



SITE DATA
 PROPERTY OWNER: PIN #: 5882-88-6858
 TAX BLOCK 4207 LOT 514
 SALEM CENTER (CARE OF ROBERT A. LAWRENCE)
 P.O. BOX 953
 LOUISVILLE, KY 40201

DEVELOPER/PETITIONER: RPPKV, LLC
 210 NORTH MAIN STREET
 KERNERSVILLE, NC 27284
 PHONE: (336) 817-5202
 FAX #: (336) 992-4455
 ATTN: MIKE TURNER
 mike.turner@remax.net

ENGINEER: ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 336-765-2377
 STEVE M. CAUSEY, P.E.
 scausey@allied-engsurv.com

PROPOSED USES	
PROFESSIONAL OFFICES AND OFFICES, MISCELLANEOUS	

ZONING	
EXISTING ZONING:	LO-S
PROPOSED ZONING:	LO-S
TYPE OF REVIEW REQUESTED:	SITE PLAN APPROVAL
MAP NUMBER:	588826
JURISDICTION:	VILLAGE OF CLEMMONS

SITE SIZE AND COVERAGES	
TOTAL ACREAGE:	1.47± ACRE(S)
SITE COVERAGES:	
BUILDING TO LAND	6.13 %
PAVEMENT TO LAND	36.39 %
TOTAL IMPERVIOUS	42.52 %
OPEN SPACE	57.48 %
TOTAL	100 %
BUILDING SQUARE FOOTAGE:	3,500 (FOOTPRINT) SQ FT
BUILDING HEIGHT:	40 (MAX) FT OR STORIES

INFRASTRUCTURE	
WATER:	YES PUBLIC: X PRIVATE: _____
SEWER:	YES PUBLIC: X PRIVATE: _____
STREETS:	YES PUBLIC: X PRIVATE: _____

OFF-STREET PARKING	
PROPOSED USE(S):	PROFESSIONAL OFFICES
PARKING CALCULATION:	1/350 SF GFA SPACES
REQUIRED PARKING:	7,000 SF/350 = 20 SPACES
PROVIDED PARKING:	52 SPACES

BUFFERYARDS	
ADJOINING ZONING:	RS15
TYPE REQUIRED:	TYPE II
WIDTH PROVIDED:	15' (MINIMUM)
FENCE OPTION:	YES X NO

BUILDING SETBACKS	
FRONT:	20'
REAR:	20'
SIDE:	5'
STREET:	20'

Allied Design, Inc.
 CIVIL ENGINEERING & LAND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NORTH CAROLINA 27103
 Phone: (336) 765-2377
 Fax: (336) 764-8866
 e-mail: A.Sturvey@aol.com



PRELIMINARY PLANS
 NOT RELEASED FOR CONSTRUCTION

RE/MAX PREFERRED PROPERTIES
 3844 CLEMMONS ROAD
 CLEMMONS, NORTH CAROLINA

PROJECT NO.: 15/04110-008
 DRAWN BY: JWN
 CHECKED BY: SMC
 DATE: 08/06/15

NO.	DATE	DESCRIPTION
A	08/06/15	ISSUED FOR PLANNING BOARD REVIEW
B	08/07/15	REVISED PER TRC COMMENTS

REZONING AND PRELIMINARY SITE PLAN
 SHEET
C1

TREE SAVE AREA SUMMARY CALCULATIONS	
NEW DEVELOPMENT:	
TOTAL SITE SIZE (IN SQUARE FEET):	64,033
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s 0 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 0 = 0	
MINIMUM TREE SAVE AREA REQUIRED: X 9%	
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (8%) = 5,763	
NEW TREES USED FOR TSA CREDIT: X YES NO	
NUMBER OF LARGE VARIETY TREES PLANTED: 8 x 750 SF = 6,000	
TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 6,000	
TOTAL REQUIRED TSA (IN SQUARE FEET): 5,763	
TOTAL PROVIDED TSA (IN SQUARE FEET): 6,000	

- GENERAL NOTES**
- EXISTING SITE INFORMATION AND TOPOGRAPHY TAKEN FROM A SURVEY COMPLETED BY ALLIED LAND SURVEYING, PA.
 - ALL DEVELOPMENT SHALL CONFORM WITH THE VILLAGE OF CLEMMONS/FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
 - ROLL OUT GARBAGE COLLECTION WILL BE USED. A DUMPSTER WILL NOT BE REQUIRED.
 - THE SITE LIGHTING AS SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL DESIGN OF THE SITE LIGHTING WILL BE PROVIDED WITH THE PERMITTING/CONSTRUCTION DOCUMENTS. DOWNCAST LIGHTING WILL BE UTILIZED TO MINIMIZE LIGHT CAST ONTO ADJOINING PROPERTIES.
 - THE PROPERTY BOUNDARY AS DEPICTED HAS BEEN COMPILED FROM TAX MAP RECORDS, AVAILABLE DEED INFORMATION AND LIMITED FIELD SURVEYS. THIS BOUNDARY INFORMATION IS BEING PROVIDED TO ESTABLISH THE LIMITS OF THE REZONING REQUEST. A SEALED BOUNDARY SURVEY HAS NOT BEEN PERFORMED. THIS BOUNDARY REFLECTS POSSIBLE FUTURE RIGHT-OF-WAY DEDICATIONS AND IS SUBJECT TO CHANGE. THIS INFORMATION SHALL NOT BE USED FOR PROPERTY CONVEYANCE OR DEDICATION.

