

**PLANNING BOARD REVIEW**

School, private

**CASE:** PBR 2021-08

**PIN:** 5884-83-6426

**SCALE:** 1" represents 400'

**STAFF:** Reed

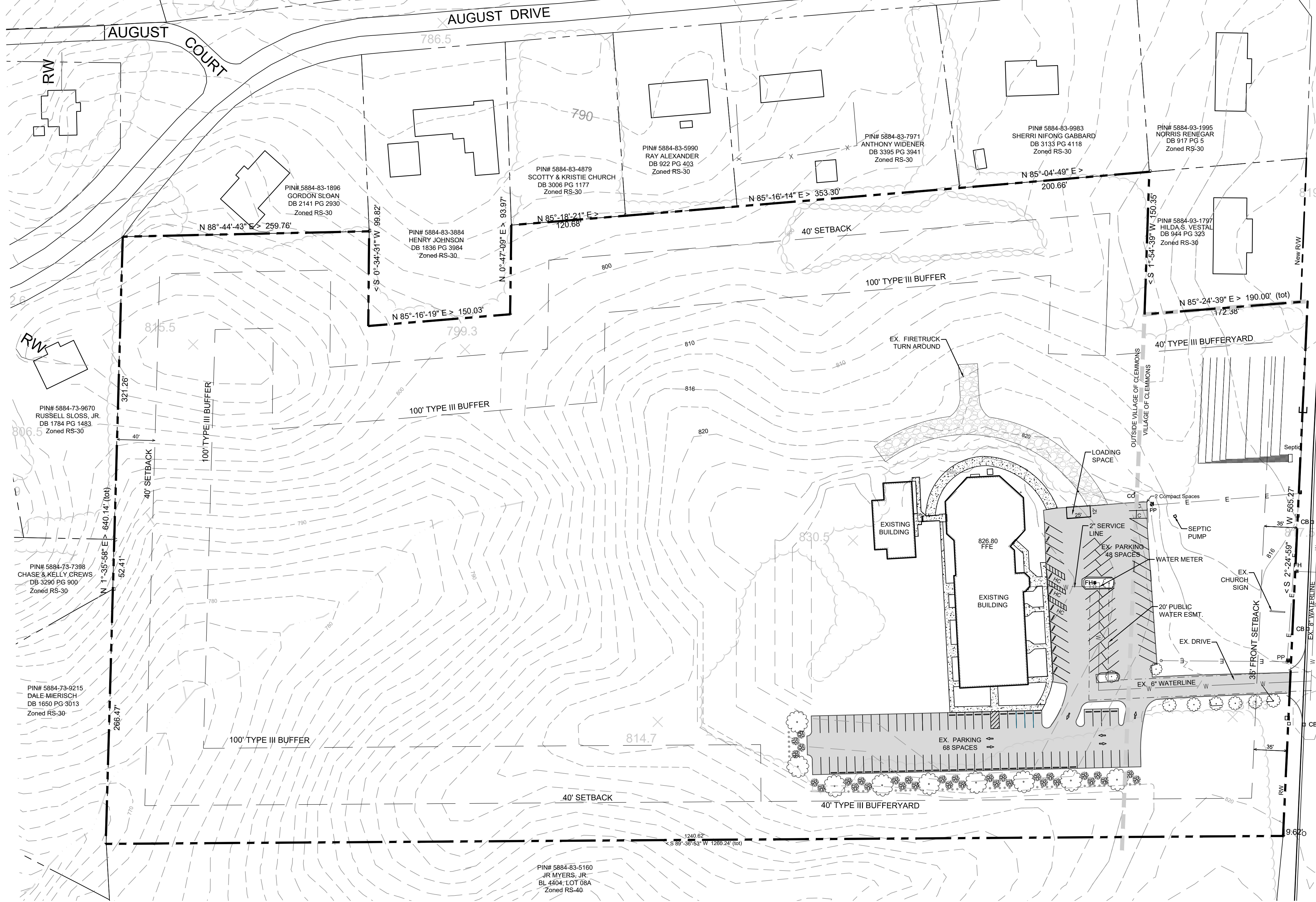
**GMA:** 3

**ACRES:** 18.22

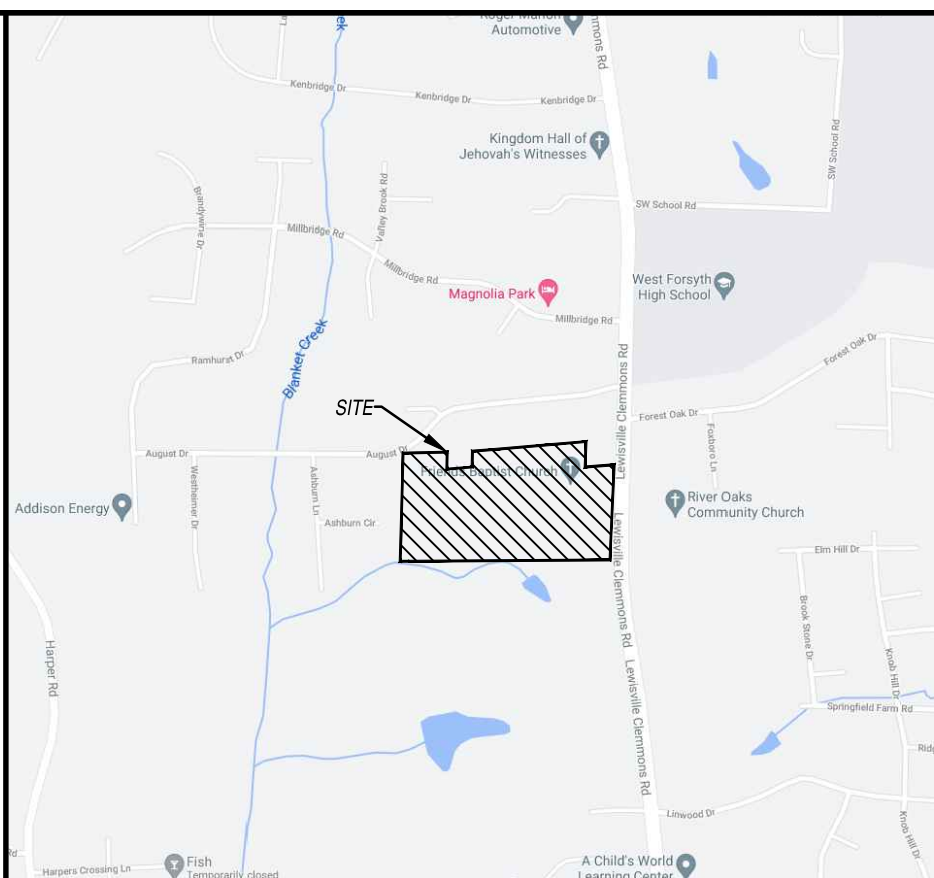
**MAP(S):** 5884.04







ALL BUILDING AND PARKING ON SITE IS EXISTING. THERE ARE NO PROPOSED ADDITIONS.



VICINITY MAP  
NOT TO SCALE

**PROPERTY INFORMATION:**  
 PARCEL ID NUMBER: 5884-83-6426  
 ZONING: RS-40  
 ACREAGE: 18.22

**PROPERTY OWNER/DEVELOPER:**  
 FRIENDS BAPTIST CHURCH  
 1840 LEWISVILLE CLEMONS ROAD  
 CLEMONS, NC 27012  
 PHONE: 336-403-1745  
 EMAIL: LORAPONZ@GMAIL.COM

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

**REVIEW INFORMATION**

TYPE OF REVIEW:  
 PLANNING BOARD REVIEW

JURISDICTION:  
 FORSYTH COUNTY  
 VILLAGE OF CLEMONS

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR: PLANNING BOARD REVIEW FOR USE OF PRIVATE SCHOOL.

**ZONING**

EXISTING ZONING: RS40  
 PROPOSED ZONING: NO CHANGE  
 PROPOSED USES: CHURCH/RELIGIOUS INSTITUTION  
SCHOOL, PRIVATE

**SITE SIZE AND COVERAGES**

TOTAL ACREAGE: 18.22 ACRE(S)  
 SITE COVERAGES:  
 BUILDING TO LAND 2.4 %  
 PAVEMENT TO LAND 7.5 %  
 OPEN SPACE 90.1 %  
 TOTAL 100 %  
 BUILDING HEIGHT: 40 FT

**BUFFERYARDS**

ADJOINING ZONING: RS30, RS40  
 TYPE REQUIRED: TYPE III  
 WIDTH PROVIDED: 100' FT

**OFF-STREET PARKING**

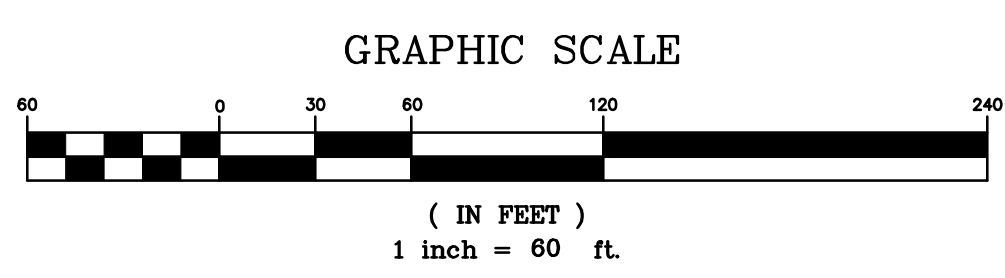
PROPOSED USE(S): CHURCH/RELIGIOUS INSTITUTION  
 REQUIRED PARKING: 0.25 SPACES/ SEAT  
0.25 SPACES X 405 SEATS = 101.25  
102 SPACES  
 PROPOSED USE(S): SCHOOL, PRIVATE  
 REQUIRED PARKING: 1 SPACES/ 10 STUDENTS  
50 STUDENTS / 10 = 5  
5 SPACES  
 TOTAL REQUIRED: 107 SPACES  
 TOTAL PROVIDED: 116 SPACES

**REQUIRED SF PER STUDENT**

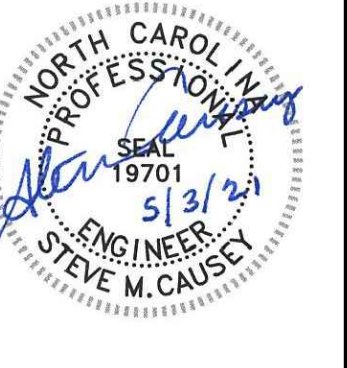
GRADES K-5 = 36 STUDENTS: 36 \* 400 SF = 14,400 SF  
 GRADES 6-8 = 18 STUDENTS: 18 \* 600 SF = 10,800 SF  
 GRADE 9 = 6 STUDENTS: 6 \* 800 SF = 4,800 SF  
 TOTAL SF REQUIRED: 30,000 SF  
 TOTAL SF PROVIDED: 30,000 SF

**WATERSHED INFORMATION**

WATERSHED: WS IV YADKIN RIVER



**Allied Design, Inc.**  
 CIVIL ENGINEERING & LAND SURVEYING  
 4720 KESTER MILL ROAD  
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 Phone: (336) 765-2377  
 Fax: (336) 760-8886  
 http://www.allied-engsurv.com



FIRM LICENSE C-1891

PRELIMINARY  
PLANS

NOT RELEASED FOR  
CONSTRUCTION

**FRIENDS BAPTIST CHURCH**  
 1840 LEWISVILLE-CLEMONS ROAD  
 CLEMONS, NC 27012

PROJECT NO.: 21-000  
 DRAWN BY: HLK  
 CHECKED BY: SMC  
 DATE: 04/26/2021

NO.	DATE	DESCRIPTION
A	04/26/2021	ISSUED FOR PRE-SUBMITTAL REVIEW
B	05/03/2021	ISSUED FOR PLANNING BOARD REVIEW

**SITE PLAN**

SHEET  
**C1**