

SITE PLAN REVIEW RECORD

October 8, 2020 Planning Board Meeting

- 1) SITE PLAN TITLE AND NUMBER: PBR 2020-09 (Duarte and Castro)
- 2) TYPE OF DEVELOPMENT: Paired-parcel averaged-density development
- 3) ACREAGE: 6.19
- 4) ZONING: LI and RS9
- 5) # UNITS/LOTS: N/A DENSITY: N/A
- 6) SITE PLAN PREPARER: Kale Engineering
3550 Vest Mill Road
Winston-Salem, NC 27103
PHONE: (336) 768-0250
E-MAIL: kaleenr@bellsouth.net
- 7) OWNER/AGENT: Duarte and Castro, LLC
151 Peddycord Park Road
Kernersville, NC 27284
PHONE: (336) 768-7381
E-MAIL: alexhduarte@hotmail.com
- 8) CONDITIONS: (These conditions are additional requirements for development. All other city or county code regulations still apply.)
 - **PRIOR TO ISSUANCE OF ANY PERMITS:**
 - a. The undeveloped parcel or portion thereof shall remain in a vegetated or natural state and be placed in a permanent conservation easement. The paired-parcel averaged-density development approval shall be recorded in the deed for each of the parcels in the parcel pair.
 - b. Developer shall record a final plat in the office of the Register of Deeds. Both the easement and the approval shall be noted on the plat.
 - c. Following approval of a paired-parcel averaged-density development, one copy of the approval shall be forwarded to the Local Government Assistance Unit of the NC Division of Water Quality. Developer shall be responsible for recording the required documents and providing documentation and materials to Planning staff for submission to the State.