

**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.

**PROJECT CASE #:** C-20-001 **PARCEL PIN:** 5892-22-0602

**PROJECT TITLE/DESCRIPTION:** Idlewood Housing Development ± 15.55 acres proposed housing development

**UDO:** RS-9 Single Family Residential

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

- No comment

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

- No comment

**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. 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/>

**Clemmons Public Works/Stormwater, Wesley Kimbrell (336-766-9170) [wkimbrell@clemmons.org](mailto:wkimbrell@clemmons.org)**

- See attached PDF for feedback

**Clemmons Fire Jerry Brooks (336-766-4114)**

- No Comment

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

- Dead end roads over 150’ in length are required to have approved fire apparatus turnaround. The approved turn arounds can be found in Appendix D of the fire code.
- Developments with more than 30 homes will require two access roads. You are showing no connections to your roads.
- The two accesses will be required to be remote of each other as defined in D107.2. With your current layout if the roads are connected elsewhere you do not meet this section of the code.
- Hydrants will need to be able to provide 1000 gallons per minute if the homes are 3600 square foot or less and be spaced 500’ apart on the main roads and within 400’ of the end of the cul-de-sac streets. If the homes are more than 3600’ the gallons per minute increases. If you would sprinkler the homes you could reduce the required gallons per minute to 500.

**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 COWS. Utilities System Development Fees to be paid at the time of meter purchase. Utilities will need enough easement to have 10' on the property side of each water and sewer main line(exclusive). The 10' Utility easement for dry utilities will start after this. Contact Todd Lewis at 336-747-6842 with questions.

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

- No indication that signage will be used. Any proposed signage?
- Recommend that the trees between lots 13 through 20 be placed in the common open space that is west of the current lots.

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

- Street name can not have punctuation. Loons Nest Court can be used



## **PUBLIC WORKS**

3/16/2020

Subject: Idolwood Subdivision TRC Comments

Below are the TRC comments provided by the Public Works, Engineering, and Stormwater Department:

1. Non-Exempt Stormwater Permit is required.
2. Remove "Valley Curb" call out and replace with "Rolled/Mountable Curb".
3. Add Note Maximum Built Upon Area is 70%.
4. Add a Note that this site is located within a WS-IV watershed and shall be subject to all watershed regulations set forth by the Village of Clemmons and the NC Department of Environmental Quality.
5. Show site distance triangles at the intersections.
6. Remove sewer from underneath of sidewalk. No manholes within the sidewalk.
7. Show Monument Sign Location if one is desired.
8. Will the BMP have a fence, if so, please show location and type?
9. Show a negative access easement at the following locations:
  - a. Lots 1 and 30 along property line adjacent to Quail Forest Drive.
  - b. Lots 24, 17 and 16 along Northern property line adjacent to Loon's Nest Court.
10. Add a note that the BMP/SCM must be designed and built in accordance with NCDEQ manual and Village of Clemmons requirements.
11. Treated and bypass flows must be discharged in a uniform/sheet flow manner before leaving the site.
12. Add the stormwater blanket easement note.
13. Show all crosswalk locations and a schematic of the crosswalk pattern.
14. Move sidewalk to the northern side of lot 1 and remove the walk as shown from the southern side of lot 30.

15. Will need to provide a 5-foot area in front of the kiosk area for the public to access the mailbox and not block the sidewalk. Also, would recommend adding concrete from the back of curb to the sidewalk across the planting strip. Handicap accessibility will be required.
16. Change the typical street cross section to 8" of stone.
17. Stop and street signs are required at street intersections.
18. Village of Clemmons will provide basic street lighting at street intersections. Decorative upgrades will be the developer's responsibility.
19. Each residential driveway will require an individual driveway permit.
20. Add a 20' storm drainage easement along the rear of lots with drainage swales.
21. Please note that the developer will have to bond or provide a letter for the sidewalk. 100% of the sidewalk shall be installed within 2 years from the issuance of the first house building permit.
22. The developer will be required to provide a letter of credit or a bond for any uninstalled public improvements at the time the subdivision plat is recorded.
23. Please place Fire Hydrants at property corners if possible.

Please do not hesitate to call if you have any questions or need any assistance with the submittal.

Sincerely,

Wes Kimbrell, PE  
Stormwater Engineer  
The Village of Clemmons