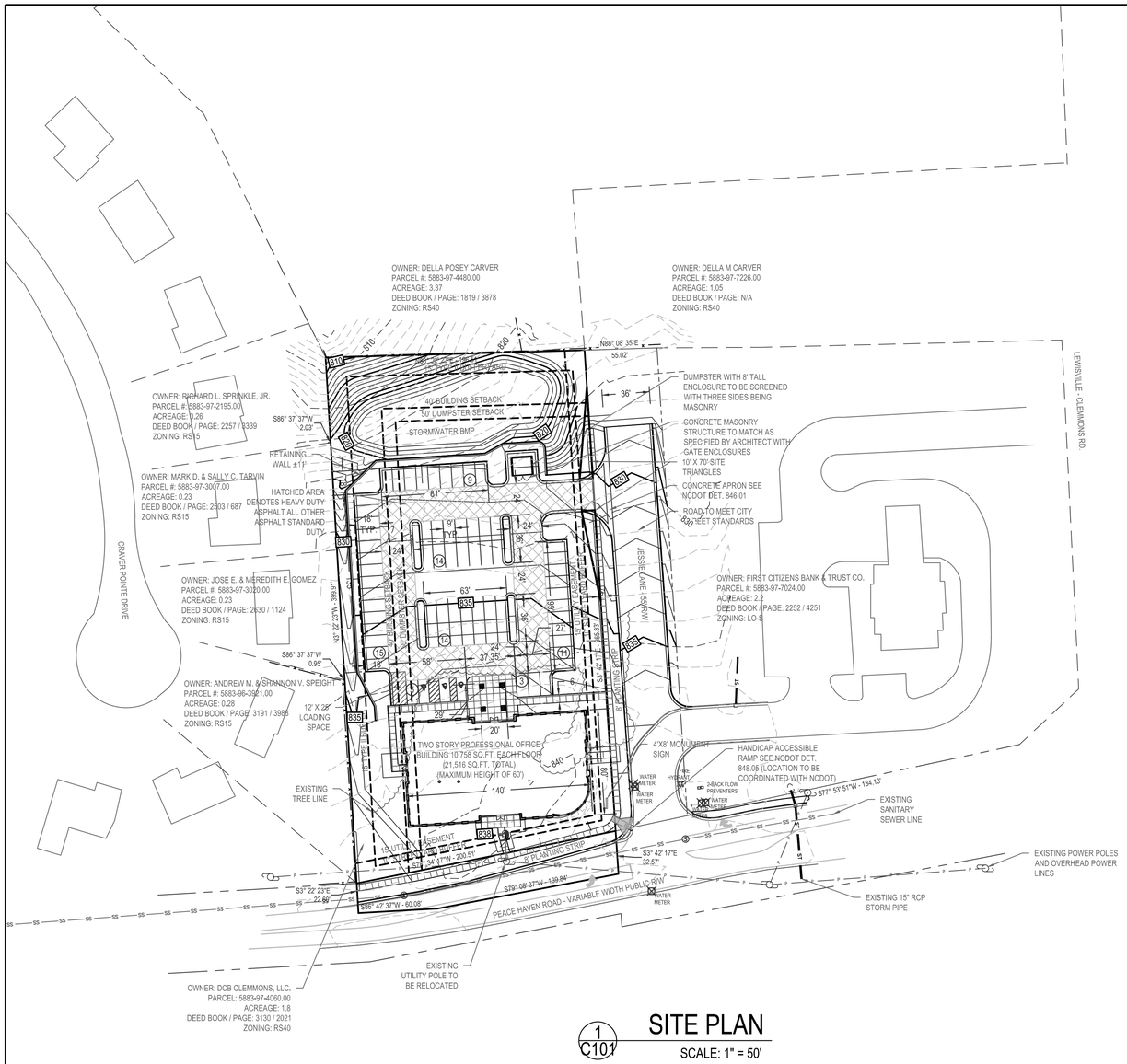


1 C101 SITE PLAN

SCALE: 1" = 50'

SPECIAL USE ZONING - PB-S FURNITURE AND HOME, HARDWARE STORE, RESTAURANT (WITHOUT DRIVE - THROUGH SERVICE), RETAIL STORE, SPECIALTY OR MISCELLANEOUS, SHOPPING CENTER, BANKING AND FINANCIAL SERVICES, HEALTH SERVICES, MICELLANEOUS, MEDICAL AND SURGICAL OFFICES, OFFICES, MISCELLANEOUS, PROFESSIONAL OFFICE, SERVICE, BUSINESS A, SERVICES, BUSINESS B, SERVICES PERSONAL, VETERINARY SERVICES, RECREATION SERVICES, INDOOR, ACADEMIC MEDICAL CENTER, CHURCH OR RELIGIOUS INSTITUTION, COMMUNITY, CHURCH OR RELIGIOUS INSTITUTION, NEIGHBORHOOD, LIBRARY, PUBLIC, MUSEUM OR ART GALLERY, NURSING CARE INSTITUTION, POLICE OR FIRE STATION, AND / OR POST OFFICE.

VILLAGE OF CLEMMONS UDO NOTES:

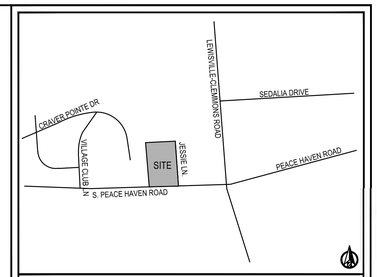
1. MAXIMUM BUILDING HEIGHT IS 60'.
2. CURRENT ZONE = RS-40, PROPOSED USE = PB-S.
3. DUMPSTER PAD IS NOT TO BE WITHIN 50' OF ANY RESIDENTIAL USE PROPERTY.

PURPOSE STATEMENT:

THE PROPOSED DEVELOPER MR. CAM FINLEY SEEKS APPROVAL FOR A SPECIAL USE PERMIT ZONING FOR THE CONSTRUCTION AND USE OF THE PROPERTY FOR A TWO STORY PROFESSIONAL OFFICE COMPLEX WITH A PRIMARY FOCUS OF MEDICAL OFFICES.

LAND COVER TABLE			
DESCRIPTION	SQ.FT.	ACREAGE	PERCENTAGE COMPARED TO ENTIRE SITE
TOTAL SITE	75,618 SQ.FT.	1.74 ACRES	100%
BUILDING COVERAGE	11,760 SQ. FT.	0.27 ACRES	16%
PAVED AREA	31,888 SQ. FT.	0.73 ACRES	42%
OPEN SPACE	31,970 SQ. FT.	0.73 ACRES	42%
TOTAL IMPERVIOUS AREA	43,648 SQ. FT.	1.00 ACRES	58%

PARKING SPACE REQUIREMENTS	
PARKING REQUIRED (1 SPACE/300* SQ.FT.) *IF AT LEAST 10,000 SQ.FT. OF BUILDING	72
PB ZONING = 30% REDUCTION IN PARKING SPACES REQUIRED	22
PARKING REQUIRED AFTER PB ZONING REDUCTION	50
PARKING PROVIDED	72



VICINITY MAP (NTS)

LEGEND

- PROPERTY LINE
- 100 EXISTING CONTOURS
- 100 PROPOSED CONTOURS
- SETBACK
- P OVERHEAD ELECTRIC
- SS EX. SANITARY SEWER
- ST EX. STORM PIPE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. POWER POLE

SITE PLAN LEGEND

REVIEW INFORMATION

Type of Review:
___X___ Special Use Rezoning
_____ Site Plan Amendment
_____ Special Use Permit (Elected Body Only)
_____ Final Development Plan
_____ Preliminary Subdivision
_____ Planning Board Review

Jurisdiction
___X___ Village of Clemmons

Purpose Statement: The purpose of this request is to REZONE THIS PROPERTY FOR THE CONSTRUCION AND USE OF A 2 STORY PROFESSIONAL OFFICE COMPLEX WITH A PRIMARY FOCUS OF MEDICAL OFFICES.

INFRASTRUCTURE

	Public	Private
Water	X	
Sewer	X	
Streets	X	

Linear feet of public streets: 200.51 ft.

SITE SIZE AND COVERAGES

Total Acreage: 1.8 Acres
Site Coverages:
Building to Land 16 %
Pavement to Land 42 %
Open Space 42 %

Building Square Footage: 21,516 sf.
Building Height: > 60 ft.

ZONING

Existing Zoning: RS-40

Proposed Zoning: PB-S

Proposed Uses:
REZONE THIS PROPERTY FOR THE CONSTRUCION AND USE OF A 2 STORY PROFESSIONAL OFFICE COMPLEX WITH A PRIMARY FOCUS OF MEDICAL OFFICES.
(Use UDO Terminology)

DENSITY CALCULATIONS

# of Units or Lots: _____

Density: _____ Units/Lots per Acre

(Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)

PROPERTY INFORMATION

PIN # 5883-97-4060.00

Tax Block(s) _____

Lot(s) _____

OFF-STREET PARKING (if applicable)

Proposed Use(s) PB-S - OFFICE COMPLEX
Required Parking: 1 Spaces / 300
(more than one calculation may be needed)
Parking Provided: 72 SPACES

OFF-STREET LOADING (if applicable)

Loading/Unloading Spaces Required: _____
Loading/Unloading Spaces Provides: _____
Size: _____ ft. X _____ ft.

BUFFERYARDS

Adjoining Zoning: SFR & LIC

Type Required: (SFR) TYPE II & (LIC) NONE

Width Provided: (SFR) 15' & (LIC) 0' ft.

WATERSHED CALCULATIONS

This section only needs to be completed for projects located within designated water supply watersheds.
➢ WS-IV Watershed – Yadkin River
Total Site Square footage: _____ Sq. ft.
Less: Existing Built Upon Area (as of 1/1/94): _____ Sq. Ft.
Vacant Land Area (as of 1/1/94): _____ Sq. ft.
Total Maximum Coverage: _____ Sq. ft.
(Existing Built Upon Area plus Maximum new Built upon area)

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

New Development: Total Site Size (in Square Feet): 75,618 SQ.FT.	**Additions to Existing Development:** Total Limits of Land Disturbance (in Square Feet): N/A

Total Site Area Excluded From TSA:
Sq. Ft. Proposed R.O.W.s 0 SQ.FT. + Sq. Ft. Existing Utility Easements 8,287 SQ.FT. + Sq. Ft. Existing Water Bodies and Stormwater Ponds 0 SQ.FT. = 8,287 SQ.FT.

Minimum Tree Save Area Required:

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

75,618 SQ.FT. - 8,287 SQ.FT. X (9%) = 6,060 SQ.FT

Total Required Tree Save Area (in Sq. Ft.): Total Site Size or Total Limits of Land Disturbance – Excluded Area X Minimum TSA (_____ %) = _____

Individual Trees Method Used: _____ Yes _____ No	**Tree Stand Method Used:** _____ Yes _____ No	**New Trees Used for TSA Credit:** _____ Yes _____ No
Number of Trees 6 - 9" DBH: _____ X 500sf = _____	List the Area of Each Tree Stand Being Saved: _____	Number of Large Variety Trees Planted: _____ X 750 sf = _____
Number of Trees 9.01 – 12" DBH: _____ X 750sf = _____	Describe Each Tree Stand (Age, Health, Species Mix):	
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: _____	**Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA:** _____	**Total Square Footage of New Trees Planted to Satisfy Minimum TSA:** _____

Total Required TSA (in Square Feet): _____ **Total TSA provided (in Square Feet):** _____

Note: THINK BEFORE YOU CUT! Refer to C-UDO-58 Section 3.4.2(H)(2) for explanation of penalties assessed for noncompliance.

BREC
ENGINEERING | PLANNING | ENVIRONMENTAL
126 EXECUTIVE DRIVE - SUITE 220
WILKESBORO, NC 28697
336.844.4088 http://brec.biz

NORTH CAROLINA PROFESSIONAL SEAL 035756 ENGINEER JUSTIN C. CHURCH
12/08/2015

BREC, P.A. CORPORATE NCBELS#C-3448 NORTH CAROLINA

DO NOT SCALE - PLANS MUST BE RECEIVED AS A COMPLETE SET

CLEMMONS OFFICE COMPLEX
PROJECT CASE NUMBER: C-208
PIN # 5883-97-4060
DEED BOOK / PAGE: 3130 / 2021

SITE PLAN

PREPARED FOR:
CAM FINLEY
PO BOX 812
WILKESBORO, NC 28697

DATE:	REVISIONS:

SHEET SIZE:	24"x36"
DATE:	12/01/2015
PROJECT NUMBER:	1560032014
DRAWN BY:	V.WILKS
APPROVED BY:	J.CHURCH
SCALE:	1" = 50' (H) (V)
SHEET:	C100

50 25 0 50 100

PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

© COPYRIGHT 2015 BY BREC, P.A., ALL RIGHTS RESERVED. THIS PLAN MAY NOT BE RE-USED, SOLD, LOANED, OR GIVEN TO OTHERS. REPRODUCTION OR PHOTOCOPYING OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF BREC, P.A. IS PROHIBITED AND IS A VIOLATION OF FEDERAL COPYRIGHT LAWS, PUNISHABLE BY FINES UP TO $100,000 PER OFFENSE.