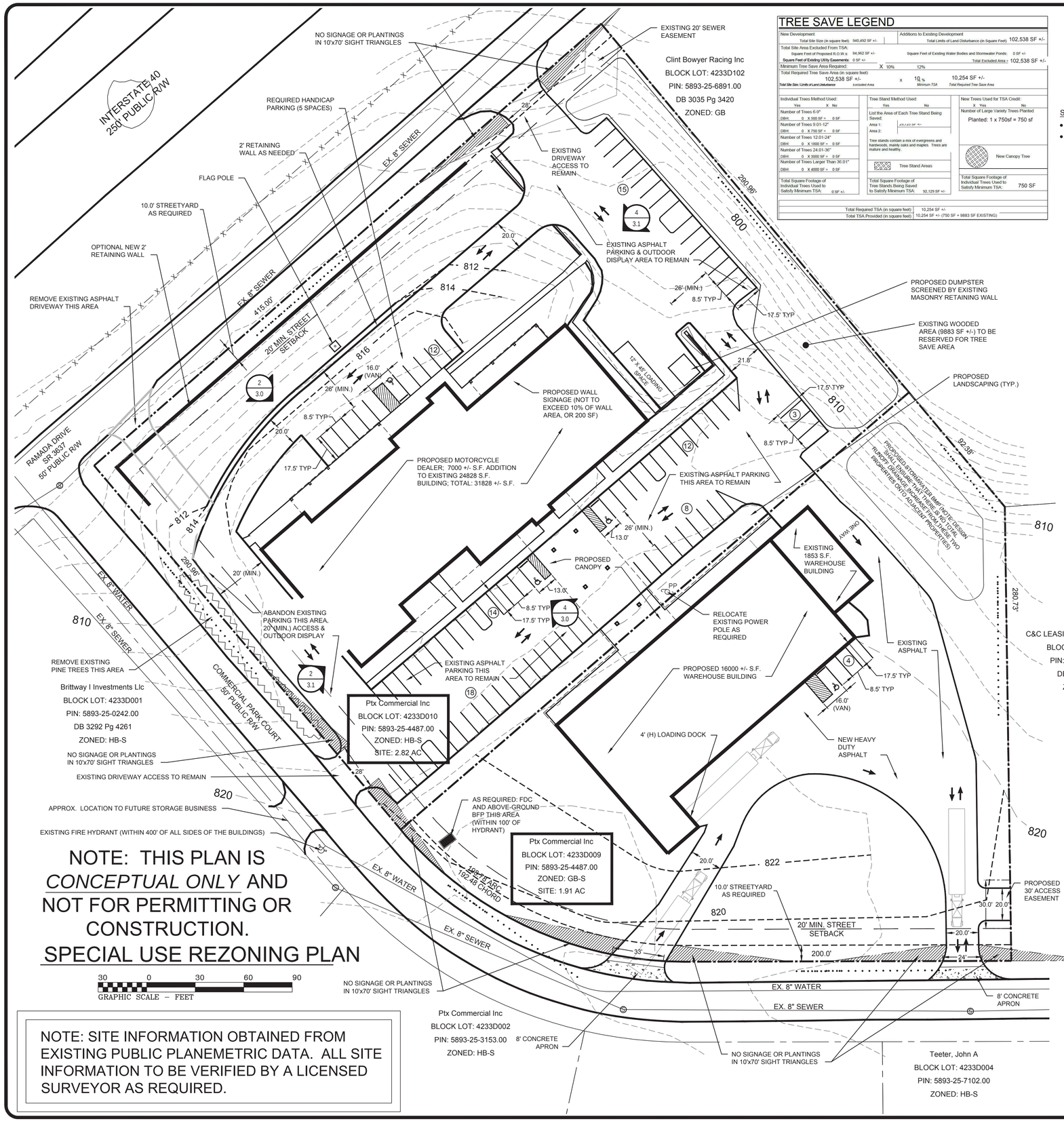


NOTE: THIS PLAN IS *CONCEPTUAL ONLY* AND NOT FOR PERMITTING OR CONSTRUCTION.

SPECIAL USE REZONING PLAN

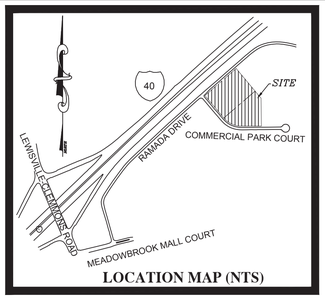
NOTE: SITE INFORMATION OBTAINED FROM EXISTING PUBLIC PLANEMETRIC DATA. ALL SITE INFORMATION TO BE VERIFIED BY A LICENSED SURVEYOR AS REQUIRED.

TREE SAVE LEGEND

New Development: Total Site Size (in square feet) 940,492 SF +/-	Additions to Existing Development: Total Limits of Land Disturbance (in Square Feet) 102,538 SF +/-
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s 84,962 SF +/-; Square Feet of Existing Utility Easements: 0 SF +/-	Square Feet of Existing Water Bodies and Stormwater Ponds: 0 SF +/-; Total Excluded Area = 102,538 SF +/-
Minimum Tree Save Area Required: X 10% 12%	
Total Required Tree Save Area (in square feet): 102,538 SF +/- (Total Site Size / Limits of Land Disturbance) Excluded Area x 10 % (Minimum TSA) = 10,254 SF +/- (Total Required Tree Save Area)	
Individual Trees Method Used: Yes X No; Number of Trees 6-9": DBH 0 X 500 SF = 0 SF; Number of Trees 9.01-12": DBH 0 X 750 SF = 0 SF; Number of Trees 12.01-24": DBH 0 X 1600 SF = 0 SF; Number of Trees 24.01-36": DBH 0 X 3000 SF = 0 SF; Number of Trees Larger Than 36.01": DBH 0 X 4000 SF = 0 SF; Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 0 SF +/-	Tree Stand Method Used: Yes No; List the Area of Each Tree Stand Being Saved: Area 1: 4,0X,4,0X SF +/-; Area 2: ; Tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy. Tree Stand Areas; Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 92,129 SF +/-
New Trees Used for TSA Credit: X Yes No; Number of Large Variety Trees Planted: Planted: 1 x 750sf = 750 sf. New Canopy Tree; Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 750 SF	
Total Required TSA (in square feet) 10,254 SF +/-	
Total TSA Provided (in square feet) 10,254 SF +/- (750 SF + 9883 SF EXISTING)	

GB-S ZONING REQUIRMENTS:

- MINIMUM LOT AREA: 10000 S.F.
- MINIMUM LOT WIDTH: 75'
- FRONT SETBACK: 20'
- SIDE STREET SETBACK: 20'
- REAR/ INTERIOR SETBACK: 0
- MAXIMUM BUILDING HEIGHT: 60/ UNLIMITED
- MAXIMUM IMPERVIOUS SURFACE COVERAGE: 100%



LOCATION MAP (NTS)

SITE DATA:

- OWNER: PTX COMMERCIAL, INC.
- LOT 010:
  - 6209 RAMADA DR
  - CLEMMONS, NORTH CAROLINA
  - PIN: 5893-25-4487.00
  - Block 4233D Lot 010
  - DB 3064 PG 1810
  - PB 34 PG 88
  - EXISTING ZONING: HB-S
  - TOTAL AREA: 2.82 AC
- LOT 009:
  - 4711 COMMERCIAL PARK COURT
  - CLEMMONS, NORTH CAROLINA
  - PIN: 5893-25-4487.00
  - Block 4233D Lot 009
  - DB 3064 PG 1810
  - PB 34 PG 88
  - EXISTING ZONING: GB-S
  - TOTAL AREA: 1.91 AC

NOTES:

1) BEARING AND DISTANCES SHOWN ON PLAN ARE PER PLAT (PLAT BOOK: 36, PAGE: 36) DRAWN BY RICHARD PARKS BENNETT, DATED APRIL 20, 1990. REFER TO PLAT FOR ANY SURVEY INFORMATION.
2) PARKING LOT LIGHTS SHALL NOT IMPACT RAMADA DRIVE OR COMMERCIAL PARK COURT
3) MAXIMUM BUILT UPON AREA IS 100% (BASED ON GB ZONING)
4) EXISTING IMPERVIOUS: 84,985 SF +/-
   PROPOSED IMPERVIOUS: 125,259 SF +/-
5) ANY EXISITNG WATER AND/OR SEWER CONNECTIONS WILL REQUIRE EVALUATION FOR COMPLIANCE WITH BACKFLOW PREVENTER REQUREMENTS.
6) PARKING LOT LIGHTS SHALL NOT IMPACT RAMADA DRIVE OR COMMERCIAL PARK COURT
7) ALL SIGNAGE TO COMPLY WITH CLEMMONS UDO

STREETYARD REQUIREMENTS:

- ALL NEW OR EXPANDED MOTOR VEHICLE PARKING AREAS LOCATED WITHIN 100' OF A STREET OR VEHICULAR RIGHT OF WAY MUST INSTALL A STREETYARD. STREETYARD STANDARDS ARE AS FOLLOWS:
  - •• MINIMUM WIDTH OF 10 (SEE CLEMMONS UDO B.3-4.3 FOR ALLOWED REDUCTIONS.)
  - •• TWO LARGE VARIETY TREES 8' TALL, 2" CALIPER MEASURED 6" ABOVE GROUND AT TIME OF PLANTING) PER 100 LINER FEET (ABSOLUTE MINIMUM OF ONE TREE REGARDLESS OF LENGTH.)
  - •• LARGE VARIETY TREES MUST BE CENTERED WITH SPACING OF 20' (MIN.) TO 75' (MAX.) APART.
  - •• ONE OF THE FOLLOWING SHALL BE USED TO SATISFY THE LOW-LEVEL SCREEN REQUIREMENTS OF THE STREETYARD:
    - ••• NATURAL SHRUBS (SEE B.3-4.10(D) FOR LIST), 18" MINIMUM HEIGHT AT PLANTING WITH A MINIMUM HEIGHT OF 36" AFTER THREE YEARS, SPACED 18" TIP-TO-TIP. MAXIMUM 30% DECIDUOUS. OR,
    - ••• FENCE OR WALL 36" IN HEIGHT OR GREATER, WALL SHALL BE CONSTRUCTED OF MASONRY, STONE, WOOD OR THE SAME MATERIAL AS THE PRINCIPAL BUILDING. OR,
    - ••• WALL PLANTERS WITH A COMBINED HEIGHT OF 24" FOR THE WALL AND PLANTINGS AT CONSTRUCTION AND 36" AT THREE YEARS. THE MINIMUM WIDTH OF THE WALL PLANTER SHALL BE 36" (7' WHEN TREES ARE LOCATED IN THE PLANTER. OR,
    - ••• EARTHEN BERM WITH A MINIMUM HEIGHT OF 18", A CROWN OF TWO FEET AND A SIDE SLOPE/WIDTH RATIO OF 2:1. THE BERM SHALL BE PLANTED WITH SHRUBS MEASURING 12" AT PLANTING, SPACED 18" TIP-TO-TIP. THE COMBINED BERM AND PLANTING HEIGHT MUST BE 36" AFTER THREE YEARS.

INTERIOR MOTOR VEHICLE PARKING AREA PLANTING REQUIREMENTS:

- ALL NEW OR EXPANDED MOTOR VEHICLE PARKING AREAS SHALL INSTALL TREE PLANTINGS AS FOLLOWS:
  - •• EACH PLANTING AREA MUST A LARGE VARIETY TREE 8' TALL, 2" CALIPER MEASURED 6" ABOVE GROUND AT TIME OF PLANTING UNLESS EXEMPTED UNDER THE PROVISIONS OF CLEMMONS UDO B.3-4.2(J).
  - •• ONE LARGE VARIETY TREE MUST BE PLANTED FOR EACH 5,000 SQUARE FEET OF NEW OR EXPANDED MOTOR VEHICLE PARKING AREAS.WHERE LARGE VARIETY TREES ARE EXEMPTED UNDER CLEMMONS UDO B.3-4.2(J) ONE SMALL OR MEDIUM VARIETY TREE MUST BE PLANTED FOR EACH 2,500 SQUARE FEET OF NEW OR EXPANDED MOTOR VEHICLE PARKING AREAS.
  - •• NO PARKING SPACE SHALL BE LOCATED MORE THAN 75' FROM A LARGE VARIETY TREE AND/OR NO MORE THAN 50' FROM A SMALL OR MEDIUM VARIETY TREE WHERE TREES ARE EXEMPTED UNDER CLEMMONS UDO B.3-4.2(J).
  - •• EACH LARGE VARIETY TREE MUST HAVE A 600 SQUARE FOOT PLANTING ARE WITH A MINIMUM CLEARANCE RADIUS OF 7' FROM THE TREE CENTER TO THE EDGE OF THE CURB/ PAVEMENT. EACH SMALL OR MEDIUM VARIETY TREE MUST HAVE A 150 SQUARE FOOT AREA WITH A MINIMUM CLEARANCE OF 7' FROM THE TREE CENTER TO THE EDGE OF CURB/ PAVEMENT.

SITE PLAN LEGEND

REVIEW INFORMATION
Type of Review:
_X_Special Use Rezoning
____Site Plan Amendment
____Special Use Permit
(Elected Body Only)
____Final Development Plan
____Preliminary Subdivision
____Planning Board Review
Jurisdiction
_X_Village of Clemmons

Purpose: Current zoning for these properties are covered by three separate cases (F-472, F-579 & C-217) each with a separate list of permitted uses. This condition creates confusion and limits the ability of the property owner to market the property to potential buyers and/or tenants as is evident with the existing building remaining vacant for several years now. The purpose of this rezoning effort is to consolidate zoning for these two parcels under one zoning classification (GB-S) with the uses shown at right with intent to improve it's marketability.

ZONING

Existing Zoning: HB-S / GB-S

Proposed Zoning: GB-S

Proposed Uses:

- Banking & Financial Services
- Building Contractor, General
- Church or Religious Institution; Community & Neighborhood
- Furniture & Home Furnishings Store
- General Merchandise Store
- Health Services, Miscellaneous
- Hardware Store
- Manufacturing A
- Medical or Dental Laboratory
- Medical and Surgical Offices
- Motorcycle Dealer
- Motor Vehicle Repair & Maintenance (restricted to motorcycles, ATVs, personal watercraft, personal recreational vehicles, scooters, etc.)
- Non-Store Retailer
- Offices, Miscellaneous
- Outdoor Display, Retail
- Professional Offices
- Recreation Services, Indoor
- Restaurant, without drive through service
- Retail Store; Specialty or Miscellaneous
- Services A
- Services, Personal
- Storage Services, Retail
- Warehousing
- Wholesale Trade A

PROPERTY INFORMATION

PIN #'s SEE LAYOUT

PARKING CALCULATIONS

USE	UDO	CALC	REQ. SPACES
MOTORCYCLE DEALER	1/575	31828 S.F. /575	56
OUTDOOR DISPLAY	1/575	13225 S.F. /575	23
WAREHOUSING	2 PER 3 EMPS. PLUS 1 PER SERVICE VEHICLE		7
TOTAL SPACES REQUIRED			86
TOTAL SPACES PROVIDED			86 (4 H.C.)

PARKING DIMENSIONS

STANDARD	17.5' X 8.5'
HANDICAP	17.5' X 8.0'

BUFFERYARDS

Adjoining Zoning: HB-S and GB
Type Required: NA
Width Provided: NA ft.

INFRASTRUCTURE

	Public	Private
Water	X	
Sewer	X	
Streets	X	

Linear feet of public streets: NA ft.

SITE SIZE AND COVERAGES

Total Acreage: 4.73 Acres
Site Coverages:
Building to Land 8.7 %
Pavement to Land 48.6 %
Open Space 38.5 %
Building Square Footage: 41,048 s.f.
Building Height: 25'+/- ft.

WATERSHED CALCULATIONS

This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.

> WS-III Watersheds - Salem Lake, Abbotts Creek, and Lake Brandt
> WS-IV Watersheds - Oak Hollow/Randleman Lake, Kernersville Lake, Yadkin River, and Dan River

This property is not located in a flood zone or a watershed.

REVISIONS | DATE

SEAL
NORTH CAROLINA PROFESSIONAL SEAL 039755 ENGINEER STEVEN K. JONES
8/8/2017

STEVEN JONES, PE, PLS
2424 CAUDLE STREET
GERMANTON, NC 27019
PHONE: 336-972-5806
skj1128@gmail.com

CONCEPTUAL SITE LAYOUT FOR:

PTX COMMERCIAL

PROPERTY ADDRESS
6209 RAMADA DR &
4711 COMMERCIAL PARK COURT
CLEMMONS, NORTH CAROLINA

OWNER: PTX COMMERCIAL, INC.
ADDRESS: 4740 COMMERCIAL PARK COURT
CLEMMONS, NC 27012

TELEPHONE: 336-778-1046
EMAIL ADDRESS:
ptxcommercial@yahoo.net
PIN: 5893-25-4487.00

JOB NO.	1622
DATE	8 AUGUST 2017
DRAWN BY	J.A.B.
CHECKED BY	S.J.
SHEET NO.	

NOTE: THIS PLAN IS *CONCEPTUAL ONLY* AND NOT FOR PERMITTING OR CONSTRUCTION.