

**SITE PLAN DATA:**

**OWNER(S) / ADDRESS:**  
 HUBBARD REALTY OF WINSTON-SALEM, INC  
 1518 WESTERBROOK PLAZA DR, SUITE 200  
 WINSTON-SALEM, NC 27103  
 PIN(S): 5843-22-1668.00, 5843-22-0468.00, AND  
 5843-22-1260.00  
 COUNTY OF FORSYTH  
 201 N. CHESTNUT STREET WINSTON-SALEM, NC 27101  
 5843-22-5304.00

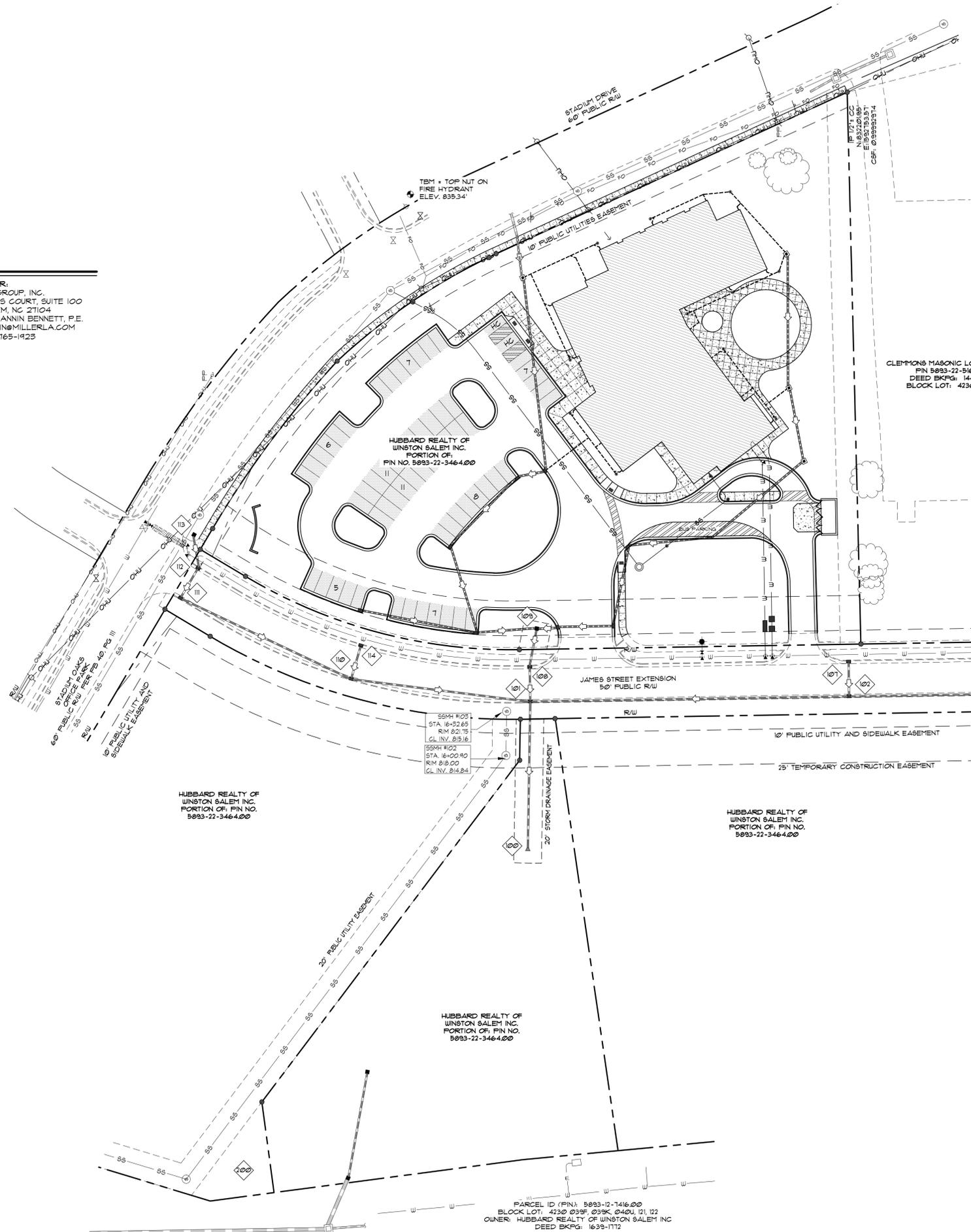
**CIVIL ENGINEER:**  
 MLA DESIGN GROUP, INC.  
 120 CLUB OAKS COURT, SUITE 100  
 WINSTON-SALEM, NC 27104  
 CONTACT: CHANNIN BENNETT, P.E.  
 EMAIL: CHANNIN@MILLERLA.COM  
 PHONE: (336) 765-1923

**ZONING:**  
 JURISDICTION: VILLAGE OF CLEMMONS, NC  
 ZONING: RS15 AND RM3  
 OVERLAY ZONING: N/A

**WATERSHED: WS-IV**

**INFRASTRUCTURE:**  
 WATER: PUBLIC  
 SEWER: PUBLIC  
 STREETS: PUBLIC

**SITE SIZE AND COVERAGE:**  
 TOTAL SITE ACREAGE = 10.03 ACRES (436,825 SF)  
 TOTAL PROPOSED IMPERVIOUS AREA = 6.18 ACRES  
 TOTAL ON-SITE EXISTING IMPERVIOUS = 0 ACRES  
 TOTAL NET IMPERVIOUS = 6.18 ACRES (61.62%)  
 TOTAL OPEN SPACE = 3.85 ACRES (39.38%)  
 MAX. IMPERVIOUS = 10%



**DETAIL KEY:**

- (1A) CATCH-TYPE CURB & GUTTER
- (1B) SPILL-TYPE CURB & GUTTER
- (2) HEAVY-DUTY ASPHALT PAVING
- (3) LIGHT DUTY ASPHALT PAVING
- (4) DUMPSTER ENCLOSURE
- (5) CONCRETE WALK
- (6) HC RAMP
- (7) ADA PARKING WITH RAMP
- (8) ADA SIGN
- (9) CONCRETE WALK AT CURB AND GUTTER
- (10) CURB INLET
- (11) TRAFFIC ARROW
- (12) CONCRETE PAD
- (13) ADA RAMP

**Legend & Detail Key**

- PROPERTY LINE
- - - EXISTING CONTOUR
- - - PROPOSED CONTOURS
- EXISTING STORM DRAIN SYSTEM
- PROPOSED STORM DRAIN SYSTEM
- PROPOSED LIMITS OF DISTURBANCE
- LIGHT DUTY ASPHALT
- HEAVY DUTY ASPHALT
- PROPOSED STORM DRAINAGE EASEMENT

**Site Plan Notes**

1. GENERAL CONTRACTOR (G.C.) IS RESPONSIBLE FOR VERIFYING THAT ALL APPLICABLE PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO ANY WORK.
2. REFER TO SHEET C-1 FOR EXISTING GRADES, UTILITIES AND CONDITIONS ON SITE. GENERAL CONTRACTOR TO REPORT TO ENGINEER OR PROPERTY OWNER ANY DISCREPANCIES ENCOUNTERED UPON VISITING THE SITE.
3. G.C. TO VISIT SITE AND ACCEPT THE SITE CONDITIONS AFTER REVIEWING SITE WORK CONSTRUCTION DOCUMENTS AND PRIOR TO BIDDING, DEMOLITION OR CONSTRUCTION.
4. G.C. IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS AND "VERIFY" DIMENSIONS NOTED ON PLANS. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO ANY FURTHER CONSTRUCTION.
5. G.C. TO ENSURE THAT PROPOSED BUILDING MEETS APPROPRIATE SETBACK REQUIREMENTS.
6. A LICENSED SURVEYOR SHALL STAKE OUT ALL THE PROPOSED IMPROVEMENTS (I.E. BUILDING PARKING CURBING, ETC.) AND SHALL BE REVIEWED BY THE OWNER'S REPRESENTATIVE/MLA DESIGN GROUP PRIOR TO ANY CONSTRUCTION.
7. ALL DIMENSIONS SHOWN ON PLAN ARE FROM OUTSIDE FACE OF BUILDING, FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
8. G.C. IS RESPONSIBLE FOR OBTAINING PROPER APPROVALS AND/OR PERMITS FOR WORK DONE IN PUBLIC RIGHT-OF-WAYS, PRIVATE PROPERTY OR PRIVATE/PUBLIC EASEMENTS.
9. G.C. IS RESPONSIBLE FOR LOCATING AND AVOIDING ALL UNDERGROUND UTILITIES. UTILITIES SHOWN ON SITE PLAN ARE BASED ON THE SURVEY PROVIDED BY MLA DESIGN GROUP, INC AND MAY NOT BE ALL INCLUSIVE. CONTACT APPROPRIATE UTILITY LOCATION SERVICE FOR UTILITY IDENTIFICATION PRIOR TO ANY WORK. G.C. IS RESPONSIBLE TO LOCATE ALL THE EXISTING UTILITIES TO REMAIN AND PREVENT ANY DAMAGE DURING THE RENOVATION WORK.
10. G.C. IS RESPONSIBLE FOR KEEPING ALL PLANTING AREAS FREE OF CONSTRUCTION DEBRIS, STONES, CONCRETE, ETC.
11. G.C. TO SAW CUT AND PATCH/REPAIR ALL EXISTING PAVEMENT AFTER SITE IMPROVEMENTS.
12. SEE DETAIL SHEETS, C3 & C10 FOR SITE PLAN DETAILS.
13. G.C. TO USE SPILL TYPE OR CATCH TYPE CURB AND GUTTER WHERE APPROPRIATE TO INSURE POSITIVE DRAINAGE.
14. ALL NEW/PROPOSED PAVEMENT MARKINGS, STOP BARS, LETTERING, AND DIRECTIONAL ARROWS WITHIN THE RENOVATION WORK TO BE INSTALLED USING WHITE LIQUID THERMOPLASTIC TRAFFIC MARKING PAINT AND SHALL CONFORM TO NCDOT MATERIAL SPECIFICATIONS. PARKING STALL STRIPES TO BE 4" WIDE.
15. CONSTRUCTION EQUIPMENT AND/OR MATERIALS SHALL NOT BE STORED/PARKED WITHIN THE R.O.W.
16. HEAVY DUTY ASPHALT TO BE USED IN ALL PROPOSED ASPHALT AREAS EXCEPT PARKING STALLS (LIGHT DUTY).
17. G.C. TO COORDINATE WITH PLUMBING AND ELECTRICAL CONTRACTOR FOR UTILITIES INSTALLATION, MATERIALS, AND ANY PERMITS OR APPROVALS. G.C. TO OBTAIN ANY APPROVALS BY JURISDICTIONAL AUTHORITIES NECESSARY FOR MODIFICATIONS TO APPROVED PLANS.
18. G.C. OR LANDSCAPE CONTRACTOR TO REFER TO PLANTING PLANS C1 FOR PLANT SCHEDULE, PLANTING NOTES AND PLANTING DETAILS.
19. IMPORTANT: ALL UTILITIES TO ADJACENT PROPERTIES TO REMAIN OPERATIONAL DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.



PRELIMINARY  
NOT FOR  
CONSTRUCTION

CLEMMONS LIBRARY  
STADIUM DRIVE  
CLEMMONS, NC

Date: 26th January 2018  
For Design Dev. Submittal

Revisions:


Drawn By: MHK  
Checked By: CHB  
Project #:

Sheet Title  
**OVERALL SITE PLAN**

Sheet **C-3.0** of 6

NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF WINSTON SALEM AND VILLAGE OF CLEMMONS STANDARDS AND SPECIFICATIONS.

"BEFORE YOU DIG" LINE  
1-800-632-4949 OR 8-1-1