

- 1)      SITE PLAN TITLE AND NUMBER: C-17-001
- 2)      TYPE OF DEVELOPMENT: Preliminary Subdivision Review
- 3)      ACREAGE: 7.57
- 4)      ZONING: Existing: RS-15
- 5)      # UNITS/LOTS: 12 lots
- 6)      DENSITY, IF RESIDENTIAL: 1.58/acre
- 7)      LOCATION OF DEVELOPMENT: Subdivision is located as a second phase of Lauren Acres off Kinnamon Drive
- 8)      SITE PLAN PREPARER:    Allied Design Inc  
   4720 Kester Mill Road  
   Winston-Salem, NC 27012

OWNER AND/OR AGENT:    Property Owner: Neal Family Land Trust  
   Charles David Neal  
   PO BOX 134  
   Edisto Island, SC 29438

Developer:            AHER Builders, Inc  
                                 183 Covington Place  
                                 Lewisville, NC 27023

- 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 Village of Clemmons Driveway permits.
- 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 as well as required payment in lieu calculations.
- e.    Payment in lieu for recreation shall be paid prior to the recordation of the final plat.

**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, all sidewalks shall be constructed within two years of site construction

**OTHER REQUIREMENTS:**

- a.    All proposed utilities shall be located underground.