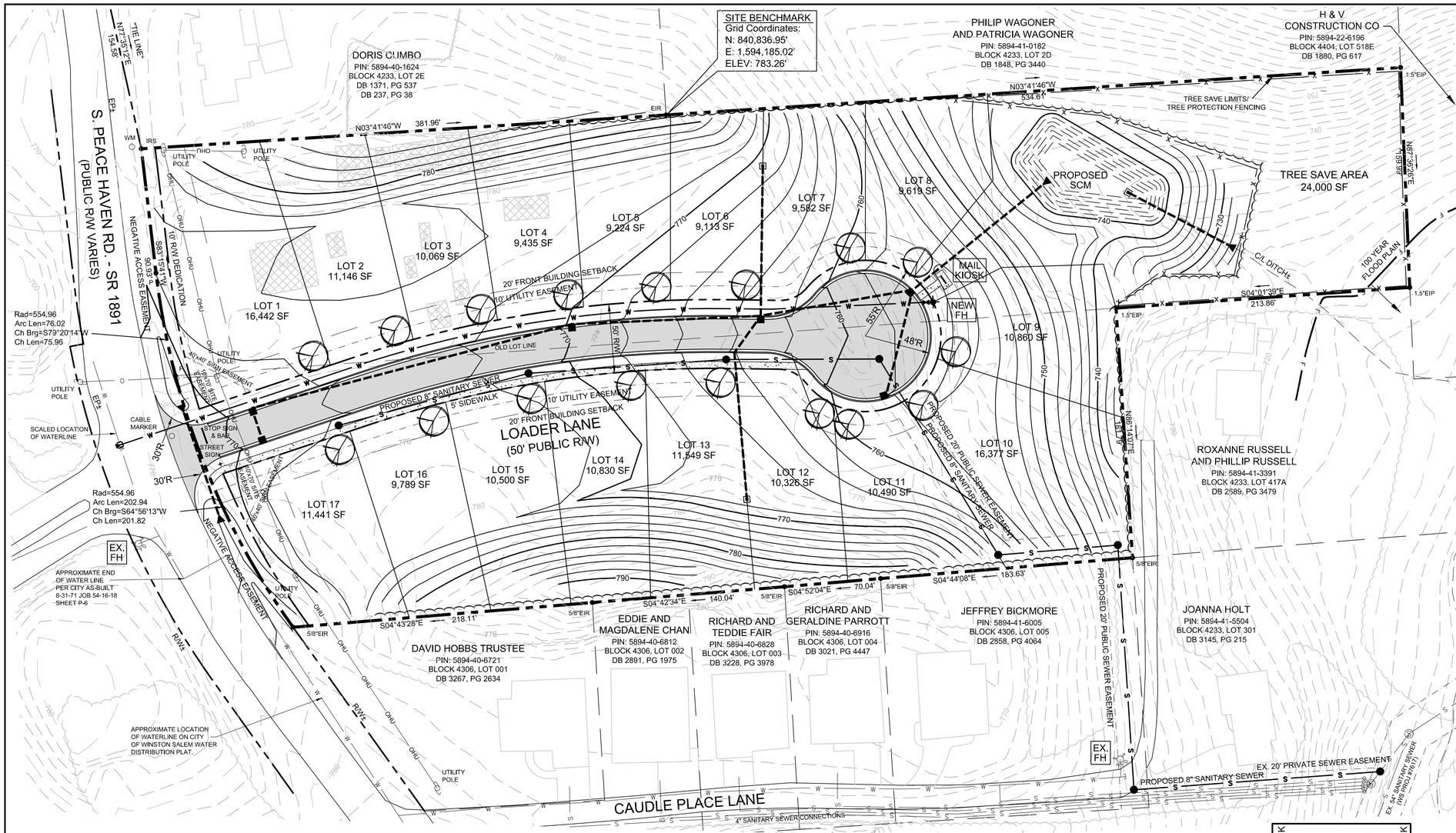
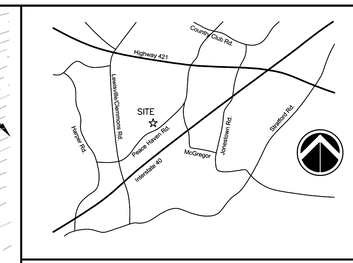




VICINITY MAP
NOT TO SCALE

Allied Design, Inc.
CIVIL ENGINEERING
4720 KESTER MILL ROAD
WINSTON-SALEM, NORTH CAROLINA 27103
Phone: (336) 765-2377
Fax: (336) 760-8886
FIRM LICENSE C-1891

NORTH CAROLINA PROFESSIONAL SEAL 19701 ENGINEER STEVE M. CAUSEY
06/19/19

PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

SITE DATA

OWNER/DEVELOPER: PIN: 5894-40-3843.00
LOWDER RECYCLING & DISPOSAL LLC
2840 GRIFFITH ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 760-0477
GENE LOWDER

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

REVIEW INFORMATION

TYPE OF REVIEW:
X PRELIMINARY SUBDIVISION

JURISDICTION:
X VILLAGE OF CLEMMONS

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR: OBTAINING SITE PLAN APPROVAL FOR A RESIDENTIAL DEVELOPMENT, BASED ON APPROVAL FOR A SINGLE FAMILY SUBDIVISION.

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:	X	
SEWER:	X	
STREETS:	X	

LINEAR FEET OF PUBLIC STREETS: 515 FT

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 6.19 ACRE(S)
DEDICATED RIGHT-OF-WAY: (34,901) SF
SITE COVERAGES:
BUILDING TO LAND 17.03 %
PAVEMENT TO LAND 13.49 %
(STREET, SIDEWALKS AND DRIVEWAYS)
OPEN SPACE 69.48 %
TOTAL 100 %

ZONING

EXISTING ZONING: RS9
PROPOSED ZONING: RS9
PROPOSED USES: SINGLE FAMILY RESIDENTIAL

DENSITY CALCULATIONS

OF LOTS: 17
DENSITY: 2.74 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: 2
SEGMENTS / NODES: 1/2 = 0.5

TREE SAVE AREA SUMMARY CALCULATIONS

NEW DEVELOPMENT:
TOTAL SITE SIZE (IN SQUARE FEET): 269,668

TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s 34,901 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 0 = 34,901

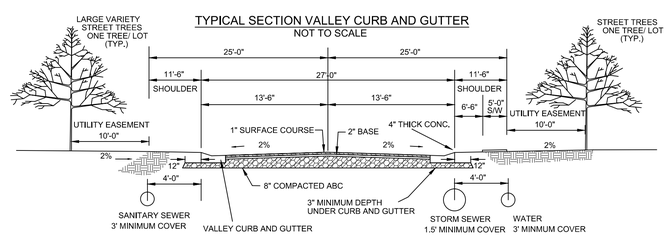
MINIMUM TREE SAVE AREA REQUIRED: X 12%

TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (12%) = 28,172

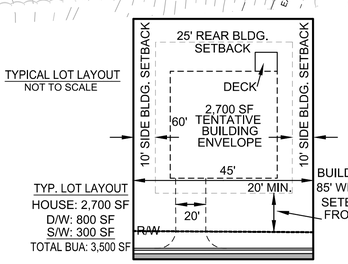
INDIVIDUAL TREES METHOD USED: ___ YES X NO	TREE STAND METHOD USED: X YES ___ NO	NEW TREES USED FOR TSA CREDIT: X YES ___ NO
NUMBER OF TREES 6-9" DBH: ? x 500 SF = ?	LIST THE AREA OF EACH TREE STAND BEING SAVED: 24,000	NUMBER OF LARGE VARIETY TREES PLANTED: 17 x 750 SF = 12,750
NUMBER OF TREES 9.01-12" DBH: ? x 750 SF = ?	DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX): DENSE MIX OF 20-40 YEAR OLD DECIDUOUS AND EVERGREEN TREES	
NUMBER OF TREES 12.01-24" DBH: ? x 1,800 SF = ?		
NUMBER OF TREES 24.01-36" DBH: ? x 3,000 SF = ?		
NUMBER OF TREES LARGER THAN 36.01" DBH: ? x 4,000 SF = ?		
TOTAL SQUARE FOOTAGE OF INDIVIDUAL TREES USED TO SATISFY MINIMUM TSA: ?	TOTAL SQUARE FOOTAGE OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA: 24,000	TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 12,750

TOTAL REQUIRED TSA (IN SQUARE FEET): 28,172
TOTAL PROVIDED TSA (IN SQUARE FEET): 36,750

TYPICAL SECTION VALLEY CURB AND GUTTER
NOT TO SCALE



TYPICAL LOT LAYOUT
NOT TO SCALE



TYP. LOT LAYOUT
HOUSE: 2,700 SF
D/W: 800 SF
S/W: 300 SF
TOTAL BUA: 3,500 SF

GENERAL NOTES

1. EXISTING SITE BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY COMPLETED BY ALLIED LAND SURVEYING CO., P.A. PROPOSED CONTOURS ARE SHOWN AT 1' 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. 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.

SYMBOL AND LINETYPE LEGEND

- EXISTING SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED CURB INLET/DROP INLET
- S — EXISTING SANITARY SEWER LINE
- W — EXISTING WATER LINE
- S — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- PROPOSED STORM DRAINAGE LINE
- PROPOSED LARGE VARIETY TREE

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

LOADER ACRES
760 SOUTH PEACE HAVEN ROAD
WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.:	19-028
DRAWN BY:	JMN
CHECKED BY:	SMC
DATE:	05/30/19

REVISIONS

NO.	DATE	DESCRIPTION
A	06/30/19	ISSUED FOR PRESUBMITTAL REVIEW
B	06/06/19	ISSUED FOR PLANNING BOARD REVIEW

PRELIMINARY
SUBDIVISION
PLAN

SHEET
C1