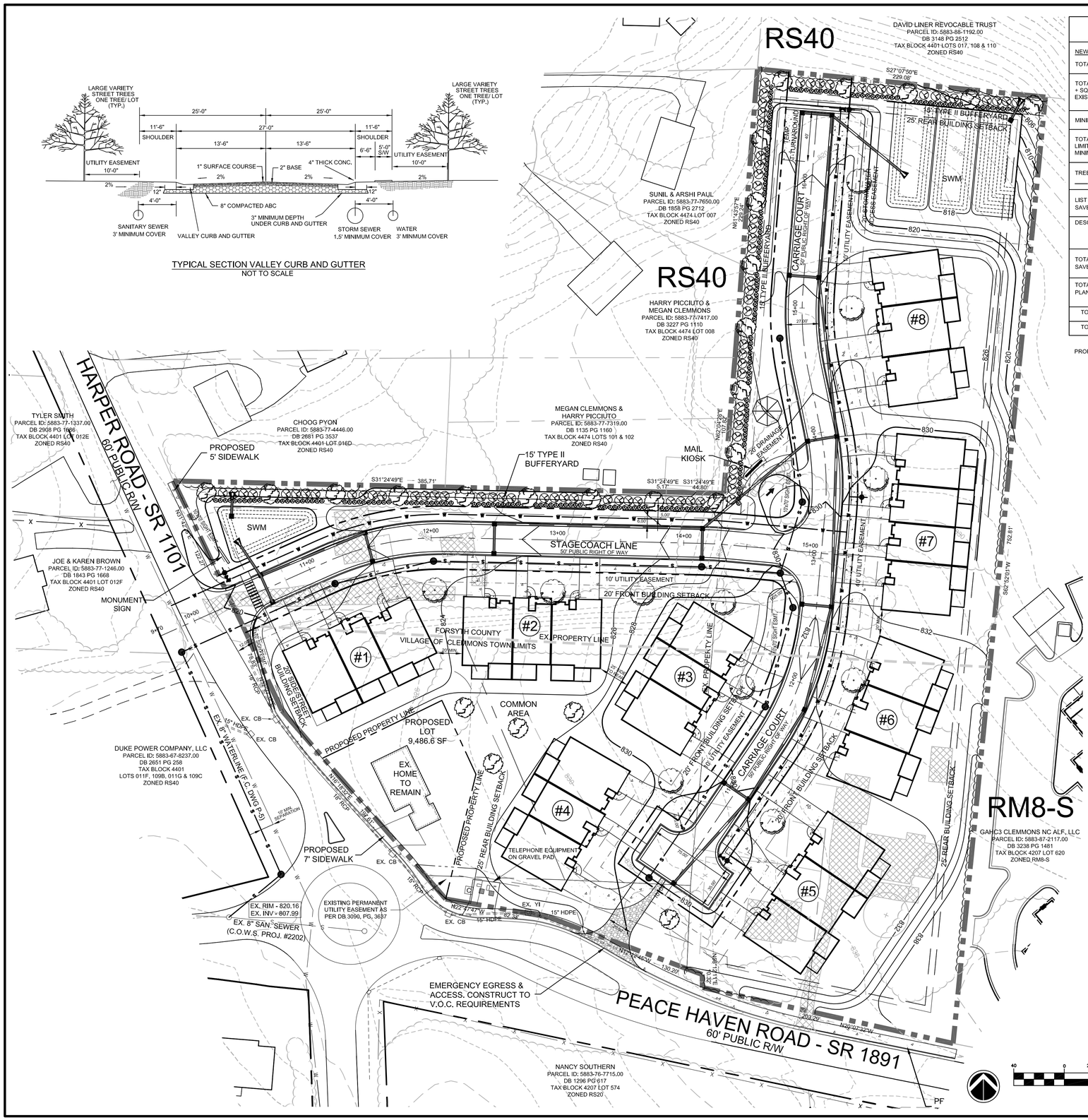


TYPICAL SECTION VALLEY CURB AND GUTTER
NOT TO SCALE

TREE SAVE AREA SUMMARY CALCULATIONS

NEW DEVELOPMENT:

TOTAL SITE SIZE (IN SQUARE FEET):	278,642
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s + SQUARE FEET OF EXISTING UTILITY EASEMENTS + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS	58,259 + 3,215 + 36,756 = 98,230
MINIMUM TREE SAVE AREA REQUIRED:	X 10% ___ 12% ___ 14%
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (10%) =	18,042
TREE STAND METHOD USED:	___ YES X NO
LIST THE AREA OF EACH TREE STAND BEING SAVED:	
DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX):	
TOTAL SQUARE FOOTAGE OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA:	
TOTAL SQUARE FOOTAGE OF NEW TREES BEING PLANTED TO SATISFY MINIMUM TSA:	36 TREES X 750 SF/TREE= 27,000 SF
TOTAL REQUIRED TSA (IN SQUARE FEET):	18,041
TOTAL PROVIDED TSA (IN SQUARE FEET):	27,000

PROPERTY IS LOCATED IN THE YADKIN RIVER, WS4 WATERSHED.

GENERAL NOTES

1. EXISTING SITE BOUNDARY INFORMATION TAKEN FROM AVAILABLE DEEDS. EXISTING TOPOGRAPHY AND OTHER INFORMATION TAKEN FROM AVAILABLE CITY/COUNTY MAPS.
2. ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY/VILLAGE OF CLEMMONS "UNIFIED DEVELOPMENT ORDINANCE".
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK 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.
6. EACH RESIDENTIAL DRIVEWAY WILL BE REQUIRED TO OBTAIN AN INDIVIDUAL DRIVEWAY PERMIT.
7. THE DEVELOPER WILL HAVE TO BOND OR PROVIDE A LETTER FOR THE PROPOSED SIDEWALK. 100% OF THE SIDEWALK SHALL BE INSTALLED WITHIN 2 YEARS FROM THE ISSUANCE OF THE FIRST HOUSE BUILDING PERMIT.
8. ALL HANDICAP RAMPS WILL NEED TRUNCATED DOME MATS.
9. ALL CORNER LOTS CAN ONLY HAVE ONE DRIVEWAY CONNECTION. CIRCLE DRIVES WILL NOT BE ALLOWED.
10. STOP AND STREET SIGNS ARE REQUIRED AT STREET INTERSECTIONS.

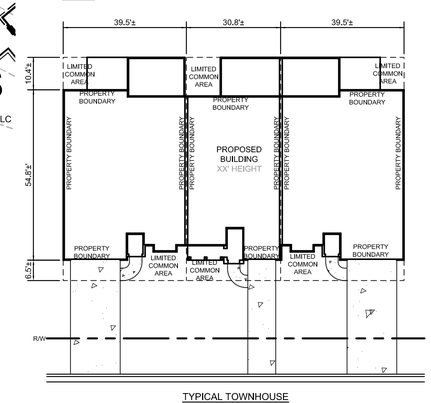
BUILDING SETBACKS

FRONT:	25'
REAR:	25'
SIDE:	0'/20' COMBINED
STREET:	20'

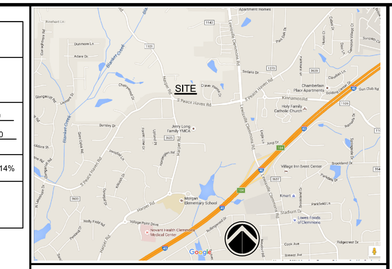
STREET INDEX CALCULATION

NUMBER OF SEGMENTS:	3
NUMBER OF NODES:	3
SEGMENTS / NODES:	3/3 = 1.00

EXISTING STRUCTURE OR PAVEMENT TO BE REMOVED.



TYPICAL TOWNHOUSE PROPERTY LINES
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SITE DATA

PROPERTY OWNER: PIN: 5883-77-6218.00; ZONED: RS40
WILLIAM E. ALEXANDER
4605 WOODSMAN WAY
WINSTON-SALEM, NC 27103

PIN: 5883-77-6141.00; ZONED: RS40
LARRY B. JARVIS
2043 HARPER ROAD
CLEMMONS, NC 27012

PIN: 5883-77-8081.00; ZONED: RS40
PEACEHAVEN DEVELOPMENT, LLC
1321 WESTBROOK PLAZA DRIVE, UNIT 220
WINSTON-SALEM, NC 27103

DEVELOPER: PEACEHAVEN DEVELOPMENT, LLC
HOLLIS BOARDMAN
8065 GLENGARRIFF ROAD
CLEMMONS, NC 27012
PHONE: (336) 575-5104
hollisboardman@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

REVIEW INFORMATION

TYPE OF REVIEW:
X PRELIMINARY SUBDIVISION
X SPECIAL USE REZONING

JURISDICTION:
X VILLAGE OF CLEMMONS

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR: OBTAIN SPECIAL USE ZONING APPROVAL FOR THE SUBJECT PROPERTY FROM RS-40 TO RM-5 AND FOR APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN.

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:	X	
SEWER:	X	
STREETS:	X	

LINEAR FEET OF PUBLIC STREETS: 1,126 FT

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 6.33 ACRE(S)
DEDICATED RIGHT-OF-WAY: (58,259) SF
SITE COVERAGES:
BUILDING TO LAND 20.70 %
PAVEMENT TO LAND (STREET, SIDEWALKS AND DRIVEWAYS) 19.81 %
OPEN SPACE 59.49 %
TOTAL 100 %

ZONING

EXISTING ZONING: RS40
PROPOSED ZONING: RM5-S
PROPOSED USES: RESIDENTIAL BUILDING, SINGLE FAMILY; RESIDENTIAL BUILDING, TOWNHOUSE

DENSITY CALCULATIONS

OF UNITS: 25 TOWNHOMES/1 SINGLE-FAMILY
DENSITY: 4.1 UNITS PER ACRE

BUFFERYARDS

ADJOINING ZONING: RS40 & RM8-S
TYPE REQUIRED: TYPE II
WIDTH PROVIDED: 15'

PARKING CALCULATIONS

(25) 3 BEDROOM UNITS x 2 SPACES/UNIT = 50 SPACES
2 CAR GARAGES (19 UNITS) - 19 x 2 = 38 SPACES
1 CAR GARAGE (6 UNITS) PLUS DRIVEWAY SPACE - 6 x 2 = 12 SPACES
TOTAL PARKING PROVIDED = 50 SPACES

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

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 19701 STEVE M. CAUSEY 1-25-16

PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION
FIRM LICENSE C-1891

CONCORD CROSSING
CLEMMONS, NORTH CAROLINA

PROJECT NO.: 15-065/PA160107
DRAWN BY: CAB
CHECKED BY: SMC
DATE: 01/28/2016

NO.	DATE	DESCRIPTION
A	01/28/16	ISSUED FOR PRE-SUBMITTAL REVIEW.
B	02/04/16	ISSUED FOR PLANNING BOARD APPROVAL
C	03/07/16	REVISED PER PLANNING STAFF COMMENTS

REVISIONS

REZONING AND PRELIMINARY SITE PLAN

SHEET
C1