

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: W3340

## PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests, Subdivisions, and Planning Board Review items; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. A list of recommended conditions from this Interdepartmental Review will be sent to you via e-mail generally by the end of the business day on Friday the week prior to the Planning Board Public Hearing.

**PROJECT CASE NUMBER:** W3340 **PROJECT TITLE:** Three Properties, LLC **DATE:** July 26, 2017

**PROJECT DESCRIPTION:** West side of Peters Creek Pkwy and east side of Fourth Street (Southwest Ward)

**NCDOT (Wright Archer)- Phone # - 336.747.7900 Email:** [warcher@ncdot.gov](mailto:warcher@ncdot.gov)

NCDOT Driveway Permit and NCDOT Encroachment Agreement required.

**WSDOT (Connie James)- Phone # - 336.747.6872 Email:** [conniej@cityofws.org](mailto:conniej@cityofws.org)

Provide a Negative access easement along both sides of Apple Blossom Trail. Per WSDOT discussion with site Engineer, the Roadway improvements per the TIA will be required and installed. Show existing and proposed road design to verify it is consistent with TIA. Dedicate R/W 30' from center on 4<sup>th</sup> Street. Show bike parking on the plan. Coordinate with NCDOT about the Business 40 project upgrades that will take place along Peters Creek Pkwy.

**Engineering (Al Gaskill)- Phone # - 336.747.6846 Email:** [albertcg@cityofws.org](mailto:albertcg@cityofws.org)

1. NCDOT DW permit req'd for Apple Blossom Trail.
2. City DW permit req'd for parking deck access.
3. City to review/approve all roadway designs.
4. Turn over all granite curb to City.
5. Provide typical sections for roadways.
6. 72" pipe relocation must have structures at all bends.
7. 4th St may need 60' R/W to install all roadway and sidewalk requirements.
8. Show NAE along Peters Creek and on both sides of Apple Blossom Trail.

**Inspections - Phone # - Aaron King - 336.747.7068 Email:** [aaronk@cityofws.org](mailto:aaronk@cityofws.org)

**Erosion Control (Matt Osborne)- Phone # - 336.747.7453 Email:** [matthewo@cityofws.org](mailto:matthewo@cityofws.org)

An Environmental Grading and Erosion Control Permit will be required if more than 10,000 square feet is to be disturbed during any potential construction. An Erosion and Sedimentation Control plan must be submitted and approved before the permit can be issued. Please submit this plan at least 30 days prior to the intended start date of construction.

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There are regulated floodplain areas within the project area. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Forsyth County – Winston-Salem UDO, Chapter C, Article II - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this property. Please contact me with any questions you may have about the floodplain areas on this property or the Floodplain Development Permit requirements.

**Stormwater Division (Joe Fogarty)- Phone # - 336.747.6961 Email: [josephf@cityofws.org](mailto:josephf@cityofws.org)**

Stormwater Study Required

**City Fire- (Doug Coble) - Phone # - 336.734.1290 Email: [douglasc@cityofwsfire.org](mailto:douglasc@cityofwsfire.org)**

**County Fire- (Tony Stewart)- Phone # - 336.703.2562 Email: [stewaraj@forsyth.cc](mailto:stewaraj@forsyth.cc)**

**Utilities (Jack Fitzgerald)- Phone # - 336.747.7309 Email: [jackf@cityofws.org](mailto:jackf@cityofws.org)**

Submit sewer relocation plans to Utilities Plan Review for permitting/ approval.

Terminate all water/sewer connections at the main that will not be reused.

**Sanitation (Johnnie Taylor)- Phone # - 336.748.3080 Email: [johnniet@cityofws.org](mailto:johnniet@cityofws.org)**

Approved

**Planning (Aaron King)- Phone # - 336.747.7068 Email: [aaronk@cityofws.org](mailto:aaronk@cityofws.org)**

Correct minimum setbacks to read 10'; Where is the 6,810sf of common recreation area? Show/label trees used to satisfy tree save requirements on plan; Request is not consistent with the recommendations of the area plan; Neighborhood outreach/meeting summary due next Wednesday (8/2); Conditions previously included with this request will be included again.

**Street Names/Addresses (Matt Hamby) -336. 747.7074 Email: [hambyme@mapforsyth.org](mailto:hambyme@mapforsyth.org)**

Floor plans and elevations must be submitted for addresses to be issued prior to permitting