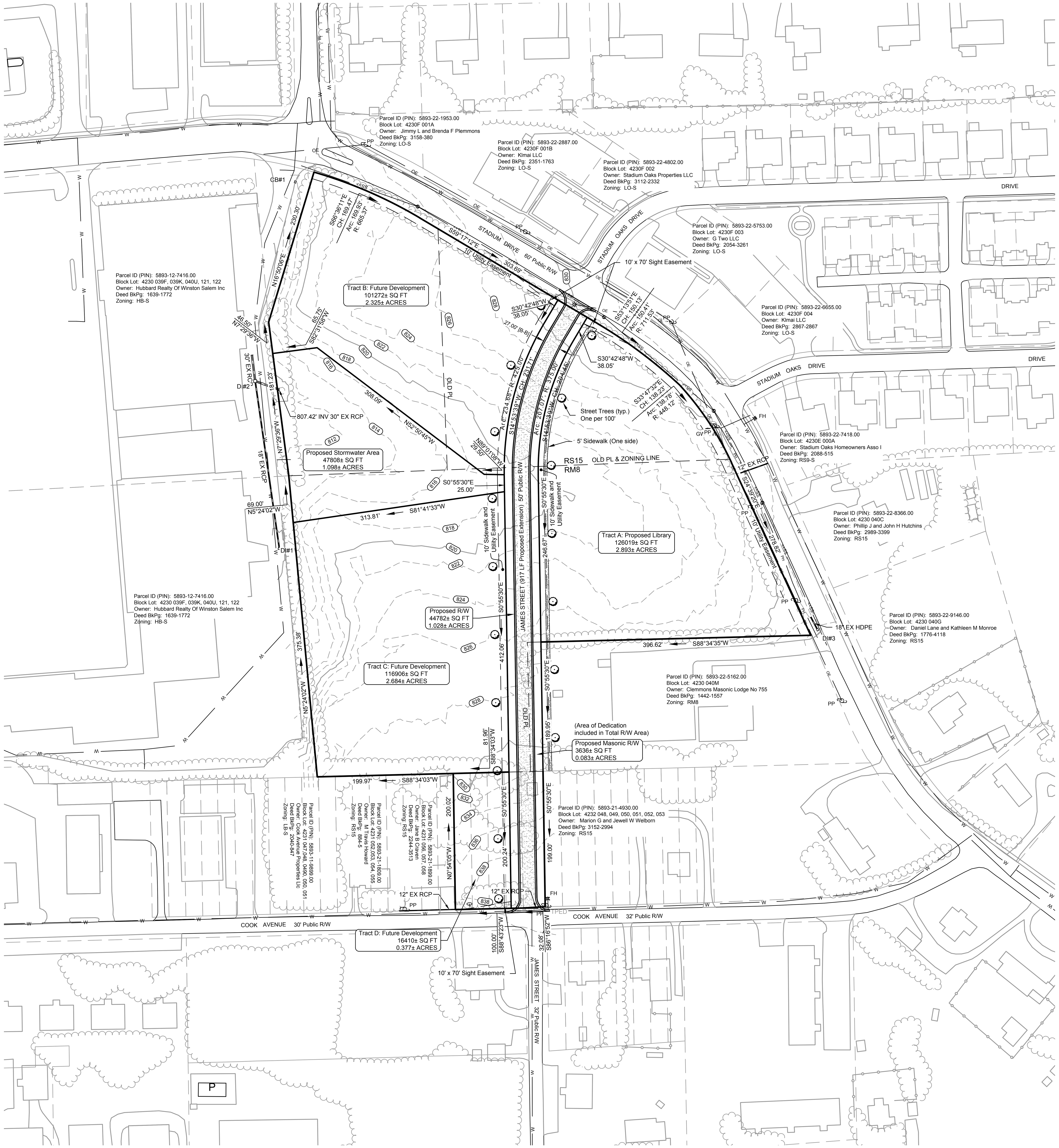
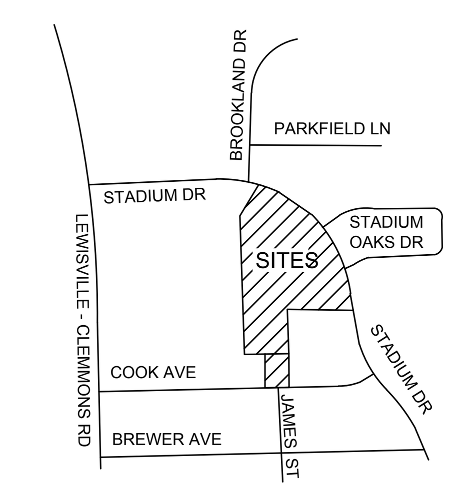


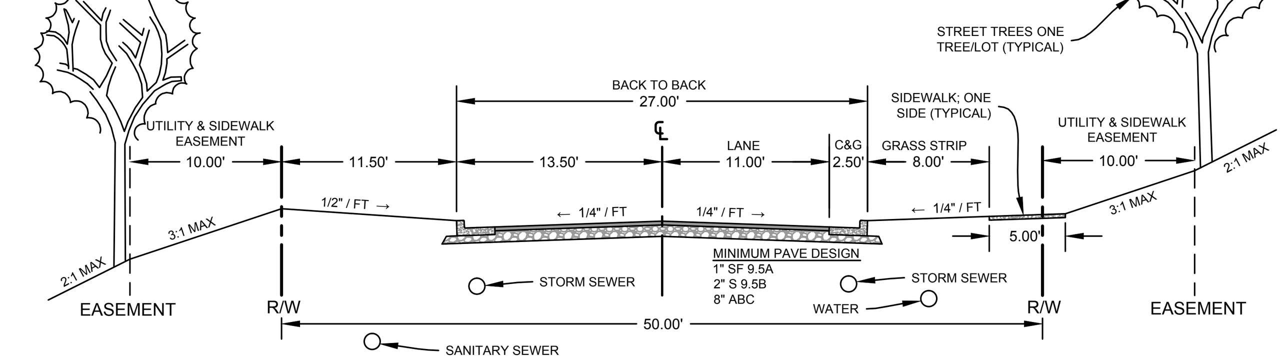
IMPORTANT NOTES:

1. The purpose of this plan is to show the major subdivision of the property and new extension for James Street. The tracts shown will be developed under separate site plans and will need to meet the overall requirements for the site and individual uses determined at the time of development.
2. This is a preliminary site plan and building footprints and general site conditions may change upon final engineering and building design.
3. Boundary shown taken from a survey by Beeson & Carter, P.A., Titled "Stadium Drive, 6210 Stadium Drive and 6301 Cook Avenue", Dated June 25, 2016, Revised September 27, 2016, Job # 06-024.
4. This map is a compilation of information from deeds, county tax information, structures and topographic survey information and other data furnished by the Forsyth County GIS.
5. This site is located in the Yadkin River watershed.
6. The stormwater area shown is for use for all tracts shown in this subdivision and has been designed by others.
7. Driveway connections to proposed James Street extension and/or Stadium Drive to be determined at the time of development. Driveway permits shall be obtained by the owner.
8. Existing topography shown from survey. Proposed topography to be determined at time of development and shown on site plan submittals.

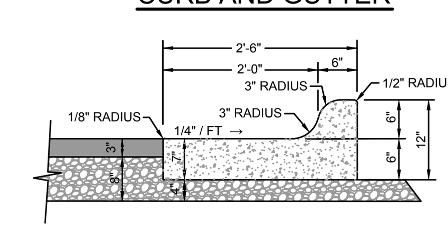
LOCATION MAP (NOT TO SCALE)



TYPICAL SECTION
LOCAL STREETS & CUL-DE-SACS
50' PUBLIC RIGHT OF WAY



TYPICAL 2.5' STANDARD CURB AND GUTTER



LINE LEGEND
- Line Surveyed
- Line by Deed
- Line Not Surveyed
- Tie Line
- Stream
- Easement Line
- Easement CL
- Right-of-Way
- OE Overhead Power Line
- PH Underground Phone
- SS>> Sanitary Sewer Main
- W Water Main

SYMBOL LEGEND
- Pt. Calculated Point (As Shown)
- IPS Iron Pin Set (3/4" conduit)
- IP Existing Iron Pipe
- IR Existing Iron Rebar
- Stone Found
- FG Flush with ground
- AG x.xx' Above ground (Distance in ft.)
- UG x.xx' Under ground (Distance in ft.)
- Sanitary Sewer Manhole
- PP; Power Pole
- TPED; Telephone Pedestal
- WV; Water Valve
- WM; Water Meter
- DI; Drop Inlet
- FH; Fire Hydrant w/ Benchmark Elev at Top of Nut

ZONING

Existing Zoning: RS15 and RM8
Proposed Zoning: RS15 and RM8
Type of Review: Preliminary Subdivision Review
Jurisdiction: The Village of Clemmons

OFF-STREET PARKING

Proposed Uses: See Note #1
Parking Calc.: ____ Spaces/______________
Required Parking: ___________Spaces.
Parking Provided: ___________Spaces.

SITE SIZE AND COVERAGES

Total Acreage: 10.404± Acres.

Site Coverages:
Building to Land: See Note #1 %
Pavement to Land: ____________%
Open Space: ____________%
(Total = 100%)

Building Sq. Footage (Max.): See Note #1 Sq. Ft.
Building Height: See Note #1 (Ft. or Stories)

OFF-STREET LOADING (if applicable)

Req'd Load/Unload Spaces: See Note #1
Load/Unload Spaces Provided: ___________
Size: ________ft. x ________ft.

BUFFERYARDS (if applicable)

Adjoining Zoning: RS15, HB-S and LB-S
Type Required: See Note #1
Width Provided: ____________________
Fence Option: _______Yes _______No

INFRASTRUCTURE

Water: X Public ________Private
Sewer: X Public ________Private
Streets: X Public ________Private

DENSITY CALCULATIONS (if applicable)

Number of Units or Lots: 5 Units/Lots
Density: 0.48 Units/Acre or Lots/Acre
(2.08 Acres/Unit or Acres/Lot)

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

New Development: Total Site Size (in Square Feet): 453,196	**Additions to Existing Development:** Total Limits of Land Disturbance (in Square Feet): N/A
Total Site Area Excluded From TSA: Sq. Ft. Proposed R.O.W.s 44,781 + Sq. Ft. Existing Utility Easements 27,110 + Sq. Ft. Existing Water Bodies and Stormwater Ponds 47,807 = 119,698	

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 (10 %) = 33,350

Individual Trees Method Used: X Yes _____ No	**Tree Stand Method Used:** X Yes _____ No	**New Trees Used for TSA Credit:** X Yes _____ No
Number of Trees 6 - 9" DBH: _____ X 500sf = _____	List the Area of Each Tree Stand Being Saved: _____	Number of Large Variety Trees Planted: 17 X 750 sf = 12,750 (Street Trees Shown)
Number of Trees 9.01 – 12" DBH: _____ X 750sf = _____	Describe Each Tree Stand (Age, Health, Species Mix):	A COMBINATION OF INDIVIDUAL, TREE STAND AND/OR NEW TREE METHOD TO BE CALCULATED FOR EACH TRACT UPON SUBMITTAL OF DEVELOPMENT PLAN BASED ON PARKING TREES AND/OR BUFFERYARDS REQUIRED.
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: _____	**Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA:** _____	**Total Square Footage of New Trees Planted to Satisfy Minimum TSA:** 12,750

Total Required TSA (in Square Feet): 33,350	**Total TSA provided (in Square Feet):** 33,350 or more

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

BEESON & CARTER, P.A.
CIVIL ENGINEERS LAND SURVEYORS LAND PLANNING
503 HIGH STREET, WINSTON-SALEM, NC 27101
OFFICE:(336) 748-0071 FAX:(336) 748-0470
WEB: www.beesonengineering.com
Corp #: C-4017

SEAL:
PRELIMINARY FOR REVIEW ONLY
NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 038574 ALEX T. CARTER
DocuSigned by:
2A656F6768D942C...
DO NOT USE FOR CONSTRUCTION

- [X] Preliminary - Do Not Use for Construction
- [ ] Final Drawing - For Review Purposes Only
- [ ] Approved and Released for Construction on: ____________

PROJECT:
STADIUM DR, 6210 STADIUM DR AND 6301 COOK AVE
Major Subdivision
Clemmons, NC
PIN#: 5893-22-3464.00, 5893-22-5162.00 and 5893-21-2899.00

OWNERS / PREPARED FOR:

HUBBARD REALTY OF WINSTON SALEM INC.
1598 Westbrook Plaza Drive, Suite 200
Winston Salem, NC 27103

CLEMMONS MASONIC LODGE NO. 755
PO Box 365
Clemmons, NC 27012

VILLAGE OF CLEMMONS
3715 Clemmons Road
Clemmons, NC 27012

N
W E
S
NC Grid - NAD83 (2011)

DATE: 09.29.2016
DRAWN BY: TBC / ATC
JOB NO.: 16-024

REVISIONS:
10.11.2016 Add street section, util. & sidewalk esmts, sight triangle at Cook St., revise tree save legend
10.12.2016 Add sidewalks and street trees, revised tree save legend

SCALE: 1" = 80'
40 0 20 40 80 160

SHEET TITLE:
PRELIMINARY SITE PLAN

© Beeson & Carter, P.A.

SHEET NO:
SP-1