbox"/> SPECIAL USE REZONING	EXISTING ZONING:	RS15
JURISDICTION:	<input checked="" type="checkbox"/> VILLAGE OF CLEMMONS	PROPOSED ZONING:	NB-S
PURPOSE STATEMENT:	THE PURPOSE OF THIS REQUEST IS TO: REZONE SUBJECT PROPERTY FROM RS15 TO NB-S AND FOR PRELIMINARY SITE PLAN APPROVAL.	PROPOSED USES:	RESIDENTIAL BUILDING, SINGLE FAMILY, ARTS AND CRAFTS STUDIO, GENERAL MERCHANDISE STORE, HARDWARE STORE, RETAIL STORE, SPECIALTY OR MISCELLANEOUS, MEDICAL AND SURGICAL OFFICES, PROFESSIONAL OFFICE, SERVICES, PERSONAL CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD, AND NEIGHBORHOOD ORGANIZATION
INFRASTRUCTURE		PROPERTY INFORMATION	
WATER:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE	PIN #S:	PIN: 5892-49-1766.00
SEWER:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE		
STREETS:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE		
LINEAR FEET OF PUBLIC STREETS:	NA FT		
SITE SIZE AND COVERAGES		OFF-STREET PARKING	
PIN: 5892-49-1766.00		PROPOSED USE(S): SERVICES, PERSONAL	
TOTAL ACREAGE:	0.34 ACRE(S)	REQUIRED PARKING:	1 SPACE/ 450 SF GFA
SITE COVERAGES:		REQUIRED PARKING:	1,103 SF/450 = 3 SPACES
BUILDING TO LAND:	8.58 %	PARKING PROVIDED:	6 SPACES (INCL. 1 HD)
PAVEMENT TO LAND:	24.27 %	BUFFERYARDS	
OPEN SPACE:	67.15 %	ADJOINING ZONING:	RS15 & RS9
TOTAL:	100 %	TYPE REQUIRED:	TYPE II
* MAXIMUM IMPERVIOUS ALLOWED FOR NB-S: 60 %		WIDTH PROVIDED:	10 FT
BUILDING SQUARE FOOTAGE:	1,103 (1,282 INCL. PORCH) SF	WATERSHED INFORMATION	
BUILDING HEIGHT:	40' (MAX.) FT	LOCATED IN THE YADKIN RIVER WS-IV PA WATERSHED	

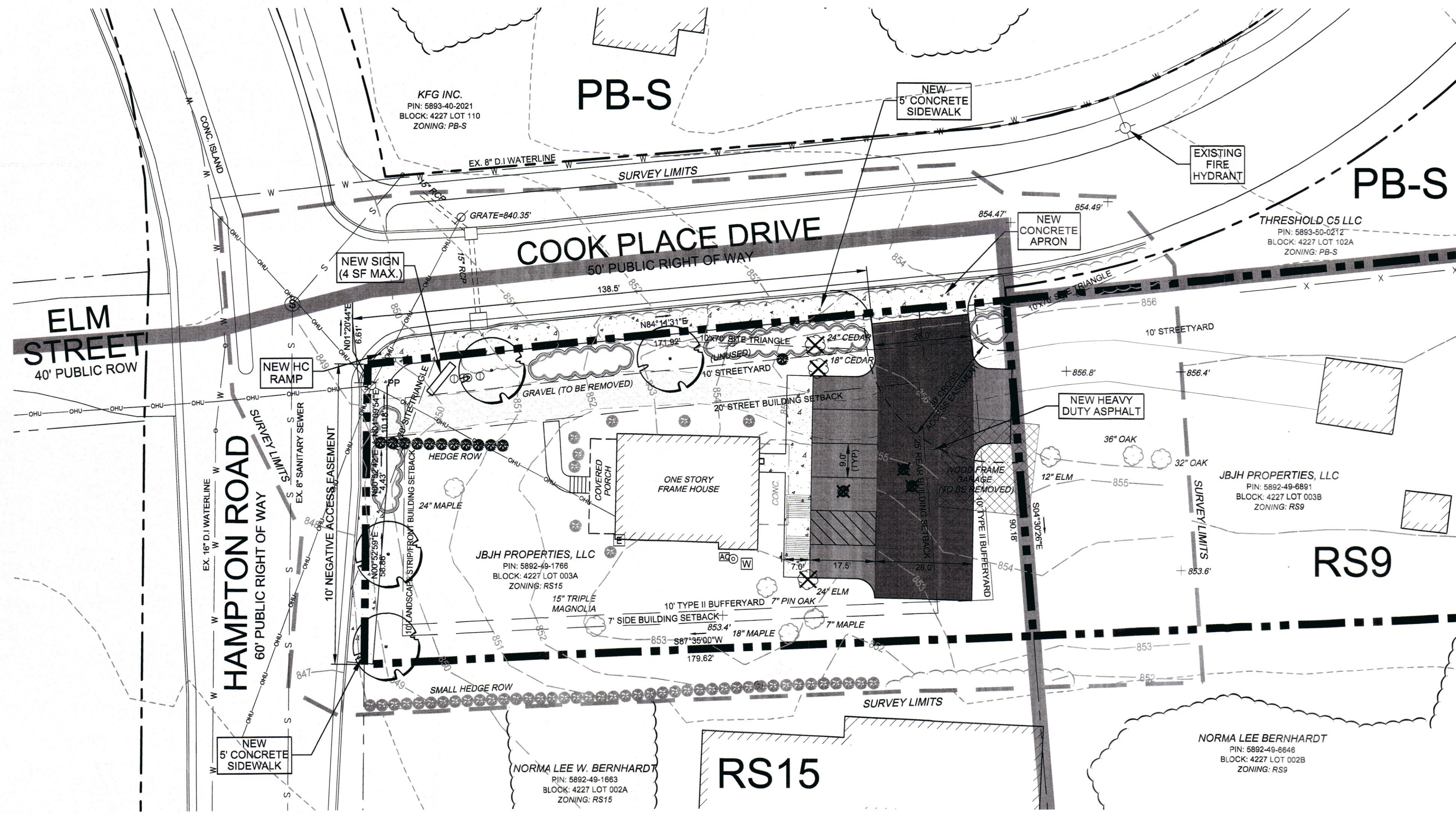
TREE SAVE AREA SUMMARY CALCULATIONS	
ADDITIONS TO EXISTING DEVELOPMENT:	
TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET):	9,000 SF
MINIMUM TREE SAVE AREA REQUIRED:	8%
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET):	TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (8%) = 720 SF
NEW TREES USED FOR TSA CREDIT:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NUMBER OF LARGE VARIETY TREES PLANTED:	1 x 750 SF = 750
TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA:	750
TOTAL REQUIRED TSA (IN SQUARE FEET):	720
TOTAL PROVIDED TSA (IN SQUARE FEET):	750

BUA CALCULATIONS		
3915 HAMPTON ROAD		
July 3, 2018		
TOTAL SITE AREA:	SQ. FT.	ACRE
	14,934	0.343
EXISTING BUA		
BUILDING:	1,806	0.041
PAVEMENT/GRAVEL:	2,025	0.046
TOTAL:	3,831	0.088
PERCENT BUA:	25.65%	
EXISTING BUA TO BE REMOVED		
BUILDING:	524	0.012
PAVEMENT/GRAVEL:	1,928	0.044
TOTAL:	2,452	0.056
PROPOSED BUA		
BUILDING:	0	0.000
PAVEMENT/GRAVEL:	3,527	0.081
TOTAL:	3,527	0.081
FINAL DEVELOPMENT BUA		
BUILDING:	1,282	0.029
PAVEMENT/GRAVEL:	3,624	0.083
TOTAL:	4,906	0.113
PERCENT BUA:	32.85%	

GENERAL NOTES

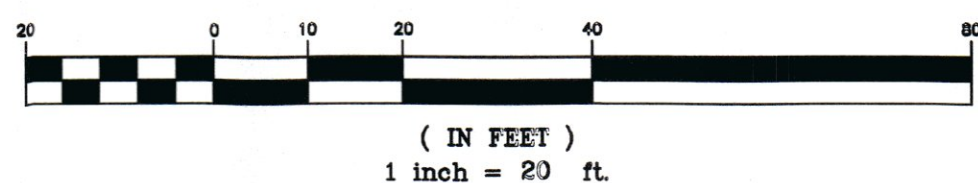
- PARTIAL SITE BOUNDARY AND TOPOGRAPHY TAKEN FROM A SURVEY COMPLETED BY YADKIN VALLEY SURVEYING. ADDITIONAL TOPOGRAPHY AND SITE INFORMATION TAKEN FROM AVAILABLE CITY/COUNTY MAPS.
- ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
- PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION.
- ANY DUMPSTER ON THE PROPERTY MUST BE ENCLOSED ON THREE SIDES WITH WALLS AT LEAST EIGHT FEET IN HEIGHT AND CONSTRUCTED OF A MATERIAL SIMILAR TO THE PRINCIPAL BUILDING. THE FOURTH SIDE OF THE ENCLOSURE MAY BE A PERMANENT GATE OF WOOD OR OTHER OPAQUE MATERIAL.
- A PORTION OF THE SITE MUST MEET STORMWATER ORDINANCE FOR QUANTITY AND QUALITY.
- A BLANKET STORMWATER EASEMENT IS REQUIRED AS THIS IS A COMMON PLAN OF DEVELOPMENT. STORMWATER CONTROL MEASURES WILL BE REQUIRED WITH FUTURE DEVELOPMENT.
- A SIDEWALK EASEMENT WILL BE REQUIRED WHERE PROPOSED 5'-0" SIDEWALK IS IN SUBJECT PROPERTY.
- CROSSWALKS SHALL BE CONSISTENT WITH CLEMMONS DEVELOPMENT ORDINANCE.

LEGEND

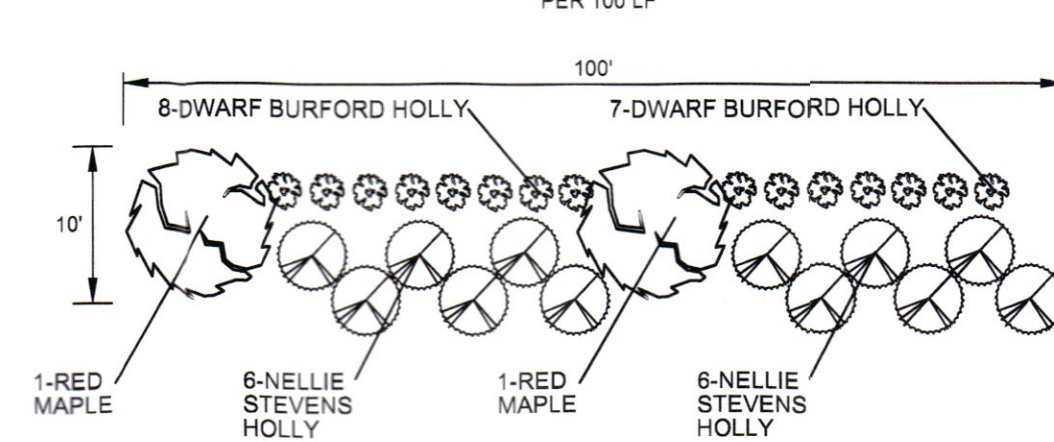


CURRENT CONDITIONS AND IMPROVEMENTS

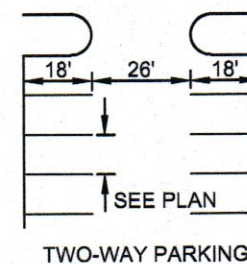
GRAPHIC SCALE



10' TYPE II BUFFERYARD REQUIREMENTS



TYPICAL PARKING DIMENSIONS



Rezoning Docket C-226
 Approved August 13, 2018
 SEE BACK FOR CONDITIONS

