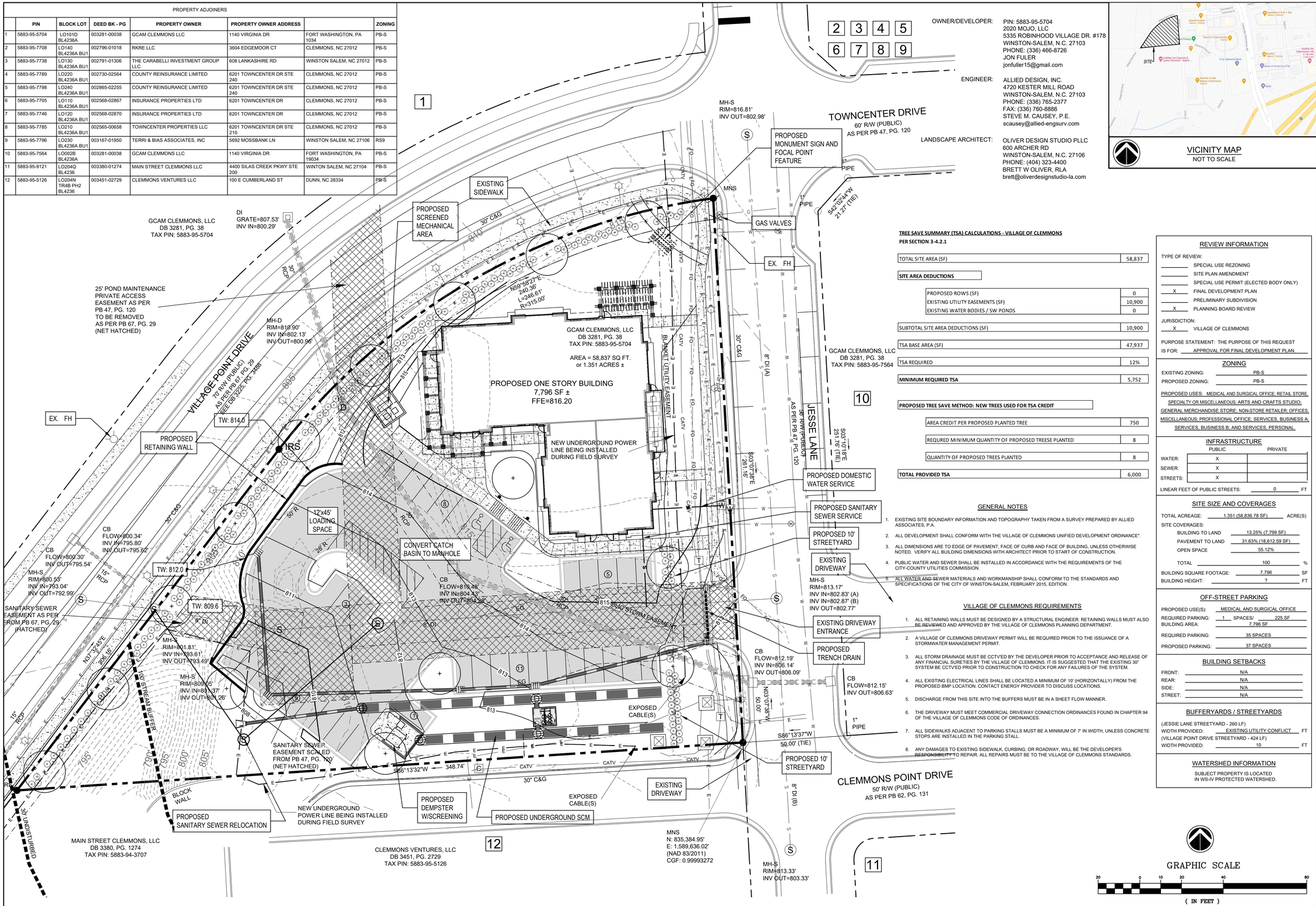
PROPERTY ADJOINERS

	PIN	BLOCK LOT	DEED BK - PG	PROPERTY OWNER	PROPERTY OWNER ADDRESS		ZONING
1	5883-95-5704	LO101D BL4236A	003281-00038	GCAM CLEMMONS LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA 1034	PB-S
2	5883-95-7708	LO140 BL4236A BU1	002796-01018	RKRE LLC	3604 EDGEMOOR CT	CLEMMONS, NC 27012	PB-S
3	5883-95-7738	LO130 BL4236A BU1	002791-01306	THE CARABELLI INVESTMENT GROUP LLC	608 LANKASHIRE RD	WINSTON SALEM, NC 27012	PB-S
4	5883-95-7789	LO220 BL4236A BU1	002730-02564	COUNTY REINSURANCE LIMITED	6201 TOWNCENTER DR STE 240	CLEMMONS, NC 27012	PB-S
5	5883-95-7798	LO240 BL4236A BU1	002865-02255	COUNTY REINSURANCE LIMITED	6201 TOWNCENTER DR STE 240	CLEMMONS, NC 27012	PB-S
6	5883-95-7705	LO110 BL4236A BU1	002568-02867	INSURANCE PROPERTIES LTD	6201 TOWNCENTER DR	CLEMMONS, NC 27012	PB-S
7	5883-95-7746	LO120 BL4236A BU1	002568-02870	INSURANCE PROPERTIES LTD	6201 TOWNCENTER DR	CLEMMONS, NC 27012	PB-S
8	5883-95-7785	LO210 BL4236A BU1	002565-00658	TOWNCENTER PROPERTIES LLC	6201 TOWNCENTER DR STE 210	CLEMMONS, NC 27012	PB-S
9	5883-95-7796	LO230 BL4236A BU1	003167-01950	TERRI & BIAS ASSOCIATES, INC	5692 MOSSBANK LN	WINSTON SALEM, NC 27106	RS9
10	5883-95-7564	LO002B BL4236A	003281-00038	GCAM CLEMMONS LLC	1140 VIRGINIA DR	FORT WASHINGTON, PA 19034	PB-S
11	5883-95-9121	LO204Q BL4236	003380-01274	MAIN STREET CLEMMONS LLC	4400 SILAS CREEK PKWY STE 200	WINTON SALEM, NC 27104	PB-S
12	5883-95-5126	LO204N TR4B PH2 BL4236	003451-02729	CLEMMONS VENTURES LLC	100 E CUMBERLAND ST	DUNN, NC 28334	PB-S



OWNER/DEVELOPER: PIN: 5883-95-5704
2020 MOJO, LLC
5335 ROBINHOOD VILLAGE DR. #178
WINSTON-SALEM, N.C. 27103
PHONE: (336) 466-8726
JON FULER
jonfuller15@gmail.com

ENGINEER: ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 765-2377
FAX: (336) 760-8886
STEVE M. CAUSEY, P.E.
scausey@allied-engsurv.com

LANDSCAPE ARCHITECT: OLIVER DESIGN STUDIO PLLC
600 ARCHER RD
WINSTON-SALEM, N.C. 27106
PHONE: (404) 323-4400
BRETT W OLIVER, RLA
brett@oliverdesignstudio-la.com

VICINITY MAP
NOT TO SCALE

TREE SAVE SUMMARY (TSA) CALCULATIONS - VILLAGE OF CLEMMONS
PER SECTION 3-4.2.1

TOTAL SITE AREA (SF)	58,837
SITE AREA DEDUCTIONS	
PROPOSED ROWS (SF)	0
EXISTING UTILITY EASEMENTS (SF)	10,900
EXISTING WATER BODIES / SW PONDS	0
SUBTOTAL SITE AREA DEDUCTIONS (SF)	10,900
TSA BASE AREA (SF)	47,937
TSA REQUIRED	12%
MINIMUM REQUIRED TSA	5,752
PROPOSED TREE SAVE METHOD: NEW TREES USED FOR TSA CREDIT	
AREA CREDIT PER PROPOSED PLANTED TREE	750
REQURED MINIMUM QUANTITY OF PROPOSED TREESE PLANTED	8
QUANTITY OF PROPOSED TREES PLANTED	8
TOTAL PROVIDED TSA	6,000

GENERAL NOTES

1. EXISTING SITE BOUNDARY INFORMATION AND TOPOGRAPHY TAKEN FROM A SURVEY PREPARED BY ALLIED ASSOCIATES, P.A.
2. ALL DEVELOPMENT SHALL CONFORM WITH THE VILLAGE OF CLEMMONS UNIFIED DEVELOPMENT ORDINANCE*.
3. 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.
4. PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION.
5. ALL WATER AND SEWER MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, FEBRUARY 2015, EDITION.

VILLAGE OF CLEMMONS REQUIREMENTS

1. ALL RETAINING WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER. RETAINING WALLS MUST ALSO BE REVIEWED AND APPROVED BY THE VILLAGE OF CLEMMONS PLANNING DEPARTMENT.
2. A VILLAGE OF CLEMMONS DRIVEWAY PERMIT WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A STORMWATER MANAGEMENT PERMIT.
3. ALL STORM DRAINAGE MUST BE CCTV'ED BY THE DEVELOPER PRIOR TO ACCEPTANCE AND RELEASE OF ANY FINANCIAL SURETIES BY THE VILLAGE OF CLEMMONS. IT IS SUGGESTED THAT THE EXISTING 30" SYSTEM BE CCTV'ED PRIOR TO CONSTRUCTION TO CHECK FOR ANY FAILURES OF THE SYSTEM.
4. ALL EXISTING ELECTRICAL LINES SHALL BE LOCATED A MINIMUM OF 10' (HORIZONTALLY) FROM THE PROPOSED BMP LOCATION. CONTACT ENERGY PROVIDER TO DISCUSS LOCATIONS.
5. DISCHARGE FROM THIS SITE INTO THE BUFFERS MUST BE IN A SHEET FLOW MANNER.
6. THE DRIVEWAY MUST MEET COMMERCIAL DRIVEWAY CONNECTION ORDINANCES FOUND IN CHAPTER 94 OF THE VILLAGE OF CLEMMONS CODE OF ORDINANCES.
7. ALL SIDEWALKS ADJACENT TO PARKING STALLS MUST BE A MINIMUM OF 7' IN WIDTH, UNLESS CONCRETE STOPS ARE INSTALLED IN THE PARKING STALL.
8. 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.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REVIEW INFORMATION

TYPE OF REVIEW:
- ____ SPECIAL USE REZONING
- ____ SITE PLAN AMENDMENT
- ____ SPECIAL USE PERMIT (ELECTED BODY ONLY)
- X FINAL DEVELOPMENT PLAN
- ____ PRELIMINARY SUBDIVISION
- X PLANNING BOARD REVIEW

JURISDICTION:
- X VILLAGE OF CLEMMONS

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

ZONING

EXISTING ZONING: PB-S
PROPOSED ZONING: PB-S

PROPOSED USES: MEDICAL AND SURGICAL OFFICE; RETAIL STORE, SPECIALTY OR MISCELLANEOUS; ARTS AND CRAFTS STUDIO; GENERAL MERCHANDISE STORE; NON-STORE RETAILER; OFFICES, MISCELLANEOUS; PROFESSIONAL OFFICE; SERVICES, BUSINESS A; SERVICES, BUSINESS B; AND SERVICES, PERSONAL.

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:	X	
SEWER:	X	
STREETS:	X	

LINEAR FEET OF PUBLIC STREETS: 0 FT

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 1.351 (58,836.78 SF) ACRE(S)
SITE COVERAGES:
- BUILDING TO LAND 13.25% (7,799 SF)
- PAVEMENT TO LAND 31.63% (18,612.59 SF)
- OPEN SPACE 55.12%
- TOTAL 100 %

BUILDING SQUARE FOOTAGE: 7,796 SF
BUILDING HEIGHT: ? FT

OFF-STREET PARKING

PROPOSED USE(S): MEDICAL AND SURGICAL OFFICE
REQUIRED PARKING: 1 SPACES/ 225 SF BUILDING AREA: 7,796 SF
REQUIRED PARKING: 35 SPACES
PROPOSED PARKING: 37 SPACES

BUILDING SETBACKS

FRONT: N/A
REAR: N/A
SIDE: N/A
STREET: N/A

BUFFERYARDS / STREETYARDS

(JESSIE LANE STREETYARD - 260 LF)
WIDTH PROVIDED: EXISTING UTILITY CONFLICT FT
(VILLAGE POINT DRIVE STREETYARD - 424 LF)
WIDTH PROVIDED: 10 FT

WATERSHED INFORMATION

SUBJECT PROPERTY IS LOCATED IN WS-IV PROTECTED WATERSHED.

REVISIONS

NO.	DATE:	DESCRIPTION
A	06/24/2021	ISSUED FOR PRE-SUBMITTAL REVIEW
B	07/01/2021	ISSUED FOR PLANNING BOARD REVIEW
C	08/06/2021	REVISED PER VILLAGE TRC COMMENTS
D	09/09/2021	REVISED USES

PROJECT NO.: 20-021
DRAWN BY: WAB
CHECKED BY: SMC
DATE: 06/24/2021

PRELIMINARY
SITE PLAN

SHEET
C1

Allied Design, Inc.
CIVIL ENGINEERING • LAND SURVEYING
4720 KESTER MILL ROAD
WINSTON-SALEM, NORTH CAROLINA 27103
Phone: (336) 765-2377
Fax: (336) 760-8886
http://www.allied-engsurv.com
FIRM LICENSE C-1891

OLIVER DESIGN STUDIO PLLC
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DAVIE CONSTRUCTION CO.

FULLER ARCHITECTURE
68 COURT SQUARE
SUITE 200
MOCKSVILLE NC
27028
336 751 0400

TRIAD Ocular & Facial PLASTIC SURGERY

1:1