

REVIEW INFORMATION	
TYPE OF REVIEW:	<input checked="" type="checkbox"/> PRELIMINARY SUBDIVISION
JURISDICTION:	<input checked="" type="checkbox"/> VILLAGE OF CLEMMONS
PURPOSE STATEMENT: THE PURPOSE OF THIS REQUEST IS FOR:	OBTAINING SITE PLAN APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN
ZONING	
EXISTING ZONING:	RS9
PROPOSED ZONING:	RS9
PROPOSED USES:	SINGLE FAMILY RESIDENTIAL

INFRASTRUCTURE	
WATER:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE
SEWER:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE
STREETS:	<input checked="" type="checkbox"/> PUBLIC <input type="checkbox"/> PRIVATE
LINEAR FEET OF PUBLIC STREETS:	581 FT
SITE SIZE AND COVERAGES	
TOTAL ACREAGE:	5.52 ACRE(S)
SITE COVERAGES:	
BUILDING TO LAND:	26.2 %
PAVEMENT TO LAND (STREET, SIDEWALKS AND DRIVEWAYS):	16.9 %
OPEN SPACE:	56.9 %
TOTAL:	100 %

DENSITY CALCULATIONS	
# OF LOTS:	18
DENSITY:	3.26 LOTS PER ACRE
BUFFERYARDS	
ADJOINING ZONING:	RS9, RS15
TYPE REQUIRED:	N/A
WIDTH PROVIDED:	N/A
STREET INDEX CALCULATION	
NUMBER OF SEGMENTS:	1
NUMBER OF NODES:	1
SEGMENTS / NODES:	1/1 = 1.0

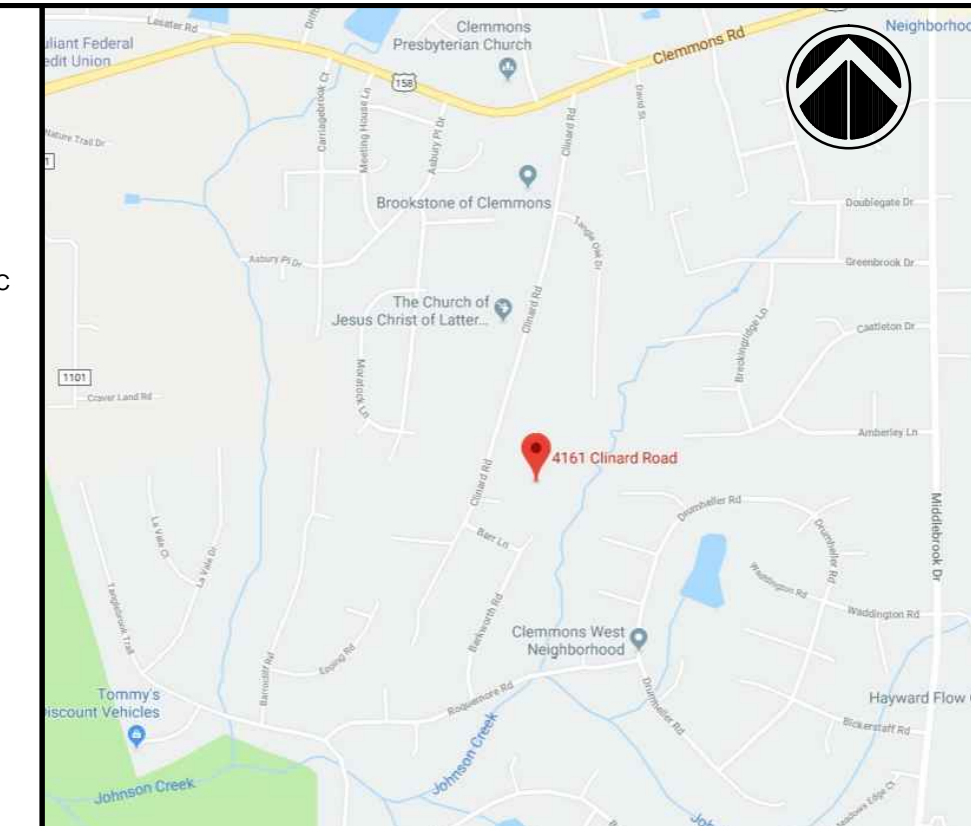
TREE SAVE AREA SUMMARY CALCULATIONS		
NEW DEVELOPMENT:		
TOTAL SITE SIZE (IN SQUARE FEET): 240,500		
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.s 35,332 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 2,735 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 0 = 38,072		
MINIMUM TREE SAVE AREA REQUIRED: <input checked="" type="checkbox"/> 12%		
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL SITE SIZE OR TOTAL LIMITS OF LAND DISTURBANCE - EXCLUDED AREA x MINIMUM TSA (12%) = 24,291		
INDIVIDUAL TREES METHOD USED:	TREE STAND METHOD USED:	NEW TREES USED FOR TSA CREDIT:
<input checked="" type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
NUMBER OF TREES 6"-8" DBH: ? x 500 SF = ?	LIST THE AREA OF EACH TREE STAND BEING SAVED: 5,125 + 6,150	NUMBER OF LARGE VARIETY TREES PLANTED: 18 x 750 SF = 13,500
NUMBER OF TREES 9.01"-12" DBH: ? x 750 SF = ?	DESCRIBE EACH TREE STAND (AGE, HEALTH, SPECIES MIX):	
NUMBER OF TREES 12.01"-24" DBH: ? x 1,800 SF = ?	DENSE MIX OF 20-40 YEAR OLD DECIDUOUS AND EVERGREEN TREES	
NUMBER OF TREES 24"-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: 11,275	TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 13,500
	TOTAL REQUIRED TSA (IN SQUARE FEET): 24,291	
	TOTAL PROVIDED TSA (IN SQUARE FEET): 24,775	

SITE DATA

OWNER: PIN: 5882-85-2724
THOMAS E. HOWELL HEIRS
219 OLD BYERLY ROAD
CLEMMONS, NC 27012

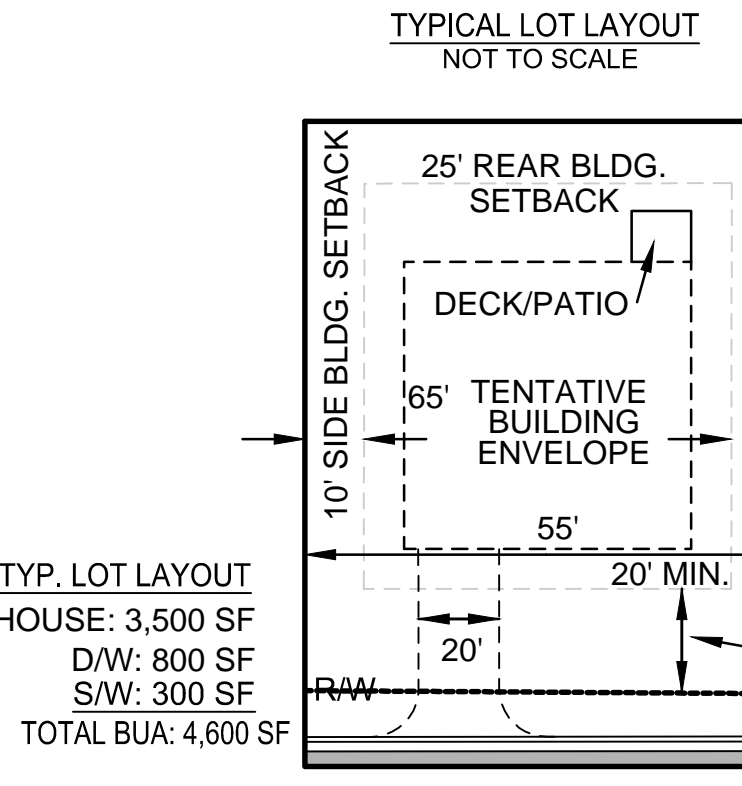
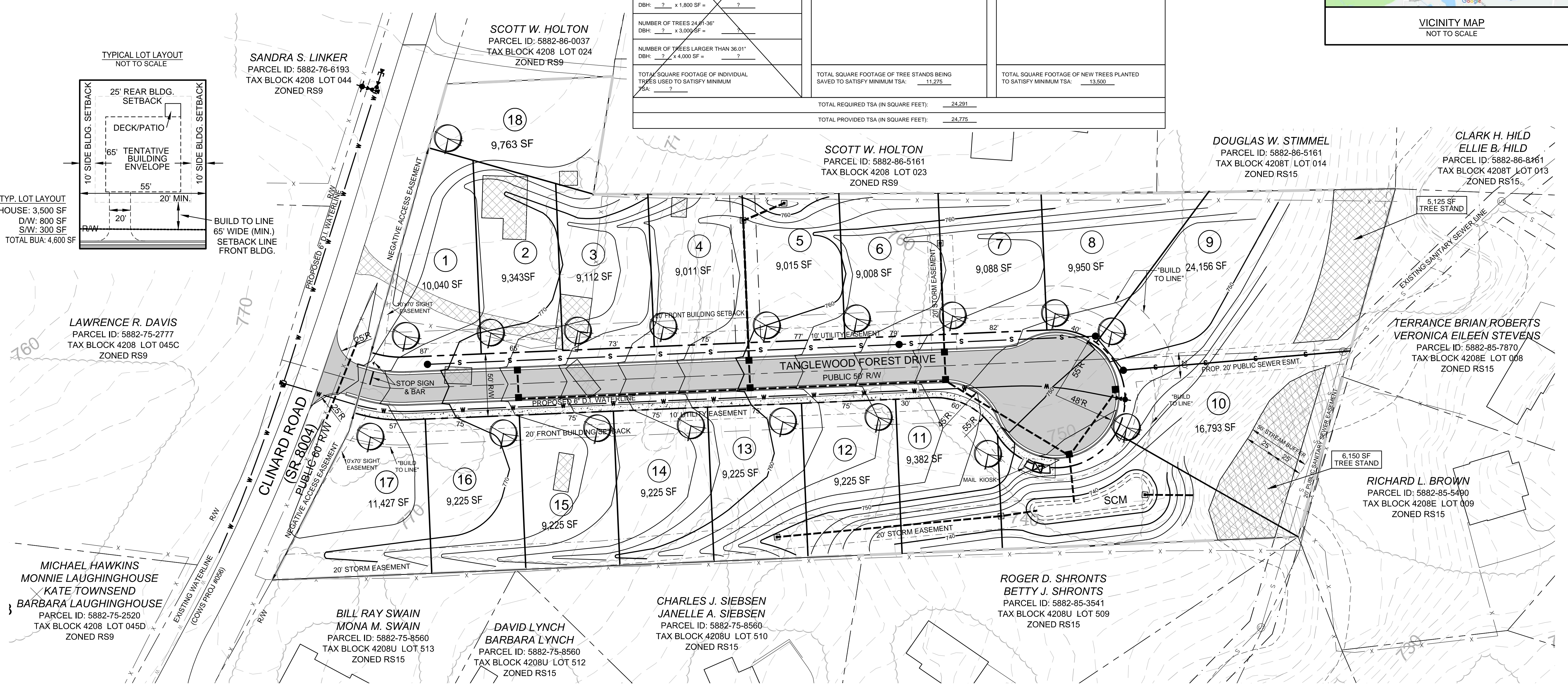
DEVELOPER: DOYLESTOWN PROPERTIES, LLC
PO BOX 331
PFAFFTOWN, NC 27040
PHONE: (336)399-5435
CONTACT: JOHN KENNEDY

ENGINEER: ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, N.C. 27103
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FAX: (336) 760-8886
STEVE M. CAUSEY, P.E.
SCAUSEY@ALLIED-ENGVSURV.COM

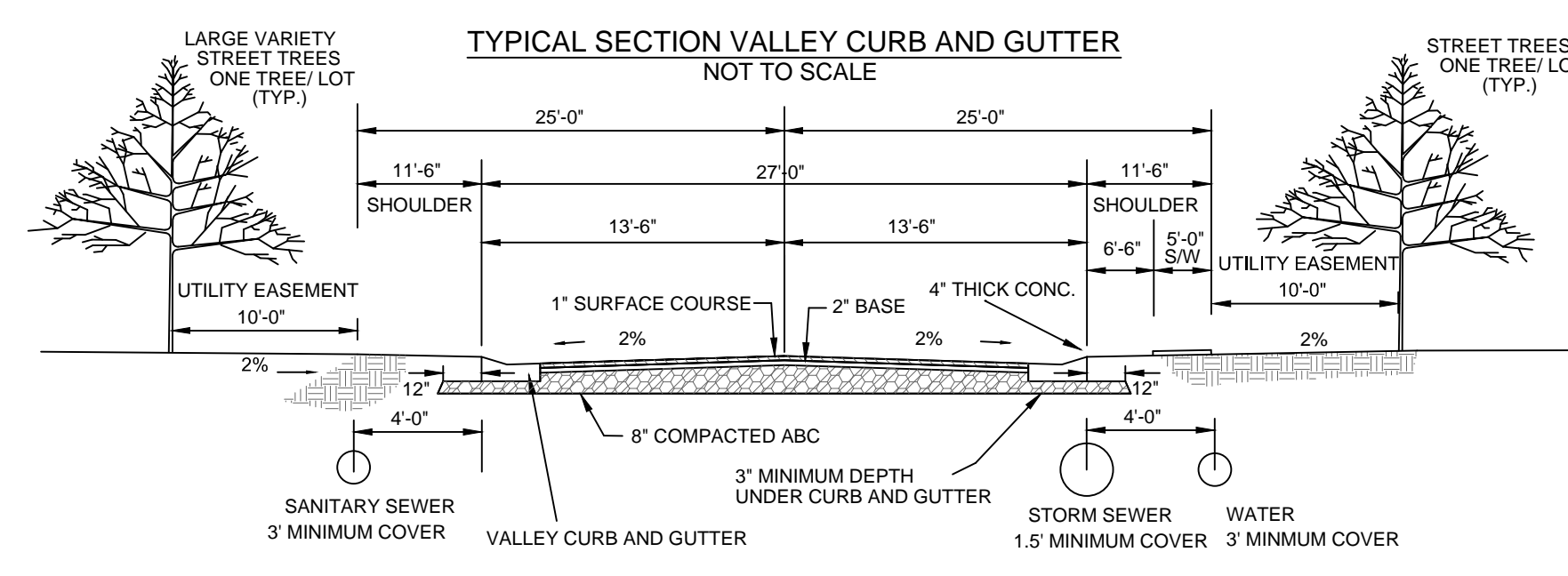


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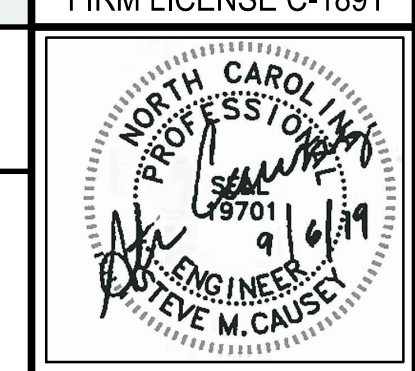
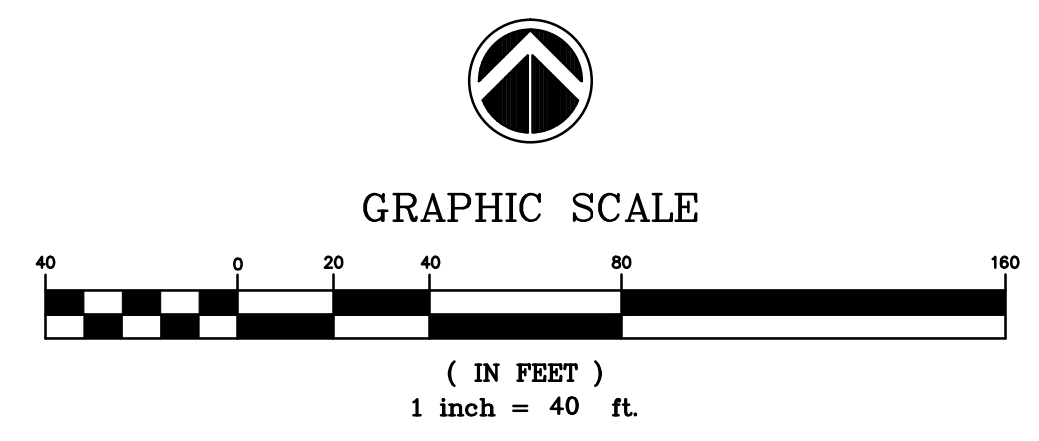
FIRM LICENSE C-1891



- GENERAL NOTES**
- 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.
 - ALL DEVELOPMENT SHALL CONFORM WITH THE FORSYTH COUNTY/VILLAGE OF CLEMMONS "UNIFIED LAND DEVELOPMENT ORDINANCE".
 - 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.
 - PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY-COUNTY UTILITIES COMMISSION.
 - ALL WATER AND SEWER MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, FEBRUARY 2015, EDITION.
 - 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.



- SYMBOL AND LINETYPE LEGEND**
- EXISTING SANITARY SEWER MANHOLE
 - EXISTING FIRE HYDRANT
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED CURB INLET/DROP INLET
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED WATER LINE
 - PROPOSED STORM DRAINAGE LINE
 - PROPOSED LARGE VARIETY TREE
 - EX. BUILDING OR PAVEMENT TO BE REMOVED



PRELIMINARY SITE PLAN
FOR PLANNING BOARD REVIEW ONLY

TANGLEWOOD FOREST
DOYLESTOWN PROPERTIES, LLC
4161 CLINARD ROAD
CLEMMONS, NC

PROJECT NO.:	19-039
DRAWN BY:	HLK
CHECKED BY:	SMC
DATE:	07/25/19

NO.	DATE	DESCRIPTION
A	07/25/19	ISSUED FOR PRE-SUBMITTAL REVIEW
B	08/01/19	ISSUED FOR PLANNING BOARD REVIEW
C	08/06/19	REVISED PER TRC COMMENTS

PRELIMINARY SUBDIVISION PLAN
SHEET C1