

**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 #:** PBR-003-20 **PARCEL PIN:** 5893-20-8670

**PROJECT TITLE/DESCRIPTION:** Clemmons Elementary ± 17.56 acres site – proposed modular classroom

**UDO:** Institutional and Public (IP)

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

- NCDOT has no comments. None of the adjacent roads are state maintained.

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

- If an erosion control plan is required, a tree save area summary calculations table would be required on the grading plan.

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

- If this project will use any public funds then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800).

**Clemmons Public Works/Stormwater, Michael Gunnell (336-766-9170) mgunnell@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**

- Project has already gone through plan review and plans reflect comments that were made.

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

- No comment

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

- What will happen to the trees just west of the proposed pod before the curb? Per B.2-5.65(B)(3) Retention of existing trees...units should be placed so as to minimize the harm to or the necessity of removing existing trees.
- Show skirting design (or submit elevations) per B.2-5.65(B)(6) Skirting...Skirting compatible with mobile units shall be provided under mobile classrooms approved under Section B.6-1.2(A)(1)(a)(i), and which are visible from an adjacent public street and located within two hundred (200) feet of the public street.
- Note the following applies B.2-5.65(C) Mobile Units...Any new schools approved or constructed after the date of the adoption of this Ordinance shall identify any areas on which mobile units are to be placed. Installation of mobile units shall comply with the temporary use provisions of Section B.2-7.
- Create a tree preservation and planting plan per B.2-5.65(F) Landscape Plan...A tree preservation and planting plan prepared per the requirements of Section B.3-4.2.1 shall be prepared and installed for any new school or additions to schools approved or constructed after the date of adoption of this Ordinance that require a grading permit.
- What is student design capacity? Table B.3.8 Off-street parking requirements principal use School, public or private, elementary specifies 1 space per 10 students based on design capacity plus 1 bus space per 100 students
- Modify plan to show information per B.3-4.2.1. Please use tree save legend. Any previous plans that may show previous trees preservation?
- Please ensure site plan meets all submittal requirements per B.7-4.1

**Clemmons Planning, Jeff Vaughn (336-766-7511) jvaughn@clemmons.org**

- No comment

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

- The assigned address for modular unit is 6200 Bingham Avenue Unit 101



## **PUBLIC WORKS**

7/14/20

Subject: Clemmons ES TRC Comments

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

1. An Exempt Stormwater Permit is required.
2. Show impervious area calculations which indicates the amount of impervious area for the site, check with the stormwater department for pervious submittals.
3. Will the BFP impeded site visibility for the drive entrance?
4. Add a note that the new water line tap across James Street will need to be bored with an encasement pipe.
5. A note shall be added to the sheet stating "this site is located within a WS-IV watershed and shall be subject to all Village of Clemmons and NCDEQ regulations. The maximum impervious area for this site is 70%.

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