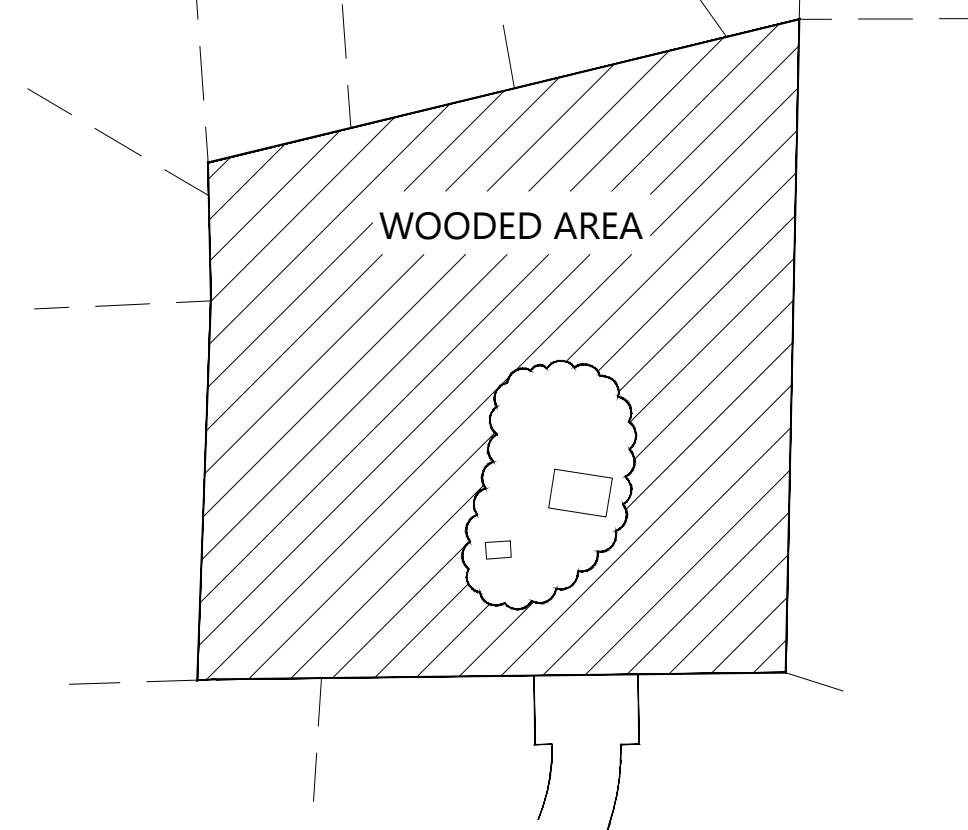
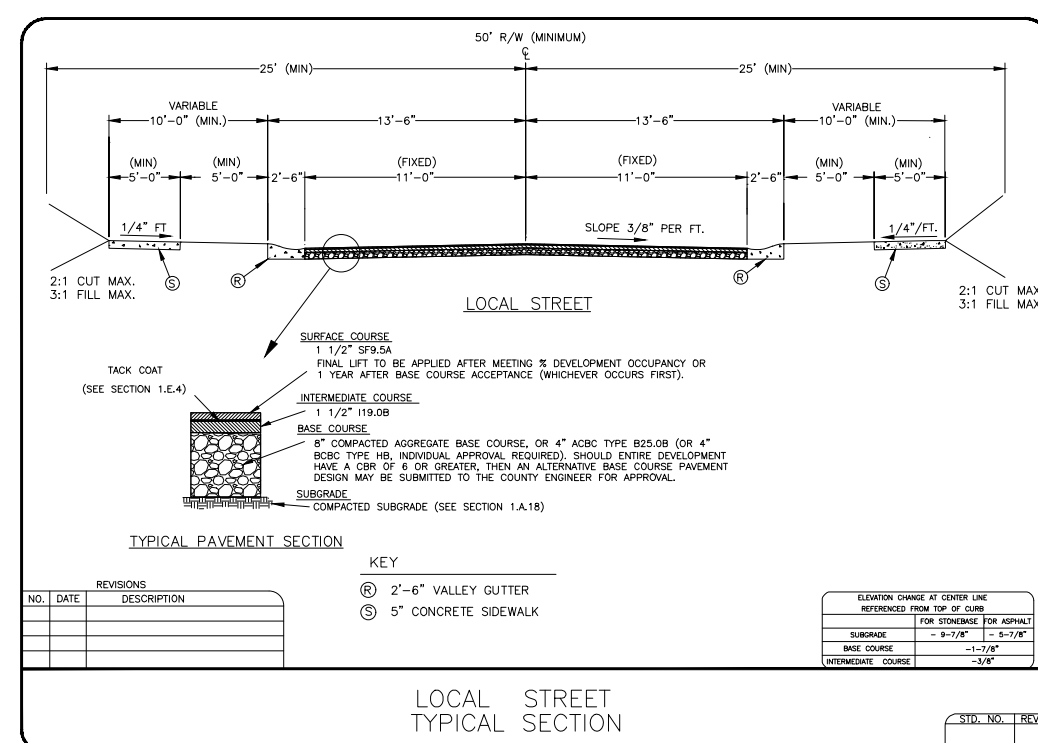


PRE-DEVELOPMENT CONDITIONS



LEGEND

- SANITARY SEWER LINE — SS —
- WATER LINE — W —
- EXISTING SEWER MANHOLE ○
- PROPOSED SEWER MANHOLE ●
- FIRE HYDRANT ○
- STREET TREE ○
- TREE SAVE AREA [Hatched Box]

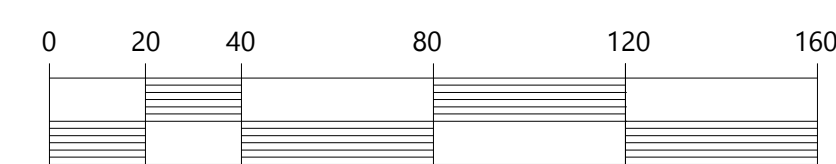


NOTE: DEVELOPER hereby grants and conveys to the VILLAGE OF CLEMMONS or other appropriate government authority having jurisdiction for watershed protection, a non-exclusive blanket easement over and upon those portions of the PROPERTY necessary to complete the construction of, inspect, or to maintain, 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.

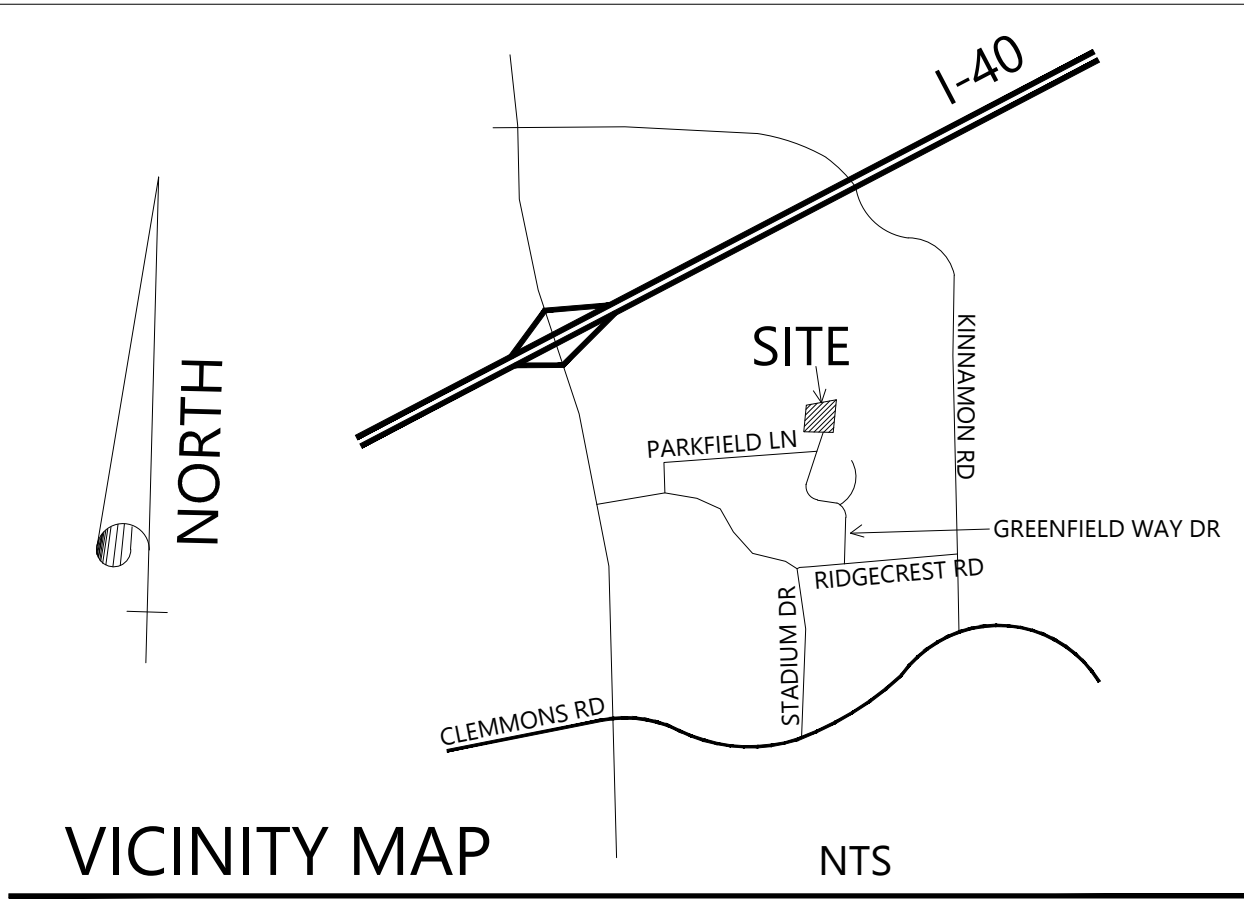
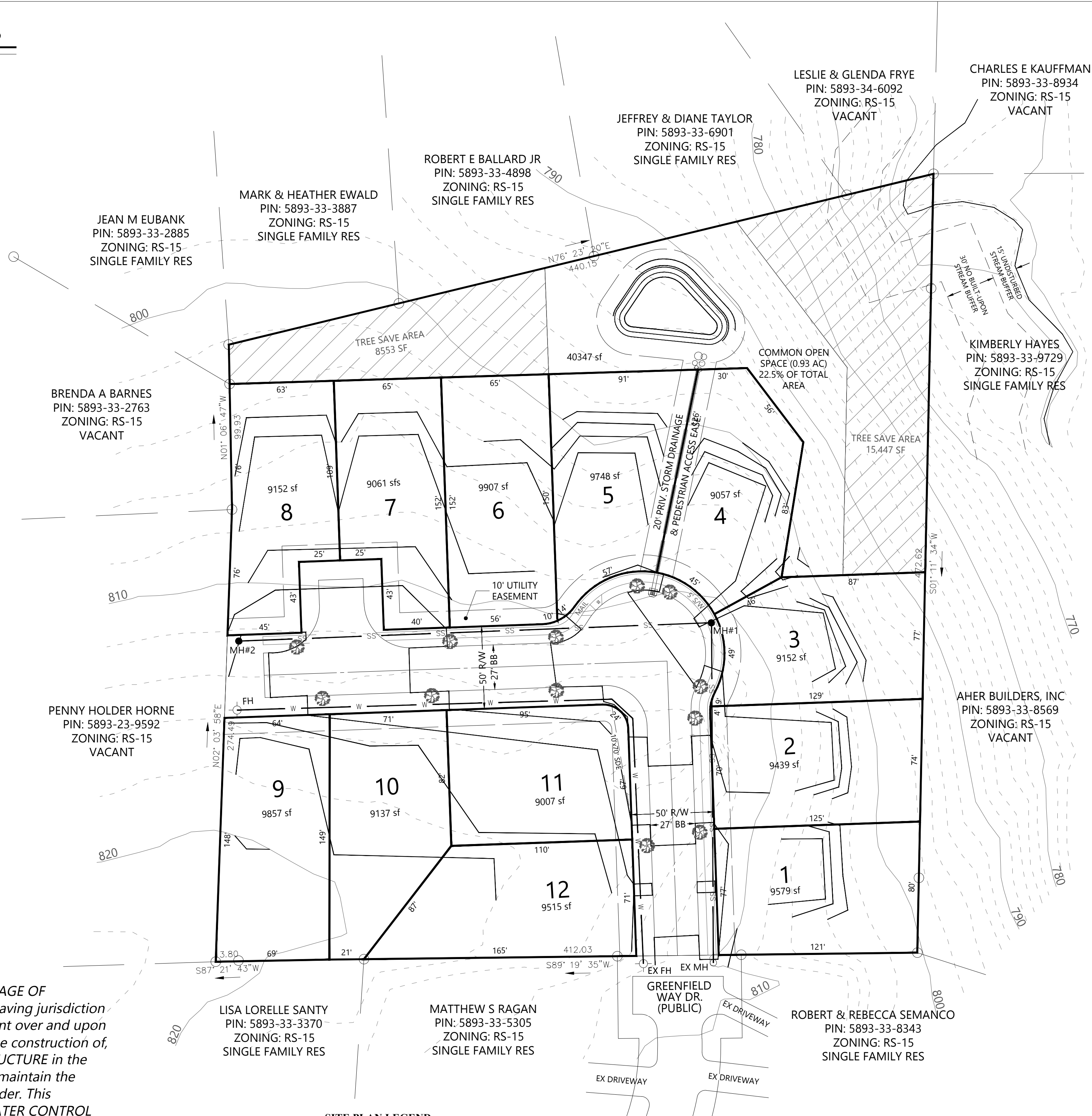
NOTE: Preliminary - NOT for construction

NOTE: Streets shall be constructed with 24" valley curb

NOTE: Lot 11 shall have driveway access from northern right-of-way



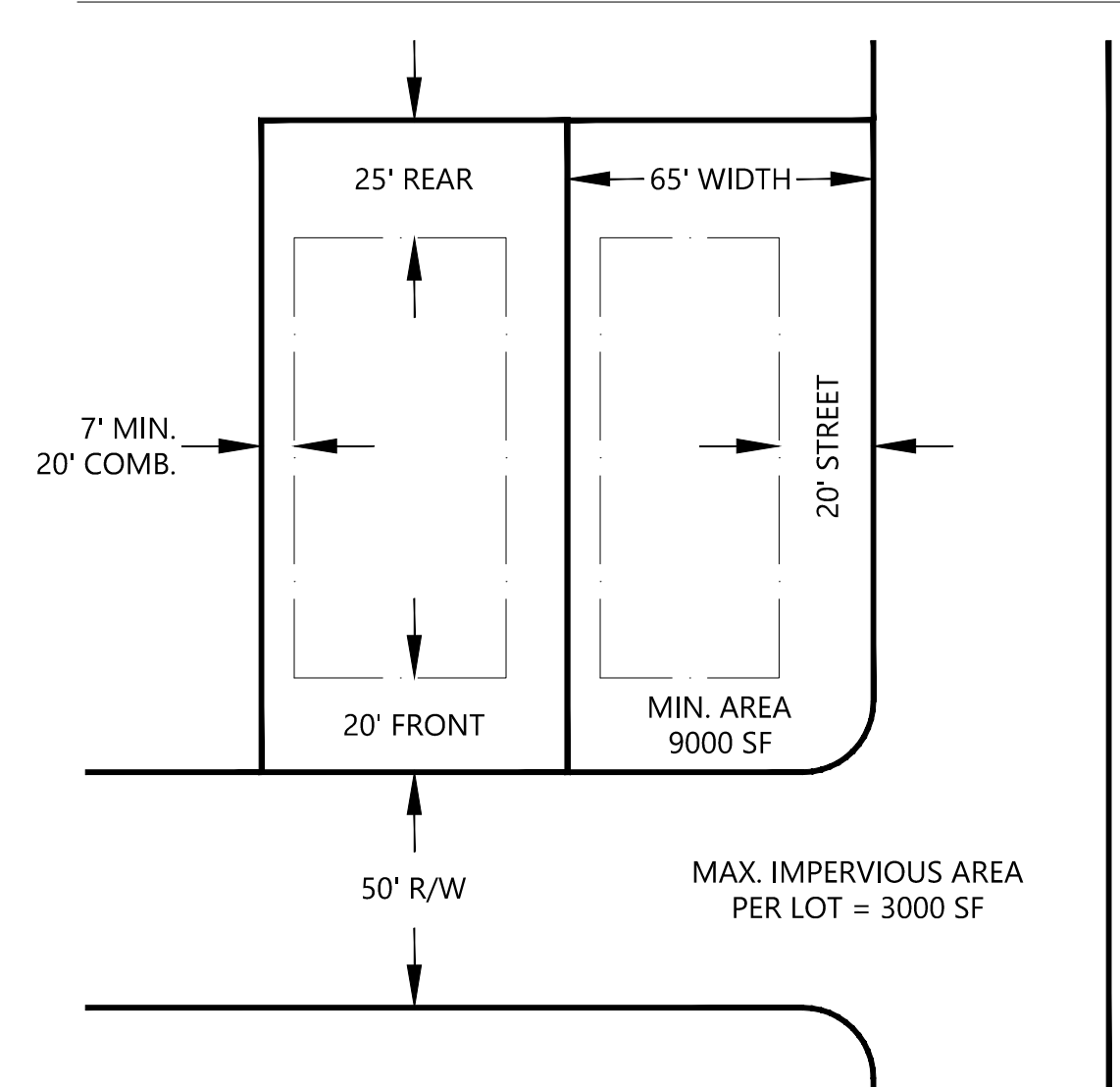
GRAPHIC SCALE



SITE DATA

DEVELOPMENT NAME	GREENFIELD PARK
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
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-9-S
PROPOSED USE	12 SINGLE FAMILY LOTS (2.91 UNITS/AC)
PROPOSED INFRASTRUCTURE	425± LINEAR FT - PUBLIC STREETS 500± LINEAR FT - PUBLIC SEWER 400± LINEAR FT - PUBLIC WATER
IMPERVIOUS SURFACE	BLDGs: 0.70± AC (17.0%) PAVING: 0.40± AC (9.7%) TOTAL: 1.10± AC (26.7%)
TREE SAVE AREA	REQUIRED: 16,575 SF PROVIDED: 24,000 SF
STREET TREES	REQUIRED: 1 PER LOT = 12 PROVIDED: 12
OPEN SPACE	PROVIDED: 0.93± AC (22.5%)
ADJOINING ZONING	RS15 (NO BUFFERYARD REQUIRED)
JURISDICTION	VILLAGE OF CLEMMONS
WATERSHED	303(d)

TYPICAL LOT DIMENSIONS



REVIEW INFORMATION		ZONING	OFF-STREET PARKING (if applicable)												
Type of Review: <ul style="list-style-type: none"> <input type="checkbox"/> Special Use Rezoning <input type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Elected Body Only) <input type="checkbox"/> Final Development Plan <input checked="" type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review 	Existing Zoning: RS15 Proposed Zoning: RS-9-S Proposed Use: SINGLE FAMILY SUBDIVISION (Use UDO Terminology)	Proposed Uses: SINGLE FAMILY SUBDIVISION	Proposed Uses: _____ Required Parking: _____ Spaces / _____ (more than one calculation may be needed) Parking Provided: _____												
Jurisdiction: <ul style="list-style-type: none"> <input type="checkbox"/> City of Winston-Salem <input type="checkbox"/> Forsyth County <input checked="" type="checkbox"/> Village of Clemmons <input type="checkbox"/> Towns of Walkertown 	DENSITY CALCULATIONS # of Units or Lots: 12 Density: 2.91 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.)	OFF-STREET LOADING (if applicable) Loading/Unloading Spaces Required: _____ Loading/Unloading Spaces Provided: _____ Size: _____ ft. X _____ ft.	OFF-STREET LOADING (if applicable) Type Required: NONE Width Provided: _____ ft.												
Purpose Statement: The purpose of this request is to SUBDIVIDE EXISTING LOT INTO 12 NEW SINGLE FAMILY LOTS	INFRASTRUCTURE <table border="1"> <tr> <th></th> <th>Public</th> <th>Private</th> </tr> <tr> <td>Water</td> <td>400</td> <td>0</td> </tr> <tr> <td>Sewer</td> <td>500</td> <td>0</td> </tr> <tr> <td>Streets</td> <td>425</td> <td>0</td> </tr> </table> Linear feet of public streets: 425 ft. SITE SIZE AND COVERAGES Total Acreage: 4.12 Acres Site Coverages: Building to Land 17% Pavement to Land 9.7% Open Space 22.8% Building Square Footage: _____ sf. Building Height: _____ ft.		Public	Private	Water	400	0	Sewer	500	0	Streets	425	0	WATERSHED CALCULATIONS This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend. WS-III Watersheds - Salem Lake, Abbotts Creek, and Lake Brandt WS-IV Watersheds - Oak Hollow/Randleman Lake, Kernersville Lake, Yadkin River, and Dan River	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): 179,400 SF Total Limits of Land Disturbance (in Square Feet): _____ Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s 26,422 + Square Feet of Existing Utility Easements 0 + Square Feet of Existing Water Bodies and Stormwater Ponds 2,200 = 28,622 Minimum Tree Save Area Required: _____ 10% ✓ 11% _____ 12% Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (11%) = 16,575 Individual Trees Method Used: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Tree Stand Method Used: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> List the Area of Each Tree Stand Being Saved: 24,000 Number of Trees 6-9" DBH: _____ X 500sf = _____ Number of Trees 9-12" DBH: _____ X 750sf = _____ Number of Trees 12-24" DBH: _____ X 1000sf = _____ Number of Trees 24-36" DBH: _____ X 3000sf = _____ Number of Trees Larger Than 36.01" DBH: _____ X 4000sf = _____ Total Square Footage of Individual Trees Saved to Satisfy Minimum TSA: 24,000 Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 24,000 Total Square Footage of New Trees Planted to Satisfy Minimum TSA: _____ Total Required TSA (in Square Feet): 16,575 Total TSA provided (in Square Feet): 24,000
	Public	Private													
Water	400	0													
Sewer	500	0													
Streets	425	0													

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

GREENFIELD PARK
VILLAGE OF CLEMMONS FORSYTH COUNTY NORTH CAROLINA
PRELIMINARY SUBDIVISION PLAN

SCALE:	1" = 40'	DRAWN:	JBL
DATE:	8/5/19	CHK'D:	PLS
REV'D	9/9/19	VILLAGE COMMENTS	
	9/12/19	VILLAGE COMMENTS	
SHEET		OF	
PROJ. #			