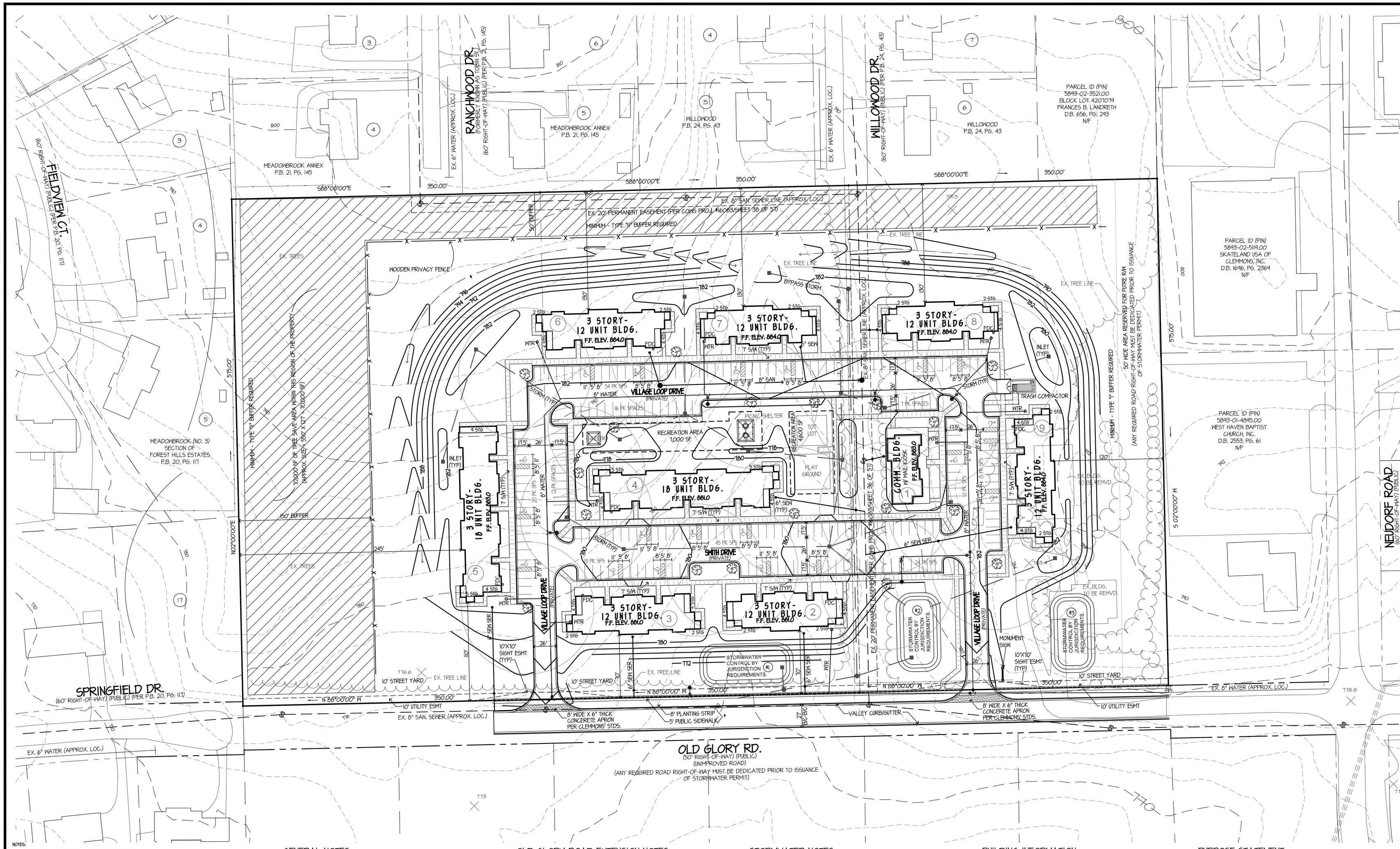

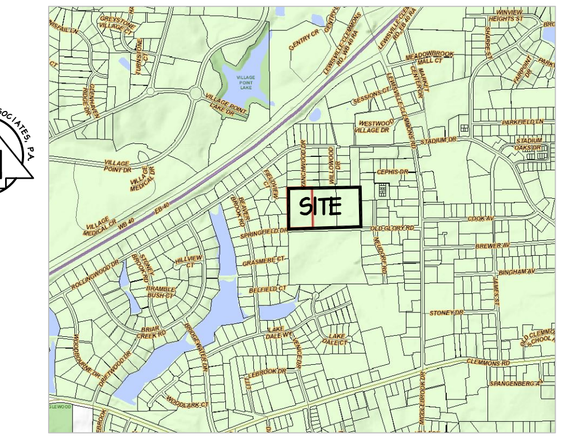

VICINITY MAP
N.T.S.

REZONING LEGAL DESCRIPTION

PARCEL ID (PIN): 5843-41-5432.00,
5843-41-8483.00 & 5843-01-2433.00

Beginning at a point in the recorded northern margin of Springfield Drive, as shown on a map entitled "Meadowbrook (No. 3), Section of Forest Hills Estates" and recorded in Plat Book 20, Page 117 in the Office of the Register of Deeds of Forsyth County, N.C., said point being Lot 17's southeast corner as shown on said map recorded in said Plat Book 20, Page 117 in said Forsyth County Registry; thence, from said point of beginning, along the eastern property lines of Lots 17, 5 & 4 of said Meadowbrook (No. 3), Section of Forest Hills Estates North 02°00'00" East 575.00 feet to a point, said point being the southwest corner of Lot 4 as shown on a map entitled "Meadowbrook Annex" and recorded in Plat Book 21, Page 145 in said Forsyth County Registry; thence along the southern property line of the following four lots (Lot 4 & 5 of said "Meadowbrook Annex", Lots 5 & 1 as shown on a map entitled Willowood and recorded in Plat Book 24, Page 43) and the southern line of Frances B. Landreth as described and recorded in Deed Book 656, Page 243 in said Forsyth Registry South 88°00'00" East 1,050.00 feet (total) to a point on western property line of Skateland USA of Clemmons, Inc. as described and recorded in Deed Book 1646, Page 2369 in said Forsyth County Registry; thence along the western property line of said Skateland USA of Clemmons, Inc. and the western property line of West Haven Baptist Church, Inc. as described and recorded in Deed Book 2553, Page 61 South 02°00'00" West 575.00 feet to a point on the recorded northern margin of Old Glory Road; thence along the recorded northern margin of Old Glory Road and Springfield Drive North 88°00'00" West 1,050.00 feet to the point of beginning, containing an area of 13.8 acres, more or less.

SITE DATA

PARCEL ID (PIN)	5843-41-5432.00 5843-41-8483.00 5843-01-2433.00
BLOCK LOT	4207046 4207044 4207142
DEED REFERENCE	D.B. 429, PG. 187 D.B. 2567, PG. 2355 D.B. 2249, PG. 4359
TOTAL AREA	± 13.80 ACRES
DENSITY	108 UNITS / 13.80 ACRES = 7.8 UNITS/AC

ZONING

ZONING - EXISTING	RS-15 (SINGLE FAMILY RESIDENTIAL)
ZONING - PROPOSED	MULTI-FAMILY (RM-12-S)
PROPOSED USE:	RESIDENTIAL - MULTI-FAMILY (APARTMENTS)

PARKING DATA

PARKING RQD	18 - 1 BR * 1.5/UNIT = 27 63 - 2 BR * 1.75/UNIT = 110 27 - 3 BR * 1.75/UNIT = 54 TOTAL RQD = 191 SPACES
PARKING PVD	216

COMMON RECREATION AREA

REC AREA RQD	108 UNITS * 100 SF/UNIT = 10,800 SF
REC AREA PVD	11,600 SF

BUILT UPON AREA CALCULATIONS

BLDG COVERAGE	+/- 50,000 SF (8.3%)
VEHICULAR AREA	+/- 85,000 SF (14.1 %)
SIDEWALK AREA	+/- 23,000 SF
TOTAL BUA	+/- 158,000 SF (26.3% OF TOTAL SITE)

PARKING LOT TREE CALCS.

TREES RQD	85,000 SF / 5,000 SF = 17 TREES
TREE PRV	17 TREES

WATERSHED CALCS.

WATERSHED AREA	CLEMMONS - YADKIN RIVER WATERSHED (WS-IV)
TOTAL LAND AREA	601,130 SF
EXISTING BUA	13,000 SF
VACANT LAND AREA	588,130 SF

TREE SAVE AREA

SITE AREA	601,130 SF
EXISTING UTILITY ESMTS	21,423 SF
APPLICABLE SITE AREA	579,707 SF
TREE SAVE AREA RQD	579,707 SF * 12% = 69,565 SF
TREE SAVE AREA PVD	70,000 SF

JURISDICTION

TOWN OF CLEMMONS

GRAPHIC SCALE

0 25' 50' 100' 150' 200'

1" = 50'

NOTES:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, EASEMENTS, AND EXISTING DRAWINGS. SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.

AREA DETERMINED BY D.M.D. METHOD

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

PROPERTY LINES SHOWN DASHED ARE NOT A PART OF THIS SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREON.

THIS EXHIBIT HAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FACTS AND EASEMENT WHICH MAY BE DISCLOSED BY A COMPLETE TITLE SEARCH.

BOUNDARY INFORMATION TAKEN FROM DEEDS & RECORDED MAPS. BORUM, WADE & ASSOCIATES, P.A. HAS DID NOT ANY FIELD R&R.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE STATE OF NORTH CAROLINA FEDERAL EMERGENCY MANAGEMENT AGENCY PER COMMUNITY PANEL #3710568600J DATE: 1/2/2004 AND COMMUNITY PANEL #3710568600J DATE: 6-18-07

EXISTING TOPOGRAPHY TAKEN FROM FORSYTH COUNTY GIS

GENERAL NOTES

1. DRIVEWAY PERMIT IS REQUIRED
2. ENVIRONMENTAL GRADING AND EROSION CONTROL PERMIT IS REQUIRED

OLD GLORY ROAD EXTENSION NOTES

21' B/C - B/C (VALLEY CURB)

* PLAN INDICATES 8' PLANTING STRIP WITH 5' SIDEWALK; HOWEVER, 7' SIDEWALK ALONG THE BACK OF CURB CAN BE USED AS AN ALTERNATIVE. FINAL DESIGN TO BE DETERMINED DURING CONSTRUCTION PLAN PREPARATION.

FIRE DEPARTMENT NOTES

FDC FOR EACH BUILDING TO BE LOCATED WITHIN 100' OF A FIRE HYDRANT

STORMWATER NOTES

NON-EXEMPT STORMWATER PERMIT WILL BE REQUIRED.

ALL PROPOSED B.U.A. MUST BE TREATED IN STORMWATER CONTROL STRUCTURE INCLUDING THE PROPOSED PUBLIC STREET. OR, EXISTING OFF-SITE BUA WILL HAVE TO BE TREATED IN THE STORMWATER CONTROL STRUCTURE TO OFF-SET ANY PROPOSED B.U.A. THAT CANNOT BE ROUTED THROUGH THE PROPOSED STORMWATER CONTROL STRUCTURES.

STORMWATER CONTROL DEVICES #1 AND #2 PROBABLY REQUIRED FOR APTS. SITE STORMWATER CONTROL DEVICE #3 AREA RESERVED FOR FUTURE ROAD EXTENSION

ASPHALT NOTE

HEAVY DUTY ASPHALT TO BE PROVIDED IN TRUCK TRAVEL DRIVE AREAS

SITE LIGHTING

STREET LIGHTS TO BE PROVIDED ALONG NEW PORTION OF OLD GLORY ROAD EXTENSION

BUILDING INFORMATION

APARTMENT BUILDINGS	42' MAXIMUM HEIGHT
COMMUNITY BUILDING	26' MAXIMUM HEIGHT

EROSION CONTROL

DISTURBED AREA (ESTIMATED) 11.5 ACRES (+/-)

AN ENVIRONMENTAL GRADING AND EROSION CONTROL PERMIT WILL BE REQUIRED IF MORE THAN 10,000 SF IS TO BE DISTURBED DURING CONSTRUCTION. AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BEFORE THE PERMIT CAN BE ISSUED. PLAN MUST BE SUBMITTED AT LEAST 30 DAYS PRIOR TO THE INTENDED START DATE OF CONSTRUCTION.

PURPOSE STATEMENT

TO MAKE PRESENTATION TO THE TOWN OF CLEMMONS FOR REZOING OF SAID PROPERTY FROM SINGLE FAMILY RESIDENTIAL TO MULTI-FAMILY (APARTMENT USE)

INFRASTRUCTURE

WATER - PRIVATE	1,150 LF
WATER - PUBLIC	750 LF

(CITY OF WINSTON-SALEM UTILITIES TO DETERMINE THE FINAL ROUTES OF THE PUBLIC AND PRIVATE WATER LINES TO SERVICE THE SITE. FINAL PLANS TO BE MODIFIED TO MEET CITY OF WS STANDARDS FOR PERMITTING)

SEWER - PRIVATE	230 LF
SEWER - PUBLIC	N/A
STREETS - PRIVATE	N/A
STREETS - PUBLIC	750 LF

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Borum, Wade and Associates, P.A.
621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
PO Box 21882 Greensboro, NC 27420-1882
Phone: 336-275-0471 Fax: 336-275-7719
Web: www.borum-wade.com
N.C. License #: C-0868

SEALS:

PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

PROJECT:

REZONING EXHIBIT FOR CLEMMONS POINTE APARTMENTS

2590 OLD GLORY ROAD
CLEMMONS, NORTH CAROLINA 27012
CLEMMONSVILLE TOWNSHIP, FORSYTH COUNTY

OWNER/DEVELOPER:

WILLIAM A SMITH
5501 EARLE ROAD
RALEIGH, NC 27607
PHONE (919) 471-1800

DRAWN BY:	MD.J.
DATE:	MARCH 1, 2017
REVISIONS:	
3-27-2017 (ADD PRIVACY FENCE)	
4-10-2017 (TRC COMMENTS)	

SHEET TITLE:
REZONING EXHIBIT
(SPECIAL USE REZONING)

FILE NO: F:\WILLS\CLEMMONS\EXHIBIT

DRAWING SCALE: 1"=50'

PLAN SHEET NO.

1