

## 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-237 **PARCEL PIN:** 5884-81-0709

**PROJECT TITLE/DESCRIPTION:** The Lake at Belmont ± 38.58 acres for multifamily

**UDO:** RM-18 – S

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

- Driveway permit would be required, in addition to encroachment agreements for any utility ties within the right of way. Right turn lanes would be required for both proposed driveway connections to Lewisville-Clemmons Road (50’ storage each). Negative access easements would need to be shown across non-driveway property lines along Lewisville-Clemmons Rd. In addition, if the future roadway is built to the north, the northernmost driveway connection onto Lewisville-Clemmons would need to be closed off, and a new driveway permit would need to be issued, so as to make the new driveway connection onto the new roadway. At that point, a negative access easement would extend across the then existing northernmost driveway onto Lewisville-Clemmons Road.

Note added to plan reflecting these requirements

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

- Document in the tree save area summary calculations table compliance with the tree save requirements. If using the individual tree method, indicate how the requirement is being met. Updated Tree save calculations provided on landscape plan
- Parking spaces less than 8.5’ in width must be marked as “Compact” spaces. Up to 25% of required spaces can be compact spaces. Labeled.
- Multifamily developments including structures and parking must have a minimum 50’ setback from adjacent public streets Updated
- Landscaping: For the required streetyard, bufferyard and MVSA areas, indicate the type of vegetation, height and spacing requirements per UDO standards. Landscape plans updated
- A Type II bufferyard is required adjacent to RS zoning. Added.
- Retaining walls require separate permits. Noted
- Signage requires separate permits Noted

**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/> Noted

- The proposed project is within the Yadkin River Watershed. At this time, a small portion of the parcel along Lewisville-Clemmons Road is located within the Village of Clemmons jurisdiction and the largest portion to the west is located within Forsyth County jurisdiction. The portion located within Forsyth County is regulated per Winston-Salem/Forsyth County UDO, Chapter 8, Section 3 – Watershed Protection. This project must comply with the Winston-Salem/Forsyth County UDO, Chapter 8, Section 3 – Watershed Protection requirements and provisions unless the entire parcel will be annexed into the Village of Clemmons, in which case, the Village would verify Watershed compliance. The Environmental Grading and Erosion Control Permit will not be issued until compliance with the Watershed Protection requirements have been verified and a Watershed Protection Permit has been approved. Please submit for a Watershed Protection Permit through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/> (if larger portion of the parcel will remain within Forsyth County jurisdiction).

**Noted**

- There are regulated floodplain areas within the parcel where this project will be constructed. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Village of Clemmons UDO, Chapter C, Section 2 - 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 at the following link: <https://winston-salem.idtplans.com/secure/> **Floodplain limits are shown on plan and construction is outside of limits.**

**Clemmons Public Works/Stormwater, Michael Gunnell (336-766-9170) [mgunnell@clemmons.org](mailto:mgunnell@clemmons.org)**

- See attached PDF for feedback

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

- No Comment **Understood.**

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

1. Project has more than 200 dwelling units and will require 2 remote access roads. D106.2 **Provided.**
2. The two access roads shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. D106.3  
**Due to the shape of this parcel this is not possible. The access points are placed as far apart as possible given the road frontage on this site.**
3. Any building with a roof surface exceeding 30' will require aerial apparatus roads. D105.1  
**Fire access aisles are provided in areas around buildings to ensure that the required hose pull lengths (200') are met.**
4. Width of the aerial apparatus road shall be 26'. D105.2  
**Provided.**
5. Proximity to the building- At least one of the required access routes meeting this condition shall be located within a minimum of 15' and a maximum of 30' from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus road is positioned shall be approved by the fire code official. D105.3  
**Noted.**
6. No overhead obstructions of the aerial fire apparatus access road. D105.4  
**Noted.**
7. Need to know the square footage of the buildings to determine the needed fire flow requirements in B105.2. This will help determine the spacing of the hydrants required onsite as found in C102.1.  
**Building footprint is approximately 12,100 SF, but exact building footprint size would be provided during construction plan review once complete architectural plans are completed.**
8. Fire department apparatus access roads will have to extend to within 200' of all portions of the buildings  
**200' Hose pull requirement is met.**
9. Driveway will need to meet the minimum weight requirements for aerial apparatus  
**Noted.**
10. Any inclined surfaces on the apparatus access road cannot exceed 8%, due to the specifications of Clemmons Fire Apparatus.  
**Noted, no drives exceed 8% on site.**
11. Buildings may be required to meet Section 510 of the NC Fire code which covers Emergency Responder Radio Coverage. This will not be known until the buildings are closer to completion. **Noted.**

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

- Sewer interior to the site will be private including the pump station. CCUC will not take over control or maintenance of the private pump station. Water interior to the site will also be private, master meter and a backflow preventer to be installed as close to R/W as possible and the tap will need to be made on the exist. 8" water main. System Development Fees due at the time of meter purchase. Submit sewer extension plans to Utilities Plan Review for permitting/approval. An NCDOT encroachment agreement will be required for all work within Lewisville-Clemmons Road. Any connections not intended for reuse will need to be terminated at the main.

**Understood.**

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

- Provide elevations to confirm building height does not exceed 60' per B.2-1.2(M)(2) as defined under A.2 – HEIGHT, BUILDING. The vertical distance measured from the average elevation of the finished grade of all sides of a building, measured at the midpoint of each side, to the topmost elevation of the roof or to the topmost projection of the building above any roof, including parapet walls. Enclosed penthouses or equipment rooms are considered a part of the building and included in the calculation of building height. **Building elevations to be provided.**
- Provide elevations to confirm architectural features 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. **Provided.**
- Please adjust setback from Lewisville-Clemmons Road per B.2-5.62(B)(6) Setback from Public Streets...Except in the RM-5 District, multifamily or townhouse development, including structures and parking, shall have a minimum fifty (50) foot setback from adjacent public streets. **Updated.**
- Show calculated triangles on the site plan per B.3-1.2(K) Building spacing requirements for multifamily, townhouse, or twin home residential buildings...Applicant may seek alternative compliance from B.3-1.2(K)(1),(2),(3) by satisfying Planning Board upon the findings specified in B.3-1.2(K)(4). **We will be seeking alternative compliance. Memo explaining the necessity of this compliance will be sent separately to Nasser.**
- Note on site plan that no part of any building shall be constructed within the boundaries of a utility easement per B.3-1.2(O) **Note added.**
- Any additional development signage besides the entrance sign? If so, please show on site plan **All signs shown.**
- Show a minimum of 3' landscaped area between parking area and building wall per B.3-3.2(E)(3) Parking for Multifamily Dwellings. **Provided.**
- Show delineation regarding traffic control devices and indicate traffic flow per B.3-3.3(D) Delineation **Notation added indicating that northernmost entrance to be full access driveway with median cut and southern driveway to just be right in right out.**
- Note that new tree plantings per B.3-4.2.1(A)(2) contribute towards TSA calculations. Please update calculations to reflect that. **Tree save calcs added in separate landscape plan**
- create an appropriate radius around the trees per B.3-4.3(C)(5) **See updated landscape plan.**
- Provide elevations of dumpsters to ensure compliance with B.3-4.5 Outdoor Storage Area Screening Standards **Provided to Nasser**
- Type 2 buffers shall be required abutting PIN 5884-82-0125 per Table. B.3.13 **Added.**
- Note: Slope ratios for the Bufferyard northwest of the parcel exceed 2:1. Required bufferyard plantings shall not be installed on cut or fill slopes with slope ratios greater than two (2) to one (2:1) per B.3-5.3. (A)(1)(d) **Proposed slope in area mentioned are 3:1. Area in northwest corner past pond does not have proposed development and is all existing contours.**
- Note: Where bufferyards include any part of a cut slope greater than 10 feet in height, grading for such cut slope shall not encroach closer than 10 feet to the property line per B.3-5.3. (A)(2) **Noted.**
- Site indicates infrastructure as private. Confirm that water supply and sewage disposal facilities to be used will be City of Winston-Salem or of Forsyth County or of a sanitary district; if not, comply with B.3-10 Water Supply and Sewage Disposal **Yes, will be through City of Winston Salem utilities**
- Per B.3-11 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. Submit design of proposed outdoor lighting for compliance with B.3-11 **Photometric plan provided.**
- Before resubmittal, check that site plan complies fully with Form 1 submittal requirements per B.7-4.1 **Confirmed.**

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

- The buildings that front L-C Rd., must be setback 50' per UDO 2-5.62(B)(6) **Updated.**
- 15' Type II buffer required around entire perimeter of property. Note on plan where existing vegetation is expected to meet this requirement **Noted, and added.**
- Complete tree save legend – how are trees being saved, it looks like natural stands. Explain species in general **Updated.**
- Put a typical parking dimension on plan **Added, showing typical dimensions for both compact and standard parking spaces.**

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

- Please contact me with three road names to review for this site.

The owner is still deciding on road names, but as soon as three are decided on, we will send those your way to review.



## PUBLIC WORKS

7/14/20

Subject: The Lake At Belmont TRC Comments

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

1. Non-Exempt Stormwater Permit is required. **Noted.**
2. Show site distance triangles at the proposed driveway entrances. **Added**
3. Show Monument Sign Location if one is desired. **Shown near northern most drive entrance.**
4. Will the BMP have a fence, if so, please show location and type? **Yes, 4' black chain link fence.**
5. Add a note that the BMP/SCM must be designed and built in accordance with NCDEQ manual and Village of Clemmons requirements. **Note added.**
6. Treated and bypass flows must be discharged in a uniform/sheet flow manner before leaving the site. **Understood, will utilize level spreader on the pond outlet pipe to create sheet flow from this outlet pipe.**
7. Add the stormwater blanket easement note. **Added.**
8. Show all crosswalk locations and a schematic of the crosswalk pattern which shall be consistent with new crosswalk at Town Center. The Village can provide a detail for the development plans. **Added.**
9. Show mail Kiosk locations. All locations will need to provide a 5-foot area in front of the kiosk area for the public to access the mailbox and not block the sidewalk. Also, would recommend adding concrete from the back of curb to the sidewalk across the planting strip. Handicap accessibility will be required. **Added**
10. Note what type of Lighting will be used for the site. Must meet the Clemmons UDO requirements. **Photometric plan provided. Shoebox fixture used throughout site, except for area around clubhouse and pool where open traditional fixture used.**
11. 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. **Understood.**

12. 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%. **Note added. Impervious will be below that.**
  13. Plans shall be reviewed and approved by NCDEQ, Army Corps of Engineers, NC Dam Safety, and Winston-Salem Flood Plain Management for all environmental impacts. Letters of approval will be required before issuance of a VOC SW Permit. **Understood.**
  14. A sediment and Erosion Control Permit will be required from Winston-Salem Erosion Control Department. **Understood.**
  15. Add a sidewalk along Lewisville-Clemmons Road per the UDO. **Added**
  16. A NCDOT Driveway Permit will be required as well as encroachment permits for sidewalk and utilities within NCDOT Right-of-Way. **Understood.**
  17. Provide Heavy duty asphalt in Fire/ Garbage Truck travel areas. **Will be provided during construction review.**
  18. Label the 100’ no built upon area and the 30’ undisturbed buffer for the creeks. **Added and labeled.**
  19. Sidewalk widths along parkin stalls shall be 7’ in width to account for car overhangs. **Updated.**
  20. Any Retaining Walls will require a PE Seal and Detail before a Grading/Building Permit will be issued. Retaining walls should be stepped to create a landscape bench for aesthetics and safety. Label type of retaining wall material to be used on plan which shall be consistent in material and color with the proposed buildings. **Understood.**
  21. Add a parallel Public Street parallel to Lewisville-Clemmons Road with stubs to the northern and southern adjoining properties. Coordinate with Planning.  
**Given the topography of the site, location of the existing lake on site (which will remain), as well as the proposed future roadway that will run along side this site, we do not see how this parallel public road will be plausible.**
- 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