

- 1) SITE PLAN TITLE AND NUMBER: PBR-01-17
- 2) TYPE OF DEVELOPMENT: Montessori School North Campus Middle School Review
- 3) ACREAGE: 6.7 acres
- 4) ZONING: Existing: RS-9
- 5) # UNITS/LOTS: N/A
- 6) DENSITY, IF RESIDENTIAL: N/A
- 7) LOCATION OF DEVELOPMENT: 6163 Holder Road
- 8) SITE PLAN PREPARER: Allied Design  
4720 Kester Mill Road  
Winston-Salem, NC 27103

OWNER AND/OR AGENT: Property Owner/Petitioner:      Montessori Children Center Inc.  
6050 Holder Road  
Clemmons, NC 27012

- 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.

**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. Developer shall obtain a NCDOT and Village of Clemmons Driveway permit.
- c. Developer shall submit final elevations for review and approval by the Village of Planning Department
- 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 plan.