SITE PLAN REVIEW RECORD October 13, 2016

1) SITE PLAN TITLE AND NUMBER: C-16-002

2) TYPE OF DEVELOPMENT: Preliminary Subdivision Review

3) ACREAGE: 10.404

4) ZONING: Existing: RS-15 and RM-8
5) # UNITS/LOTS: 4 lots

6) DENSITY, IF RESIDENTIAL: N/A

7) LOCATION OF DEVELOPMENT: Subdivision is located to the south of Stadium Oaks Drive

8) SITE PLAN PREPARER: Beeson and Carter, PA
503 High Street
Winston-Salem, NC 27101

OWNER AND/OR AGENT: Property Owner: Hubbard Realty
1598 Westbrook Plaza Drive Suite 200
Winston-Salem, NC 27103

10) CONDITIONS: (These conditions are additional requirements for development. All other city or county code regulations still apply.)

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

a. The Developer shall obtain a stormwater management permit from the Village of Clemmons Stormwater Administrator.
b. Developer shall meet the tree protection standards during construction as required in Chapter B.3-4 Landscaping and Tree Preservation Standards for the new large variety trees planted to meet the requirements of the ordinance.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

a. An Environmental Grading and Erosion Control permit will be required if more than 10,000 sq. ft. of area is disturbed during construction. An Erosion and Sedimentation Control Plan should be submitted for review at least 30 days prior to the intended start date of construction
b. The Developer shall submit a utility plan for review
c. Developer shall obtain a Village of Clemmons Driveway permit.
d. Developer shall record a final plat in the office of the Register of Deeds. Final plat shall show proposed public streets rights-of-way, property lines, tentative building locations, and public access and maintenance easements for any sidewalks located along public streets which are outside of the public right-of-way.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

a. Developer shall obtain a stormwater occupancy permit from the Village of Clemmons Stormwater Administrator
b. Developer shall construct required sidewalks and install street trees as shown on the preliminary plat

OTHER REQUIREMENTS:

a. All proposed utilities shall be located underground.