

**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-21-001 **PARCEL PIN:** 5892-12-6348, 5892-12-6348  
**PROJECT TITLE/DESCRIPTION:** Griffendell Preliminary Major Subdivision 9.78 ± acres

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

- No Comments

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

- None provided

**Winston-Salem (Erosion Control/Floodplain Program Manager) Matthew Osborne (336-747-7453) [matthewo@cityofws.org](mailto: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, Michael Gunnell (336-766-9170) [mgunnell@clemmons.org](mailto:mgunnell@clemmons.org)**

- See Public Works PDF (page 4 - 5)

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

- No comment

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

- Make sure that the hydrants are capable of producing 1000 gallons for a period of one hour.

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

- Submit water/sewer extension plans to Utilities Plan Review for permitting/approval. Water meters purchased through COWS. System development fees due at the time of meter purchase. This project will not be allowed to have a construction final till all the downstream sewer and water lines in the Idolwood subdivision have been accepted and tested by the COWS. Hydrant leg and water line in cul-de-sac will have to be redesigned during the plan review phase.

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

- Lot 10 has insufficient square footage
- Any signage?
- Provide evidence showing 2 off-street parking spaces per dwelling unit per B.3-3 Off-Street Parking, Stacking, and Loading Areas
- Use 9.78 acres instead of 8.97 acres for Tree Save Area calculations. Amount required TSA will change to 41,609.00
- Provide type III bufferyard on lot 18 per B.3-5.2(B)(E) Subdivisions...In residential districts, the subdivider of property shall provide a type III bufferyard within the required yard adjacent to all thoroughfares and collector streets, except collector streets interior to the subdivision, and all railroad rights-of-way. Use of earthen berms as described in Section B.3-5.2(B)(4) is encouraged. The bufferyard shall be shown on the plat with the following statement: "This area is reserved for the planting of trees or shrubs by the owner; the building of structures hereon is prohibited."
- Doublecheck circular cul-de-sac and off-set cul-de-sac with standards per B.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.
- Show sight distance easements per B.5(B)(1)(n) All new subdivisions will have triangular sight distance easements shown in dashed lines

at all street intersections and so noted on the final plat map. These easements will remain free of all structures, trees, shrubbery, driveways, and signs, except utility poles, fire hydrants, and traffic control signs. Sight easements shall be ten (10) feet by seventy (70) feet running from the intersection along the right-of-way of the pertinent street.

- Show negative access easements on lot 14 and 17.
- Note the following per D.4(B)(3)(d) Electricity, Telephone, Cable Television and Natural Gas...All distribution lines and lines providing direct service to individual properties for electricity, telephone and cable television shall be installed underground, unless required by the utility provider to be placed aboveground.
- Provide letter indicating payment of fee in lieu of land dedication per D.4(B)(4)(c)(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.
- Indicate that sidewalks shall be a minimum of five foot in width, five inches in thickness, conform to ADA requirements, and Village of Clemmons installation and maintenance requirements per D.4(B)(6) 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.
- Please show tree location on the plat in addition to on the typical street section.
- Note and provide B.4(B)(10)(d) The boundary of the land to be subdivided shall be determined by an accurate survey in accordance with surveying laws of North Carolina or by the bearings and distances contained in the recorded deed.
- Planning staff requests connection to Idols Road or Middlebrook Drive.
- Strongly recommend Cluster Box Unit design per Durham County [UDO 5.4.13](#)

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

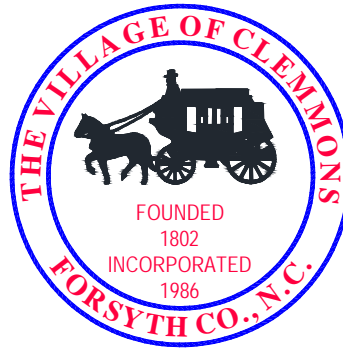
- Lot 10 is not 9000 sq. ft.
- Connect sidewalk to Quail Forest Dr, around lot 1 and the cul-de-sac
- Provide metes and bounds description of overall subdivision on plan
- Show required mail kiosk
- Signage?
- Show required street trees
- On the Southern portion of the site, there is a lot owned by Kimberly Barker that is not shown on the plan. Include PIN number, ownership, and zoning
- Provide access to Idols Rd. rather than subdividing this lot off
- There may be additional comments as plan progresses

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

- None provided

**Forsyth County Addressing, Gloria Alford (336-703-2337) [alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)**

- Please contact MapForsyth Addressing team in regards to street names to be reviewed. After street names have been approved, addresses will be issued during subdivision process.



## PUBLIC WORKS

4/7/2021

Subject: Griffindell Subdivision TRC Comments

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

1. Stormwater permit & fees are required
2. 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 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."
3. 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.
4. Show site distance triangles at the intersection(s).
5. Show a negative access easement along the West side of lot 17 and South side of lot 14.
6. Extend sidewalk from Qual Forest into the site and provide a crosswalk, or wrap around the cul-de-sac and connect to the currently shown proposed sidewalk. If a cross walk is provided, all striping shall be thermoplastic with signage to meet NCDOT and ADA standards.
7. Show mail kiosk location(s) and encapsulate them within an easement. Must be handicap accessible.
8. Stop and street signs are required at the intersections. Add a note that signs are to be purchased by the developer and delivered to Village of Clemmons Staff for installation.
9. Show all private utility/drainage easements. May need to include a 3' permanent diversion berm along the entire southern property line to ensure drainage from the backs of the lots will reach the SCM/BMP.
10. Add a note to your typical lot layout that all drainage inlets outside of the right of way must be drop/throat inlets with a 4" (min) throat depth and a 4" slab top lid. All inlet tops must have an accessible 2' manhole lid within them.
11. Add a note that all utilities shall be encased underneath of road crossings per CoWS standards. All new utilities shall be jack and bored underneath of existing roads.
12. All utilities, including storm drainage, shall cross the roadway in the shortest distance possible.
13. Water and sewer should be installed a minimum of 3' behind the curb and gutter.
14. Per VOC UDO Chapter C Section 3-3.6.3, high density buffers in WS-IV watersheds are 30' undisturbed and 100' no built upon area. Please adjust buffers and show both zones.

15. However, if you are intending for this site to be considered as low density (15'/30' buffers) then you must maintain no more than 24% impervious area, 2 dwelling units/acre, and convey all runoff through vegetative conveyances to the maximum extent practical. Meaning no curb and gutter, no drainage systems other than driveway pipes, and no piped roof drains. However, this site connects to a subdivision with curb & gutter, therefore it will be required for this development.
16. This addition to the Idolwood Subdivision will likely require a secondary connection, either to Idols or Middlebrook. The site shall be subject to Fire Department requirements based on the number of usable access points.
17. Must obtain a driveway permit for the construction entrance and connection to Quail Forest Dr. and then a driveway permit for all residential driveways.
18. Must obtain a grading permit.
19. Teardrop paving in front of lot 11 is not desirable, possible stub street to the south for Idols Road connection.
20. 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.
21. Remove the reference to Winston-Salem in General Construction Notes section.
22. Add a note that all signage shall be to MUTCD standards.
23. Tree save area calculations do not depict appropriate acreage. All acreage calculations shall be consistent throughout watershed calculations, site notes, and tree save calcs. It appears that with the addition of the .81 acres, the total site area should be 9.78 ac.
24. Note 6 in the typical lot layout should reference the Village Engineer instead of Public Works Director.
25. All driveways shall be designed for a 24' max. All calculations, regarding of actual condition, shall be based on a 24' driveway.
26. Removal of the concrete turn around area shown at the end of the existing stub streets shall be removed at the developer's expense and shown to be included within the construction documents. Sidewalk shall be extended as well as the disturbed area graded and seeded where the turn-around areas were removed.

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