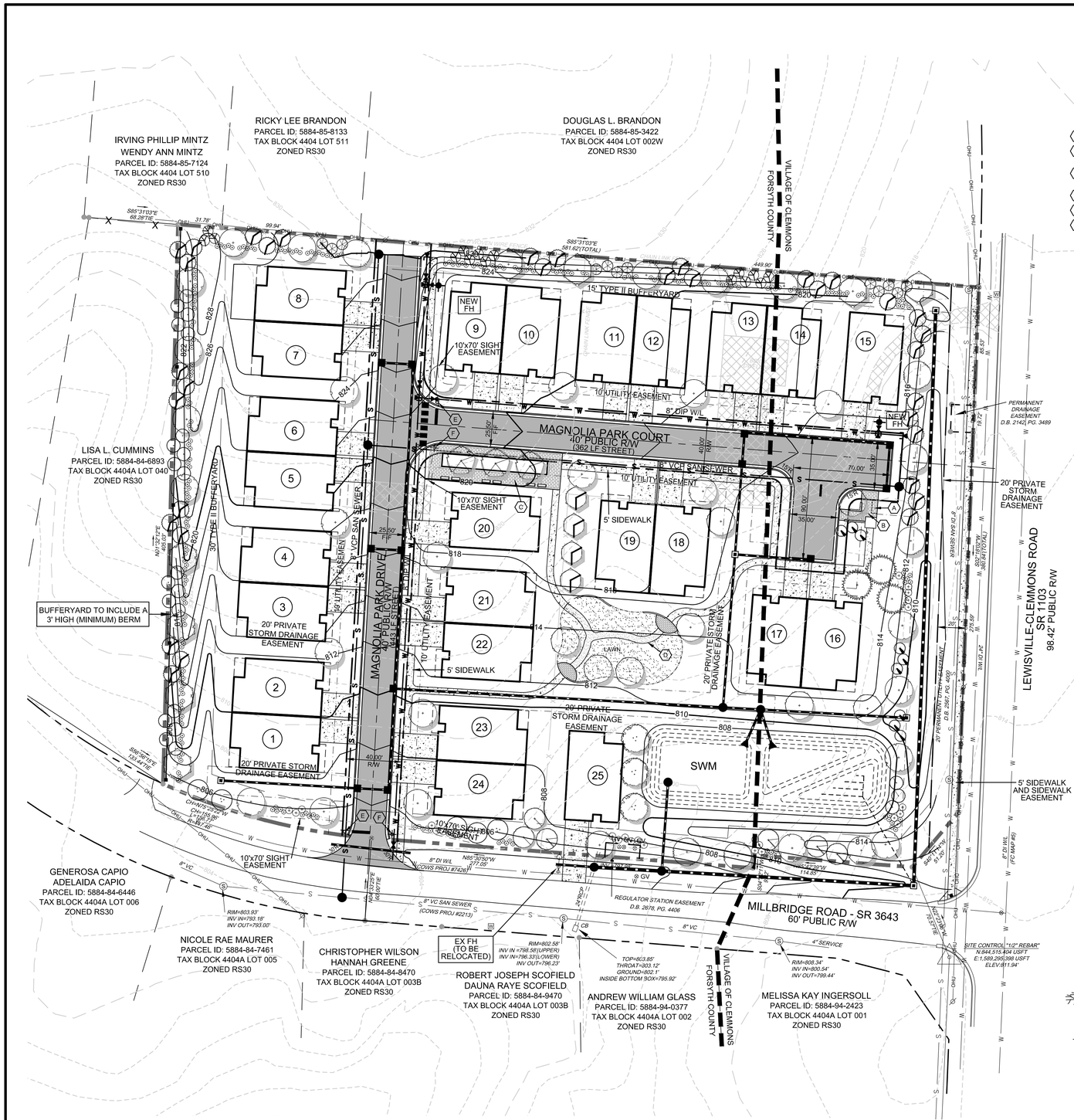
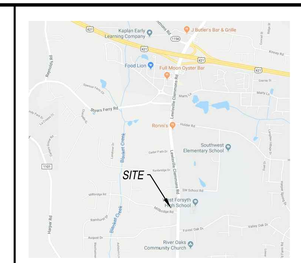



## KEY NOTES

- (A) PROPOSED CLUSTER MAILBOX UNIT.
- (B) PROPOSED ENHANCED PAVING WITH STONE PLANTER AND SEAT WALL.
- (C) PROPOSED ENHANCED PAVING WITH STONE PLANTER AND BENCHES.
- (D) PROPOSED STONE DUST PATH.
- (E) PROPOSED STOP SIGN.
- (F) PROPOSED STREET SIGN.

## TREE SAVE SUMMARY CALCULATIONS

| | |
|---|---|
| **NEW DEVELOPMENT** | |
| **TOTAL SIZE (IN SQUARE FEET)** | **246,462** |
| MINIMUM TREE SAVE AREA REQUIRED: | 10% |
| SITE AREA EXCLUDED FROM TSA: | |
| SQUARE FEET OF PROPOSED R/W: | 32,897 |
| SQUARE FEET OF EXISTING UTILITY EASEMENTS: | 8,132 |
| SQUARE FEET OF EXISTING WATER BODIES AND PROPOSED STORMWATER PONDS: | 10,000 |
| TOTAL AREA EXEMPT: | 51,029 |
| **MINIMUM TREE SAVE AREA REQUIRED** | **19,543** |
| **PROPOSED TREE SAVE METHOD** | |
| **TOTAL SQUARE FOOTAGE OF TREE STAND:** | **0** |
| DESCRIPTION: MIX OF MATURE DECIDIOUS TREES | |
| **NEW TREES USED FOR TSA CREDIT** | |
| NUMBER OF NEW TREES BEING PLANTED: | 27 |
| AREA CREDIT PER TREE (SQUARE FEET): | 750 |
| **TOTAL SQUARE FOOTAGE OF NEW TREES:** | **20,250** |
| **TOTAL TREE SAVE AREA PROVIDED (SQUARE FEET)** | **20,250** |




VICINITY MAP
NOT TO SCALE

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.alliedengsurv.com
FIRM LICENSE C-1891

NORTH CAROLINA PROFESSIONAL SEAL 19701 ENGINEER STEVE M. CAUSEY 1/3/18

REZONING AND PRELIMINARY SITE PLAN

FOR PLANNING BOARD REVIEW ONLY

## SITE DATA

PROPERTY OWNER: PIN: 5884-94-0738
DOROTHY W. BOYLES
JAMIE LANE BOYLES
1730 LEWISVILLE CLEMMONS ROAD
CLEMMONS, NC 27012

DEVELOPER: ARDEN GROUP, LLC
111 BROOKSTOWN AVENUE
WINSTON-SALEM, N.C. 27101
PHONE: (336) 659-9503
JUSTIN MENDENHALL
justin@theardengroup.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

## GENERAL NOTES

1. EXISTING SITE BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY YADKIN VALLEY SURVEYING. EXISTING TOPOGRAPHY AND OTHER INFORMATION TAKEN FROM AVAILABLE CITY/COUNTY MAPS.
2. ALL DEVELOPMENT SHALL CONFORM WITH THE VILLAGE OF CLEMMONS "UNIFIED DEVELOPMENT ORDINANCE".
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE 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.

EXISTING STRUCTURE OR PAVEMENT TO BE REMOVED.

## BUILDING SETBACKS

| | |
|---|---|
| FRONT: | 15' |
| SIDE TO REAR: | 15' |
| SIDE TO SIDE: | 15' |
| REAR TO REAR: | 30' |
| STREET: | 15' |

## STREET INDEX CALCULATION

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

## WATERSHED

THIS PROPERTY IS LOCATED IN THE YADKIN RIVER WS-IV WATERSHED.

## BUA CALCULATIONS

| Magnolia Park | SQ. FT. | ACRE |
|---|---|---|
| SITE AREA: | 246,505 | 5.66 |
| **EXISTING BUA TO BE REMOVED** | | |
| BUILDING: | 4,494 | 0.103 |
| PAVEMENTS/GRAVEL: | 3,938 | 0.090 |
| TOTAL: | 8,432 | 0.194 |
| **PROPOSED BUA** | | |
| BUILDING: | 66,775 | 1.533 |
| CONC. AND ASPH. PAVEMENT: | 42,580 | 0.978 |
| TOTAL: | 109,355 | 2.510 |
| PERCENT BUA: | | 44.36% |

## 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-30 TO RM-5S AND FOR APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN.

## INFRASTRUCTURE

| | PUBLIC | PRIVATE |
|---|---|---|
| WATER: | X | |
| SEWER: | X | |
| STREETS: | X | |

LINEAR FEET OF PUBLIC STREETS: 780 FT

## SITE SIZE AND COVERAGES

TOTAL ACREAGE: 5.658 ACRE(S)
DEDICATED RIGHT-OF-WAY: (34,905) SF
SITE COVERAGES:
BUILDING TO LAND 27.09 %
PAVEMENT TO LAND (STREET, SIDEWALKS AND DRIVEWAYS) 17.27 %
OPEN SPACE 55.64 %
TOTAL 100 %

## ZONING

EXISTING ZONING: RS30
PROPOSED ZONING: RM5-S
PROPOSED USES: RESIDENTIAL BUILDING, SINGLE FAMILY; RESIDENTIAL BUILDING, TWIN HOMES; RESIDENTIAL BUILDING, DUPLEX; RESIDENTIAL BUILDING, TOWNHOUSE

## DENSITY CALCULATIONS

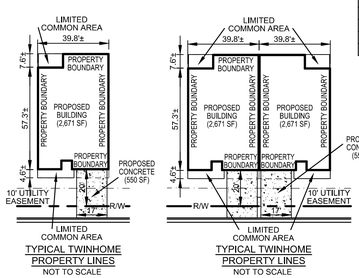
# OF UNITS: 25 TWINHOMES
DENSITY: 4.42 UNITS PER ACRE

## BUFFERYARDS

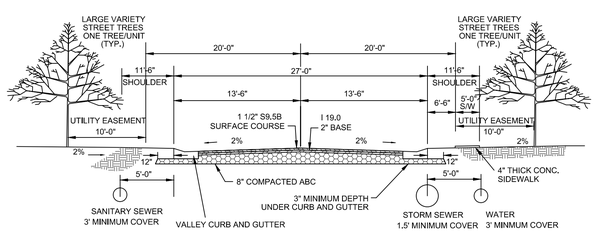
ADJOINING ZONING: RS30
TYPE REQUIRED: TYPE II
WIDTH PROVIDED: 15'

## PARKING CALCULATIONS

(25) TWINHOMES x 2 SPACES/UNIT = 50 SPACES
2 CAR GARAGES (25 UNITS) - 25 x 2 = 50 SPACES
TOTAL PARKING PROVIDED = 50 SPACES




TYPICAL TWINHOME PROPERTY LINES
NOT TO SCALE




TYPICAL SECTION VALLEY CURB AND GUTTER
40' PUBLIC RIGHT-OF-WAY
NOT TO SCALE

GRAPHIC SCALE
40 0 20 40 80 160
( IN FEET )
1 inch = 40 ft.

MAGNOLIA PARK
ARDEN GROUP, LLC
MILLBRIDGE DRIVE
CLEMMONS, NORTH CAROLINA

| PROJECT NO.: | 18-042 |
|---|---|
| DRAWN BY: | WAB |
| CHECKED BY: | SMC |
| DATE: | 06/28/18 |

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| A | 06/28/18 | ISSUED FOR PRESUBMITTAL REVIEW |
| B | 07/03/18 | ISSUED FOR PLANNING BOARD APPROVAL |
| B | 08/15/18 | REVISED PER TRC COMMENTS |

REZONING AND PRELIMINARY SITE PLAN

SHEET
C1

1:1