

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: W-3363

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: W-3363 **PROJECT TITLE:** Ebert Park **DATE:** March 28, 2018

PROJECT DESCRIPTION: Northeast corner of Silas Creek Parkway and Ebert Street

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

NO ACCESS TO SILAS CREEK PARKWAY

WSDOT (Jeff Fansler)- Phone # - 336.747.6883 Email: jeffreygf@cityofws.org

Provide a No Access Easement along Silas Creek. Sidewalk is required along one side of all interior streets. Show Building Envelop on the plan. Drive Aisle should be a minimum of 13'. Provide ADA mat at intersection of Silas Creek and Ebert and on both sides of Driveways. All parallel parking spaces must meet UDO requirements. Coordinate With WSDOT for any lane closures and construction traffic that impacts travel lanes or sidewalks. TIA does not require any additional modifications to existing facilities. The LOS letter grade will not change based on proposed development. Additional delay will be experienced in the AM and PM peaks, signal timing will be reevaluated post build.

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

1. Show typical section V-1
2. Show 10' Utility Easements
3. Show sidewalk along Caprine St west of Ella Jane Ln.
4. Remove drain pipe heading east at end of Caprine Ct.
5. Parrallel parink is 23'. Remove one spot at end of Caprine (not accessible).
6. Add 10 X 70 sight easement at Ebert/Silas Creek and 20' Easement for drainage pipe.
7. Show ADA ramps on both sides of drive and road to Ebert St.
8. Engineering to review/approve all roadway design.

Inspections - Phone # - Aaron King - 336.747.7068 Email: aaronk@cityofws.org

Erosion Control (Matt Osborne)- Phone # - 336.747.7453 Email: 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/>

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

Stormwater Study Required. Staff will require, as a condition of Planning Board approval, the developer to provide documentation from NCDOT stating that the conveyance that receives the runoff under Silas Creek Parkway is experiencing no current issues with regard to capacity and level of service issues and will be adequate to handle all increases in flow between the 25 year and 50 year events that may be associated with this development. If any such issues currently exist with this conveyance, or, will be created by this development then staff will require management of the 50 year event pre versus post peak and volume

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

Indicate fire hydrant locations; residential occupancies must be within 700' of a fire hydrant, while commercial occupancies must be within 500' of a fire hydrant.

Utilities (Todd Lewis)- Phone # - 336.747.6842 Email: toddl@cityofws.org

Submit water/sewer extension plans to Utilities Plan Review for permitting/approval. Contact Todd Lewis, P.E. to discuss the location of public utilities in the 20' private drive. 336-747-6842

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

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

Easement condition for tree save area on lot 3; Building elevation condition; No internally illuminated signs/EMBs along Ebert; Lighting condition; Condition for photo documentation of existing structures; Staff recommends landscaping be provided between office building at the corner and the adjacent public streets.

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

Street Names/Addresses (Stacy Tolbert) -336. 747.7497 Email: tolbersy@mapforsyth.org

Street names are approved for use. Submit floor plans for medical offices for addresses to be issued prior to permitting. Addresses for dwellings will be issued during subdivision review process.

Forsyth County Health Department - 336.703-3110 Email: rakescd@forsyth.cc

Vegetation Management -336.748.3020 Email: keithf@cityofws.org