

SEAL:
PRELIMINARY FOR REVIEW ONLY
DO NOT USE FOR CONSTRUCTION

IMPORTANT NOTES:

- NOT A BOUNDARY SURVEY. This is a preliminary site plan and building footprints and general site conditions may change upon final engineering and building design.
- Boundary shown is for Forsyth County Register of Deeds Plat Book 50, Page 178
- This map is a compilation of information from deeds, county tax information, structures and topographic information furnished by the Forsyth County GIS.
- All utilities indicated are provided from Forsyth County GIS and Utilities Administration files.
- This site is located in Muddy Creek watershed.
- Utilities are proposed to be public. Water to be extended from Hampton Road with a 6" public water line. Sewer to be extended from Jasper Ridge Dr.
- Site is planned to connect to Barrington Oaks Storm Water Control System.
- Site shall comply with Village's Stormwater Ordinance.
- Under 40 Units does NOT require Open Space.
- Payment in Lieu of sidewalk on Hampton Road.
- Site drains to Muddy Creek a 303(d) listed stream.
- Owner to obtain all permits.
- Negative Access Easement along Hampton Road.
- MBL Setbacks: 20' Front; 25' Rear; 7' one side with combined of 20'; Street Side 20'
- Proposed mail kiosk shall meet ADA and Postal requirements.
- A 20' clear distance shall be maintained between the back of sidewalk and the face of garage.

Impervious Schedule	
Houses	7 x 2000 SF = 14,000 SF
Driveways, Sidewalks, Porches	4,075 x 1,275 SF = 5,350 SF
Public Street	9,890 SF
Total	29,240 SF
24% Max Impervious 132,735 x 24% = 31,856 SF	

SITE PLAN LEGEND

<p>REVIEW INFORMATION</p> <p>Type of Review: <input type="checkbox"/> Special Use Rezoning <input type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Elected Body Only) <input checked="" type="checkbox"/> Final Development Plan <input checked="" type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review</p> <p>Jurisdiction: <input checked="" type="checkbox"/> Village of Clemmons</p> <p>Purpose Statement: The purpose of this request is to request approval of major subdivision</p>	<p>ZONING</p> <p>Existing Zoning: <u>RS9</u> Proposed Zoning: <u>RS9</u> Proposed Uses: <u>Single Family Subdivision</u></p>	<p>OFF-STREET PARKING (if applicable)</p> <p>Proposed Use(s): <u>Single Family Subdivision</u> Required Parking: <u>2</u> Spaces <u>191</u> (more than one calculation may be needed) Parking Provided: <u>14</u> spaces</p>						
<p>INFRASTRUCTURE</p> <table border="1"> <tr><td>Water</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Sewer</td><td><input checked="" type="checkbox"/></td></tr> <tr><td>Streets</td><td><input checked="" type="checkbox"/></td></tr> </table> <p>Linear feet of public streets: <u>190</u> ft.</p>	Water	<input checked="" type="checkbox"/>	Sewer	<input checked="" type="checkbox"/>	Streets	<input checked="" type="checkbox"/>	<p>DENSITY CALCULATIONS</p> <p># of Units or Lots: <u>7</u> Density: <u>2.3</u> Units/Lots per Acre</p> <p>(Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type)</p>	<p>OFF-STREET LOADING (if applicable)</p> <p>Loading/Unloading Spaces Provided: _____ Loading/Unloading Spaces Provided: _____ Size: _____ ft. x _____</p>
Water	<input checked="" type="checkbox"/>							
Sewer	<input checked="" type="checkbox"/>							
Streets	<input checked="" type="checkbox"/>							
<p>SITE SIZE AND COVERAGES</p> <p>Total Acreage: <u>3.0472</u> Acres Site Coverages: Building to Land: <u>10.55%</u> Pavement to Land: <u>13.94%</u> Open Space: <u>75.51%</u></p> <p>Building Square Footage: _____ Sq. Ft. Building Height: _____ Ft.</p>	<p>PROPERTY INFORMATION</p> <p>PIN # <u>5892-45-7067.00</u> Tax Block(s) <u>4209</u> Lot(s) <u>038F</u></p>	<p>WATERSHED CALCULATIONS:</p> <p>This section only needs to be completed if project located within designated water supply watersheds: <u>WSP-1 Watershed - Yadkin River</u> Total Site Square Footage: _____ Sq. Ft. Less: Existing Built Upon Area (as of 1/1/94): _____ Sq. Ft. Vacant Land Area (as of 1/1/94): _____ Sq. Ft. Total Minimum Coverage: _____ Sq. Ft. Existing Built Upon Area plus Maximum new Built upon area: _____</p>						

TREE SAVE SUMMARY CALCULATIONS

New Development:	Additions to Existing Development:
Total Site Size (in Square Feet): <u>132,728</u>	Total Limits of Land Disturbance (in Square Feet): <u>N/A</u>
Total Site Area Excluded From TSA:	Square Feet of Proposed R.O.W.s: <u>9040</u>
	+ Square Feet of Existing Utility Easements: _____
	+ Square Feet of Existing Water Bodies and Stormwater Ponds: _____
	Total Excluded Area: <u>9040</u>
Minimum Tree Save Area Required: <u>10%</u>	Total Site Size or Total Limits of Land Disturbance: <u>132,728</u>
Total Required Tree Save Area (in square feet): <u>13,273</u>	- Excluded Area from TSA: <u>9,040</u>
	Total Required Tree Save Area: <u>123,688</u>

INDIVIDUAL TREE METHOD

Number of Number of Trees 6-6" DBH:	X 500sf = _____
Number of Trees 9.01-12" DBH:	X 240sf = _____
Number of Trees 12.01-24" DBH:	X 1800sf = _____
Number of Trees 24.01-36" DBH:	X 3000sf = _____
Number of Trees Larger Than 36" DBH:	X 4000sf = _____
Total Square Footage of Individual Trees:	_____

TREE STAND METHOD

List the Area of Each Tree Stand Being Saved: 8700 Sq. Ft.
Describe Each Tree Stand (Age, Height, Species Mix): Healthy Mature Oaks - 12'-24", Healthy Mature Birches - 6'-9" and Young Pines

Total Square Footage of Tree Stands Being Saved: 8700 Sq. Ft.

NEW TREE METHOD

Number of Large Variety Trees Planted: <u>7</u> X 750sf = <u>5250</u>
Total Square Footage of New Trees Planted: <u>5250</u>

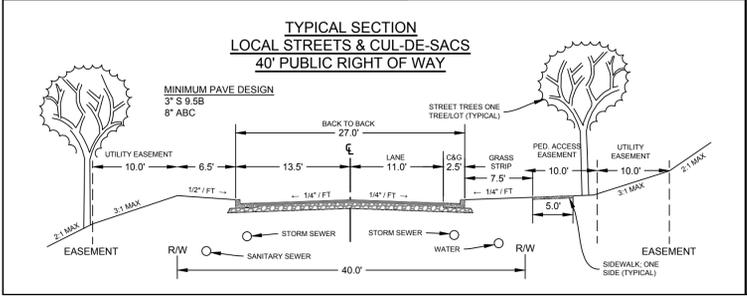
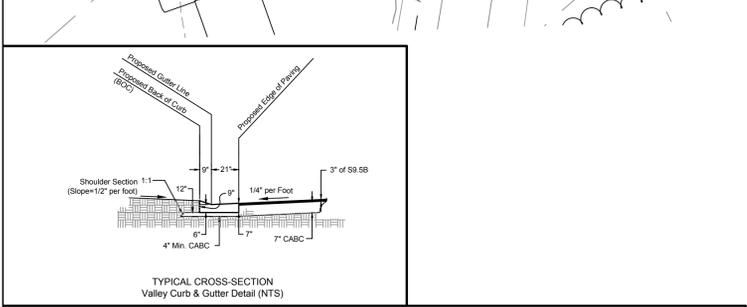
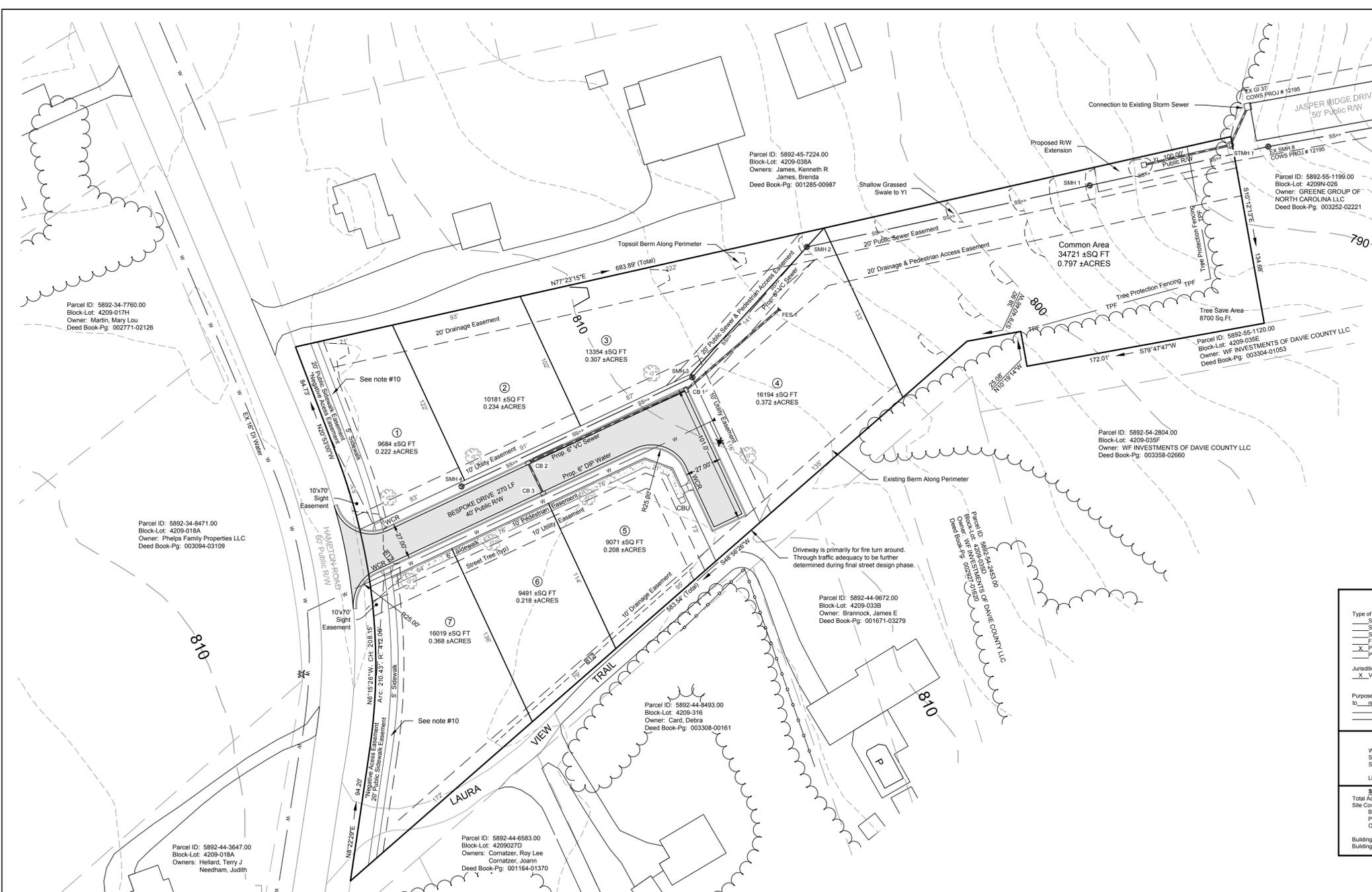
TREES SYMBOL	NUMBER	COMMON NAME	BOTANICAL NAME
	7	RED MAPLE	ACERRUBRUM

COMMENTS: All deciduous trees must be a minimum of eight (8) feet in height at installation and shall be at least two (2) inches in diameter measured twelve (12) inches above ground level. One tree planted per lot.

Total Required TSA (in Square Feet): 12,369
Total TSA provided (in Square Feet): 13,950

ADDITIONAL NOTES:

- Applicant may substitute plant variety with landscape inspector approval on any of the above reference plant material.
- All Plantings are based on the Village of Clemmons Landscape Tree Preservation Checklist.
- Tree protection fencing located at the edge of CRZ as required to receive TSA credit.



LINE AND SYMBOL LEGEND

— W — W —	Public Water Line	●	Pt. Calculated Point (As Shown)	⊥	Tee; Waterline Tee
— SW — SW —	Public Sanitary Sewer Line	△	IPS Iron Pin Set (3/4" conduit)	⊥	Cross; Waterline Cross
— UE — UE —	Underground Power Line	○	IP / IR Existing Iron Pin/Rebar (As Shown)	⊥	Plug; Waterline Plug
— OE — OE —	Overhead Power Line	○	PKF; PK Nail Found	⊥	LP; Utility Light Pole
— GAS — GAS —	Underground Gas Line	○	Stone (Found)	⊥	Well; Existing Water Well
— PH — PH —	Underground Phone Line	⊗	NCGS or NCDOT Monument/Disc	⊥	Wheel Chair Ramp
— OL — OL —	Overhead Phone Line	⊙	UP/PP; Utility Pole / Power Pole	⊥	IS Inside
— WL — WL —	Wetlands Boundary	⊙	LP; Decorative Light Pole	⊥	OS Outside
— Buffer — Buffer —	Stream or Creek Buffer	⊙	GW; Guy Wire	⊥	RW Retaining Wall
— 100 — 100 —	FEMA 1% Annual Chance Flood (100 Yr)	⊙	FM; Fire Hydrant	⊥	CBU Cluster Box Unit (Mail)
— 500 — 500 —	FEMA 0.2% Annual Chance Flood (500 Yr)	⊙	WV; Water Valve		
— 1000 — 1000 —	FEMA Floodway	⊙	GV; Gas Valve		
— HD — HD —	Approximate Location Stream or Creek	⊙	RCP; Rigid Concrete Pipe		
— TD — TD —	Temporary Diversion	⊙	CC Control Corner		
— LHM — LHM —	Construction Limits	⊙	FG FG Flush with ground		
— D — D —	Drainage Limits	⊙	AG AG xxx' Above ground (Distance in ft.)		
— SF — SF —	Soil Fence	⊙	UG UG xxx' Underground (Distance in ft.)		
— FG — FG —	Finished Ground	⊙	SMH; Sanitary Sewer Manhole		
— EG — EG —	Existing Ground	⊙	Electrical Pedestal		
— LG — LG —	Existing Ground Left Offset	⊙	Wetlands		
— RG — RG —	Existing Ground Right Offset	⊙	Specimen Tree (symbols vary)		
— HD — HD —	Hedgerow	⊙	Tel Ped; Telephone Pedestal		
— ST — ST —	Stone Wall	⊙	Electrical Transformer Box		
— TL — TL —	Trelline	⊙	WM; Water Meter		
— Prop — Prop —	Proposed Topo Minor	⊙	CO; Cleanout		
— Ex — Ex —	Existing Topo Minor	⊙	CB; Catch Basin		
— Ex — Ex —	Existing Topo Major	⊙	D or S; Drainage or Storm MH		
— B — B —	Boundary or Property Line	⊙	BM; Elevation Benchmark		
— E — E —	Easement Line				
— Adj — Adj —	Adjacent Property Line				
— Prop — Prop —	Proposed Storm Sewer Line				
— Prop — Prop —	Proposed Centerline				
— Prop — Prop —	Proposed Right of Way Line				
— MBL — MBL —	Minimum Building Line/Setbacks				
— TPF — TPF —	Tree Protection Fencing				

HAMPTON PLACE
Proposed Major Subdivision
4379 Hampton Road
Clemmons Township
Forsyth County
Winston Salem, NC
PIN#: 5892-45-7067.00

CLIENT / PREPARED FOR:
WEIDL PROPERTIES LLC
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Ofc. No. : 336-577-7775
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DATE: 01.18.2019
DRAWN BY: ATC
JOB NO.: 18-005

REVISIONS:

2.6.19	Per Pre-submittal comments
3.11.19	Per TRC comments
3.19.19	Per Planning and NCDOT for adjacent connection

SCALE: 1" = 40'
20 0 10 20 40 80

SHEET TITLE:
PRELIMINARY SITE PLAN
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SHEET NO.:
SP-1