

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

FIRM LICENSE C-1891

**VICINITY MAP**  
 NOT TO SCALE

**SITE DATA**  
 OWNER/ DEVELOPER: PIN: 5882-75-2777.000  
 DOYLESTOWN PROPERTIES  
 P.O. BOX 351  
 PFAFFTOWN, NC 27040  
 PHONE: (336) 399-5435  
 CONTACT: JOHN KENNEDY

ENGINEER: ALLIED DESIGN, INC.  
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 WINSTON-SALEM, N.C. 27103  
 PHONE: (336) 765-2377  
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 CONTACT: STEVE M. CAUSEY, P.E.  
 email: scausey@allied-engrsurv.com

**PRELIMINARY PLANS**  
 NOT RELEASED FOR CONSTRUCTION

**REVIEW INFORMATION**

TYPE OF REVIEW:  
 PRELIMINARY SUBDIVISION

JURISDICTION:  
 VILLAGE OF CLEMMONS

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR:  
 OBTAINING SITE PLAN APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN.

**ZONING**

EXISTING ZONING: RS9

PROPOSED ZONING: RS9

PROPOSED USES: SINGLE FAMILY RESIDENTIAL

**INFRASTRUCTURE**

	PUBLIC	PRIVATE
WATER:	X	
SEWER:	X	
STREETS:	X	

LINEAR FEET OF PUBLIC STREETS: 260 FT

**SITE SIZE AND COVERAGES**

TOTAL ACREAGE: 6.06 ACRE(S)

SITE COVERAGES:

BUILDING TO LAND	13.26 %
PAVEMENT TO LAND (STREET, SIDEWALKS AND DRIVEWAYS)	6.15 %
OPEN SPACE	80.59 %
TOTAL	100 %

**DENSITY CALCULATIONS**

# OF LOTS: 10

DENSITY: 1.65 LOTS PER ACRE

**BUFFERYARDS**

ADJOINING ZONING: RS9

TYPE REQUIRED: N/A

WIDTH PROVIDED: N/A

**STREET INDEX CALCULATION**

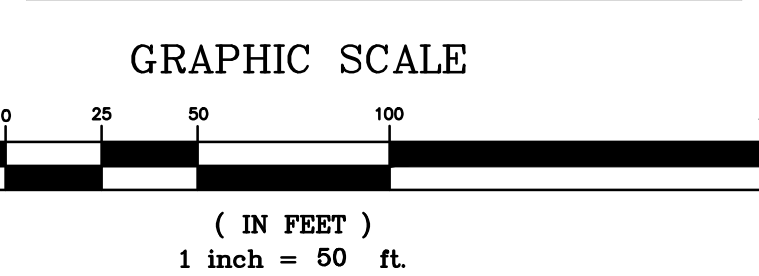
NUMBER OF SEGMENTS: 1

NUMBER OF NODES: 1

SEGMENTS / NODES: 1/1 = 1.0

**WATERSHED INFORMATION**

THIS SITE IS LOCATED ENTIRELY WITHIN A WS-IV WATERSHED AND IS SUBJECT TO ALL VILLAGE OF CLEMMONS AND NCDD REGULATIONS AND ORDINANCES. MAXIMUM ALLOWABLE IMPERVIOUS AREA IS 70%.



**TREE SAVE AREA SUMMARY CALCULATIONS**

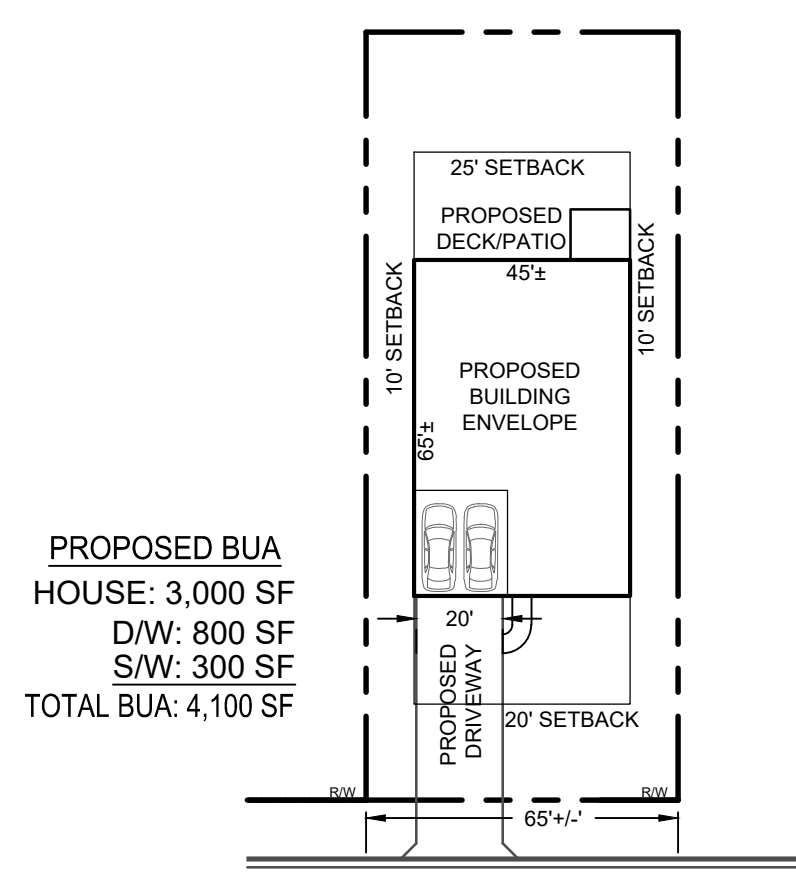
NEW DEVELOPMENT:  
 TOTAL SITE SIZE (IN SQUARE FEET): 263,974

TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s 11,665 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 0 = 11,665

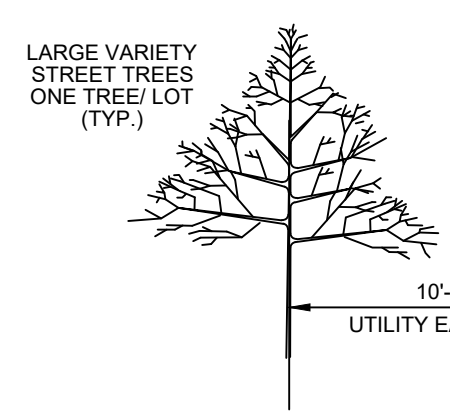
MINIMUM TREE SAVE AREA REQUIRED: X 12%

TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (12%) = 30,277

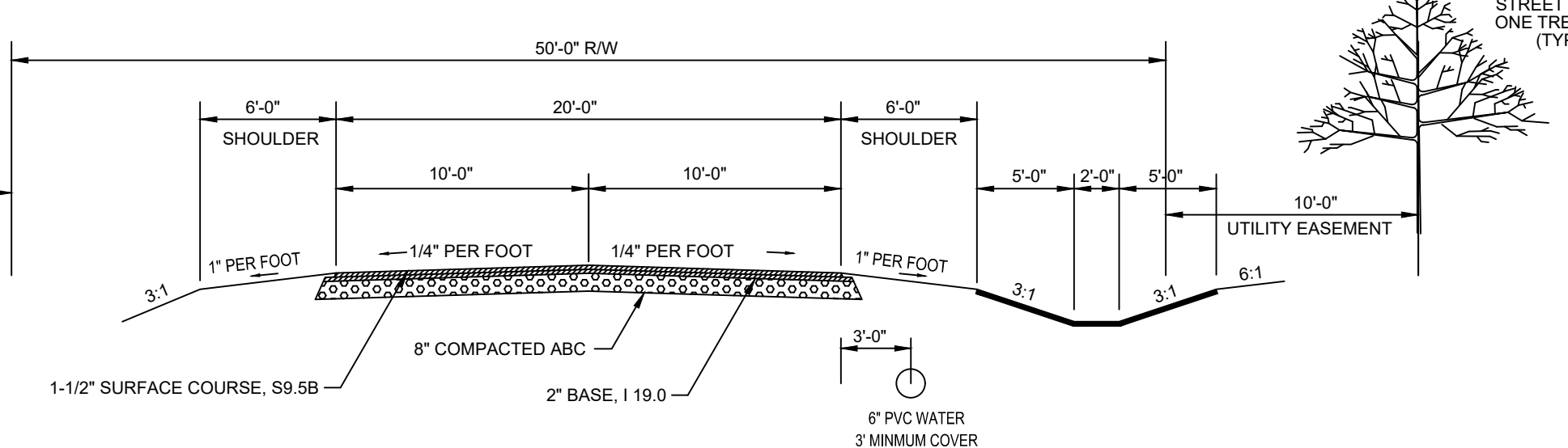
INDIVIDUAL TREES METHOD USED: YES X NO	TREE STAND METHOD USED: X YES NO	NEW TREES USED FOR TSA CREDIT: X YES NO
NUMBER OF TREES 6-9" DBH: 7 x 500 SF = 7	LIST THE AREA OF EACH TREE STAND BEING SAVED: 19,308 + 7,464	NUMBER OF LARGE VARIETY TREES PLANTED: 10 x 750 SF = 7,500
NUMBER OF TREES 9.01-12" DBH: 7 x 750 SF = 7	DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX): DENSE MIX OF 20-40 YEAR OLD DECIDUOUS AND EVERGREEN TREES	TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 7,500
NUMBER OF TREES 12.01-24" DBH: 7 x 1,800 SF = 7	TOTAL SQUARE FOOTAGE OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA: 26,772	TOTAL REQUIRED TSA (IN SQUARE FEET): 30,277
NUMBER OF TREES 24.01-36" DBH: 7 x 3,000 SF = 7	TOTAL PROVIDED TSA (IN SQUARE FEET): 34,272	
NUMBER OF TREES LARGER THAN 36.01" DBH: 7 x 4,000 SF = 7		
TOTAL SQUARE FOOTAGE OF INDIVIDUAL TREES USED TO SATISFY MINIMUM TSA: 7		



**TYPICAL LOT LAYOUT**  
 NOT TO SCALE



**TYPICAL SECTION (PUBLIC)**  
 NOT TO SCALE



**SYMBOL AND LINETYPE LEGEND**

- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED LARGE VARIETY TREE
- TREE SAVE AREA

**GENERAL NOTES**

1. EXISTING SITE BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY COMPLETED BY ALLIED LAND SURVEYING CO., P.A. EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
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. ALL WATER AND SEWER MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, JULY 2020, EDITION.
5. EACH RESIDENTIAL DRIVEWAY WILL BE REQUIRED TO OBTAIN AN INDIVIDUAL DRIVEWAY PERMIT.
6. 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.
7. ALL HANDICAP RAMPS WILL NEED TRUNCATED DOME MATS.
8. ALL CORNER LOTS CAN ONLY HAVE ONE DRIVEWAY CONNECTION. CIRCLE DRIVES WILL NOT BE ALLOWED.
9. STOP AND STREET SIGNS ARE REQUIRED AT STREET INTERSECTIONS.
10. STREET LIGHTING TO BE PROVIDED BY DEVELOPER.
11. NOTE D.4(B)(4)(b)(i) FEE IN LIEU OF OPEN SPACE (THE PAYMENT OF FEES, IN LIEU OF THE DEDICATION OF LAND UNDER SUBSECTION (a)(ii), MAY OCCUR BY THE DEVELOPER. HOWEVER, THE DECISION TO REQUIRE THE DEDICATION OF LAND FOR RECREATIONAL PURPOSES, OR A PAYMENT OF A FEE IN LIEU, SHALL BE MADE BY THE VILLAGE COUNCIL AFTER HAVING RECEIVED A RECOMMENDATION FROM THE PLANNING BOARD AND THE PARKS AND RECREATION BOARD (RESERVED) HAVING EVALUATED THE PROPOSED DEDICATION AND THE RELATIONSHIP SUCH DEDICATION WOULD HAVE WITH THE VILLAGE'S OVERALL RECREATION NEEDS."
12. STREET TREES SHALL COMPLY WITH OPTION ONE IN D.4(B)(7) STREET TREES.
13. NOTE D.4(B)(10)(d) "THE BOUNDARY OF THE LAND TO BE SUBDIVIDED SHALL BE DETERMINED BY AN ACCURATE SURVEY IN ACCORDANCE WITH SURVEYING LAWS OF NORTH CAROLINA OR BY THE BEARINGS AND DISTANCES CONTAINED IN THE RECORDED DEEDS."

**TANGLEWOOD TRACE**  
 DOYLESTOWN PROPERTIES  
 4200 CLINARD ROAD  
 CLEMMONS, NORTH CAROLINA

PROJECT NO.: 22-011  
 DRAWN BY: JUN  
 CHECKED BY: SMC  
 DATE: 08/01/2022

**REVISIONS**

NO.	DATE	DESCRIPTION
A	08/01/2022	ISSUED FOR PLANNING BOARD APPROVAL
B	09/07/2022	REVISED PER CLEMMONS PLANNING STAFF COMMENTS
C	11/14/2022	REVISED PER CLEMMONS PLANNING STAFF COMMENTS

**PRELIMINARY SUBDIVISION PLAN**

SHEET  
**C1**