

**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 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.

Please see 2/6/2020 review comment responses from Penny Engineering Design written in blue.

PROJECT CASE #: C-19-005 (preliminary major subdivision) **PARCEL PIN:** 5893-33-5641

PROJECT TITLE/DESCRIPTION: Greenfield Park ±4.119 acres of proposed single-family detached dwellings

UDO: RS-15 Residential Single-Family District

NCDOT District 2: Construction Assistant District Engineer or Sr. Assistant District Engineer (336-747-7900)

- No comment

Winston-Salem/Forsyth County Inspections (Zoning), Jeff Hunter (336-727-2626) jeffph@cityofw.org

- Feedback forthcoming

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

- If the proposed project creates more than 10,000 square feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain the required 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/>

Acknowledged. To be submitted at time of permitting.

Clemmons Public Works/Stormwater, Mike Gunnell (336-766-9170) mgunnell@clemmons.org

- Density is greater than 2 units per acres, a quality and quantity BMP will be required. Also, curb and gutter streets classify this subdivision as high density.
[Quality and quantity BMP will be provided.](#)
- Developer/Engineer needs to submit a Stormwater Management Permit Application and the associated fees. If less than 24% increase from 2007 existing BUA then submit a short form application and short form fees. If greater than 24%, then submit a standard application and associated fees.
[Standard form shall be used as disturbed area is greater than 20,000 square feet. To be submitted at time of permitting.](#)
- Short Form: <https://www.clemmons.org/DocumentCenter/View/283/Short-Form-for-Exempt-Sites-PDF>
- Standard Form: <https://www.clemmons.org/DocumentCenter/View/281/Permit-Application-PDF>
- Permit Application Process and Fee Schedule: <https://www.clemmons.org/DocumentCenter/View/282/Permit-Application-Process-andFee-Schedule-PDF>

- Developer/Engineer shall submit plans to City of Winston-Salem Erosion Control Department for a grading permit.
[Acknowledged.](#)
- All BUA within the proposed site must drain to the SCM/BMP. Include drainage infrastructure within the roadway at the tie in location of Greenfield way Dr.
[Catch basins have been added at the tie in location of Greenfield Way Dr. and swales have been added to the rear of lots 1-6 to ensure drainage to the SCM.](#)
- Drainage infrastructure will be required along the rear of lots 1-7, and possible 9 to capture and convey all runoff into the BMP/SCM. All drainage infrastructure shall enter into the SCM/BMP through one inlet pipe at no greater than 0.5% slope. All drainage infrastructure outside of the right of way shall be encapsulated within an adequately sized private drainage easement.
[Swales have been added to the rear of lots 1-6, as well as at the two storm drainage outlet pipes to convey all built upon area drainage to the SCM. Lot 7 is the high point of the project and drains to the newly proposed right-of-way, as do lots 8 and 9. Drainage from lots 7-9 is conveyed from the right-of-way to the SCM via storm pipes and swales within private drainage easements.](#)
- Remove sewer manholes from sidewalk. Provide more right of way for additional room, or move the sidewalk back and include a sidewalk easement.
[Sewer/sidewalk conflicts have been resolved. Sidewalk is included in the 15' Utility & Sidewalk Easement.](#)
- Show high density stream buffers.
[High density stream buffers are shown per UDO Table C.3-3.6.3. Site not located in Class IV protected area.](#)
- Show a negative access easement along the entire eastern road frontage of lot 8.
[Negative access easement has been added to the eastern boundary of Lot 8.](#)
- Cut, remove, and stabilize existing greenfield way drive "hammer head". Road should appear as a straight shot in. Show repaired driveway of Robert and Rebecca Semanco to Clemmons standards.
[Note has been added to the plans to demonstrate this request.](#)

- Each lot will require a driveway permit. Applications may be obtained at the Village of Clemmons Public Works Office.
[Acknowledged.](#)
- Revise curb note to state 30" valley curb & gutter.
[Note has been revised.](#)
- Remove manhole conflicts from sidewalk.
[Sewer/sidewalk conflicts have been resolved.](#)
- Turnaround area shall meet the requirements specified by the Village of Clemmons Fire Department.
[The turnaround requirement is met by the proposed permanent turnaround that exceeds the standards set forth in the NC Fire Code that was referenced in earlier review comments by Scott Routh with Forsyth County Fire, and new dimensions have been added.](#)
- Add a typical house and driveway size to the Typical Lot Dimension Diagram. The total proposed Building impervious surface area of 0.52 acres or 2,516.80 sf per lot seems low. The value should include building foot print, driveway, patio, private sidewalk, etc.
[Typical building footprint has been added to the plans, including driveway, patio, and sidewalk. Please see new calculations, which state an impervious surface average allocation of 2,600 square feet per lot.](#)

Clemmons Fire Jerry Brooks (336-766-4114)

- No Comment

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

- Will need to make sure that the trees on both sides of the turn around does not reduce the shown dimensions.
[Trees have been adjusted accordingly.](#)

Winston-Salem/Forsyth County Utilities, Todd Lewis (336-747-6842) toddl@cityofws.org

- Submit water/sewer extension plans to Utilities Plan Review for permitting/approval. Water meters purchased through City of WinstonSalem. System development fees are now in affect and due at the time of meter purchase. Since Clemmons does not allow water and sewer in the street, additional water/sewer easement will be required in addition to the 10' utility easement. The 10' utility easement is for dry utilities only and will require the additional easement for our future maintenance. Contact Todd Lewis at 336-747-6842 for further explanation. Sewer tie into existing line must be 90 degrees or greater.
[Acknowledged. Sewer/water easement has been increased to a 15' utility and sidewalk easement outside the right-of-way.](#)

Clemmons Planning, Nasser Rahimzadeh (336-766-7511) nasser@clemmons.org

- B.3-3 Table B.3.8 specifies 2 parking spaces per dwelling unit
[Acknowledged. This requirement is satisfied by the driveways and/or garages.](#)

- A temporary T turnaround is required where the road terminates - D.4(B)(1)(h) 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.
[Temporary T turnaround has been added to the plans.](#)
- Sight easement required on Lot 8 – D.4(B)(1) (n) sight easements shall be ten (10) feet by seventy (70) feet running from the intersection along the right-of-way of the pertinent street.
[10’x70’ sight distance triangle has been added to the eastern boundary of Lot 8.](#)
- Insufficient lot width #3, 6, and 7. Must show building envelope to prove width of 85 feet - D.4(B)(2)(a) Lots shall conform to the Zoning Ordinance and any other applicable local or state land regulatory ordinances (i.e. Section B.2-1.2(F) Residential Single Family District)
[All lots meet the minimum width requirements. Dimensions have been added to the plans for clarity.](#)
- Lot 8 requires a negative access easement.
[Negative access easement has been added to the eastern boundary of Lot 8.](#)
- Note that utilities will shall be placed underground D.4(B)(3)(d) Electricity, Telephone, Cable Television and Natural Gas. All distribution lines and lines providing direct service to individual properties for electricity, telephone and cable television shall be installed underground, unless required by the utility provider to be placed aboveground.
[Note has been added to the plans.](#)
- Fees in lieu shall be required – D.4(B)(4)(a) Dedication of land (ii) Amount of land to be dedicated. The minimum amount of land which shall be dedicated for a public park, recreation, or open space site shall be no less than two (2) acres in size. When the area to be provided is less than two (2) acres, the subdivider shall be required to make a payment in lieu of the dedication.
[Acknowledged.](#)
- Attached is a plat that utilizes the formula - D.4(B)(4)(b) Payments of fees in lieu of land dedication. (ii) Time of Payment. The fees in lieu of dedication shall be paid prior to the final plat approval or per phasing plan as denoted on the preliminary and final plat. (1) Amount of Payment. A payment in lieu of dedication shall equal the number of acres required to be dedicate multiplied by the fair market value of the land to be dedicated. Fair market value shall be determined by the tax appraisal of the property prior to the final plat recordation.
[Acknowledged.](#)
- D.4(B)(4)(c) Procedures. (i) 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.
[Acknowledged.](#)

- Confirm that sidewalks will comply with D.4(B)(6) - Sidewalks. For subdivisions with fifty (50) percent or more of the lots one acre or smaller in size five (5) foot minimum sidewalks, five inches in thickness shall be required along one side of all residential streets. Sidewalks shall conform to ADA requirements and the Village of Clemmons installation and maintenance requirements.
[All proposed sidewalk does and shall meet the requirements of the Clemmons UDO and the ADA standards.](#)
 - Show tree species and the planting width – D.4(B)(7)(b) Street trees shall be large canopy species and shall accommodate one tree per lot frontage. At the time of planting, each tree shall be two (2) inches or greater in diameter measured twelve (12) inches above ground level, and each shall be a minimum of eight (8) feet in height above grade (c)The planting area for street trees shall be a minimum of six (6) feet in width as measured perpendicularly from the street.
[A 10' planting area is proposed. Tree species and planting specifications have been added to the Site Data on the plans.](#)
 - If signage is used it shall comply with D.4(B)(10)(c) Any markers, signs, or monuments with the name of the subdivision shall be issued a sign permit from the Inspections Division prior to installation. All such signs shall be located outside public rights-of-way, outside sight easements, and at major entrances to the subdivision. If such markers are contemplated in the subdivision, the final plat shall show the locations of these easements.
[No monument sign is proposed for this subdivision.](#)
- Specify if wetlands do or do not exist on site – D.4(B)(10)(f) Any areas which have been delineated as Wetlands by the United States Army Corps of Engineers shall be identified on the preliminary subdivision plat.

[No wetlands are present on the site.](#)

Forsyth County Addressing, Matthew Hamby (336-747-7074) hambyme@forsyth.cc •

Greenfield Way Drive will extend to serve new subdivision.

[Acknowledged.](#)