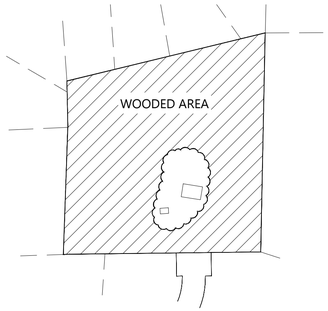
PRE-DEVELOPMENT CONDITIONS



LEGEND

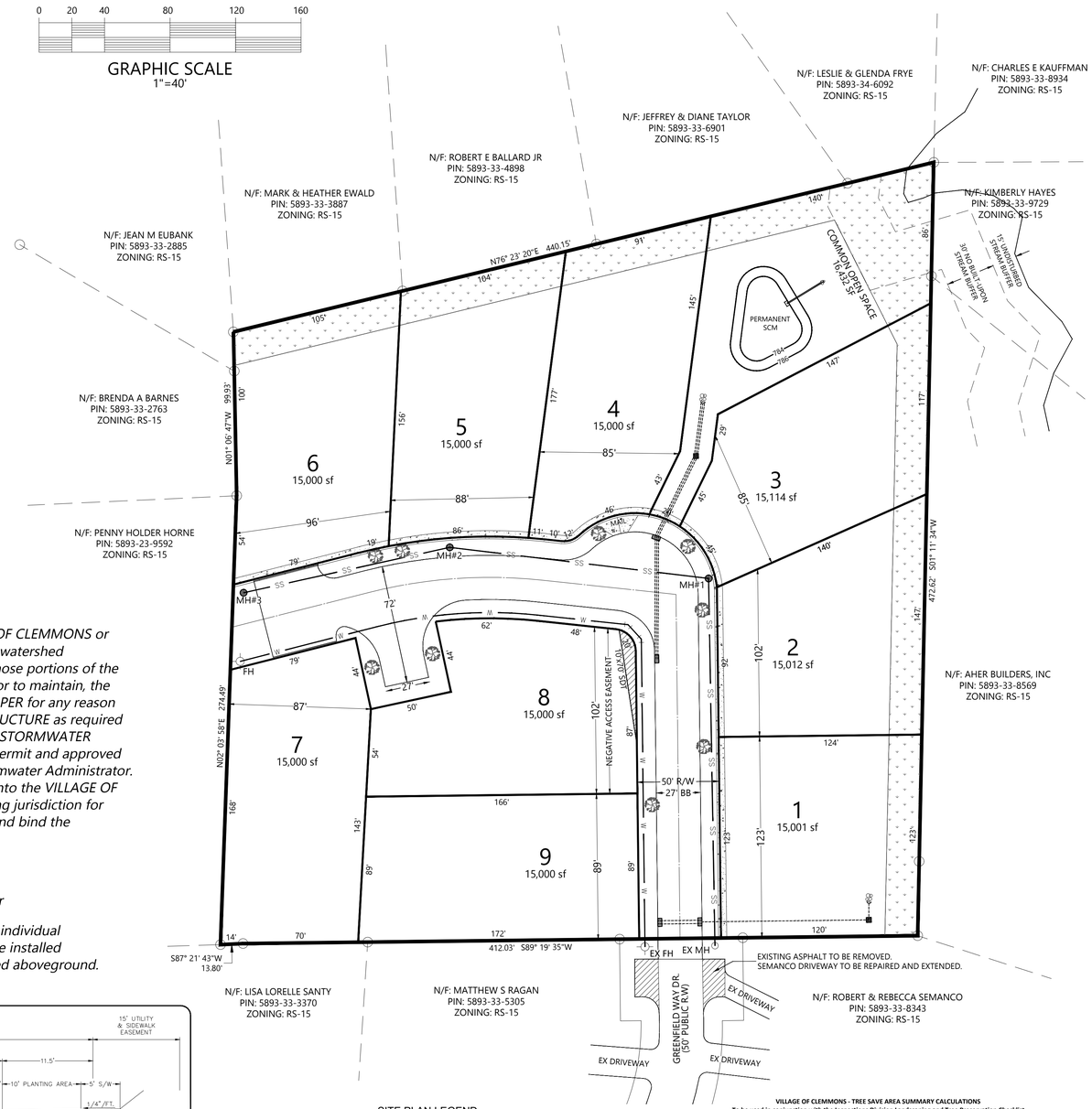
- SANITARY SEWER LINE
- WATER LINE
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- FIRE HYDRANT
- STREET TREE
- TREE SAVE AREA

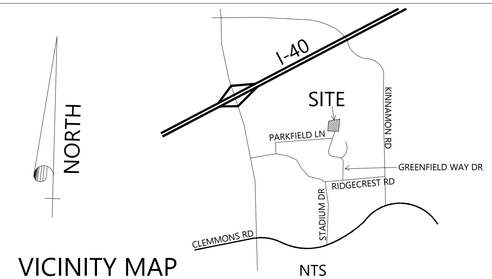
NOTE: DEVELOPER hereby grants and conveys to the VILLAGE OF CLEMMONS or other appropriate government authority having jurisdiction for watershed protection, a non-exclusive blanket easement over and upon those portions of the PROPERTY necessary to complete the construction of, inspect, or to maintain, the STORMWATER CONTROL STRUCTURE in the event the DEVELOPER for any reason fails to complete or maintain the STORMWATER CONTROL STRUCTURE as required hereunder. This easement shall expire upon the removal of the STORMWATER CONTROL STRUCTURE in accordance with applicable law, the Permit and approved plans and the inspection and approval of the same by the Stormwater Administrator. TO HAVE AND TO HOLD the foregoing rights and easements unto the VILLAGE OF CLEMMONS or other appropriate governmental authority having jurisdiction for watershed protection, said easement to run with the Property and bind the DEVELOPER, its successors and assigns.

NOTE: Preliminary - NOT for construction

NOTE: Streets shall be constructed with 30" valley curb & gutter

NOTE: All distribution lines and lines providing direct service to individual properties for electricity, telephone, and cable television shall be installed underground, unless required by the utility provider to be placed aboveground.





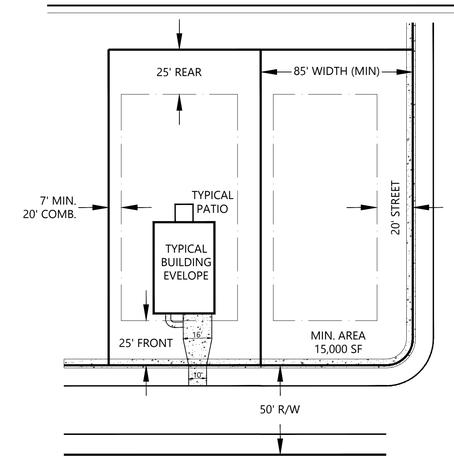
VICINITY MAP

NTS

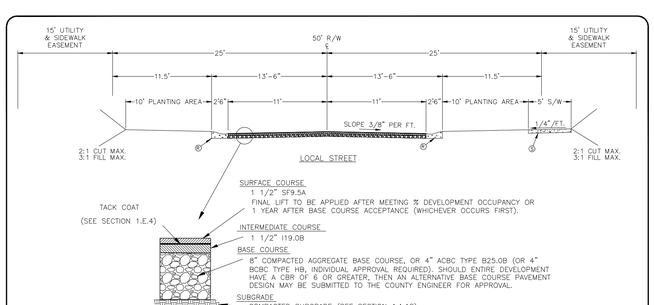
SITE DATA

CONTACT	PENNY SEKADLO 9220 FAIRBANKS DR SUITE 220 RALEIGH, NC 27613 919-848-1461, pennyengineer@aol.com
DEVELOPER	GLENWOOD HOMES, LLC PO BOX 90427, RALEIGH, NC 27675 accounting@glenwoodhomes.com
SURVEYOR	CPT ENGINEERING & SURVEYING INC 4400 TYNING ST, HIGH POINT, NC 27265 6/3/2019
PIN	5893-33-5641
DEED BOOK/PAGE	3474/2862
CURRENT OWNER	MITCHELL T MURPHY & PENNY L SEKADLO
OWNER ADDRESS	PO BOX 90427, RALEIGH, NC 27675
PARCEL ADDRESS	6191 PARKFIELD LN, CLEMMONS, NC 27012
PARCEL AREA	4.12 ACRES
PROPOSED ZONING	RS-15 (CURRENT)
PROPOSED USE	9 SINGLE FAMILY LOTS (2.18 UNITS/AC)
PROPOSED INFRASTRUCTURE	490± LINEAR FT - PUBLIC STREETS 515± LINEAR FT - PUBLIC SEWER 450± LINEAR FT - PUBLIC WATER
IMPERVIOUS SURFACE	BLDG, DRIVEWAY, & PATIO : 0.54± AC (13.1%) STREET, SIDEWALK, & MAIL : 0.44± AC (10.7%) TOTAL : 0.98± AC (23.8%)
TREE SAVE AREA	REQUIRED : 16,385 SF PROVIDED : 19,450 SF
STREET TREES	REQUIRED : 1 PER LOT = 9 PROVIDED : 9 STREET TREES SHALL BE 2" OR GREATER IN DIAMETER AND A MINIMUM OF 8' HEIGHT AT INSTALLATION. SPECIES SELECTION SHALL INCLUDE : WILLOW OAK (QUERCUS PHELLOUS) RED MAPLE (ACER RUBRUM)
OPEN SPACE	PROVIDED : 0.38± AC (9.2%)
ADJOINING ZONING	RS15 (NO BUFFERYARD REQUIRED)
JURISDICTION	VILLAGE OF CLEMMONS
WATERSHED	303(d)

TYPICAL LOT DIMENSIONS



NOTE: IMPERVIOUS SURFACE AVERAGE ALLOCATION/LOT IS 2600± SF. THIS 2600± SF INCLUDES ALL IMPERVIOUS SURFACE ON THE LOT AND THE ENTIRE DRIVEWAY.



TYPICAL PAVEMENT SECTION

KEY

Ⓡ 2"-6" VALLEY GUTTER

Ⓢ 5" CONCRETE SIDEWALK

ELEVATION CHANGE AT CENTER LINE REFERENCED FROM TOP OF CURB		
	FOR STONEBASE	FOR ASPHALT
SUBGRADE	- 9-7/8"	- 5-7/8"
BASE COURSE	-1-7/8"	
INTERMEDIATE COURSE	-1/8"	

PROPOSED STREET SECTION

SITE PLAN LEGEND

REVIEW INFORMATION

Type of Review:
- ____ Special Use Rezoning
- ____ Site Plan Amendment
- ____ Special Use Permit (Elected Body Only)
- ____ Final Development Plan
- ✓/ Preliminary Subdivision
- ____ Planning Board Review

Jurisdiction
- ✓/ Village of Clemmons

Purpose Statement: The purpose of this request is to SUBDIVIDE 1 EXISTING LOT INTO 9 NEW SINGLE FAMILY LOTS

INFRASTRUCTURE

	Public	Private
Water	450	0
Sewer	515	0
Streets	490	0

Linear feet of public streets: 490 ft.

SITE SIZE AND COVERAGES

Total Acreage: 4.12 Acres

Site Coverages:
- Building to Land 13.1%
- Pavement to Land 10.7%
- Open Space 9.2%

Building Square Footage: _____sf.
Building Height: _____ft.

ZONING

Existing Zoning: RS-15

Proposed Zoning: RS-15

Proposed Uses: SINGLE FAMILY SUBDIVISION

(Use UDO Terminology)

DENSITY CALCULATIONS

# of Units or Lots: 9

Density: 2.18 Units/Lots per Acre

(Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)

PROPERTY INFORMATION

PIN # 5893-33-5641

Tax Block(s) 4230

Lot(s) 30

OFF-STREET PARKING (if applicable)

Proposed Use(s) _____
Required Parking:_____Spaces / _____ (more than one calculation may be needed)
Parking Provided: _____

OFF-STREET LOADING (if applicable)

Loading/Unloading Spaces Required:_____
Loading/Unloading Spaces Provides: _____
Size: _____ ft. X _____ ft.

BUFFERYARDS

Adjoining Zoning: RS-15

Type Required: NONE

Width Provided: _____ft.

WATERSHED CALCULATIONS

This section only needs to be completed for projects located within designated water supply watersheds.
WS-IV Watershed – Yadkin River
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 Maximum Coverage:_____ Sq. ft.
(Existing Built Upon Area plus Maximum new Built upon area)

VILLAGE OF CLEMMONS - TREE SAVE AREA SUMMARY CALCULATIONS
To be used in conjunction with the Inspections Division Landscaping and Tree Preservation Checklist

New Development:	Additions to Existing Development:
Total Site Size (in Square Feet): 179,400 SF	Total Limits of Land Disturbance (in Square Feet): ____
Total Site Area Excluded From TSA:	
Sq. Ft. Proposed R.O.W.s **27,793** + Sq. Ft. Existing Utility Easements 0 + Sq. Ft. Existing Water Bodies and Stormwater Ponds **2,400 = 30,193**	

Minimum Tree Save Area Required:

Commercial, Institutional and Industrial (including Multifamily and Schools)		Residential - (Note: These requirements apply to major residential subdivisions not minor subdivisions or individual lot(s).)	
Size of Parcel:	**Tree Save Area Required to Include:**	**Size of Parcel**	**Tree Save Area Required to Include:**
0 – 55,000 square feet	Eight percent (8%) of parcel area	0 – 55,000 square feet	Ten percent (10%) of parcel area
55,001 square feet – 5 acres	Nine percent (9%) of parcel area	55,001 square feet – 5 acres	Eleven percent (11%) of parcel area
5.01 – 10 acres	Ten percent (10%) of parcel area	5.01 – 10 acres	Twelve percent (12%) of parcel area
Greater than 10 acres	Twelve percent (12%) of parcel area	Greater than 10 acres	Fourteen percent (14%) of parcel area

Total Required Tree Save Area (in Sq. Ft.): Total Site Size or Total Limits of Land Disturbance – Excluded Area X Minimum TSA (11 %) = **16,413**

Individual Trees Method Used:	Tree Stand Method Used:	New Trees Used for TSA Credit:
____ Yes ✓ No	✓ Yes ____ No	____ Yes ✓ No
Number of Trees 6 - 9" DBH: _____ X 500sf = _____	List the Area of Each Tree Stand Being Saved: **19,450**	Number of Large Variety Trees Planted: _____ X 750 sf = _____
Number of Trees 9.01 – 12" DBH: _____ X 750sf = _____	Describe Each Tree Stand (Age, Health, Species Mix): MATURE HARDWOODS	
Number of Trees 12.01 – 24" DBH: _____ X 1,800sf = _____		
Number of Trees 24.01 – 36" DBH: _____ X 3,000sf = _____		
Number of Trees Larger than 36.01" DBH: _____ X 4,000sf = _____		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: _____	**Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 19,450**	**Total Square Footage of New Trees Planted to Satisfy Minimum TSA: _____**
Total Required TSA (in Square Feet): 16,413	**Total TSA provided (in Square Feet): 19,450**	

Note: THINK BEFORE YOU CUT! Refer to C-UDO-S8 Section 3.4.2(H)(2) for explanation of penalties assessed for noncompliance.

PENNY ENGINEERING DESIGN
CONSULTING ENGINEERS & LAND DESIGNERS
9220 FAIRBANKS DRIVE, SUITE 220 RALEIGH NC 27613
OFFICE 919/848-1461 PENNYENGINEER@AOL.COM

CONTACT PERSON:
PENNY SEKADLO
919 / 848-1461
PENNYENGINEER@AOL.COM

GREENFIELD PARK

VILLAGE OF CLEMMONS FORSYTH COUNTY NORTH CAROLINA

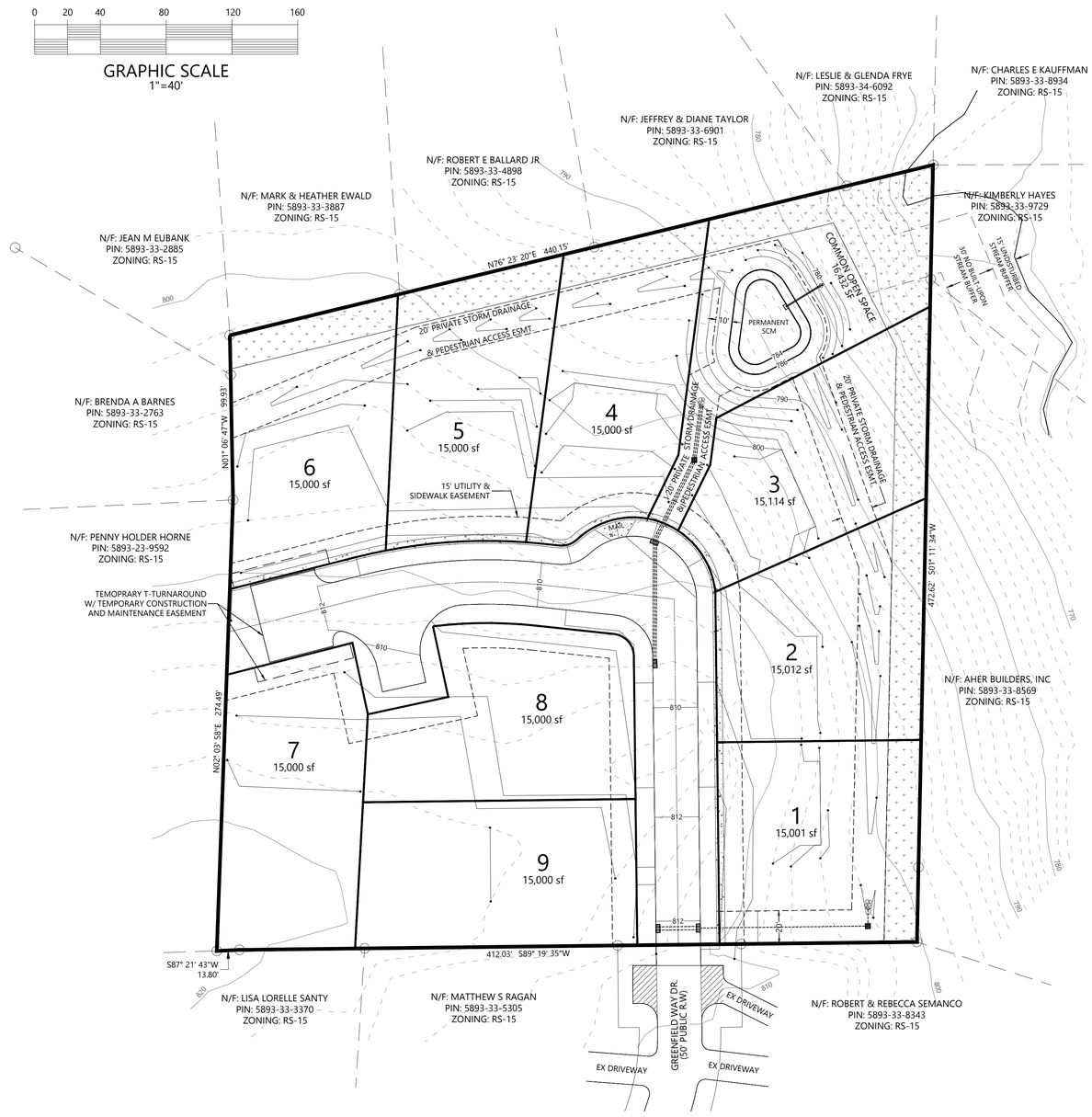
PRELIMINARY SUBDIVISION PLAN

SCALE: 1"=40'	DRAWN: JBL
DATE: 11/27/19	CHK'D: PLS

REV'D	
2/6/20	VILLAGE COMMENTS

SHEET S1 OF 2

PROJ. #



LEGEND

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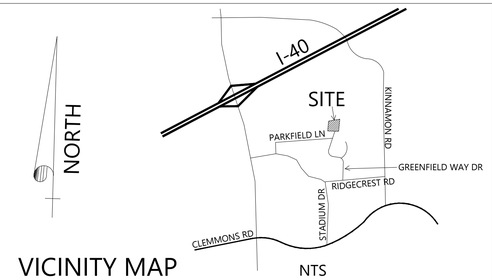

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GREENFIELD PARK

VILLAGE OF CLEMMONS FORSYTH COUNTY NORTH CAROLINA

PRELIMINARY GRADING PLAN

SCALE: 1"=40'	DRAWN: JBL
DATE: 11/27/19	CHK'D: PLS

REV'D	
2/6/20	VILLAGE COMMENTS

SHEET G1 OF 2

PROJ. #