

**TECHNICAL REVIEW COMMITTEE
PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS**

Note: Village Planning staff is responsible for coordinating the Technical Review of Preliminary Major Subdivision Plat Approval Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations listed. Further, please note that additional information may be forthcoming from Departments that indicate “See Emailed Comments” or another similar phrase. A list of recommended conditions from this Technical Review Committee will be sent to you via fax generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

PROJECT CASE #: C-22-001 **PARCEL PIN:** PIN 5882-75-2777

PROJECT TITLE/DESCRIPTION: Tanglewood Trace

UDO: Preliminary major subdivision approval

NCDOT District 2: Sr. Assistant District Engineer, Randy Ogburn (336-747-7900)

- No comments

Winston-Salem/Forsyth County Inspections (Zoning), Amy McBride (336-727-2626) amym@cityofws.org

- No comments

Winston-Salem (Erosion Control/Floodplain Program Manager) Matthew Osborne (336-747-7453) matthewo@cityofws.org

- If the proposed project creates more than 10,000 sq. ft. of land disturbance (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. In order to obtain this permit you must submit a professionally designed Erosion Control Plan along with an original signed/notarized Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through the electronic plan review portal as application type **04.02 Grading/Erosion Control Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

Clemmons Public Works/Stormwater, Michael Gunnell (336-439-5187) mgunnell@clemmons.org

- Continue bypass channel behind Lot 7.
- Provide typical lot layout for the site stating the maximum impervious area that is anticipated for each lot.
- Provide temporary Fire Truck turn around areas at the end street extension.
- Signage will be required to indicate the end to of the street unless a cul-de-sac or hammer head is used.
- Street lighting will be the developer’s responsibility.
- Each residential driveway will require an individual driveway permit.

- Maximum BUA for the site shall not exceed 70%.
- Are there any Wetlands located on site?
- Extend new sanitary sewer to Joy Bower property line.
- Contact the Postmaster to determine if a Kiosk will be required or if individual mail boxes will be allowed.
- Please revise the typical road section to show 3-1/2" of asphalt.
- Add a storm drainage easement for the channel at the back of Lots 5-7.
- Add a sidewalk utility easement along Clinard Rd.

Clemmons Fire Jerry Brooks (336-766-4114)

- No comments

Forsyth County Fire Scott Routh (336-703-2550) routhes@forsyth.cc

- Hearthstone Road is more than 150' in length and will require an approved turn around that is compliant with the code.
- Need to show any fire hydrants that will be located on Hearthstone and provide fire flow data showing what amount of water is available. If there will be no hydrants you need to explain how you will provide water supply for firefighting efforts.

Winston-Salem/Forsyth County Utilities, Chris Jones (336-747-7499) charlesj@cityofws.org

- Submit water/sewer extension plans to Utilities Plan Review, in IDT, for permitting/approval. Public sewer clean outs for the Clinard Rd. lots need to be 10' from the SSMH. Water meters purchased through COWS. System development fees due at the time of meter purchase.

Clemmons Planning, Nasser Rahimzadeh (336-712-4035) nasser@clemmons.org

- No indication of height
- Will there be any signage?
- Please indicate if there will be garages and their dimensions to confirm compliance with table B.3.8 Off-Street Parking Requirements
- The existing TSA needs to be in common area or a conservation easement to Piedmont Land Conservancy.
- Parcels #1 – 4 shall comply with B.3-5.2(E) Subdivisions...In residential districts, the subdivider of property shall provide a type III bufferyard within the required yard adjacent to all thoroughfares and collector streets, except collector streets interior to the subdivision, and all railroad rights-of-way. Use of earthen berms as described in Section B.3-5.2(B)(4) is encouraged. The bufferyard shall be shown on the plat with the following statement: "This area is reserved for the planting of trees or shrubs by the owner; the building of structures hereon is prohibited."
- Hearthstone Road fails to comply with D.4(B)(1)(h): "Except in unusual circumstances, culs-de-sac or other dead-end streets, designed to be so permanently, shall not be longer than one thousand two hundred (1,200) feet and shall have either a cul-de-sac or a T-shaped turnaround installed at the end. Culs-de-sac shall have an improved circular turnaround with a minimum radius of forty (40) feet with a minimum public right-of-way radius of fifty (50) feet centered on the improved street area. T-shaped turnarounds shall have an improved street area of twenty-six (26) feet by sixty (60) feet with twenty-five (25) foot radii perpendicular and symmetrically located

at the end of the street. The public right-of-way for these turnarounds shall be a minimum of forty-five (45) feet by seventy-five (75) feet centered on the improved street area. In cases where streets are built to adjoining property lines and are to be extended in the future, the board may grant a temporary T-shaped turnaround having a paved roadway area of not less than forty (40) feet in width and forty-eight (48) feet in length perpendicular to the main roadway with curve radii of not less than ten (10) feet. Said temporary T-shaped turnaround shall have a right-of-way of not less than fifty (50) feet as an extension of the main roadway with the paved roadway area centered in the right-of-way. There shall be a ten (10) foot by sixty (60) foot temporary construction and maintenance easement at the end and on both sides of the temporary T-shaped turnaround. Said easements shall be removed when the street is extended and the temporary T-shaped turnaround removed.”

- Note D.4(B)(4)(b)(i) Fee in Lieu of Open Space: “The payment of fees, in lieu of the dedication of land under subsection (a)(ii) above, may occur by the developer. However, the decision to require the dedication of land for recreational purposes, or a payment of a fee in lieu, shall be made by the Village Council after having received a recommendation from the Planning Board and the Parks and Recreation Board (reserved) having evaluated the proposed dedication and the relationship such dedication would have with the Village's overall recreational needs.”
- Please comply with D.4(B)(4)(c)(i) “At the time of filing a preliminary plat, the subdivider shall designate thereon the area or areas to be dedicated pursuant to Section (c). If the subdivider desires to make a payment in lieu of the dedication of land, a letter to that effect shall be submitted with the preliminary plat.”
- Need to discuss the feasibility of a sidewalk
- Note that the streets trees shall comply with option one in D.4(B)(7) Street Trees.
- Note the following: D.4(B)(10)(d) “The boundary of the land to be subdivided shall be determined by an accurate survey in accordance with surveying laws of North Carolina or by the bearings and distances contained in the recorded deed.”
- What is the postmaster’s opinion on having no mail kiosk?

Clemmons Planning, Jeff Vaughn (336-712-4038) jvaughn@clemmons.org

- Sidewalk along one side of Hearthstone Rd. and Clinard Rd.
- T-turn around.
- Lot widths at Hearthstone are hard to read.

Winston-Salem/Forsyth County GIS Mapping and Design, Carly Everhart (336) 747-7012 carlye@cityofws.org

- PIN listed on application is correct. Existing zoning, zoning jurisdiction, and corporate limits all checked and are correct as well. There are no issues.

Forsyth County Addressing, Matthew Hamby (336-703-2358) hambyme@forsyth.cc

- Lot 1: 4162 Clinard Road
- Lot 2: 4156 Clinard Road
- Lot 3: 4150 Clinard Road
- Lot 4: 4144 Clinard Road

- Lot 5: 4899 Hearthstone Road
- Lot 6: 4893 Hearthstone Road
- Lot 7: 4887 Hearthstone Road
- Lot 8: 4886 Hearthstone Road
- Lot 9: 4892 Hearthstone Road
- Lot 10: 4898 Hearthstone Road