



SITE PLAN REVIEW RECORD			
Site Plan Title & Number	Tanglewood Trace Subdivision (Zoning Docket C-22-001)		
Type of Development	Preliminary Major Subdivision		
Acreage (square feet): 6.06 (263,973)	Units/Lots: 10	Density: 1.65 lots/acre	
Exiting Zoning: Residential Single Family (RS-9)	Proposed Zoning: Residential Single Family (RS-9)		
Development Location	Located on the western side of Clinard Road, south of Hearthstone Road		
Site Plan Preparer	Allied Design, Inc. 4720 Kester Mill Road Winston-Salem, NC 27103	P 336.765.2377 F 336.760.8886 E scausey@allied-engsurv.com	
Owner/Agent	Doylestown Properties P.O. Box 331 Pfafftown, NC 27040	P 336.399.5435 E john@johnkennedyrealty.com	

STAFF COMMENTS
Determination of the need for a mail kiosk will be made by United States Postal Service.

CONDITIONS: (These conditions are additional requirements for development. All other development regulations still apply.)

PRIOR TO THE ISSUANCE OF ANY PERMITS:

- (A) Developer shall submit a letter indicating payment in lieu of the dedication of land along with preliminary plat.
- (B) Developer shall submit a letter indicating payment in lieu of sidewalks along with preliminary plat.

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

- (A) 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.
- (C) If the proposed project creates more than 20,000 sq. ft. of land disturbance for Single-Family Dwelling construction, a Grading/Erosion Control Permit will be required prior to the start of work. Developer shall submit a professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval.

PRIOR TO SIGNING FINAL PLAT:

- (A) Developer shall submit water/sewer extension plans to Forsyth County Utilities plan review for permitting/approval.
- (B) Developer shall build roads to public street standards.
- (C) Final plat shall include, among other requirements, proposed public streets rights-of-way, negative access easement for pertinent lots, property lines, approved addresses for each lot, 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.

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- (A) Developer shall obtain Village of Clemmons Driveway permits.
- (B) Developer shall record a final plat in the office of the Register of Deeds.

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 install street trees as shown on the preliminary plat.
- (C) Developer/Homeowners Association shall be created and be responsible for maintenance post-development of all common areas, including the grassed/landscaped island adjacent to the mail kiosk and the tree save areas. A note shall be added to the final plat.