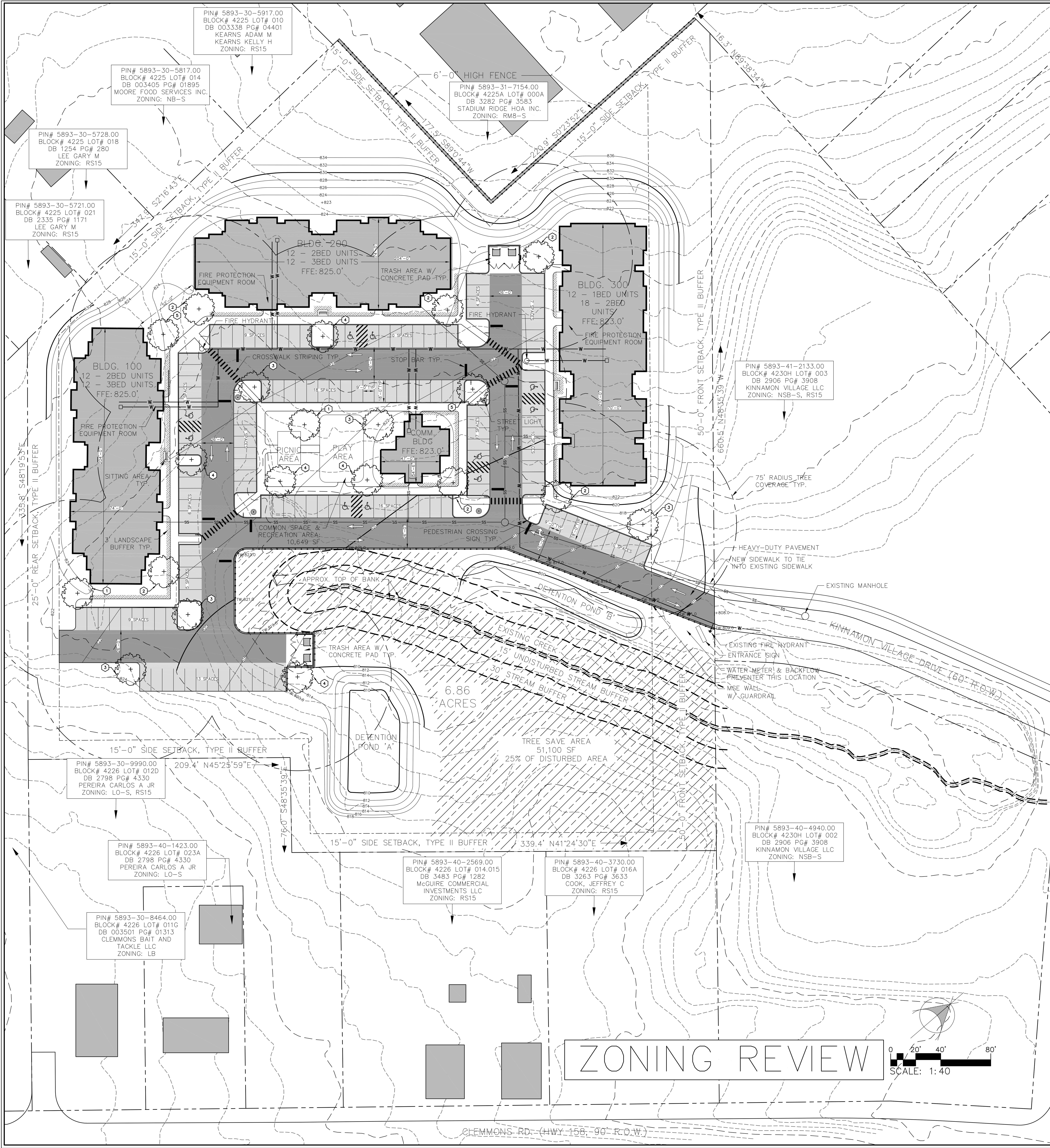


NOTES:

1. THE SITE IS WITHIN 3030(D) IMPAIRED WATERS OF THE STATE WATERSHED AND IS SUBJECT TO ALL STORMWATER REGULATIONS SET FORTH BY THE STATE OF NC AND THE VILLAGE AT KINNAMON.
2. THIS SITE IS SUBJECT TO ALL STORMWATER REGULATIONS SET FORTH BY THE VILLAGE AT KINNAMON UDO.
3. ALL DRAINAGE SYSTEMS NOT LOCATED WITHIN THE VILLAGE AT KINNAMON RIGHT-OF-WAY WILL BE CONSIDERED TO BE PRIVATE, AND MUST BE MAINTAINED BY THE PROPERTY OWNER.
4. NO PART OF ANY BUILDING SHALL BE CONSTRUCTED WITHIN THE BOUNDARIES OF A UTILITY EASEMENT PER B.3-1.2(O)
5. WATER DISTRIBUTION AND SEWER COLLECTION SYSTEM INTERIOR TO THE DEVELOPMENT SHALL BE PRIVATE.
6. ACCESS TO DETENTION PONDS WILL BE PROVIDED FOR MAINTENANCE

TREE SCHEDULE

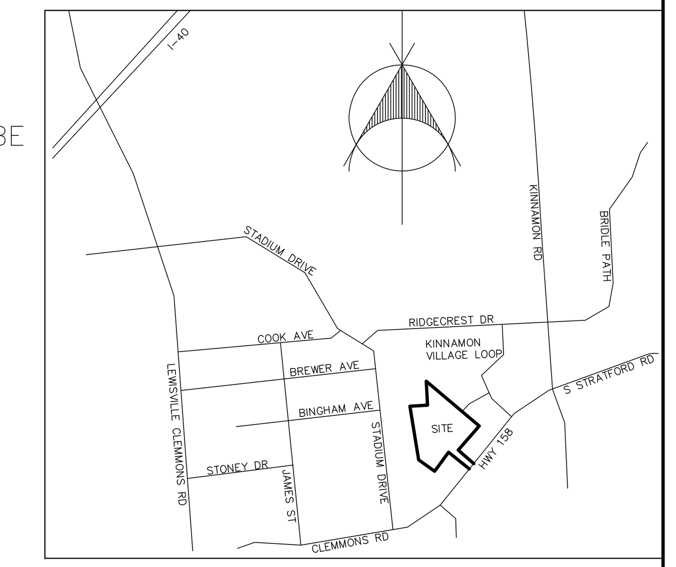
1. CHINESE ELM – Ulmus parvifolia
2. LITTLELEAF LINDEN – Tilia cordata
3. WHITE OAK – Quercus alba
4. GINKGO TREE – Ginkgo biloba
5. GOLDEN RAINTREE – Koelreutreria paniculata

UNIT MIX

	1 BED	2 BED	3 BED
BLDG.100		12	12
BLDG.200		12	12
BLDG.300	12	18	
TOTAL	12	42	24

PARKING REQUIRED :-
@1.50 SPACE / 1 BED UNIT = 18.0
@1.75 SPACE / 2 BED UNIT = 74
@2.00 SPACE / 3 BED UNIT = 48.0
TOTAL = 140
PARKING PROVIDED = 140

REQUIRED RECREATION AREA: 7800
RECREATION AREA PROVIDED: 10,649 SF



VICINITY MAP SCALE: 1"–1500'

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

New Development: Total Site Size (in Square Feet): 298,821	**Additions to Existing Development:** Total Limits of Land Disturbance (in Square Feet): 203,319

Total Site Area Excluded From TSA:
Sq. Ft. Proposed R.O.W.s 0 + Sq. Ft. Existing Utility Easements 0 + Sq. Ft. Existing Water Bodies and Stormwater Ponds 12,171 = 12,171

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 (10 %) = 19,115

Individual Trees Method Used: ___ Yes X No	**Tree Stand Method Used:** X Yes ___ No	**New Trees Used for TSA Credit:** ___ Yes X No
Number of Trees 6 - 9" DBH: ___ X 500sf = ___	List the Area of Each Tree Stand Being Saved: 51,100 SF	Number of Large Variety Trees Planted: 20 X 750 sf = 15,000
Number of Trees 9.01 – 12" DBH: ___ X 750sf = ___	Describe Each Tree Stand (Age, Health, Species Mix):	
Number of Trees 12.01 – 24" DBH: ___ X 1,800sf = ___	Uneven aged, mesic mixed hardwood and mixed hardwood/pine forest. Quercus spp.; Pinus spp.; Liriodendron tulipifera; Acer spp.; Liquidambar styraciflua; Chamaecyperus thyoides; Fagus grandiflora	
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:** 51,100 SF	**Total Square Footage of New Trees Planted to Satisfy Minimum TSA:** 15,000

Total Required TSA (in Square Feet): 19,115 SF	**Total TSA provided (in Square Feet):** 51,100 SF

Note: THINK BEFORE YOU CUT! Refer to C-UDO-58 Section 3.4.2(H)(2) for explanation of penalties assessed for noncompliance.

SITE PLAN LEGEND

REVIEW INFORMATION

Type of Review:
X Special Use Rezoning
___ Site Plan Amendment
___ Special Use Permit (Elected Body Only)
___ Final Development Plan
___ Preliminary Subdivision
___ Planning Board Review

Jurisdiction
X Village of Clemmons

Purpose Statement: The purpose of this request is to REZONE PROPERTY FROM LO-S/RS-15 TO RM-12 TO ACCOMODATE MULTI-FAMILY DWELLING UNITS.

INFRASTRUCTURE

	Public	Private
Water	X	
Sewer	X	
Streets		X

Linear feet of public streets: 0 ft.

SITE SIZE AND COVERAGES

Total Acreage: 6.86 Acres
Site Coverages:
Building to Land 14 %
Pavement to Land 22 %
Open Space 64 %

Building Square Footage: 40,406 sf.
Building Height: 40 ft.

ZONING

Existing Zoning: RS-15 / LO-S
Proposed Zoning: RM-12S
Proposed Uses: MULTIFAMILY
(Use UDO Terminology)

DENSITY CALCULATIONS

\# of Units or Lots: 78 UNITS
Density: 11.4 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 # 5893-30-9990.00, 5893-30-8703.00
Tax Block(s) 4226, 4226
Lot(s) 012D, 012C

OFF-STREET PARKING (if applicable)

Proposed Use(s) MULTIFAMILY
Required Parking: 140 Spaces / @ 1.50 / 1 BED, @ 1.75 / 2 BED, @ 2.00 / 3 BED
(more than one calculation may be needed)
Parking Provided: 140 SPACES
* THERE ARE 1BR, 2 BR AND 3BR UNITS

OFF-STREET LOADING (if applicable)

Loading/Unloading Spaces Required: N/A
Loading/Unloading Spaces Provides: N/A
Size: ___ft. X ___ft.

BUFFERYARDS

Adjoining Zoning: RS-15
Type Required: TYPE II
Width Provided: 15' 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)

CONTRACT NO. 101-1029 2020

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 28945 DANA J. BOLDEN
NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1949 JOSHUA T. KARRICK

THE VILLAGE AT KINNAMON
CLEMMONS ROAD, CLEMMONS, NC 27012

APPLICANT
ALEGRO INVESTMENT PROPERTIES, LLC
380 H Knollwood St. #253
Winston Salem, NC 27103
Ron Davis 336-462-0705
arpllc@aol.com

LANDMARK ASSET SERVICES, INC.
406 E 4th Street
Winston Salem, NC 27101
John Stiltner 336-462-1957
johnstiltner@landmark development.biz

OWNER
CARLOS A. PEREIRA JR.
3462 CLEMMONS ROAD
CLEMMONS, NC 27012

MAILING
PO BOX 931
CLEMMONS, NC 27012

SUMITTAL NAME/DATE
PRELIMINARY DESIGN DEVELOPMENT 03/04/2020

FACSIMILES OF LICENSED PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR SEALS, IF AFFIXED TO THIS DOCUMENT, SHALL BE CONSIDERED LEGITIMATE ONLY IF SIGNED AND DATED BY THE REGISTRANT.

North Carolina 811 www.nc811.org

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811". REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

- [x] CLIENT REVIEW
- [x] BELL (QA) REVIEW
- [x] ZONING REVIEW
- [ ] BID DOCUMENTS
- [ ] RECORD DRAWINGS

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