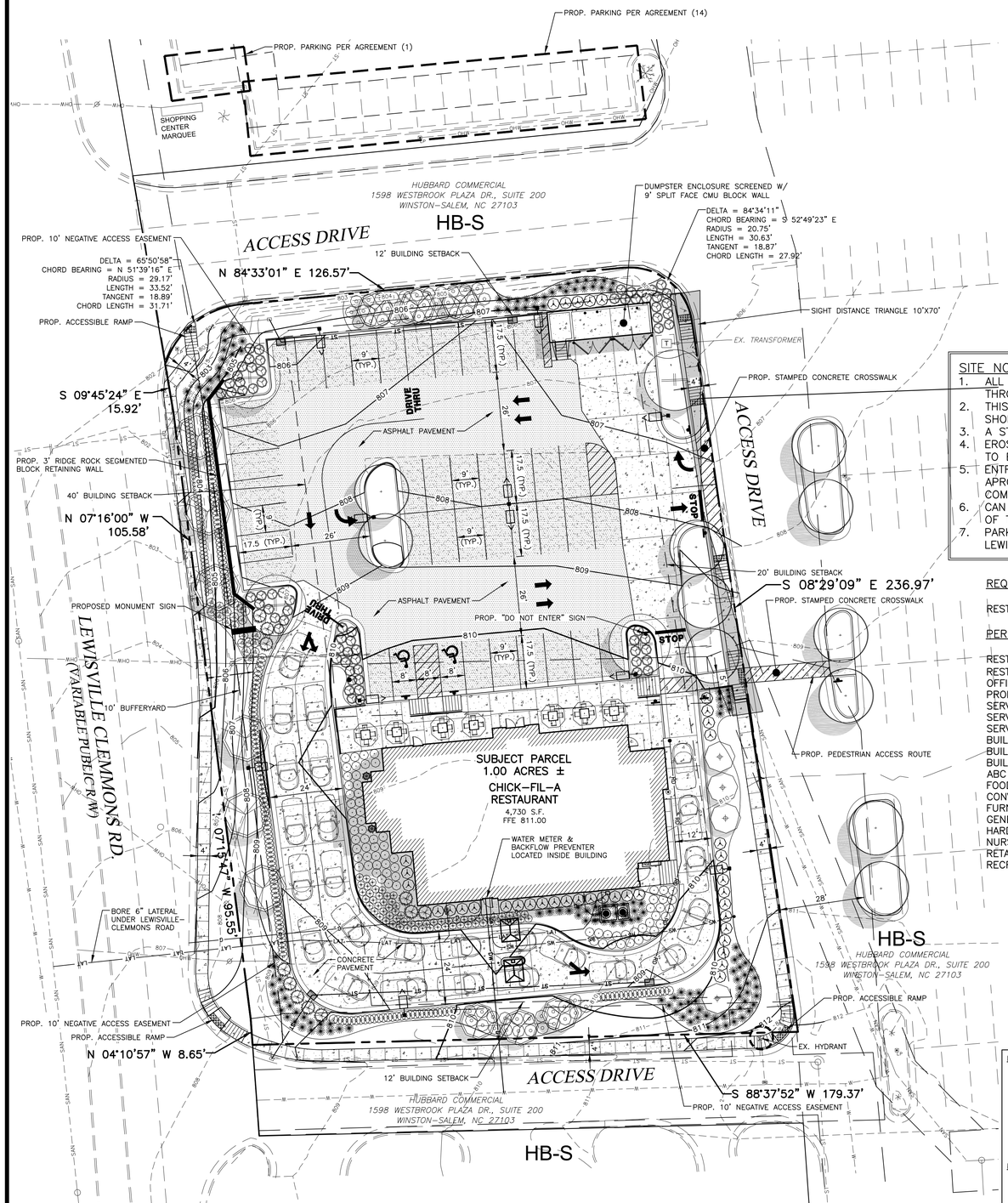


SITE NOTES

1. ALL WATER METERS MUST BE PURCHASED THROUGH THE CITY OF WINSTON-SALEM.
2. THIS SITE IS INCLUDED IN A MASTER SHOPPING CENTER DRAINAGE SYSTEM.
3. A STORMWATER PERMIT IS REQUIRED.
4. EROSION & SEDIMENTATION CONTROL PLAN TO BE SUBMITTED WITH SITE PLANS
5. ENTRANCE DRIVE REQUIRES A CONCRETE APRON TO MEET THE VILLAGE OF CLEMMONS COMMERCIAL DRIVEWAY REQUIREMENTS.
6. CAN WASH AREA SHALL NOT LOCATED OUT OF THE BUILDING.
7. PARKING LOT LIGHTS CANNOT IMPACT LEWISVILLE-CLEMMONS ROAD.

REQUESTED USES

RESTAURANT (W/ DRIVE THROUGH)

PERMITTED USES

RESTAURANT (W/O DRIVE THROUGH)
RESTAURANT (W/ DRIVE THROUGH)
OFFICE MISC
PROFESSIONAL OFFICE
SERVICES BUSINESS, A
SERVICES BUSINESS, B
SERVICES, PERSONAL
BUILDING CONTRACTOR, GENERAL
BUILDING CONTRACTOR, HEAVY
BUILDING MATERIAL SUPPLY
ABC STORE
FOOD OR DRUG STORE
CONVENIENCE STORE
FURNISHING AND HOME FURNISHING STORE
GENERAL MERCHANDISE STORE
HARDWARE STORE
NURSERY LAWN AND GARDEN SUPPLY STORE, RETAIL STORE, SPECIALITY OR MISC
RECREATION SERVICES, INDOOR

EXISTING AREA TABULATION

IMPERVIOUS AREA	
BUILDINGS	= 5,995 S.F (13.79%)
ASPHALT PAVEMENT	= 28,339 S.F. (65.19%)
CONCRETE PAVEMENT	= 3,202 S.F. (7.36%)
SUBTOTAL	= 37,536 S.F (86.34%)
PERVIOUS AREA	
LANDSCAPE/PLANTING	= 5,937 S.F. (13.66%)
TOTAL AREA	= 43,473 S.F. (1.00 AC.)

NEW DEVELOPMENT AREA TABULATION

IMPERVIOUS AREA	
BUILDINGS	= 4,730 S.F. (10.88%)
ASPHALT PAVEMENT	= 13,208 S.F. (30.38%)
CONCRETE PAVEMENT	= 12,797 S.F. (29.44%)
SUBTOTAL	= 30,735 S.F. (70.70%)
PERVIOUS AREA	
LANDSCAPE/PLANTING	= 12,738 S.F. (29.30%)
TOTAL AREA	= 43,473 S.F. (1.00 AC.)

ADJACENT OWNERS

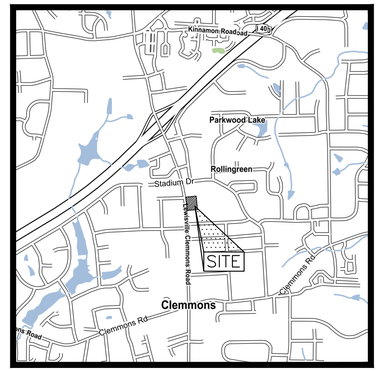
PIN	Block Lot	Additional Lots	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
5893-12-4120.00	4230 040K		2048-2179	Fidelity Bank, The	PO Box 8, Fuquay Varina, NC 27526-0008	HB-S

CHICK-FIL-A
APPLICANT & PLAN PREPARER:
GBC DESIGN, ING.
565 WHITE POND DR.
AKRON, OH 44320
PHONE: 330-836-0228
CONTACT: GARY R. ROUSE, P.E.

DEVELOPER:
CHICK-FIL-A, INC.
5200 BUFFINGTON RD.
ATLANTA, GA 30349-2998

PROPERTY OWNERS/PETITIONERS:
HUBBARD COMMERCIAL
1598 WESTBROOK PLAZA DR., SUITE 200
WINSTON-SALEM, NC 27103

LEW-CLEM 2551 LLC
1598 WESTBROOK PLAZA DR., SUITE 200
WINSTON-SALEM, NC 27103



LOCATION MAP
NOT TO SCALE

N

0 5 10 15 20 40

SCALE: 1" = 20'

LEGEND

PROP. LIGHT DUTY PAVEMENT

PROP. MEDIUM DUTY PAVEMENT

SITE PLAN LEGEND

REVIEW INFORMATION

Type of Review:
___ Special Use Rezoning
_X_ 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 AMEND THE SPECIAL USE ZONING DISTRICT FROM RETAIL TO A RESTAURANT WITH A DRIVE-THRU.

INFRASTRUCTURE

	Public	Private
Water	X	
Sewer	X	
Streets	N/A	

Linear feet of public streets: N/A ft.

SITE SIZE AND COVERAGES

Total Acreage: 0.9980 Acres
Site Coverages:
Building to Land 10.88 %
Pavement to Land 61.81 %
Open Space 27.31 %
Impervious Area 72.69 %
Building Square Footage: 4730 sf.
Building Height: 25'-6" ft.

ZONING

Existing Zoning: HB-S
Proposed Zoning: HB-S
Proposed Uses: RESTAURANT WITH DRIVE-THRU SERVICE
(Use UDO Terminology)

DENSITY CALCULATIONS

# of Units or Lots: 1
Density: 1.0 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 # 5893-12-3398.00
5893-12-7416.00
Tax Block(s) 4230 039H
4230 039F
Lot(s) 040R, 039K, 040U, 121, 122

OFF-STREET PARKING (if applicable)

Proposed Use(s) RESTAURANT W/ DRIVE-THRU
REQUIRED PARKING = 1 SPACES PER 100 GROSS SQUARE FEET PLUS 1 SPACE PER 100 S.F. OF PATIO. (4730 S.F./100 S.F.)+(1076 S.F./100 S.F.) = 59 MINIMUM
PARKING PROVIDED = 39 REGULAR SPACES + 2 ACCESSIBLE SPACES + 10 DRIVE-THRU STACK + 15 OFF-SITE (PER AGREEMENT) = 66 SPACES TOTAL

OFF-STREET LOADING (if applicable)

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

BUFFERYARDS

Adjoining Zoning: HB-S
Type Required: 10' WIDE STREETYARD
Width Provided: 10' 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: 43,473 Sq. ft.
Less: Existing Built Upon Area (as of 1/1/94): 37,536 Sq. ft.
Vacant Land Area (as of 1/1/94): 5,937 Sq. ft.
Total Maximum Coverage: 37,536 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): 43,473	**Additions to Existing Development:** Total Limits of Land Disturbance (in Square Feet): 0
Total Site Area Excluded From TSA: Sq. Ft. Proposed R.O.W.s 0 + Sq. Ft. Existing Utility Easements 2,691 + Sq. Ft. Existing Water Bodies and Stormwater Ponds 0 = 2,691	

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

Total Required Tree Save Area (in Sq. Ft.): Total Site Size or Total Limits of Land Disturbance – Excluded Area X Minimum TSA (8 %) = 3,263

Individual Trees Method Used: Yes X No		**Tree Stand Method Used:** Yes X No		**New Trees Used for TSA Credit:** X 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: 9 X 750 sf = 6,750
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: 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:** 6,750

Total Required TSA (in Square Feet): 3,263 **Total TSA provided (in Square Feet):** 6,750

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

NOTES
TOPOGRAPHIC & BOUNDARY INFORMATION
TOPOGRAPHIC INFORMATION & BOUNDARY INFORMATION FROM SURVEY BY MSP & ASSOCIATES LAND SURVEYING, INC., DATED 7/2/15.

Chick-fil-A
5200 Buffington Rd.
Atlanta Georgia,
30349-2998

No.	DATE	BY	REVISION

PRELIMINARY
NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 032326 ENGINEER GARY R. ROUSE
3-4-16

GBC DESIGN, INC.
565 White Pond Dr. Akron, OH 44320-1123
Phone 330-836-0228 Fax 330-836-5782

STORE #3617
Clemmons FSU
S08H-A Lease Parcel

2551 Lewisville
-Clemmons Road
Clemmons, NC 27012

SHEET TITLE
SITE PLAN AMENDMENT PLAN

DWG EDITION V3
REVISION 1-2014

Job No. : 47183
Store : 3617
Date : 1/28/16
Drawn By : B.A.W.
Checked By: G.R.R.

Sheet
1 OF 1