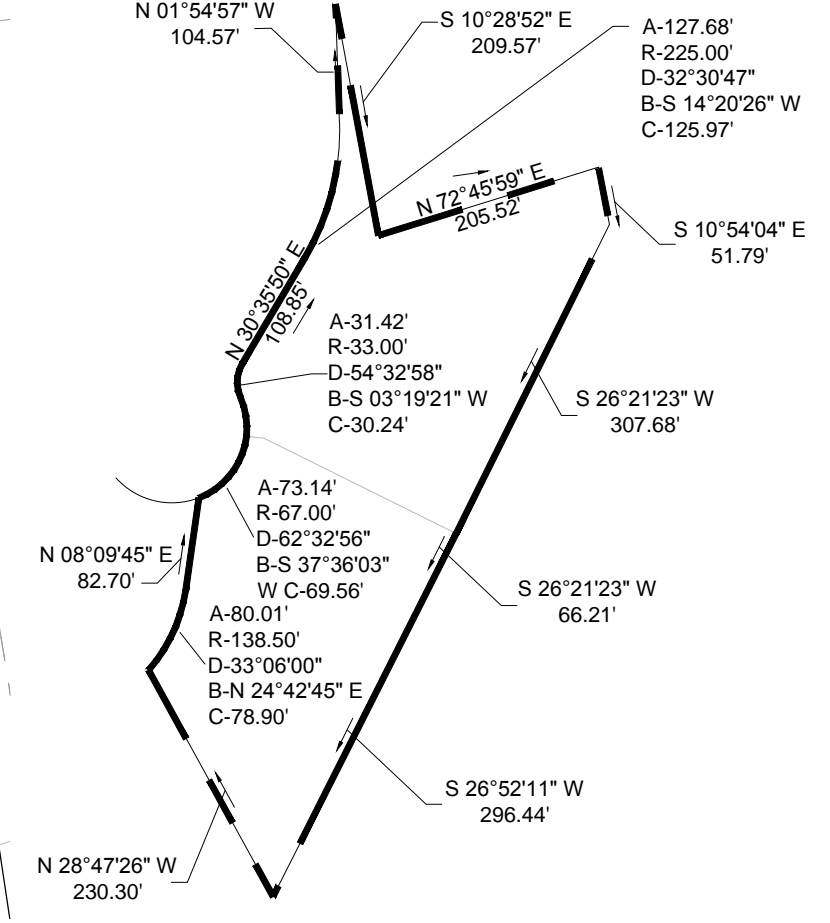


BEARINGS & DISTANCES



BUILDING LEGEND

BLDG	Use	Use SF	Total SF	FFE
1	Restaurant	3,300	6,900	629.0 +/-
2	Retail	7,500	7,500	816.1 +/-

NOTES

Topographic & Boundary Information
 Topographic information provided from Forsyth County digital GIS data.
 Boundary information from survey by Sgroi Land Surveying dated September 23, 2015.

General Notes
 1. Building footprints are representational and may change based on final architectural plans and final engineering.

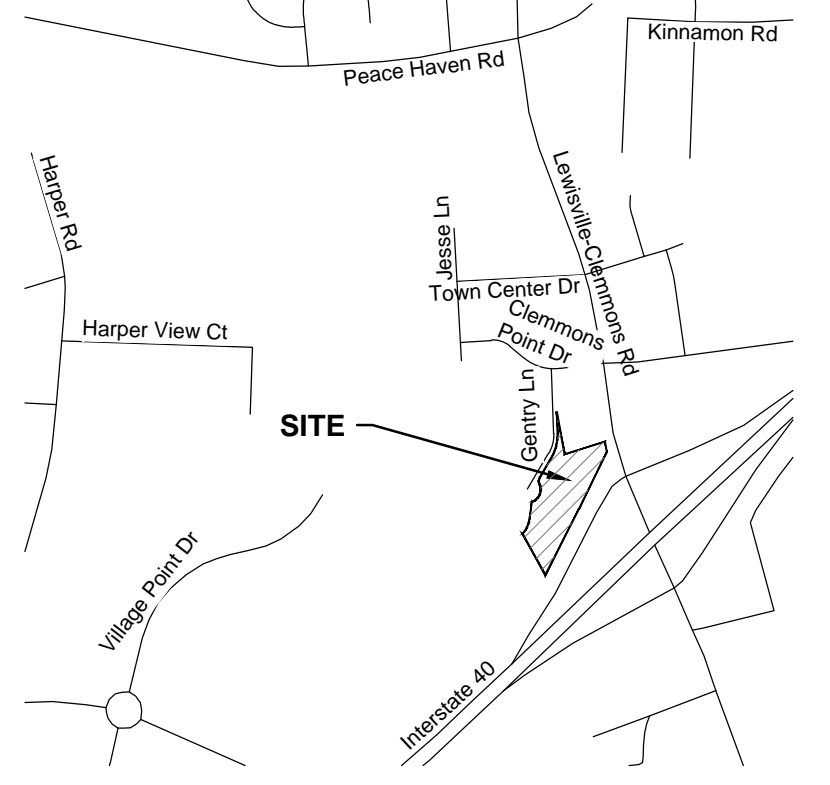
PROPOSED USES

- | | |
|---------------------------------------|---------------------------------------|
| Residential Uses | Recreational Services |
| Townhouse | Recreational Services, Indoor |
| Multifamily | Recreational Services, Outdoor |
| Boarding or Rooming House | Recreation Facility, Public |
| Combined Use | Theatre, Indoor |
| Congregate Care Facility | |
| Group Home B | Institutional and Public Uses |
| Group Home C | Academic/Medical Center |
| Fraternity or Sorority | Adult Day Care Center |
| Life Care Community | Cemetery, Licensed |
| | Cemetery, Unlicensed |
| Retail and Wholesale Uses | Childcare (Drop-in) |
| ASFC Store (Liquid) | Childcare Institution |
| Arts and Crafts Studio | Child Care (Sick Children) |
| Building Materials Supply | Child Day Care Center |
| | Church or Religious Institution, |
| Convenience Store | Community |
| | Church or Religious Institution, |
| Food or Drug Store | Neighborhood |
| Fuel Dealer | Club or Lodge |
| Furniture and Home Furnishings | |
| Store | College or University |
| General Merchandise Store | Correctional Institution |
| Hardware Store | Dirt Storage |
| Implement Sales and Services | Group Care Facility A |
| Motorcycle Dealer | Group Care Facility B |
| Nursery Lawn and Garden Supply | |
| Store, Retail | Habilitation Facility C |
| Outdoor Display Retail | Hospital or Health Center |
| Restaurant (without drive through | Institutional Vocational Training |
| services) | Facility |
| Restaurant (with drive through | |
| services) | Landfill, Construction and Demolition |
| Retail Development, Specialty or | |
| Miscellaneous | Landfill, Land Clearing/Inert Debris |
| Shopping Center | Library, Public |
| Wholesale Trade A | Museum or Art Gallery |
| | Neighborhood Organization |
| Business and Personal Services | Nursing Care Institution |
| Banking and Financial Services | |
| Bed and Breakfast | Police or Fire Station |
| Building Contractors, General | Post Office |
| Car Wash | School, Private |
| Funeral Home | School, Public |
| | School, Vocational or Professional |
| Health Services, Miscellaneous | Stadium, Coliseum, or Exhibition |
| Hotel or Motel | Building |
| Kennel | |
| Medical or Dental Laboratory | Manufacturing and Mining |
| Medical and Surgical Offices | Manufacturing A |
| Motor Vehicle, Rental and Leasing | Manufacturing B |
| Repair and Maintenance | Borrow Site |
| Body or Paint Shop | |
| Storage Yard | Transportation and Utilities |
| Non-Store Retailer | Access Easement, Private Offsite |
| Offices, Miscellaneous | Broadcasting Studio |
| Professional Office | Helistop |
| Service, Business A | Park and Shuttle Lot |
| Service, Business B | Parking, Commercial |
| Services, Personal | Terminal, Bus or Taxi |
| Storage Services, Retail | Transmission Tower |
| Veterinary Services | Utilities |
| Warehousing | |

ADJACENT OWNERS

PIN #	Parcel Info	Zoning
1 5883-94-5175.00	Clemmons Town Center Apartments LLC PO Box 4088 Greensboro, NC 27404 Block Lot: 4236 B007 Deed BK-PG: 2192-4528	PB-S
2 5883-94-4912.00	Village Pointe LLC PO Box 1719 King, NC 27021 Block Lot: 4236 204H, 204D Deed BK-PG: 2534-4440	PB-S
3 5893-05-2136.00	NewBridge Bank 1 Lexington State Bank PLZ Lexington, NC 27292 Block Lot: 4236 114 Deed BK-PG: 2122-2869	LO-S
4 5893-04-2938.00	Lulu Four Inc 8900 Indian Creek Pkwy, Apt/Unit 100 Overland Park, KS 66210 Block Lot: 4236 1078 Deed BK-PG: 2449-1340	HB
5 5893-05-5098.00	Kazakos Brothers LLC 534 Turnersburg HWY Statesville, NC 28625 Block Lot: 4233 029K, 063V Deed BK-PG: 1970-1087	HB
6 5893-05-5098.00	Quality Oil Company LLC 1540 Slias Creek PKWY Winston-Salem, NC 27127 Block Lot: 4233 028F, 28H Deed BK-PG: 2362-3496	HB

VICINITY MAP SCALE: NOT TO SCALE



SITE DATA

Jurisdiction
Clemmons, NC

Purpose Statement
 The purpose of this request is to rezone the site from PB-S to GB-S to permit the use of Restaurant (with drive through services).

Zoning
 Existing Zoning: PB-S
 Proposed Zoning: GB-S

Site Acreage
 Parcel 1: 1.56 Acres +/-
 Parcel 2: 1.30 Acres +/-
 Total Site Acreage: 2.86 Acres +/-

Building Data
 Max. Building Height: 60'
 Building 1: 6,900 SF +/-
 Building 2: 7,500 SF +/-
 Total Building Size: 14,400 SF +/-

Watershed Data
 Site Is Located Within The Yadkin River WS IV Water Supply Watershed District

Site Coverage
 Maximum Impervious Area Permitted: N/A

Phase 1 Development

Building To Land	0.33 Acres +/-	11.54 %
Pavement To Land	1.09 Acres +/-	38.11 %
Open Space:	1.44 Acres +/-	50.35 %
Parcel Total	2.86 Acres +/-	100.00 %

Total Impervious
1.42 Acres +/- 49.65%

Infrastructure

Water	Public	
Sewer	Public	
Road	None	0 LF +/-

Parking Calculations

Outparcel 1	
Parking Required	54 Spaces
Parking Provided	54 Spaces +/-
(Includes 6 Stacking Spaces)	
Outparcel 2	
Parking Required	34 Spaces
Parking Provided	36 Spaces +/-
Total Parking Provided:	90 Spaces +/-

Building Setbacks

Front:	20'
Rear:	None
Side:	None
Street:	20'

Bufferyards
 Type Required: 15' Type II Adjacent to MFR

Streetyards
 Type Required: 10'

TREE SAVE

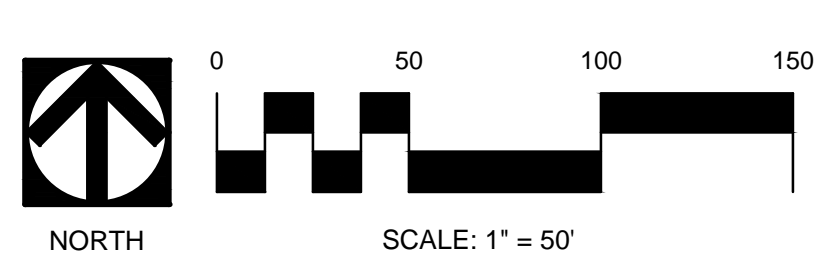
Tree Save Area Calculations Provided in Overall Clemmons Town Center Development Plan. See Approved Docket #C-209 for Tree Save Area Locations.

CLEMMONS TOWN CENTER OUTPARCELS

DEVELOPER:
 Hankins Companies LLC
 PO Box 1584
 Cornelius, NC 28031
 P: (704) 650-3964
 E: hankinsproperties@yahoo.com

PETITIONER/OWNERS:
 PIN# 5893-04-2704.00, 5893-04-0489.00
 Village Pointe LLC
 PO Box 1719
 King, NC 27021
 P: (336) 983-9400
 E: mgentry4@roadrunner.com

PREPARED BY:
stimmel
 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING
 601 N. TRADE STREET, SUITE 200
 WINSTON-SALEM, NC 27101
 www.stimmelpa.com 336.723.1067



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 www.stimmelpa.com

SEALS:

PRELIMINARY DRAWING
 NOT APPROVED FOR CONSTRUCTION

CLEMMONS TOWN CENTER OUTPARCELS
 CLEMMONS, NC

CLIENT:
 Mr. Steven Hankins
 Hankins Companies LLC
 PO Box 1584
 Cornelius, NC 28031
 (704) 650-3964

DRAWN: GH / SO
DATE: 09.01.2016
REVISIONS:
PRE-SUBMITTAL 08.25.2016
SUBMITTAL 09.01.2016

JOB NO: 16-181
SHEET TITLE:

REZONING PLAN

SCALE: 1"=50'
SHEET NO.:

RZ-1
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