

# INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: W-3381

## 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-3381 **PROJECT TITLE:** Mayfair Street Partners - LA Reynolds  
**DATE:** July 25, 2018

**PROJECT DESCRIPTION:** East side of Styers Ferry Road, between Lura Road and Hollow Wood Court

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

NCDOT driveway permit required.

Left and right turn lanes.

Encroachment agreements for road widening and any utility ties within right-of-way.

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

Dedicate R/W 40' from center with Curb and Gutter and Sidewalk along entire frontage. Right turn lane req'd with 100' storage and appropriate taper per the TIA. Further comments may come after NCDOT review. WSDOT may require a bond 1-year post build out if an accident problem develops. Final Comments following to NCDOT and WSDOT collaboration. 40' throat req'd. 7' sidewalk where parking abuts. Pedestrian Connection to site req'd from Styers Ferry. Verify site distance per NCDOT requirements.

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

1. NCDOT & City driveway permits req'd with 8' concrete strip.
2. Engr to review/approve all private road design.

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

See Planning comments

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

There are regulated floodplain areas within 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 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

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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/>

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

A Stormwater Study may be required

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

- (1) Indicate FDC locations so that no FDC is more than 100' from a fire hydrant.
- (2) Distance between approved fire apparatus access roads and any point along the exterior wall of a fully sprinklered building must be no more than 200', measured "as the hose would lay" along exterior routes.
- (3) All gates on fire apparatus access roads must be approved by WSFD.
- (4) WSFD will not be responsible for damage to decorative fixtures/features in central areas of roundabouts.

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

Submit water extension plans to Utilities Plan Review for permitting/approval. Since public water is already extended on this site, we would like for it to be looped so every building can be served. Each business can be individually metered, but each apartment building will have to be master metered. Sewer will be private. For restaurants, a grease interceptor will be required. Contact Bob Kitchens for grease interceptor size requirements (336-734-1332). Sizing based of kitchen fixture schedule. Each individual business must have their own GI, no sharing.

Water Meters purchased through COWS.

Backflow preventer required on all water connections.

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

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

Greenway easement conditions along both streams; Remove conceptual items from plan if they are not 100%; Lighting condition; Signage condition; Building elevation condition; Can angled parking be provided along the mixed use buildings to facilitate an improved streetscape? Sidewalk along Styers Ferry frontage with lateral connection; It looks like the trail system may conflict with Tree Save areas; Is there any possibility for a stub street or full connection to PIN# 5895-35-7481 to provide additional connectivity? Label creek and provide street names; List of uses may need some revisions.

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

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

Submit street names to MapForsyth Addressing Team for review and approval. Addresses and apartment numbers will be issued prior to permitting.

**Forsyth County Health Department - 336.703-3110 Email: [rakescd@forsyth.cc](mailto:rakescd@forsyth.cc)**

**Vegetation Management -336.748.3020 Email: [keithf@cityofws.org](mailto:keithf@cityofws.org)**