

TECHNICAL REVIEW COMMITTEE

PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: Village Planning staff is responsible for coordinating the Technical Review of Special Use Rezoning 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 other 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 TITLE: C-227 PROJECT DESCRIPTION: Tharrington Independent Living

NCDOT- Phone # - 336.747.7900

Signature

Inspections (Zoning), Jeff Hunter (747-7427)

- Grading plan required with tree save area legend on the grading plan.
- Retaining walls require separate permits.
- Common Open Space requirement for a Life Care Community is 25%.
- Need traffic impact analysis.
- Need large variety tree within 75' of all parking spaces.
- Development adjacent to single family residential must provide 40' undisturbed buffer.
- Development shall be required plantings that meet Type II bufferyard requirements in addition to any undisturbed requirements to single family residential development not included as part of the Life Care Community.
- Identify the proposed use (Life Care Community) on the plan.
- Any dumpster cannot be located closer than 50' from residential zoning.

Signature

(Erosion Control), Matthew Osborne- Phone # - 747.7453

If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation 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 at the following link: <https://winston-salem.idtplans.com/secure/>

The proposed project is within the Yadkin River Watershed which is regulated per Winston-Salem/Forsyth County UDO Chapter C, Article IV – Watershed Protection. This project must comply with the Winston-Salem/Forsyth County UDO Chapter C, Article IV – Watershed Protection requirements and provisions. The Environmental Grading and Erosion Control Permit will not be issued until compliance with the Watershed Protection requirements have been verified and a Watershed Protection Permit has been approved. Please submit for a Watershed Protection Permit through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>

TECHNICAL REVIEW COMMITTEE

Signature

Public Works/Stormwater, Mike Gunnell - Phone # - 336.766.9170

Site must meet Stormwater Ordinance for Quantity and Quality. Located in the Yadkin River WS-IV PA watershed.

Extend sidewalk along property frontage on South Peace Haven and Harper Road.

Please note the type of street lights to be used within the development.

Streets are to be public if any division of property occurs and built to the Village of Clemmons standards.

If it remains a gated community, no services typically provided by Clemmons will be available, such as garbage, snow removal, bulk pickup, grass, leaf, or limb removal.

Provide Heavy duty asphalt in Truck travel areas.

Add sight distance triangles at the intersection of Private Street and South Peace Haven Road.

Provide a 10' Negative access easement along R/W line for South Peace Haven Road and Harper Road.

Label proposed driveway width and show concrete apron.

Commercial Driveway permit will be required for Private Driveway connections.

Add Mail Kiosk location for Residential Section as well as the Multifamily Section.

Crosswalks shall be the consistent with other developments in Clemmons.

Label the 100' no built upon area and the 30' undisturbed buffer for the creeks.

Show dimension of drives and parking areas. Must meet Clemmons standards.

Sidewalk widths along parking stalls shall be 7' in width to account for car overhangs.

Provide Heavy duty asphalt in Fire/Garbage truck travel areas.

Add Note Maximum Built Upon Area is 70%.

A sealed as-built survey of the site will be required before a final CO is issued.

Use Compactors in lieu of Dumpsters and show location and screening on plan.

Add a Blanket Stormwater Easement.

Retaining Wall will require a PE seal and Detail before Grading/Building Permit will be issued. Suggest step retaining wall and add plantings for aesthetics and safety.

Label type of retaining wall material to be used on

TECHNICAL REVIEW COMMITTEE

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Fire (Clemmons) Jerry Brooks- Phone # - 336.766.4114

Fire (County)- Scott Routh Phone # - 336.703-2550

Show all fire hydrants. All new fire hydrants 5" stork with 2-2.5 inch National Standard threads. Secondary access must be all weather construction capable of 70k with appropriate radius for turn. Gate must meet a Forsyth County Emergency Services Fire Division gate policy (two methods of opening; key/siren activation). The main access road coming in must have no parking on it at anytime.

Signature

Utilities, Jack Fitzgerald- Phone # -336-747-7309

Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main.

Water Connections will require a backflow preventer if not equipped previously. Water meters purchased through COWS if needed.

Signature

Planning- Phone #336-766-7511

Will this site have individual platted lots with single ownership for the 13 lots? If so the road needs to be public and not gated, would also like to see a connection to pineside drive, review buffer requirements, provide sketch facing the eastern property line, will need knox box for any approved gates. Review PRD standards. I just received the Tech Memo for traffic, will provide comments once my review is complete

Signature

Addressing-Matthew Hamby (336) 747-7074

Please send us some street names for the two new roads.

Signature