

**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-242 **PARCEL PIN:** 5894-22-6196
PROJECT TITLE/DESCRIPTION: Springfield Village
UDO: RS-9 to RM-5-S; preliminary subdivision approval

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

- No feedback provided by deadline

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

- No feedback provided by deadline

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 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/>
- There are regulated floodplain areas near the limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Winston-Salem/Forsyth Co. UDO, Chapter 8, Section 1 - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review

portal as application type **04.04 Floodplain Development Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

Clemmons Public Works/Stormwater, Wes Kimbrell (336-766-9170) wkimbrell@clemmons.org

- See attached

Clemmons Fire Jerry Brooks (336-766-4114)

- No feedback provided by deadline

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

- T Turn around needs to be 120' total or 60' each side of the center line. Will also need one side with a 28' turning radius. Code section D103.1
- Required fire flow for homes will need to be met. For type V-B at the square footage shown the fire flow is 2000 GPM for 2 hours. Code section B105.1
- Cul-De-Sac needs to have a 96' diameter with turning radius of 28'. Code Section D103.1
- Fire hydrants will need to meet spacing requirements of C103.1. A minimum of 2 is required and is shown but they do not meet the requirements of the fire code.

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

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

- Use conditions per B.2-5.62 apply for townhomes. Staff requests street index calculation reaching 1 instead of .75 in order to satisfy B.2-5.62(B)(1) and recommend meeting this request with a secondary access in line with Lower Brook Drive.
- Any proposed signage?
- Please indicate that each dwelling unit will have 2 spaces per table B.3.8 off-street parking requirements
- Minimum tree save area calculations needs to be at 12% per table B.3.12 tree save area requirements. The amount excluded from calculations still exceeds 10 acres.
- Please correct reference to 40' type II bufferyard as 40' bufferyards are only for type III design options. Type II bufferyards can be found on table B.3.15
- Any proposed outdoor lighting? If so, please show compliance 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.
- Please modify "T" turnaround to reflect permanent "T" turnaround per D.4.(B)(1)(h) Except in unusual circumstances, culs-de-sac or other dead-end streets, designed to be so permanently, shall not be longer than one thousand two hundred (1,200) feet and shall have

either a cul-de-sac or a T-shaped turnaround installed at the end. Culs-de-sac shall have an improved circular turnaround with a minimum radius of forty (40) feet with a minimum public right-of-way radius of fifty (50) feet centered on the improved street area. T-shaped turnarounds shall have an improved street area of twenty-six (26) feet by sixty (60) feet with twenty-five (25) foot radii perpendicular and symmetrically located at the end of the street. The public right-of-way for these turnarounds shall be a minimum of forty-five (45) feet by seventy-five (75) feet centered on the improved street area. In cases where streets are built to adjoining property lines and are to be extended in the future, the board may grant 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.

- Please use land dedication or fee in lieu form on the Village's website under submittal information
- Sidewalks shall be a minimum of 5" thick and conform to ADA requirements per D.4(B)(6)

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

- Indicate on plan the adjacent property owners to the East and the new South lot line and PIN's if known yet
- Sign and seal the plan
- Correct spelling of PERMANENT in General Note 10
- Correct Tree Save to 12%
- The BUA Calculations show site area of 566,600 and 12 acres, this should be 13 acres
- Signs?
- Label building height
- Label building spacing
- Mail Kiosk?
- Provide proposed road street names
- All of the setbacks show a "Rear" setback. Correct showing Front, rear, and side setbacks.
- Per UDO 2-5.62(B)(7), ensure that parking to the front of the building has the 3' landscaped area between the building wall and parking area, if garages are not provided.
- Additional comments may be provided as plan progresses

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

- No comment

Forsyth County Addressing, Matthew Hamby (336-703-2337) hambyme@forsyth.cc

- Street “A” will be Springfield Village Lane. Send requested street names for street “B” to hambyme@forsyth.cc for review.



PUBLIC WORKS

7/23/2021

Subject: Springfield Village Subdivision TRC Comments

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

1. Stormwater application and fees are required.
2. Have the Army Corps verify the stream/drainage swale to the North, to confirm that it is not in fact jurisdictional.
3. A grading permit will be required from the City of Winston-Salem.
4. Add a note that each residential driveway will be required to obtain a Village of Clemmons residential driveway permit.
5. Add a note that the developer must obtain a Commercial driveway connection from the Village of Clemmons for the connection onto Springfield Farm Rd. prior to obtaining a Stormwater Management Permit.
6. Due to the new UDO changes approved in C-UDO 84, this development will classify as high density and requires structural BMP's for WQ treatment. Note: You must satisfy the 4 following criteria to be considered as low density.
 - a. Less than 24% imp. Area (met)
 - b. Less than 2 dwelling units per acre (met)
 - c. Must be a minimum 20,000 sf lot per dwelling. (not met)
 - d. Must convey stormwater runoff through vegetative conveyances to the maximum extent practical. (not met)
7. Adjust all notes to state rolled curb instead of valley curb. Valley curb is no longer accepted in Clemmons.
8. Sidewalk shall be installed along the entire frontage of Springfield Farm Rd.

9. Add a note that no utility features will be allowed to be placed in the roadway, curb, driveway or sidewalk. That includes meters, manhole lids, valves, etc. for all utilities (sewer, power, gas, communication, water, and any others).

10. Verify with Sue Homewood with NCDEQ that the stream to the North of the property is not jurisdictional, provide documentation. If jurisdictional, stream buffers will apply based upon C-UDO 84 changes. (vary based on stormwater density classification of the subdivision)
11. Show all stream buffers per C-UDO 84 alterations. Buffers are determined based on stormwater density classification of subdivision.
12. Adjust watershed note to state 303(d) stream, not WS-IV.
13. Add a note that all storm drainage must be CCTV'ed by the developer prior to acceptance and release of any financial sureties by the Village of Clemmons.
14. Show site distance triangles at all intersections.
15. Add additional stormwater structures in the roadway to eliminate long spans of storm under the center of the roadway. All utilities, including drainage, shall cross the roadway at 90-degree (or as close to it as possible) angles to reduce failure risks.
16. Provide a typical lot layout showing the following:
 - a. Total Impervious (Max) area of the lot: _____
 - b. Driveway impervious area (24' Max): _____
(NOTE: all driveways shall be designed and calculated as 24' wide regardless of a lesser intended width, adjust all calculations accordingly.)
 - c. Building Footprint: _____
 - d. Sidewalks/Patios/Etc.: _____
 - e. Approximate locations of all structures and setbacks.
17. Show ADA accessibility from the roadway to the kiosk.
18. Sidewalk shall wrap around the end of the cul-de-sac and maintain uniform offset from the back of curb, the entire way around.
19. Stop and street signs are required at street intersections. Add a note that signs are to be purchased by the developer and delivered to Village of Clemmons staff for installation.
20. Show all private drainage easements.
21. Add a note that discharge from this site into the buffers must be in a sheet flow manner.
22. Add a note to your typical lot layout that if required, all drainage inlets outside of the right of way must be drop/throat inlets with a 4" (min) throat depth and a 4" slabtop lid.
23. All new utilities shall be jack and bored underneath of existing roads. An open cut permit will not be provided for Springfield Farm Rd.
24. Current hammerhead will not be allowed with driveway connections on them. Either install a cul-de-sac or extend the hammerhead/roadway beyond lot 16 and 17 and connect driveways to "street B". Required turn around areas shall not be used as a residential driveway and shall have

“No Parking Signs” installed by the Developer.

25. Add a note to the typical lot layout that the minimum distance between the garage door and the closest edge of sidewalk must be 20’.
26. All water and sanitary sewer lines must be a minimum of 3’ from the back of curb.
27. All proposed roads shall meet the minimum design requirements as specified in the NCDOT Subdivision Roads Minimum Construction Standards based on the Design Speed and Terrain Classification.
28. For Stub Streets, signage shall be placed that meets the MUTCD standard indicating the road ends ahead, no outlet, and reflective indicators at the street end.
29. Add a note that all driveways must meet residential driveway connection ordinances found in Chapter 94 of the Village of Clemmons Code of Ordinances. Driveways must maintain separation and are not allowed to be shared.
30. Show subdivision monument sign location.
31. Add a note that internal street lights shall be the responsibility of the Home Owners Association except for those at intersections, which the Village of Clemmons will provide.
32. Adjust note 6, to state: “Developer shall bond or provide a letter for the sidewalk, curb and gutter, roadway, and all other infrastructure within the right of way. The letter shall state that 125% of the sidewalk, curb and gutter, roadway and all other infrastructure within the right of way shall be installed within two (2) years from the issuance of the first house building permit.

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

Wes Kimbrell, PE Village
Engineer
The Village of Clemmons