

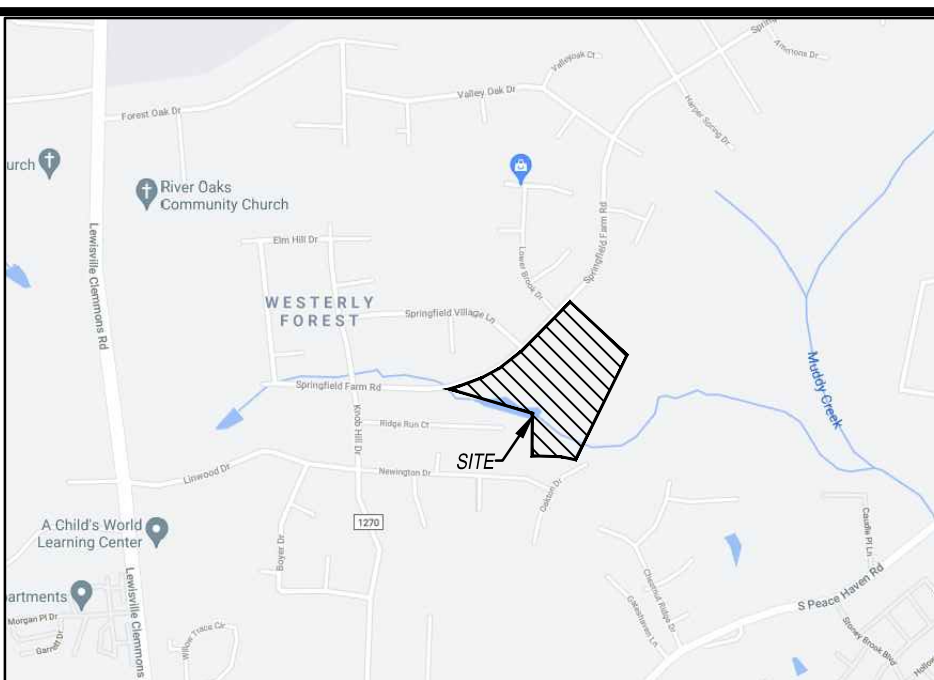
- KEY NOTES**
- (A) PROPOSED CLUSTER MAILBOX UNITS.
 - (B) PROPOSED STOP SIGN.
 - (C) PROPOSED STREET SIGN.
 - Tree Stand Area

SITE DATA

DEVELOPER: PENSTON CORP.
1598 WESTBROOK PLAZA DRIVE, SUITE 200
WINSTON-SALEM, N.C. 27103
PHONE: (336) 723-0303
BRANT H. GODFREY JD
bgodfrey@hubbardcommercial.com

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-engrsurv.com

OWNER: PORTION OF 5894-22-6196
H & V CONSTRUCTION COMPANY
1598 WESTBROOK PLAZA DRIVE, SUITE 200
WINSTON-SALEM, N.C. 27103



REVIEW INFORMATION

TYPE OF REVIEW:

- PRELIMINARY SUBDIVISION
- SPECIAL USE REZONING

JURISDICTION: VILLAGE OF CLEMMONS

PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR: OBTAIN SPECIAL USE ZONING APPROVAL FOR THE SUBJECT PROPERTY FROM RS-30 TO RM-SS AND FOR APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN.

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SEWER:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREETS:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

LINEAR FEET OF PUBLIC STREETS: 995 FT

SITE SIZE AND COVERAGES

TOTAL ACREAGE: 13.01 ACRE(S)
DEDICATED RIGHT-OF-WAY: (47,824) SF

SITE COVERAGES:

CATEGORY	PERCENT
BUILDING TO LAND	12.85%
PAVEMENT TO LAND (STREET, SIDEWALKS AND DRIVEWAYS)	9.02%
OPEN SPACE	78.13%
TOTAL	100%

ZONING

EXISTING ZONING: R59
PROPOSED ZONING: RM5-S
RESIDENTIAL BUILDING, SINGLE FAMILY;
RESIDENTIAL BUILDING, TWIN HOMES;
RESIDENTIAL BUILDING, DUPLEX;
RESIDENTIAL BUILDING, TOWNHOUSE

DENSITY CALCULATIONS

OF UNITS: 26 TWINHOMES
DENSITY: 2.00 UNITS PER ACRE

BUFFERYARDS

ADJOINING ZONING: R59
TYPE REQUIRED: TYPE II
WIDTH PROVIDED: 40' & 100'

PARKING CALCULATIONS

(26) TWINHOMES x 2 SPACES/UNIT = 52 SPACES
2 CAR GARAGES (26 UNITS) - 26 x 2 = 52 SPACES
TOTAL PARKING PROVIDED = 52 SPACES

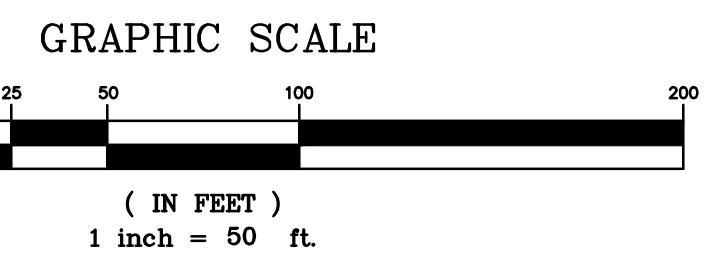
BUILDING SETBACKS

LOCATION	SETBACK
FRONT:	15'
SIDE TO REAR:	15'
SIDE TO SIDE:	15'
REAR TO REAR:	30'
STREET:	15'

STREET INDEX CALCULATION

NUMBER OF SEGMENTS: 1
NUMBER OF NODES: 2
SEGMENTS / NODES: 1/2 = 0.5

WATERSHED
THIS PROPERTY IS LOCATED IN THE YADKIN RIVER WS-IV WATERSHED.



BUA CALCULATIONS

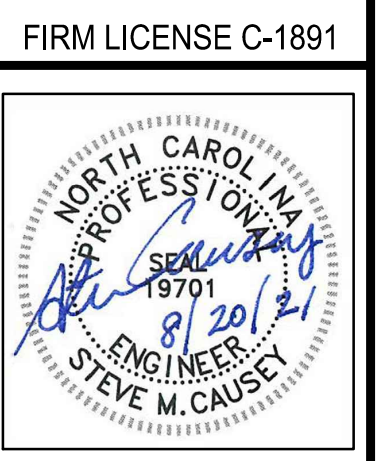
	SQ. FT.	ACRE
SITE AREA:	566,563	13.01
PROPOSED UNITS:	26	
Proposed BUA		
Buildout Footprint Area per Lot:	2,800	
Driveway, Patio and Sidewalk BUA per Lot (24' x 20'):	625	
Total Building BUA:	72,800	1.67
Total Private Drive BUA:	21,450	0.49
Total Public Street/Sidewalks BUA:	29,675	2.16
Total BUA:	123,925	2.84
Percent BUA:	21.87%	
Lots per Acre:	2.00	

TREE SAVE SUMMARY CALCULATIONS

	NEW DEVELOPMENT
TOTAL SIZE (IN SQUARE FEET)	566,600
MINIMUM TREE SAVE AREA REQUIRED:	10%
SITE AREA EXCLUDED FROM TSA:	47,824
SQUARE FEET OF PROPOSED RW:	47,824
SQUARE FEET OF EXISTING UTILITY EASEMENTS:	38,682
SQUARE FEET OF EXISTING WATER BODIES AND PROPOSED STORMWATER PONDS:	26,633
TOTAL AREA EXEMPT:	113,139
MINIMUM TREE SAVE AREA REQUIRED:	45,346
PROPOSED TREE SAVE METHOD	
TOTAL SQUARE FOOTAGE OF TREE STAND:	161,203
DESCRIPTION: MIX OF MATURE DECIDUOUS TREES	
NEW TREES USED FOR TSA CREDIT	
NUMBER OF NEW TREES BEING PLANTED:	26
AREA CREDIT PER TREE (SQUARE FEET):	750
TOTAL SQUARE FOOTAGE OF NEW TREES:	19,500
TOTAL TREE SAVE AREA PROVIDED (SQUARE FEET):	180,703

- GENERAL NOTES**
- EXISTING SITE BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY ALLIED ASSOCIATES, P.A. EXISTING TOPOGRAPHY AND OTHER INFORMATION TAKEN FROM AVAILABLE CITY/COUNTY MAPS.
 - ALL DEVELOPMENT SHALL CONFORM WITH THE VILLAGE OF CLEMMONS "UNIFIED DEVELOPMENT ORDINANCE". ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
 - PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY UTILITIES COMMISSION.
 - EACH RESIDENTIAL DRIVEWAY WILL BE REQUIRED TO OBTAIN AN INDIVIDUAL DRIVEWAY PERMIT.
 - 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.
 - ALL HANDICAP RAMPS WILL NEED TRUNCATED DOME MATS.
 - ALL CORNER LOTS CAN ONLY HAVE ONE DRIVEWAY CONNECTION. CIRCLE DRIVES WILL NOT BE ALLOWED.
 - STOP AND STREET SIGNS ARE REQUIRED AT STREET INTERSECTIONS.
 - A STORMWATER PERMIT WILL BE REQUIRED FROM THE VILLAGE OF CLEMMONS FOR DEVELOPMENT OF THIS PROJECT. THE QUALITY PROVISIONS MAY BE MET BY UTILIZING THE EXISTING WETLANDS AREA IF POSSIBLE. A PERMANENT, PRIMARY, STORMWATER CONTROL MEASURE (SCM) MAY BE REQUIRED TO MEET THE QUALITY PROVISIONS OF THE ORDINANCE IF THE EXISTING WETLANDS CANNOT BE PERMITTED. A "NO-ADVERSE IMPACT" STUDY WILL BE PROVIDED TO SATISFY THE QUANTITY PROVISIONS OF THE ORDINANCE.
 - ANY RETAINING WALLS MUST BE DESIGNED BY A STRUCTURAL ENGINEER. RETAINING WALLS MUST ALSO BE REVIEWED AND APPROVED BY THE VILLAGE OF CLEMMONS PLANNING DEPARTMENT.
 - A VILLAGE OF CLEMMONS DRIVEWAY PERMIT FOR EACH DRIVEWAY WILL BE REQUIRED PRIOR TO THE ISSUANCE OF A STORMWATER MANAGEMENT PERMIT.
 - ALL STORM DRAINAGE MUST BE CDTED BY THE DEVELOPER PRIOR TO ACCEPTANCE AND RELEASE OF ANY FINANCIAL SURETIES BY THE VILLAGE OF CLEMMONS. IT IS SUGGESTED THAT THE EXISTING 30" SYSTEM BE CDTED PRIOR TO CONSTRUCTION TO CHECK FOR ANY FAILURES OF THE SYSTEM.
 - DISCHARGE FROM THIS SITE INTO THE BUFFERS MUST BE IN A SHEET FLOW MANNER.
 - ANY DAMAGES TO EXISTING SIDEWALK, CURBING, OR ROADWAY, WILL BE THE DEVELOPER'S RESPONSIBILITY TO REPAIR. ALL REPAIRS MUST BE TO THE VILLAGE OF CLEMMONS STANDARDS.

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FIRM LICENSE C-1891

PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

SPRINGFIELD VILLAGE
PENNSTON CORP.
6100 SPRINGFIELD FARM ROAD
CLEMMONS, NORTH CAROLINA

PROJECT NO.: 21-008
DRAWN BY: JMN
CHECKED BY: SMC
DATE: 06/24/2021

NO.	DATE	DESCRIPTION
A	06/24/2021	ISSUED FOR SKETCH PLAN REVIEW
B	07/01/2021	ISSUED FOR PLANNING BOARD REVIEW
C	08/20/2021	REVISION PER TRC COMMENTS

REZONING AND PRELIMINARY SITE PLAN

SHEET
C1