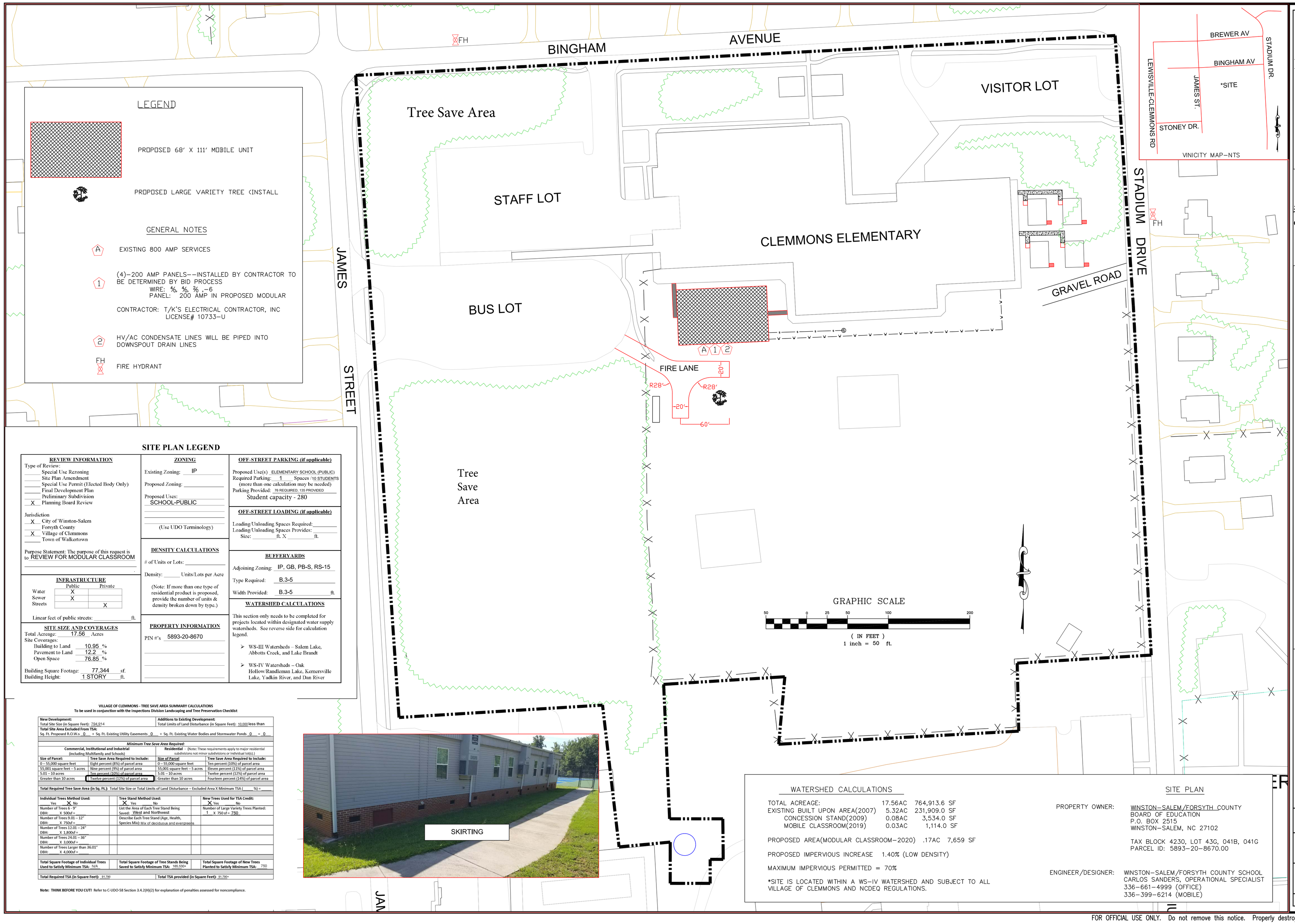

LEGEND

PROPOSED 68' X 111' MOBILE UNIT

PROPOSED LARGE VARIETY TREE (INSTALL

GENERAL NOTES

A — EXISTING 800 AMP SERVICES

1 — (4)–200 AMP PANELS––INSTALLED BY CONTRACTOR TO BE DETERMINED BY BID PROCESS
WIRE: ⅝, ⅝, ⅝ ,–6
PANEL: 200 AMP IN PROPOSED MODULAR
CONTRACTOR: T/K'S ELECTRICAL CONTRACTOR, INC
LICENSE# 10733–U

2 — HV/AC CONDENSATE LINES WILL BE PIPED INTO DOWNSPOUT DRAIN LINES

FH — FIRE HYDRANT

SITE PLAN LEGEND

REVIEW INFORMATION

Type of Review:
_____ Special Use Rezoning
_____ Site Plan Amendment
_____ Special Use Permit (Elected Body Only)
_____ Final Development Plan
_____ Preliminary Subdivision
__X__ Planning Board Review

Jurisdiction
__X__ City of Winston-Salem
_____ Forsyth County
__X__ Village of Clemmons
_____ Town of Walkertown

Purpose Statement: The purpose of this request is to REVIEW FOR MODULAR CLASSROOM

INFRASTRUCTURE

	Public	Private
Water	X	
Sewer	X	
Streets		X

Linear feet of public streets: _____ ft.

SITE SIZE AND COVERAGES

Total Acreage: 17.56 Acres
Site Coverages:
Building to Land 10.95 %
Pavement to Land 12.2 %
Open Space 76.85 %

Building Square Footage: 77,344 sf.
Building Height: 1 STORY ft.

ZONING

Existing Zoning: IP

Proposed Zoning: _____

Proposed Uses:
SCHOOL-PUBLIC

(Use UDO Terminology)

DENSITY CALCULATIONS

# of Units or Lots: _____

Density: _____ Units/Lots per Acre

(Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)

PROPERTY INFORMATION

PIN #'s 5893-20-8670

OFF-STREET PARKING (if applicable)

Proposed Use(s) ELEMENTARY SCHOOL (PUBLIC)
Required Parking: 1 Spaces / 10 STUDENTS
(more than one calculation may be needed)
Parking Provided: 76 REQUIRED, 135 PROVIDED
Student capacity - 280

OFF-STREET LOADING (if applicable)

Loading/Unloading Spaces Required: _____
Loading/Unloading Spaces Provides: _____
Size: _____ ft. X _____ ft.

BUFFERYARDS

Adjoining Zoning: IP, GB, PB-S, RS-15

Type Required: B.3-5

Width Provided: B.3-5 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

VILLAGE OF CLEMMONS - TREE SAVE AREA SUMMARY CALCULATIONS
To be used in conjunction with the Inspections Division Landscaping and Tree Preservation Checklist

New Development:	Additions to Existing Development:
Total Site Size (in Square Feet): 794,914	Total Limits of Land Disturbance (in Square Feet): 10,000 less than
Total Site Area Excluded From TSA: Sq. Ft. Proposed R.O.W.s 0 + Sq. Ft. Existing Utility Easements 0 + Sq. Ft. Existing Water Bodies and Stormwater Ponds 0 = 0	

Minimum Tree Save Area Required:

Commercial, Institutional and Industrial (including Multifamily and Schools)		Residential - (Note: These requirements apply to major residential subdivisions not minor subdivisions or individual lot(s).)	
Size of Parcel:	**Tree Save Area Required to Include:**	**Size of Parcel**	**Tree Save Area Required to Include:**
0 – 55,000 square feet	Eight percent (8%) of parcel area	0 – 55,000 square feet	Ten percent (10%) of parcel area
55,001 square feet – 5 acres	Nine percent (9%) of parcel area	55,001 square feet – 5 acres	Eleven percent (11%) of parcel area
5.01 – 10 acres	Ten percent (10%) of parcel area	5.01 – 10 acres	Twelve percent (12%) of parcel area
Greater than 10 acres	Twelve percent (12%) of parcel area	Greater than 10 acres	Fourteen percent (14%) of parcel area

Total Required Tree Save Area (in Sq. Ft.): Total Site Size or Total Limits of Land Disturbance – Excluded Area X Minimum TSA (%) =

Individual Trees Method Used:	Tree Stand Method Used:	New Trees Used for TSA Credit:
Yes X No	X Yes No	X Yes No
Number of Trees 6 - 9" DBH: X 500sf =	List the Area of Each Tree Stand Being Saved: West and Northwest	Number of Large Variety Trees Planted: 1 X 750 sf = 750
Number of Trees 9.01 – 12" DBH: X 750sf =	Describe Each Tree Stand (Age, Health, Species Mix): Mix of deciduous and evergreens	
Number of Trees 12.01 – 24" DBH: X 1,800sf =		
Number of Trees 24.01 – 36" DBH: X 3,000sf =		
Number of Trees Larger than 36.01" DBH: X 4,000sf =		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: N/A	**Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA:** 165,530+	**Total Square Footage of New Trees Planted to Satisfy Minimum TSA:** 750

Total Required TSA (in Square Feet): 91,790 **Total TSA provided (in Square Feet):** 91,790+

Note: THINK BEFORE YOU CUT! Refer to C-UDO-58 Section 3.4.2(H)(2) for explanation of penalties assessed for noncompliance.

WATERSHED CALCULATIONS

TOTAL ACREAGE:	17.56AC	764,913.6 SF	
EXISTING BUILT UPON AREA(2007)	5.32AC	231,909.0 SF	
CONCESSION STAND(2009)	0.08AC	3,534.0 SF	
MOBILE CLASSROOM(2019)	0.03AC	1,114.0 SF	
PROPOSED AREA(MODULAR CLASSROOM–2020)	.17AC	7,659 SF	

PROPOSED IMPERVIOUS INCREASE 1.40% (LOW DENSITY)

MAXIMUM IMPERVIOUS PERMITTED = 70%

*SITE IS LOCATED WITHIN A WS–IV WATERSHED AND SUBJECT TO ALL VILLAGE OF CLEMMONS AND NCDEQ REGULATIONS.

SITE PLAN

PROPERTY OWNER: WINSTON–SALEM/FORSYTH COUNTY BOARD OF EDUCATION
P.O. BOX 2515
WINSTON–SALEM, NC 27102

TAX BLOCK 4230, LOT 43G, 041B, 041G
PARCEL ID: 5893–20–8670.00

ENGINEER/DESIGNER: WINSTON–SALEM/FORSYTH COUNTY SCHOOL
CARLOS SANDERS, OPERATIONAL SPECIALIST
336–661–4999 (OFFICE)
336–399–6214 (MOBILE)

CLEMMONS ELEMENTARY SCHOOL

Winston Salem–Forsyth County Schools

CLEMMONS ELEMENTARY SCHOOL SITE PLAN

REVISIONS

NO.	DATE	DESCRIPTION
A	06/18/2018	MOBILE CLASSROOM
B	05/20/2020	MODULAR CLASSROOM
C	06/18/2020	MODULAR CLASSROOM REVISIONS #1
D	08/03/2020	MODULAR CLASSROOM REVISIONS #1–V.O.C.

1" = 50'

MAY 20, 2020

SHEET 1 of 1

FOR OFFICIAL USE ONLY. Do not remove this notice. Properly destroy documents when no longer needed.