

**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-240 **PARCEL PIN:** 5883-99-1851
PROJECT TITLE/DESCRIPTION: Gateway West
UDO: RS-40 to RM-18-S

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

- Need to show a Negative Access Easement along the property line adjoining Lewisville-Clemmons Road.
- Need to ensure that we have at least 110’ of right of way, per the 2012 CTP.
- A driveway permit will be required. Randy Ogburn is the primary contact rogburn@ncdot.gov
- Culler Road needs to be paved at least past the westernmost driveway access.

Winston-Salem/Forsyth County Inspections (Zoning), Elizabeth Colyer (336-727-2626) elizabethrc@cityofws.org

- No comments

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. ft. of land disturbance (20,000 sq. ft. of land disturbance for Single-Family Dwelling construction), a Grading/Erosion Control 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 as application type 04.02 Grading/Erosion Control Permit at the following link: <https://winston-salem.idtplans.com/secure/>
- 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

Clemmons Fire Jerry Brooks (336-766-4114)

- No comments

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

- No comments

Winston-Salem/Forsyth County Utilities, Chris Jones (336-747-7499) charlesj@cityofws.org

- Water and sewer interior to the site will be private. The small public sewer extension across Culler will be allowed. FH, meter, and fire line placement look good also. Water meters purchased through COWS. System development fees due at the time of meter purchase. An existing FH is located at the SW corner of the intersection of Culler Rd & Weststone Rd.

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

- Indicate building height does not exceed 60' and provide building elevations
- Request upfitting 130' of Culler Road to the second exit to NCDOT road standards per B.2-5.62(B)(1)(b) "Standards and Dedication...Those streets on the plan which are likely to be used by the public as through or connector streets, or which for the orderly development of the area should be made public streets, are designed to the standards of public streets and are dedicated or offered for dedication as such on a recorded plat."
- Request sidewalk with crosswalk between buildings with accessible curb ramps per ADA crosswalks. Request sidewalks along the eastern portion of Culler starting at the access drive intersecting Culler Road and Weststone Drive. Request sidewalk along Lewisville-Clemmons Road. Sidewalk and crosswalk requests aid in satisfying B.2-5.62(B)(1)(c) Access...adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures, and parking areas on the premises, including firefighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service, and other public and private services and individuals who would require access to the premises.
- Provide elevations and make sure architectural features are compatible with surrounding buildings per B.2-5.62(B)(3)(b) Architectural Features...Through the use of a variety of fenestration patterns, building facade offsets, roof line treatments, and other architectural features, the perceived bulk, scale, and length and width of the building is compatible with surrounding buildings.
- Will any of the following uses be on site – Management office for the premises, gate houses, self-service laundries, club house and recreation facilities, and storage facilities for use by residents of the multifamily complex.
- Provide sufficient information indicating compliance with B.3-1.2(K) Building Spacing Requirements for Multifamily, Townhouse, or Twin Home Residential Buildings...If a zoning lot is developed for multifamily, townhouse or twin home residential buildings, the

following method shall be used to determine the minimum spacing of buildings. The spacing of buildings shall be shown on a site plan prepared according to the provisions of Section B.7.

- Show the parking spaces between the buildings (primary access road)
- Show landscaped area between parking area and building wall that provides access into the unit(s) per B.3-3.2(E)(3) “Parking for Multifamily Dwellings...A minimum three (3) foot wide landscaped area shall be provided between any parking area and building wall providing access into the unit(s).”
- Note: Lighting in parking areas shall be so shielded as to cast no direct light upon adjacent properties or structures per B.3-3.3(J) Lighting...Any lighting in parking, stacking, and loading areas shall be so shielded as to cast no direct light upon adjacent properties or structures.
- Confirm that the amount of compact parking does not exceed 25% of required parking.
- Only counted 31 large variety trees. Please double check and provide required amount to satisfy Tree Save Area (25,614)
- Note: Tree variety shall comply with B.3-4.2(J) “Overhead Utility Lines where applicable on Culler Road and Lewisville-Clemmons Road.”
- Spacing of trunks is correct. Each streetyard shall contain a minimum of two (2) deciduous or evergreen per one hundred (100) linear feet. Typical number of trees is closer to 1, not 2 off of Culler Road. Please add additional trees
- Some islands provide insufficient planting area per B.3-4.3(C)(2) Size...Each planting area shall allocate a minimum of one hundred fifty (150) square feet per tree, with a minimum radius of seven (7) feet for small or medium variety trees. A minimum planting area of six hundred (600) square feet shall be required for each large variety tree.
- Two parking spaces fail to meet B.3-4.3(C)(5) Distance of Parking Spaces to Trees...No parking space shall be located more than seventy-five (75) feet from the trunk of a required large variety tree, except where overhead utility lines exist in accordance with Section B.3- 4.2(J) no parking space shall be located more than fifty (50) feet from the trunk of a required small or medium variety tree, unless otherwise authorized in this Ordinance.
- Strongly encourage native flora species
- Indicate the square footage area of the common recreation area requirement
- Site must comply with B.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.
- Indicate max proposed building height per B.7-4.1(C)(1)
- Show any applicable easements B.7-4.1(C)(5)
- If solid waste disposal facilities are proposed, show per B.7-4.1(C)(8)
- Show overhead utility lines per B.7-4.1(C)(9)
- Show all streets, driveways, etc. (including pavement and right-of-way) within one hundred (100) feet of the project site per B.7-4.1(C)(11)

- Please provide status update of Traffic Impact Analysis

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

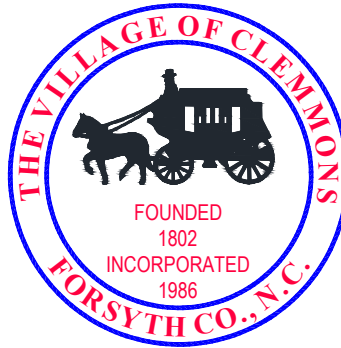
- Provide sidewalk along Lewisville-Clemmons Rd.
- Label driveway widths and complete parking beside of the buildings
- Dumpsters/Compactor?
- Only 10% is required for tree save area

Winston-Salem/Forsyth County GIS Mapping and Design, Carly Everhart (336) 747-7012 carlye@cityofws.org

- No comments

Forsyth County Addressing, Gloria Alford (336-703-2337) alfordgd@forsyth.cc

- The driveway will need to be named. Please contact MapForsyth Addressing team in regard to street name. My email is alfordgd@forsyth.cc



PUBLIC WORKS

6/16/2021

Subject: Gateway West TRC Comments

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

1. Add Note to Watershed Notes "The stormwater SCM/BMP for this subdivision has been designed for a specific impervious and drainage area. Any alterations to this subdivision must be approved and permitted by Village of Clemmons Stormwater staff prior to any alterations occurring. Failure to obtain a Village of Clemmons permit will result in the issuance of penalties to the maximum extent possible."
2. Add a Note that the maximum impervious area for this site is 70%.
3. Add a note that all stormwater discharges into the riparian buffer shall be in a sheet flow manner. Channelized flow will not be allowed per VOC UDO.
4. High density buffers are 30' non-disturbed and 100' no BUA from the top of the bank. Please adjust on the plans.
5. Show sidewalk along Lewisville-Clemmons and Culler Rd. as well as sidewalk extending from internally on the site to the public right of way. Sidewalks should be extended to the property lines.
6. Show site distance triangles.
7. Must obtain a driveway permit for each of the construction entrances.
8. All driveways should meet Village of Clemmons Code of Ordinances for Chapter 94 and any overlay districts that they are in.
9. Site will require a VOC stormwater management permit (quality and quantity required).
10. Site will require a Grading Permit from WS.
11. All internal sidewalks located at the back of curb adjacent to parking stalls shall be 7' in width unless wheel stops are used, then they may be 5'.
12. Mail Kiosk must have ADA accessibility.
13. Show dumpster locations with screening.
14. Show stop bars at stop sign locations.
15. Recommend widening Culler Rd. and extending curb and gutter to the end of the project extents. Current roadway width of Culler Rd is not wide enough to maintain through traffic.
16. Recommend adding sidewalk/handicap ramps at all corners of the intersection of Weststone Rd./Culler Rd/New driveway connection. Add two crosswalks from Weststone side to Site side across Culler Rd.
17. Check with Fire Department about adequate truck access requirements.

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

3800 Dillion Industrial Drive, Clemmons, N.C. 27012 (336) 766-9170 Fax (336) 712-4040