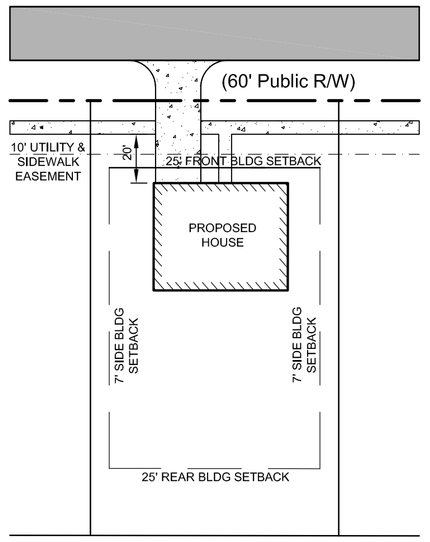


TYPICAL LOT LAYOUT *

BUILT UPON AREA:
HOUSE = 3,500 SF
DRIVEWAY = 1,500 SF
SIDEWALK = 500 SF
TOTAL = 5,500 SF

*THE TYPICAL LOT LAYOUT IS SHOWN TO REPRESENT APPROXIMATE IMPERVIOUS AREAS. SOME HOMES MAY HAVE SIDE ENTRY GARAGES AND RESULT IN MORE DRIVEWAY AREA. THIS TYPICAL REPRESENTS THE MAXIMUM IMPERVIOUS COVERAGE ALLOWED FOR EACH LOT.

REVIEW INFORMATION

TYPE OF REVIEW:
X PRELIMINARY SUBDIVISION

JURISDICTION:
X VILLAGE OF CLEMMONS

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR: APPROVAL OF A PRELIMINARY SUBDIVISION PLAN

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:	X	
SEWER:	X	
STREETS:	X	

LINEAR FEET OF PUBLIC STREETS: 480 FT

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 7.57 (PER GEO-DATA) ACRE(S)
DEDICATED RIGHT-OF-WAY: (23,484) SF
SITE COVERAGES:
BUILDING TO LAND 12.74 %
PAVEMENT TO LAND 10.77 %
(STREET, SIDEWALKS AND DRIVEWAYS)
OPEN SPACE 76.49 %
TOTAL 100 %

ZONING

EXISTING ZONING: RS15
PROPOSED ZONING: RS15
PROPOSED USES: SINGLE FAMILY RESIDENTIAL

DENSITY CALCULATIONS

OF LOTS: 12
DENSITY: 1.58 LOTS PER ACRE

BUFFERYARDS

ADJOINING ZONING: RS15
TYPE REQUIRED: N/A
WIDTH PROVIDED: N/A

STREET INDEX CALCULATION

NUMBER OF SEGMENTS: 1
NUMBER OF NODES: 1
SEGMENTS / NODES: 1/1 = 1

STORMWATER MANAGEMENT

THIS SUBDIVISION WILL RESULT IN LESS THAN 2 LOTS PER ACRE AND LESS THAN 24% IMPERVIOUS COVERAGE. STORMWATER MANAGEMENT WILL BE DESIGNED AND PERMITTED UNDER THE "LOW DENSITY" PROVISIONS OF THE ORDINANCE. STORMWATER QUANTITY MANAGEMENT WILL BE PROVIDED TO ATTENUATE THE DIFFERENCE IN PRE VS. POST-DEVELOPED RUNOFF RATES.

OPEN SPACE REQUIREMENTS

PAYMENT IN LIEU OF DEDICATION

REQUIRED OPEN SPACE: 1/35TH AC/LOT (0.0286 AC/LOT)
NUMBER OF LOTS: 12 LOTS
REQUIRED OPEN SPACE CALCULATION: 12 * 0.0286 = 0.343 AC
LAND VALUE: $20,000/AC*
CALCULATED PAYMENT: 0.343 AC * $20,000/AC = $6,860**

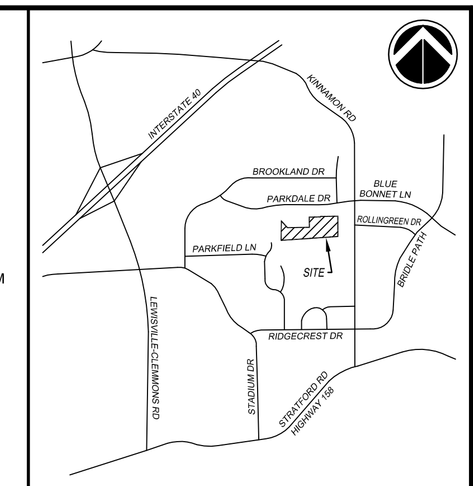
* BASED ON RECENT SALE PRICE.
** THIS PAYMENT WOULD BE REQUIRED BEFORE RECORDATION OF THE FINAL PLAT.

SITE DATA

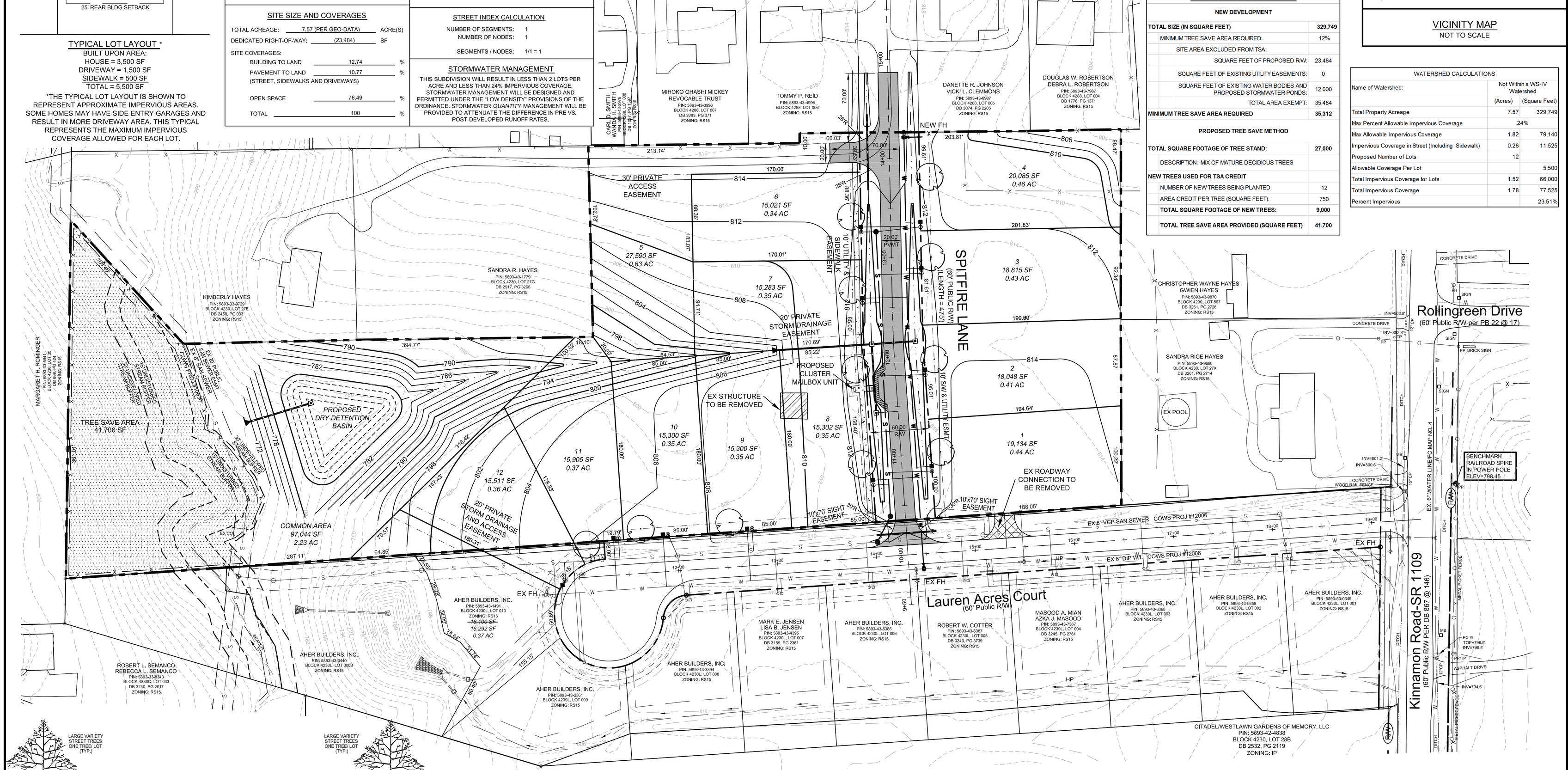
OWNER: PIN: 5893-43-4644.00
BLOCK 4230 LOT 506
NEAL FAMILY LAND TRUST
CHARLES DAVID NEAL
POST OFFICE BOX 134
EDISTO ISLAND, SC 29438

DEVELOPER: AHER BUILDERS, INC.
183 COVINGTON PLACE
LEWISVILLE, NC 27023
PHONE: (336) 774-8054
CONTACT: SANJAY AHER
EMAIL: SANJAYAHER@HOTMAIL.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



VICINITY MAP
NOT TO SCALE

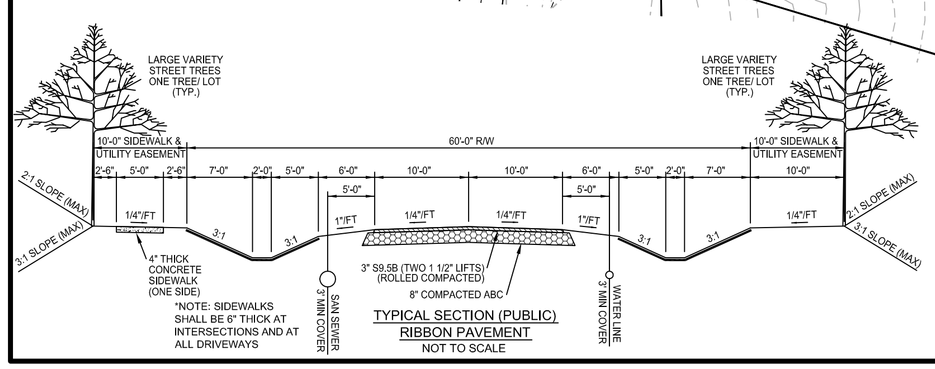


TREE SAVE SUMMARY CALCULATIONS

NEW DEVELOPMENT	
TOTAL SIZE (IN SQUARE FEET)	329,749
MINIMUM TREE SAVE AREA REQUIRED:	12%
SITE AREA EXCLUDED FROM TSA:	
SQUARE FEET OF PROPOSED R/W:	23,484
SQUARE FEET OF EXISTING UTILITY EASEMENTS:	0
SQUARE FEET OF EXISTING WATER BODIES AND PROPOSED STORMWATER PONDS:	12,000
TOTAL AREA EXEMPT:	35,484
MINIMUM TREE SAVE AREA REQUIRED	35,312
PROPOSED TREE SAVE METHOD	
TOTAL SQUARE FOOTAGE OF TREE STAND:	27,000
DESCRIPTION: MIX OF MATURE DECIDIOUS TREES	
NEW TREES USED FOR TSA CREDIT	
NUMBER OF NEW TREES BEING PLANTED:	12
AREA CREDIT PER TREE (SQUARE FEET):	750
TOTAL SQUARE FOOTAGE OF NEW TREES:	9,000
TOTAL TREE SAVE AREA PROVIDED (SQUARE FEET)	41,700

WATERSHED CALCULATIONS

Name of Watershed:	Not Within a WS-IV Watershed	
	(Acres)	(Square Feet)
Total Property Acreage	7.57	329,749
Max Percent Allowable Impervious Coverage	24%	
Max Allowable Impervious Coverage	1.82	79,140
Impervious Coverage in Street (including Sidewalk)	0.26	11,525
Proposed Number of Lots	12	
Allowable Coverage Per Lot		5,500
Total Impervious Coverage for Lots	1.52	66,000
Total Impervious Coverage	1.78	77,525
Percent Impervious		23.51%



TYPICAL SECTION (PUBLIC) RIBBON PAVEMENT
NOT TO SCALE

GENERAL NOTES

1. ONLY ONE DRIVEWAY WILL BE ALLOWED PER LOT AND AN INDIVIDUAL DRIVEWAY PERMIT FROM THE VILLAGE OF CLEMMONS PUBLIC WORKS DEPARTMENT WILL BE REQUIRED FOR EACH. ALL LOTS SHALL PROVIDE 20' CLEAR DISTANCE FROM THE GARAGE DOOR OF EACH HOME TO EDGE OF CONCRETE SIDEWALK. NO DITCHES/SWALES WITHIN THE RIGHT-OF-WAY OF LAUREN ACRES COURT OR WITHIN ANY DRAINAGE EASEMENT MAY BE FILLED OR PIPED WITHOUT THE WRITTEN PERMISSION OF THE VILLAGE OF CLEMMONS.

2. LOT 1 AND LOT 8 WILL BE ALLOWED ONLY ONE DRIVEWAY. A 5' NEGATIVE ACCESS EASEMENT WILL BE PROVIDED FOR SIDE THAT DOES NOT PROVIDE DRIVEWAY ACCESS. DRIVEWAY FOR THESE LOTS WILL BE LOCATED AS FAR FROM INTERSECTION AS POSSIBLE.

3. STOP SIGNS AND STREET SIGNS ARE REQUIRED AT STREET INTERSECTIONS.

4. NO PARKING ON FIRE HYDRANT SIDE OF STREET.

5. VILLAGE OF CLEMMONS WILL PROVIDE BASIC STREET LIGHTING AT STREET INTERSECTIONS. DECORATIVE UPGRADES WILL BE THE DEVELOPER'S RESPONSIBILITY.

6. THE PLAT FOR LAUREN ACRES WILL REQUIRE TO BE RECORDED TO ACCOMMODATE THE 20' PRIVATE STORM DRAINAGE AND ACCESS EASEMENT SHOWN FROM LAUREN ACRES COURT.

7. THE DEVELOPER WILL HAVE TO BOND OR PROVIDE A LETTER FOR THE SIDEWALK. 100% OF THE SIDEWALK SHALL BE INSTALLED WITHIN 2 YEARS FROM THE ISSUANCE OF THE FIRST HOUSE BUILDING PERMIT.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Allied Design, Inc.
CIVIL ENGINEERING
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

PRELIMINARY SUBDIVISION PLAN
FOR PLANNING BOARD REVIEW ONLY

FIRM LICENSE C-1891

LAUREN ACRES - PHASE 2

AHER BUILDERS, INC.
KINNAMON ROAD
CLEMMONS, NORTH CAROLINA

PROJECT NO.:	17-010
DRAWN BY:	WAB
CHECKED BY:	SMC
DATE:	03/30/17

REVISIONS

NO.	DATE	DESCRIPTION
A	03/30/17	ISSUED FOR PRE-SUBMITTAL REVIEW
B	04/06/17	ISSUED FOR PLANNING BOARD APPROVAL
C	05/08/17	ISSUED FOR PLANNING BOARD APPROVAL

PRELIMINARY SUBDIVISION PLAN

SHEET
C1