

# 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: PBR-01-18 PROJECT DESCRIPTION: Library site plan review (planning board review)**

**NCDOT- Phone # - 336.747.7900**

**No Comments**

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**Signature**

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

- include a purpose statement if rezoning
- show split zoning district line on the Site Plan
- Use Conditions for Library Public include access to a major or minor thoroughfare, building not to exceed 10,000sf and the total site area not to exceed 5 acres
- Parking calculations are 1 space per 350sf, recommend bicycle parking but not required per the UDO
- Streetyard required for all parking within 100ft of the public ROW, include plantings, height, spacing, etc. for this
- MVSA plantings required
- recommend sidewalk connections and pedestrian walkways from entrance to the sidewalk
- Tree Save area will be required with the erosion control permit application
- show any proposed freestanding signage and site distance triangles on the Site Plan
- driveway permit to be issued by Clemmons/NCDOT
- Erosion control permit, if needed, to be issued by City of Winston Salem – contact is Kent Wall, [kentw@cityofws.org](mailto:kentw@cityofws.org), 336-747-7454

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**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 review and approval. Please submit the plan through the electronic plan review portal at the link below: <https://winston-salem.idtplans.com/secure/>

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**Signature**

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

- 1. Village of Clemmons Driveway Permit will be required.**
- 2. Village of Clemmons Exempt Stormwater**
- 3. Commercial driveway permit will be required.**

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4. Provide curb and gutter with 5' sidewalk and 3' planter strip along Stadium Drive. Show typical section on plans.
5. Add screening for Backflow Preventers.
6. Parking dimensions must meet the Village of Clemmons UDO.
7. Add a 10' negative access easement along Stadium Drive.
8. Add site distance triangles at drive entrances.
9. Stadium Drive and James Street Extension Cannot be open cut without obtaining a street cut permit first.
10. Maximum built upon area is 70%.

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**Signature**

**Fire (Clemmons) Jerry Brooks- Phone # - 336.766.4114**

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

Need to have 20' unobstructed fire department access road at the south driveway, which would allow for the 150' access to all portions of the building. (503.1.1) If the building is going to be sprinklered this can be increased and you would not have to widen the driveway. If you are going to sprinkler the building the FDC will need to be within 100' of the fire hydrant.

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**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. All water connections will require a backflow preventer. Water meters purchased through City of Winston-Salem.

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**Signature**

**Planning- Phone #336-766-7511**

Elevations are being reviewed by the committee, base floor elevation needs to be moved up 5 feet, street yard.

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**Signature**

**Addressing-Matthew Hamby (336) 747-7074**

**Signature**