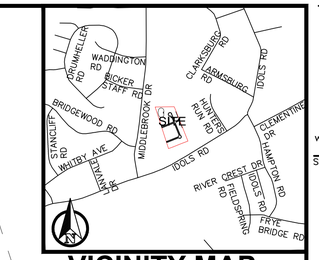


VICINITY MAP

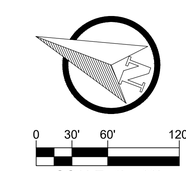
1"=2,000'

SITE DATA:

1) PARCEL DATA::
   i) DEED REFERENCE: DB 2301, PAGE 1769
   ii) PARCEL ID NUMBER (PIN): 5892-22-0602
   iii) TOTAL PARCEL AREA: ±15.55± AC
   iv) ADDRESS: 6751 IDOLS RD CLEMMONS, NC
   v) OWNER:
      RUBY HAWKS BLAKLEY
      6700 IDOLS ROAD
      CLEMMONS, NC 27012
2) ZONING: CURRENT: RS-9
3) BUILT UPON AREA: SEE WATERSHED CALCULATIONS BLOCK
4) CURRENT LAND USE: SINGLE FAMILY
5) PROPOSED LAND USE: SINGLE FAMILY
6) MINIMUM LOT DIMENSIONS:
   AREA= 9,000 SF
   WIDTH= 65 FT
7) MINIMUM SETBACKS
   FRONT= 20 FT
   ONE SIDE= 7 FT
   COMBINED SIDE= 20 FT
   REAR= 25 FT
   STREET= 20 FT
8) MAX BUILDING HEIGHT= 40 FEET
9) BOUNDARY INFORMATION: ALLEN GEOMATICS, P.C.
   PO BOX 89, ADVANCE, NC 27006
   PHONE: 336-998-0218
10) EXISTING TOPOGRAPHIC INFORMATION TAKEN FROM FORSYTH COUNTY GIS DATA. (TOPOGRAPHIC SURVEY TO BE PROVIDED FOR ENGINEERING DESIGN)
11) DISTURBED AREA: TO BE DETERMINED

STORM WATER BLANKET EASEMENT 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.



SCALE: 1' = 60'

REVIEW INFORMATION

TYPE OF REVIEW:

____ SPECIAL USE REZONING
____ SITE PLAN AMENDMENT
____ SPECIAL USE PERMIT (ELECTED BODY ONLY)
____ FINAL DEVELOPMENT PLAN
__X__ PRELIMINARY SUBDIVISION
____ PLANNING BOARD REVIEW

JURISDICTION

__X__ VILLAGE OF CLEMMONS

PURPOSE STATEMENT:

THE PURPOSE OF THIS REQUEST IS FOR PRELIMINARY SUBDIVISION APPROVAL.

INFRASTRUCTURE

ALL INFRASTRUCTURE TO BE PUBLIC.

WATER: 1,800'± PUBLIC N/A PRIVATE

SEWER: 1,840'± PUBLIC N/A PRIVATE

STREETS: 1,650'± PUBLIC N/A PRIVATE

SITE SIZE AND COVERAGES

TOTAL ACREAGE: ±14.07 ACRES

SITE COVERAGES:
BUILDING TO LAND 22.0 %
PAVEMENT TO LAND (INCLUDES SIDEWALK) 9.8 %
OPEN SPACE 68.2 %
TOTAL (100%)

BUILDING SQUARE FOOTAGE: 4,500± SQ. FT. (IMPERVIOUS PER LOT, INCLUDES DRIVES, WALKS, & PATIOS)

BUILDING HEIGHT: 40 FT.

PAYMENT IN LIEU OF OPEN SPACE CALCULATIONS

- NUMBER OF ACRES REQUIRED ($\frac{1}{30}$/ACRE * NO. OF LOTS) => (1/35)*30 = 0.86 AC
- PAYMENT IN LIEU: (ACREAGE REQUIRED X TAX APPRAISAL/ACRE); TAX APPRAISAL $294,700.00; TAX APPRAISAL/ACRE = $294,700.00/15.55 AC AC=$18,951.77/AC => (30/35)AC*($18,951.77) = $16,244.37
- PAYMENT IN LIEU OF OPEN SPACE DEDICATION SHALL BE PAID IN FULL PRIOR TO FINAL PLAT RECORDING.
- PAYMENT CALCULATION MAY VARY DEPENDING ON APPRAISED VALUE AT TIME OF PAYMENT.

ZONING

EXISTING ZONING: RS-9

PROPOSED ZONING: RS-9

TYPE OF REVIEW: PLANNING BOARD REVIEW

PROPOSED USES:
SINGLE FAMILY RESIDENTIAL

DENSITY CALCULATIONS

OF UNITS OR LOTS 30

DENSITY: 30 LOTS/ *14.07±Ac. = 2.13 LOTS/Ac
(*AREA TO BE DEVELOPED)
(NOTE: IF MORE THAN ONE TYPE OF RESIDENTIAL PRODUCT IS PROPOSED, PROVIDE THE NUMBER OF UNITS & DENSITY BROKEN DOWN BY TYPE.)

PROPERTY INFORMATION

PIN #'S 5892-22-0602

TAX BLOCKS 4209

ADDRESSES: 6751 IDOLS RD.

CURRENT OWNER:
RUBY HAWKS BLAKLEY
6700 IDOLS RD.
CLEMMONS, NC 27012

BUFFER YARDS

ADJOINING ZONING: RS-9

TYPE REQUIRED: NO BUFFERYARD REQUIRED

WIDTH PROVIDED: NON-APPLICABLE

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: 612,824 SQ. FT.

LESS: EX. BUA (AS OF 1/1/94): 0 SQ. FT.

VACANT LAND AREA(AS OF 1/1/94): 612,824 SQ. FT.

TOTAL MAXIMUM COVERAGE: 238,645 SQ. FT.
(EXISTING B.U.A + MAXIMUM BUILT UPON AREA (B.U.A))

TREE SAVE AREA SUMMARY CALCULATIONS:

NEW DEVELOPMENT:

TOTAL SITE SIZE: 612,824± SF (14.07± AC)

TOTAL SITE AREA EXCLUDED FROM TSA:
PROPOSED R.O.W.S 93,375± SF + EX. UTILITY EASEMENTS 0± SF + EX. WATER BODIES & STORMWATER PONDS 28,025± SF = 121,400± SF

MINIMUM TREE SAVE AREA REQUIRED: 10% X14%

TOTAL REQUIRED TREE SAVE AREA (IN SQ. FT.):
TOTAL SITE – EXCLUDED AREA x MIN. TSA(14%)
612,824± SF – 121,400± SF =
491,424± SF x 14% = 68,799± SF (1.56± AC)

TREE STAND METHOD USED: ___ YES _X_ NO

LIST THE AREA OF EACH TREE STAND BEING SAVED: NON-APPLICABLE

TOTAL SQUARE FOOTAGE OF TREE STANDS BEING SAVED TO SATISFY MINIMUM TSA:

DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX):

NEW TREES METHOD USED: X YES ___ NO

AREA CREDIT PER TREE: 750 SF

TREES REQUIRED: 92

TREES PROVIDED: 92 LARGE VARIETY

TOTAL REQUIRED TSA: 68,799± SF (1.56± AC)

TOTAL TSA PROVIDED: 69,000± SF (1.58± AC)

GENERAL CONSTRUCTION NOTES:

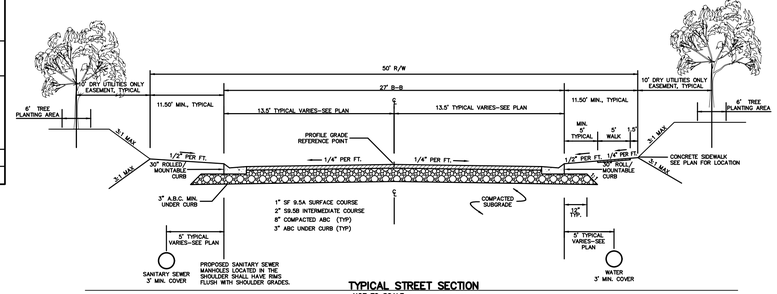
1. IDENTIFICATION AND LOCATION OF ALL EXISTING UTILITIES IN AND NEAR THE AREAS OF PROPOSED WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE TO UTILITIES EITHER SHOWN OR NOT SHOWN ON THIS PLAN IS THE CONTRACTOR'S RESPONSIBILITY.
2. CONTRACTOR MUST CONTACT NC ONE-CALL, CITY OF WINSTON-SALEM, PUBLIC WORKS DEPARTMENT, AND OTHER SERVICE PROVIDERS TO LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
3. LOCATION SURVEY INFORMATION REGARDING EXISTING FEATURES WITHIN THE SITE HAS NOT BEEN PERFORMED.
4. CONTRACTOR TO SEED AND STABILIZE DISTURBED AREAS IN ACCORDANCE WITH SEEDING SPECIFICATIONS OF THE CITY OF WINSTON-SALEM/ NCDEQ.
5. WORK WITHIN PUBLIC RIGHT OF WAY SHALL COMPLY WITH NCDOT AND CITY OF WINSTON-SALEM TRAFFIC CONTROL REQUIREMENTS. A SAFE CONDITION MUST BE PROVIDED AT ALL TIMES.
6. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED UTILITY RELOCATION. CONTRACTOR SHALL COORDINATE RELOCATION AND INSTALLATION OF ALL UTILITY SERVICES WITH THE APPROPRIATE UTILITY SERVICE PROVIDERS.
7. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED PER THE LATEST STANDARDS OF THE LAND QUALITY SECTION OF NCDEQ.
8. CONTRACTOR SHALL MAINTAIN THE SITE IN AN ORDERLY MANNER SO THAT WORKMEN AND THE PUBLIC ARE PROTECTED FROM INJURY.
9. A NCDOT DRIVEWAY PERMIT IS REQUIRED AND ALSO A DRIVEWAY PERMIT WILL BE REQUIRED FOR EACH INDIVIDUAL LOT.
10. AN EROSION CONTROL/GRADING PERMIT WILL BE REQUIRED PRIOR TO THE START OF WORK.
11. SIDEWALK EASEMENTS WILL BE REQUIRED TO BE SHOWN ON THE FINAL PLAT.
12. ROADS WILL SHALL BE DESIGNED & CONSTRUCTED TO VILLAGE OF CLEMMONS STANDARDS.

STORM WATER GENERAL NOTES:

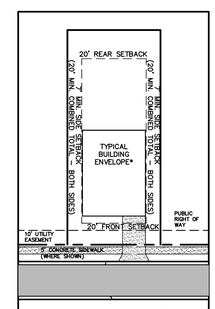
1. NON-EXEMPT PERMIT REQUIRED.
2. MAXIMUM BUILT UPON AREA IS 70%
3. THIS SITE IS LOCATED WITHIN A WS-IV WATERSHED AND SHALL BE SUBJECT TO ALL WATERSHED REGULATIONS SET FORTH BY THE VILLAGE OF CLEMMONS AND THE NCDEQ.
4. FURNISH FENCING AROUND WET DETENTION POND WITH MINIMUM 20' ACCESS GATE. MATERIALS AND WORKMANSHIP SHALL BE TO THE STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF CLEMMONS.
5. BMP/SCM MUST BE DESIGNED AND BUILT IN ACCORDANCE WITH NCDEQ MANUAL AND VILLAGE OF CLEMMONS REQUIREMENTS.
6. TREATED AND BYPASS FLOWS MUST BE DISCHARGED IN A UNIFORM/SHEET FLOW MANNER BEFORE LEAVING THE SITE.

GENERAL NOTES:

1. PROPOSED GRADES ARE SUBJECT TO CHANGE DURING ENGINEERING DESIGN.
2. CUT AND FILL SLOPE LOCATIONS MAY VARY FROM THIS PLAN.
3. PAD ELEVATIONS MAY CHANGE.
4. TOPSOIL BERMS MAY BE ADDED.
5. PROPOSED TREE LINE IS APPROXIMATE. ACTUAL TREES TO REMAIN MAY CHANGED BASED ON FINAL ENGINEERING DESIGN.
6. PROPOSED STORM WATER MANAGEMENT DEVICES, SYSTEMS & UTILITIES LAYOUT ARE SCHEMATIC AND SUBJECT TO CHANGE DURING CONSTRUCTION DESIGN.
7. ROADS AND FIRE HYDRANTS MUST BE IN PLACE AND OPERATIONAL PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
8. AN EROSION CONTROL/GRADING PERMIT WILL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY SITE WORK.
9. A NCDOT DRIVEWAY PERMIT IS REQUIRED AND ALSO A PERMIT WILL BE REQUIRED FOR EACH INDIVIDUAL LOT.
10. ROADS WILL BE DESIGNED AND CONSTRUCTED TO VILLAGE OF CLEMMONS.
11. THIS PLAN DEPICTS CONCEPTUAL WATER AND SEWER LAYOUT, THE FINAL CONSTRUCTION DRAWINGS MAY VARY FROM THIS PLAN WHILE STILL COMPLYING WITH ALL APPLICABLE CODES & ORDINANCE.
12. VILLAGE OF CLEMMONS WILL PROVIDE BASIC STREET STREET LIGHTING AT INTERSECTIONS, DECORATIVE UPGRADES WILL BE THE DEVELOPER'S RESPONSIBILITY.
13. EACH RESIDENTIAL DRIVEWAY WILL REQUIRE AN INDIVIDUAL DRIVEWAY PERMIT.
14. DEVELOPER MUST BOND OR PROVIDE A LETTER CREDIT FOR SIDEWALK PRIOR TO RECORDING FINAL PLAT. 100% OF THE SIDEWALK SHALL BE INSTALLED WITHIN 2 YEARS FROM THE ISSUANCE OF THE FIRST IMPROVEMENTS AT THE TIME THE SUBDIVISION PLAT IS RECORDED.
15. THE DEVELOPER WILL BE REQUIRED TO PROVIDE A LETTER OF CREDIT OR A BOND FOR ANY UNINSTALLED PUBLIC IMPROVEMENTS AT THE TIME THE SUBDIVISION PLAT IS RECORDED.



TYPICAL STREET SECTION
NOT TO SCALE



NOTE:
1. BUILDING ENVELOPE DIMENSIONS WILL VARY WITH RESIDENCE AND LOT WIDTH.
2. FRONT SETBACK WILL VARY SLIGHTLY DEPENDING ON LOT GRADE AND BUILDER/OWNER PREFERENCE.
3. MOST LOTS WILL HAVE FRONT-LOADING GARAGES. SOME LOTS MAY HAVE SIDE-LOADING GARAGES WHERE PHYSICAL CONSTRAINTS ALLOW.
4. IMPERVIOUS SURFACE ALLOCATION/LOT 4,000± SF. THIS 4,000± SF SHALL INCLUDE ALL IMPERVIOUS SURFACE ON THE LOT AND THE PORTION OF THE DRIVEWAY SERVING THE LOT THAT IS LOCATED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY.
5. IF A STANDARD CATCH BASIN MUST BE CONVERTED TO DROP INLET DUE TO DRIVEWAY CONFLICT A NEENAH FOUNDARY R-3501-R SHALL BE USED. APPROVAL FROM THE PUBLIC WORKS DIRECTOR SHALL BE OBTAINED BEFORE ANY CHANGES WITHIN THE PUBLIC RIGHT-OF-WAY.

TYPICAL LOT LAYOUT
1" = 50'

PROPOSED TREE TO BE USED FOR TREE SAVE CREDIT

NOTE:
1. ALL LANDSCAPE MATERIALS SUBJECT TO APPROVAL BY VILLAGE OF CLEMMONS INSPECTIONS DEPARTMENT.
2. PLANTS MUST MEET SIZE REQUIREMENTS OF THE DEVELOPMENT ORDINANCE.

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CERTIFICATE #P-0826
www.greenmountainengineers.com

SEALS:

NORTH CAROLINA PROFESSIONAL SEAL 23951 ENGINEER VINCENT C. TOMMASINO 3/24/2020

PRELIMINARY
FOR REVIEW
PURPOSES ONLY

APPLICANT/DEVELOPER:
CONTACT: James Blakley
274 Baity Road
Mocksville, NC 27028
Phone: (M) 336-817-2273
(O) 336-998-7196

IDOLWOOD
6751 IDOLS ROAD
CLEMMONS, NC 27012

STATE: NORTH CAROLINA
COUNTY: FORSYTH
MUNICIPALITY: VILLAGE of CLEMMONS
TOWNSHIP: CLEMMONS

SITE AREA: 15.55± AC
PARCEL ID: 5892-22-0602
DESIGNED BY: DF
CHECKED BY: VCT
DATE: 2020.03.24
PROJECT: 19-050
REVISIONS:

811
CALL 811 BEFORE YOU DIG !

SHEET TITLE:
PRELIMINARY SUBDIVISION PLAN:
OVERALL SITE & UTILITY LAYOUT

SCALE: 1" = 60'

SHEET NO.:
C-1.00