

**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-235 **PARCEL PIN:** 5892-58-2261/5892-57-8680/5892-57-0376

PROJECT TITLE/DESCRIPTION: Old Mill Housing Development ± 40.52 acres proposed housing development

UDO: RS-15 Single Family Residential & RM-5-S Multifamily Residential (Special)

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

- Recommend turn lanes on Hampton Road, if the subdivision would be accessed from Haywood Street and Quinn Street. 2018 AADT for Hampton Road is 12,500 vehicles per day.

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

- Lots 1 and 42 are Residential Buildings, Single Family. That use needs to be added in the legend and correct density uses
- Minimum single family lot size in RM-5 is 5000 sq. ft. and minimum width is 40'. Correct plan
- Clearly show all the tree save areas, only 96,500 sq. ft. is identified on plan
- Check slopes behind residential lots 10, 11, and 12 – bufferyards cannot be planted on cut of fill slopes greater than 2 to 1

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

- 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

- No Hydrants shown. 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.
- Secondary access road must be a minimum of 1,089 feet from the primary access road. You show an unfinished road Quartersawn Lane that would meet this requirement if it connected to another road but it shows no connection. The Quinn Street access does not meet the intent of the code. This current road layout is not acceptable to the fire code.
- Need an approved turnaround on Quartersawn Lane since it is a dead end road in excess of 150' in length.

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. Clemmons typical section is not ideal for the CCUC. 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

- Tract 2 - indicate negative access easements and sight distance triangles on corner lots (# 1, 16, 55, 56, 62)
- Tract 1 – indicate negative access easements and sight distance triangle on corner lots (# 1, 7, 8, 42)
- Tract 1 & 2 – Review B.2-5.62 to make sure you are fully compliant including connecting to Arden Drive. Given the number of PM trip generation, a TIA memo will be required. The TIA will not be a full TIA study.
- 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.
- Evergreen shrubbery is required per type II Bufferyard for the supplemental shrubs. Please amend site plan details
- Tract 1 – does the common recreation area include the portion where the topography is? If so, check the topography per B.3-6.5 Finished Grade Common recreation areas shall be constructed on land where the average finished grade of the slope does not exceed five percent (5%), is well drained, and is otherwise capable of serving the purposes intended.
- Tract 1 – Per 3-11.1 LIGHTING Where a bufferyard is required pursuant to Section B.3-5, outdoor lighting shall be so shielded and oriented as to cast no direct light onto adjacent property. Additionally, indicate street lighting being used and the design of the lighting.
- 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.

- Note: per 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.
- Sidewalk is insufficient per 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

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

- Quartersaw Lane is approved, Crosscut Lane is already being used. Another word can be added to make it unique. (Crosscut Mill Ln, Crosscut Forest Ln, Crosscut Saw Ln)



PUBLIC WORKS

March 17, 2020

Re: Old Mill Subdivision

The items that need to be addressed are as follows:

1. Extend Quartersawn Lane to Arden Drive and create 4 way stop with Haywood Street.
2. Provide temporary fire truck turn around areas at the end of each stub street. What is shown on plans is not sufficient.
3. Stop and street signs are required at street intersections.
4. No parking on fire hydrant side of street.
5. Village of Clemmons will provide basic street lighting at street intersections. Decorative upgrades will be the developer's responsibility.
6. Each residential driveway will require an individual driveway permit.
7. Are there any Wetlands or Jurisdictional streams located on site? Please provide documentation. 401/404 permits will likely be required to breach the existing basin. Provide approval letter from NC Dam safety regarding dam breach.
8. Sanitary sewer manholes will not be allowed in the public sidewalk, consider switching the location of the outfall line with the water line on Quartersawn Lane and Haywood Street.
9. Provide a 15' Utility Easement along the public right of way.
10. There are too many units for the Kiosk Configuration as shown. You will need to provide parking and handicap accessibility for the public to safely access the mail box area. Home owners should be able to access the mail area without hindering the flow of traffic, thus out of the public right-of-way.
11. Show handicap connections at the intersections.
12. Add a 20' private storm drainage easement along the rear of lots which have a channel/swale or a drainage system which conveys runoff.

13. Please note that the developer will have to bond or provide a letter of credit for the sidewalk. 100% of the sidewalk shall be installed within 2 years from the issuance of the first house building permit.
14. 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.
15. Access shall be provided to each SCM and shall be part of the common area and not provided via an access easement.
16. Please show the radius of each cul-de-sac. Make the diameter meets the requirements for the fire truck access.
17. Please place Fire Hydrants at property corners if possible.
18. Note that handicap ramps will need truncated dome mats.
19. Add a note on the plans that corner lots can only have one driveway connection. Circle driveways will not be allowed.
20. Extend and label 10' construction easement and sanitary sewer easement along the common property line for Hayward Pools. Also show and label both easements for the sanitary sewer line northern corner of the property adjacent to the BMP Pond.
21. Show site distance triangles at street intersections.
22. Show Monument Sign Location if one is desired.
23. Add the stormwater blanket easement note.
24. Show all crosswalk locations and a schematic of the crosswalk pattern.
25. Possible improvements may be required for Quinn street, Haywood Street, and Arden Drive to accommodate the volume of traffic generated from this development.
26. A stormwater management application along with stormwater plan review fees will be required per Village of Clemmons UDO.
27. A grading permit will be required.
28. All future lots along Arden St. will be required to be treated with a SCM/BMP per Village of Clemmons UDO since this will be a subdivision of land after the adoption of the Phase 2 ordinance.
29. Replace valley curb template with rolled curb template.
30. All vegetative conveyance systems shall be trapezoidal in shape and side slopes of 3:1 with a minimum base width of 2'. These conveyances shall be designed to maintain no greater than a 6" flow depth. Please provide a template of the conveyance swales on this drawing.
31. All stream buffers widths shall be per Village of Clemmons UDO and measured from the top of bank, not the centerline of stream.

Please do not hesitate to call if you have any additional questions.

Michael Gunnell