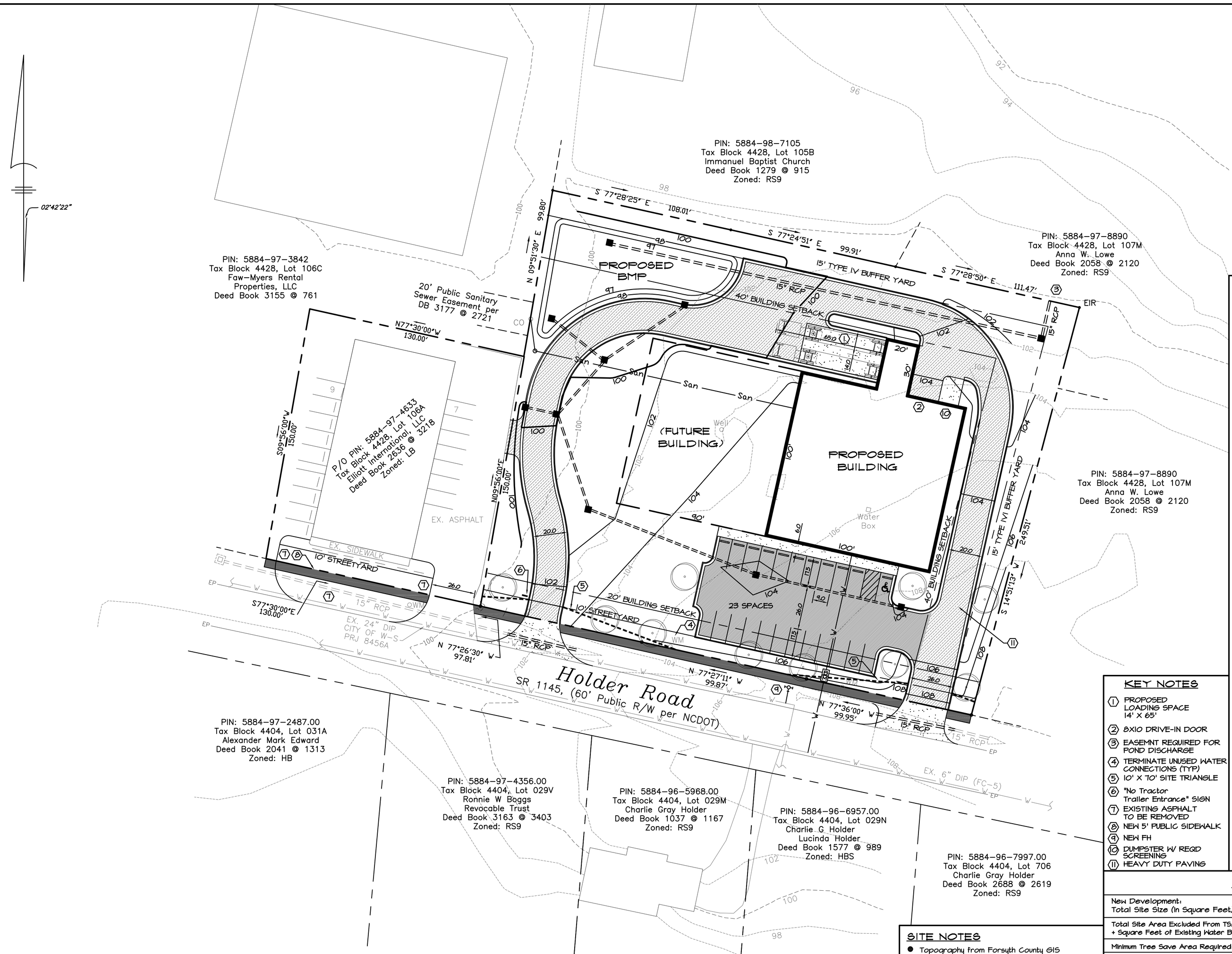

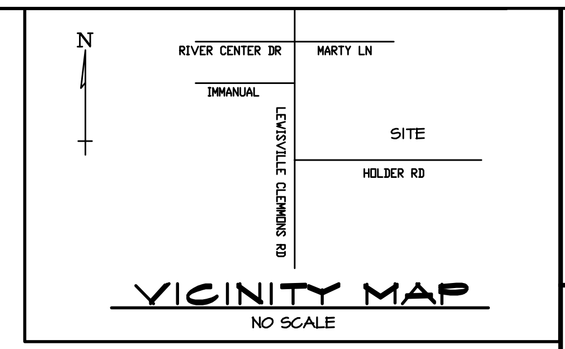

VICINITY MAP
NO SCALE

SITE DATA

- Jurisdiction
  Clemmons, NC
- Purpose Statement
  The purpose of this request is to rezone from RS9 to GB-S to allow for General Business development.
- Zoning
  PIN #'s: 5884-97-5132, P/O 5884-97-4633, 5884-97-6625, 5884-97-7635
  Existing Zoning: RS9
  Proposed Zoning: GB-S
- Proposed uses
  Non-Store retailer
  Office, misc.
  Professional Office
  Medical or Dental Laboratory
  Manufacturing A/B
- Site Acreage
  Proposed Site: 1.71 Acres +/-
  Existing Site: .45 acres +/-
- Building Data
  Max. Building Height Allowed: 60'
  Proposed Building Height: 25'
  Total Proposed Building: 18,000 SF +/- (includes future)
  Total Existing Building: 7,275 SF +/-
- Watershed Data
  Site Is Not Located In A Designated Watershed Area
- Site Coverage

Maximum Impervious Area Permitted		N/A
Building To Land	.41 Acres +/-	23.2% (Includes future)
Pavement To Land	.59 Acres +/-	33.3%
Open Space:	.71 Acres +/-	43.5%
Parcel Total	1.71 Acres +/-	100.00%
Total Impervious	1.0 Acres +/-	56.5%

- Infrastructure

Water	Public
Sewer	Public
Road	N/A

- Parking Calculations

Proposed Building
Parking Required 23 Spaces
Manufacturing A/B (34 employees)
(2/3 per employee on largest shift + space per vehicle in operation)
Loading space required (5,000-20,000 sf) 1 Loading Space

Existing Building
Parking Required 16 Spaces
Manufacturing A/B (24 employees)
(2/3 per employee on largest shift + space per vehicle in operation)

- Building Setbacks

Front:	20'
Rear:	0
Side:	0
Street:	20'
Adjacent to Residential:	40'

- Bufferyards
  Adjacent To Residential — Min. 15' Type IV
- Streetyards
  Type Required — 10'

KEY NOTES

1. PROPOSED LOADING SPACE 14' X 65'
2. 8X10 DRIVE-IN DOOR
3. EASEMNT REQUIRED FOR POND DISCHARGE
4. TERMINATE UNUSED WATER CONNECTIONS (TYP)
5. 10' X 70' SITE TRIANGLE
6. "No Tractor Trailer Entrance" SIGN
7. EXISTING ASPHALT TO BE REMOVED
8. NEW 5' PUBLIC SIDEWALK
9. NEW FH
10. DUMPSTER W/ REQD SCREENING
11. HEAVY DUTY PAVING

SITE NOTES

- Topography from Forsyth County GIS
- Boundary information provided from survey by Allied Land Surveying Co. P.A.
  4720 Kester Mill Road
  Winston-Salem, NC 27103
  (336) 765-2377

PETITIONERS:

Elliott International, llc
6645 Holder Road
Clemmons, NC 27012
P: 336.714.0448
E: selliott@batterywatering.com

OWNER:

PIN: 5884-97-5732 Tax Block 4428, Lot 107P
5884-97-4633 Tax Block 4428, Lot 107N
5884-97-6625 Tax Block 4428, Lot 107G
5884-97-7635 Tax Block 4428, Lot 110

Elliott International, LLC
6645 Holder Road
Clemmons, NC 27012
P: 336.714.0448
E: selliott@batterywatering.com

TREE SAVE AREA SUMMARY

New Development:
Total Site Size (In Square Feet): 77,101
Additions to Existing Development:
Total Limits of Land Disturbance (In Square Feet): _____

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 (9 %) = 6,939

Individual Trees Method Used: ___ Yes ___ No	Tree Stand Method Used: ___ Yes ___ 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: 10 X 150sf = 1500
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 1800sf = ___		New Canopy Tree
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: 7500

Total Required TSA (In Square Feet): 6,939
Total TSA provided (In Square Feet): 7,500

5/6/15

LANDMARK
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Landmark Builders | 3520 Triad Court | Winston-Salem, NC 27107
p.336.784.2000 | www.landmarkbuilders.com
Email: kbarney@landmarkbuilders.com

PROPOSED BUILDING FOR
ELLIOTT INTERNATIONAL, LLC
CLEMMONS, FORSYTH COUNTY, N.C.

PRELIMINARY PLAN - NOT FOR FIELD USE
REZONING PLAN

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DATE: 5/6/16
FILE: M:\ALDRABT MATERING TECH
DRAWN BY: KEB
REVISED:

JOB NO: _____

SHEET:
RZ-1