

PARKING CALCULATIONS			
REQUIREMENTS FOR PARKING CALCULATIONS FOUND IN CLEMMONS UNIFIED ORDINANCE CODE			
BUSINESS TYPE	AREA (SF)	UDO REQUIREMENT	REQUIRED PARKING
RESTAURANT W/O DRIVE-THROUGH	2,750	1 SPACE/100 SF	27.5
RESTAURANT W/O DRIVE-THROUGH (TAKEOUT ONLY)	1,250	1 SPACE/225 SF	5.6
RETAIL STORE, SPECIALTY OR MISCELLANEOUS	3,000	1 SPACE/575 SF	5.2
SERVICES PERSONAL	3,000	1 SPACE/450 SF	6.7
<b>TOTAL SPACES REQUIRED BY UDO:</b>			<b>45.0</b>
PARKING PROVIDED			
REGULAR		37	
COMPACT		5	
HANDICAP		2	
MOTORCYCLE		1	
<b>TOTAL SPACES PROVIDED:</b>		<b>45</b>	

THE PARKING CALCULATIONS ABOVE ARE BASED ON AN ASSUMED OCCUPANCY. PARKING REQUIREMENTS WILL BE CONFIRMED AT TIME OF OCCUPANCY PERMIT BASED ON ACTUAL/CONFIRMED TENANTS.

TREE SAVE SUMMARY (TSA) CALCULATIONS	
VILLAGE OF CLEMMONS UDO SECTION 3-4.2.1	
TOTAL SITE AREA (SF):	58,837
SITE AREA DEDUCTIONS	
PROPOSED ROWS (SF)	0
EXISTING UTILITY EASEMENTS (SF)	0
EXISTING WATER BODIES / SW PONDS	0
TOTAL DEDUCTIONS	0
MINIMUM REQUIRED TSA	
TSA BASE AREA (SF)	58,837
TSA REQUIRED:	9%
TOTAL REQUIRED TSA (SF)	5,295
PROVIDED TSA	
AREA CREDIT PER PROPOSED PLANTED TREE	750
REQUIRED MIN. QUANTITY OF PROPOSED TREES PLANTED	7
QUANTITY OF PROPOSED TREES PLANTED	11
TOTAL PROVIDED TSA (SF)	8,250

ADJOINERS		
PIN NUMBER	PARCEL INFORMATION	ZONING
1	5883-94-5175.000 CLEMMONS TOWN CENTER APARTMENT LLC DEED BK-PG: 3192-4328 PO BOX 4088 GREENSBORO, NC 27404	PB-S
2	5883-94-8618.00 MAIN STREET CLEMMONS LLC DEED BK-PG: 3380-1274 4400 SILAS CREEK PKWY SUITE 200 WINSTON-SALEM, NC 27104	PB-S
3	5883-95-9121.000 MAIN STREET CLEMMONS LLC DEED BK-PG: 3380-1274 4400 SILAS CREEK PKWY SUITE 200 WINSTON-SALEM, NC 27104	PB-S
4	5893-04-2938.000 TCG CLEMMONS INVESTORS LLC DEED BK-PG: 3315-1517 12720 HILLCREST ROAD SUITE 650 DALLAS, TX 75230	HB
5	5893-04-2704.000 TWIN CITY CAPITAL LLC DEED BK-PG: 3670-1700 206 W FOURTH ST WINSTON-SALEM, NC 27101	GB-S

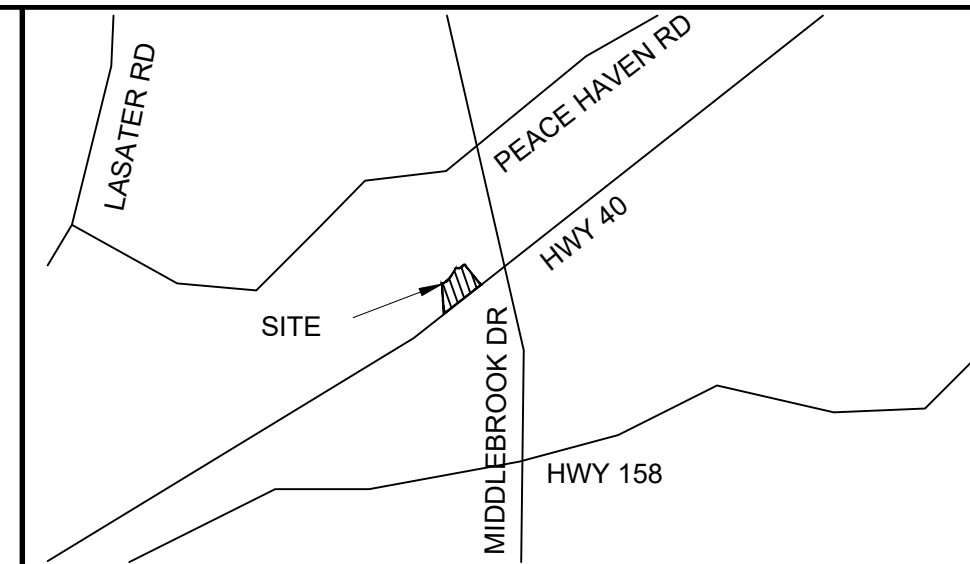
ANY CHANGE OR ADDITIONS TO EXTERIOR LIGHTING MUST COMPLY WITH VILLAGE OF CLEMMONS LIGHTING SPECS B.2-1.3.1(E).

- VILLAGE OF CLEMMONS REQUIREMENTS**
- STORMWATER MANAGEMENT WILL BE PIPED AND TREATED IN COMMON OVERALL DEVELOPMENT DEVICE LOCATED AT CLEMMONS TOWN CENTER.
  - ALL EXISTING ELECTRICAL LINES SHALL BE LOCATED A MINIMUM OF 10' (HORIZONTALLY) FROM THE PROPOSED BMP LOCATION. CONTACT ENERGY PROVIDER TO DISCUSS LOCATIONS.
  - THE DRIVEWAY MUST MEET COMMERCIAL DRIVEWAY CONNECTION ORDINANCES FOUND IN CHAPTER 94 OF THE VILLAGE OF CLEMMONS CODE OF ORDINANCES.
  - ALL SIDEWALKS ADJACENT TO PARKING STALLS MUST BE A MINIMUM OF 7' IN WIDTH, UNLESS CONCRETE STOPS ARE INSTALLED IN THE PARKING STALL.
  - ANY DAMAGES TO EXISTING SIDEWALK, CURBING, OR ROADWAY, WILL BE THE DEVELOPER'S RESPONSIBILITY TO REPAIR. ALL REPAIRS MUST BE TO THE VILLAGE OF CLEMMONS STANDARDS.
  - DUMPSTER FACADE TO MATCH BUILDING MATERIAL AND COLOR.
  - DEVELOPER SHALL CONVEY TO THE VILLAGE OF CLEMMONS A NON-EXCLUSIVE BLANKET EASEMENT FOR THE PROPOSED STORMWATER CONTROL STRUCTURE (DURING AND AFTER CONSTRUCTION).

**PROPERTY INFORMATION:**  
PARCEL ID NUMBER: 5893-04-0489  
ZONING: GB-S  
ACREAGE: 1.35 ACRES

**PROPERTY OWNER/ DEVELOPER**  
NAME: 305 EQUITY, LLC  
ADDRESS: 4135 WINDING OAKS TRL  
LEWISVILLE, NC 27023  
PHONE: 336-945-0288  
336-245-2304

**ENGINEER:**  
ALLIED DESIGN, INC.  
4720 KESTER MILL ROAD  
WINSTON-SALEM, NC 27103  
PHONE: (336) 765-2377  
EMAIL: SCAUSEY@ALLIED-ENGSRV.COM



**VICINITY MAP**  
NOT TO SCALE

**GENERAL NOTES**

- EXISTING SITE BOUNDARY INFORMATION AND TOPOGRAPHY TAKEN FROM A SURVEY PREPARED BY ALLIED LAND SURVEYING CO., P.A. ON JANUARY 5TH, 2022.
- ALL DEVELOPMENT SHALL CONFORM WITH THE VILLAGE OF CLEMMONS "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.
- ALL WATER AND SEWER MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, FEBRUARY 2015, EDITION.

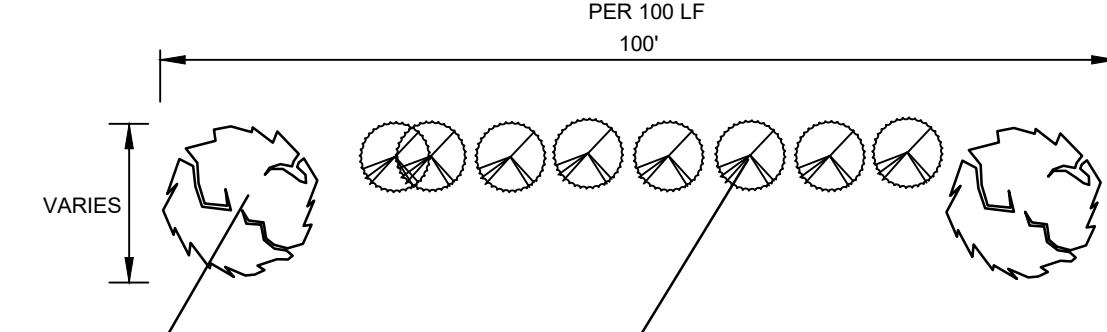
**BUA CALCULATIONS**

CLEMMONS TOWNCENTER OUTPARCEL 2		
	SQ. FT.	ACRE
TOTAL SITE AREA:	58,837	1.351
EXISTING BUA		
BUILDING:	0	0.000
CONCRETE:	734	0.017
PAVEMENT:	0	0.000
GRAVEL:	0	0.000
TOTAL:	734	0.017
PROPOSED BUA		
BUILDING:	10,000	0.230
CONCRETE:	2,587	0.059
PAVEMENT:	16,129	0.370
TOTAL:	28,716	0.659
FINAL DEVELOPMENT BUA		
BUILDING:	10,000	0.230
CONCRETE:	3,321	0.076
PAVEMENT:	16,129	0.370
GRAVEL:	0	0.000
TOTAL:	29,450	0.676
PERCENT BUA:		50.05%

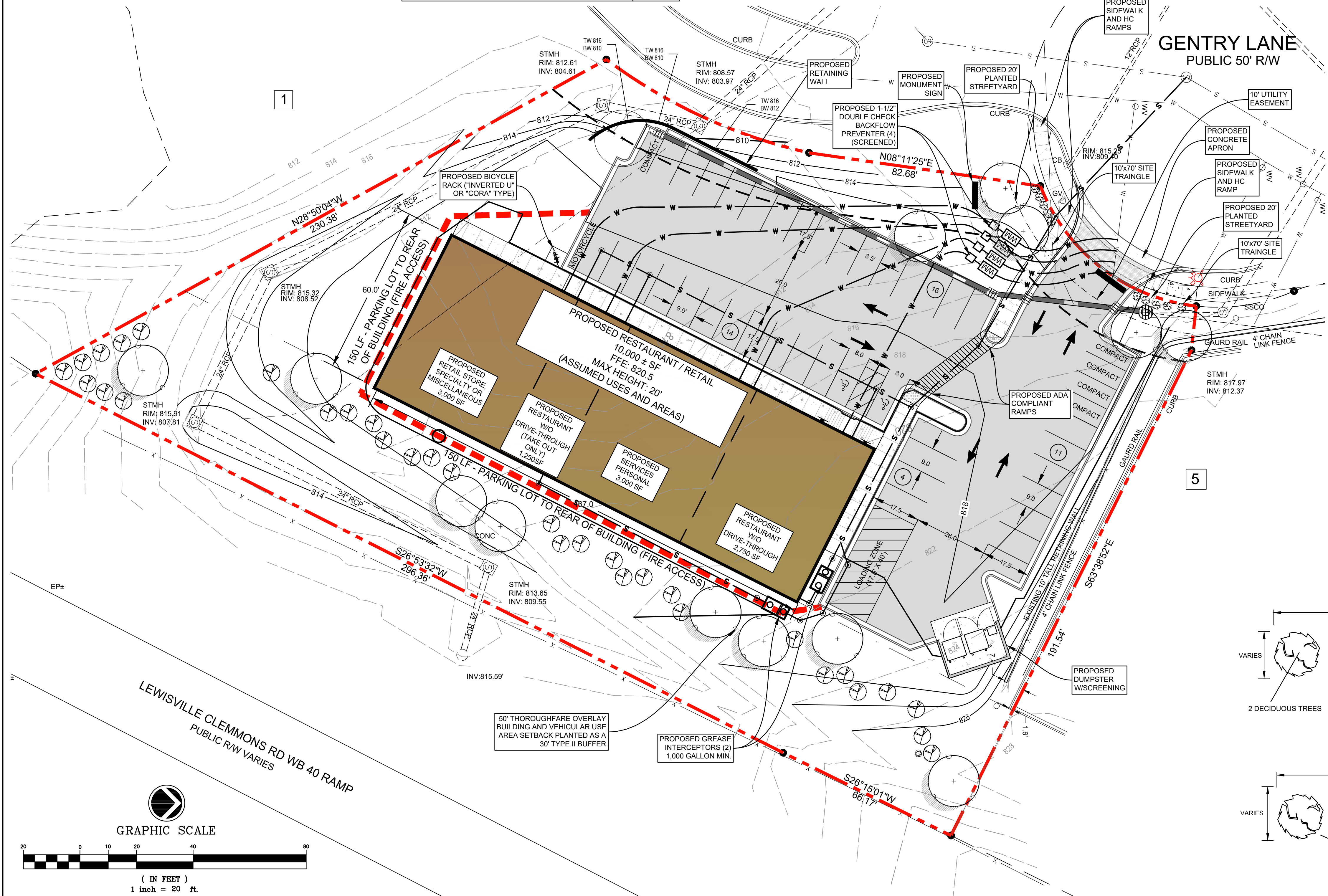
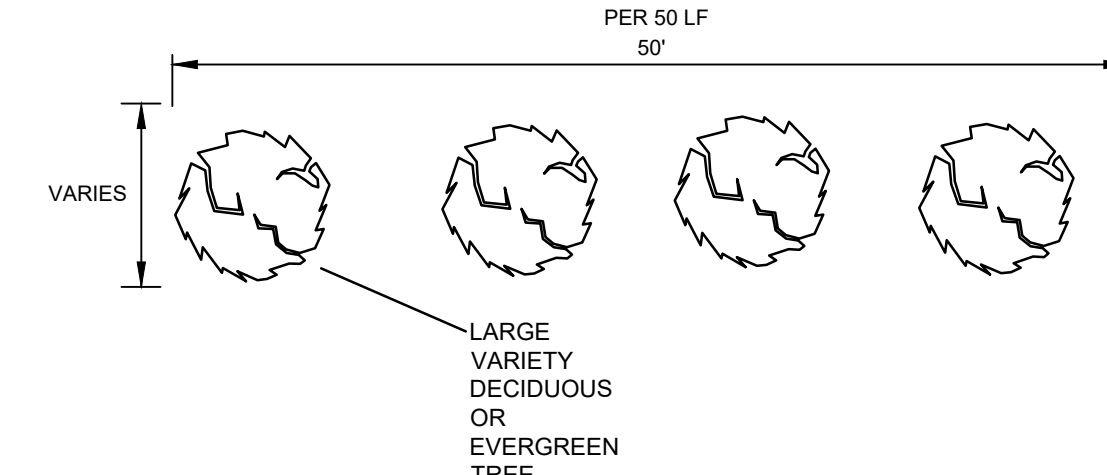
**LEGEND**

- PROPOSED CONCRETE SIDEWALK.
- PROPOSED PAVEMENT.
- PROPOSED BUILDING.
- THOROUGHFARE OVERLAY.
- PROPOSED 20' PLANTING STRIP.
- PROPOSED CANOPY TREE.
- PROPOSED CROSSWALK.
- PROPOSED SANITARY SEWER SERVICE.
- PROPOSED WATER SERVICE.
- PROPOSED ADA COMPLIANT RAMP.
- OPEN SPACE.
- 20' BUILDING FRONT SETBACK.

**30' TYPE II BUFFERYARD REQUIREMENTS**



**PLANTING STRIP REQUIREMENTS**



**REVIEW INFORMATION**

TYPE OF REVIEW:  
 SITE PLAN AMENDMENT

JURISDICTION:  
 VILLAGE OF CLEMMONS

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR: APPROVAL FOR FINAL DEVELOPMENT PLAN.

**ZONING**

EXISTING ZONING: GB-S

**INFRASTRUCTURE**

	PUBLIC	PRIVATE
WATER:	X	
SEWER:	X	
STREETS:		X

LINEAR FEET OF PUBLIC STREETS: N/A FT

**SITE SIZE AND COVERAGES**

TOTAL ACREAGE:	1.35 (58,837 SF)	ACRE(S)
SITE COVERAGES:		
BUILDING TO LAND	17.0% (10,000 SF)	
PAVEMENT TO LAND	31.2% (18,363 SF)	
OPEN SPACE	51.8%	
TOTAL	100	%
BUILDING SQUARE FOOTAGE:	10,000	SF

**BUILDING SETBACKS AND HEIGHT REQUIREMENTS**

FRONT:	20'
REAR:	N/A
SIDE:	N/A
STREET:	20'
BUILDING MAX. HEIGHT:	UNLIMITED FT

**BUFFERYARDS**

REQUIRED: N/A  
PROVIDED: N/A

**STREET YARDS**

REQUIRED: 8' PLANTING STRIP  
PROVIDED: 20' PLANTING STRIP

**OVERLAYS**

REQUIRED: 20' THOROUGHFARE OVERLAY  
PROVIDED: 50' THOROUGHFARE OVERLAY PLANTED AS A 30' TYPE II BUFFER

**PROPOSED USES**

<b>RESIDENTIAL USES</b>	TOWNHOUSE MULTIFAMILY
<b>RETAIL AND WHOLE SALES USES</b>	FOOD OR DRUG STORE FURNITURE AND HOME FURNISHINGS STORE GENERAL MERCHANDISE STORE HARDWARE STORE NURSERY/LAWN AND GARDEN SUPPLY STORE, RETAIL RESTAURANT (WITHOUT DRIVE THROUGH, TAKEOUT ONLY) RETAIL STORE SPECIALTY OR MISCELLANEOUS SHOPPING CENTER
<b>BUSINESS AND PERSONAL SERVICES</b>	BANKING AND FINANCIAL SERVICES HEALTH SERVICES, MISCELLANEOUS MEDICAL AND SURGICAL OFFICES OFFICES, MISCELLANEOUS PROFESSIONAL OFFICE SERVICE, BUSINESS A SERVICE, BUSINESS B SERVICES, PERSONAL VETERINARY SERVICES
<b>RECREATIONAL SERVICES</b>	RECREATIONAL SERVICES, INDOOR INSTITUTIONAL AND PUBLIC USES
<b>CHILD CARE (DROPP-IN)</b>	MUSEUM OR ART GALLERY

**WATERSHED INFORMATION**

THIS SITE IS LOCATED ENTIRELY WITHIN A WS-IV WATERSHED AND IS SUBJECT TO ALL VILLAGE OF CLEMMONS AND NCDEQ REGULATIONS AND ORDINANCES. MAXIMUM ALLOWABLE IMPERVIOUS AREA IS 70%.

**Allied Design, Inc.**  
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4720 KESTER MILL ROAD  
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Fax: (336) 760-8886  
http://www.allied-engsurv.com

FIRM LICENSE C-1891



**PRELIMINARY PLANS**  
NOT RELEASED FOR CONSTRUCTION

**CLEMMONS TOWNCENTER OUTPARCEL 2**  
OHMEGA BUILDERS  
3471 GENTRY LANE  
CLEMMONS, NC

PROJECT NO.: 22-024  
DRAWN BY: NME  
CHECKED BY: SMC  
DATE: 06/01/2022

NO.	DATE	DESCRIPTION
A.	05/10/2022	ISSUED FOR SKETCH PLAN REVIEW
B.	06/01/2022	ISSUED FOR PLANNING BOARD REVIEW
C.	06/29/2022	REVISED PER TRC COMMENTS

**PRELIMINARY SITE PLAN**

SHEET  
**C1**

