

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: W-3358

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-3358 **PROJECT TITLE:** The Crossings at Brookberry **DATE:** January 24, 2018

PROJECT DESCRIPTION: Southwest corner of Meadowlark Drive and Hundley Road

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

No Comments - NSR

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

Coordinate with the City of Winston-Salem Engineering Department regarding Meadowlark Dr project. Widen Hundley 13' from center with Curb and Gutter and Sidewalk with an ADA dome mat at the intersection. Currently, the Southern Most drive will not be allowed, as the signal was not designed for a 4 leg intersection. Fee in Lieu of Sidewalk construction along frontage on Meadowlark.

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

1. Entrance onto Meadowlark at school bus drive not app'd. by Engineering design.
2. Engineering to review/approve all roadway design. Turn-around req'd at end of road and design to show 300' past PL & drainage
3. City DW permit req'd on Hunley Rd. Include 10X70 SE's.
4. Dedicate R/W on Hunley, widen with C&G and SW.
5. Need app'l prior to drainage outfall onto Meadowlark Dr.
6. Coordinate with Alan Temple and Andrea Keyser.

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

Erosion Control (Matt Osborne)- Phone # - 336.747.7453 Email: 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. Erosion Control Permit Application form can be found at <http://www.cityofws.org/Departments/Stormwater-Erosion-Control/Erosion-Control>.

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

“The Crossing at Brookberry Farm” is grandfathered and therefore exempt from the current Stormwater ordinance provisions by virtue of this area been included in an overall Stormwater management study approved on 09/14/2007. As long as the development stays below 30% in BUA, which the plan submitted is showing is the case, then no further Stormwater permit or requirements will be necessary for this development

**City Fire- (Doug Coble) - Phone # - 336.734.1290 Email: douglasc@cityofwsfire.org
County Fire- (Tony Stewart)- Phone # - 336.703.2562 Email: stewaraj@forsyth.cc**

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

Water and sewer interior to the site will be private.
Contact Chris Jones at 336-747-7499 for and FTSE.

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

Approved

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

Staff recommends exploring a better treatment/transition along Hundley- 3 stories vs 4, increased landscaping/berming; Provide pedestrian connection to Hundley; Will likely need more detail on streetscape along Meadowlark- i.e. what will the wall look like, planting strip width adjacent to sidewalk, etc; Unit calcs on plan don't match the legend; Staff recommends providing bufferyard/landscaping along western property line; Easements needed for any off-site grading; Staff recommends reducing the list of proposed uses to those that are residential/institutional in character.

**Street Names/Addresses (Matt Hamby) -336. 747.7074 Email: hambyme@mapforsyth.org
Street Names/Addresses (Stacy Tolbert) -336. 747.7497 Email: tolbersy@mapforsyth.org**

If available, please provide MapForsyth with master streets layout. Crossing Lane is not approved for use, cannot use a street type for the street name. Submit street names (one for through street and one for Crossing Ln) for review to MapForsyth. Floor plans must be provided prior to addresses being issued.

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

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

I would like to see the landscape plans when available

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