

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE APPROVED

Project Case Number: W-3200

PRELIMINARY COMMENTS AND/OR RECOMMENDED CONDITIONS

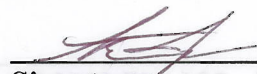
Note: City-County Planning staff is responsible for coordinating the Interdepartmental Review of Special Use Rezoning Requests; please contact the appropriate Department at the phone # indicated below if you have any questions about the comments or recommendations lists. Further, please note that additional information may be forthcoming from Departments that indicate "See Emailed Comments" or other similar phrase. 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-3200 **PROJECT TITLE:** Country Club Rd/Meadowlark Dr. Retail Center **DATE:** August 28, 2013

PROJECT DESCRIPTION: North side of Country Club Road, east of Meadowlark Drive

NCDOT- Phone # - 336.747.7900 Email: skjones@ncdot.gov

Extend island on Country Club past Beauchamp to "Public Road" and then as far as possible to the apartments driveway to reduce the likelihood of motorists trying to make a left
(per email from Steven Jones)


Signature

WSDOT- Phone # - 336.747.6872 Email: conniec@cityofws.org

Dedicate right-of-way 50 LF from the center of Country Club Road for the entire frontage. Negative access on the remaining frontage of Country Club Road (outparcels will not be allowed any additional driveways). Sidewalk along the entire frontage of Country Club Road. Provide a pedestrian railing on the sidewalk from the public road east to Parcel D. The proposed drop-off is significant adjacent to this section of sidewalk. Connect the sidewalk in front of the building to the sidewalk along the public road to provide a pedestrian connection from Country Club Road as shown on the plan. Provide bike parking due to the proximity to the Muddy Creek Greenway. If feasible, WSDOT recommends a cross-access to the apartment complex to the east.

(per email from Connie Curtis)


Signature

City Engineer- Phone # - 336.747.6846 Email: albertcg@cityofws.org

All road designs to be approved by Engineering. Show 10 X 70 sight easements at all intersections. City and NCDOT driveway permits req'd with 8' concrete strips on all private roads. Provide 20' min SD easements for all pipes draining public roads to outfall. Public/private road cross sections shall comply with City standards.

(per email from Al Gaskill)


Signature

Inspections (Zoning)- Phone # - 336.727.2626 Email: jeffv@cityofws.org

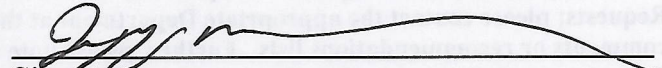
Correct proposed use to "Food or Drug Store". Remove use "Shopping Center" from list of proposed uses. Only 5 stacking spaces required (9'X16') - Remove other stacking space examples. Show and label 25' access easement through private roads. Gravel pond access road cannot be in bufferyard. Show location, species, and diameter of large variety trees. Ensure that tree islands are 600 sq. ft. per large variety tree. Label sq. ft. of tree islands. Sidewalk not permitted in streetyard. Retaining walls taller than 10' require approval from the Asst. City Manager/Director of Public Works, Mr. Greg Turner. Bufferyard plantings shall not be installed on cut or fill slopes with slope ratios greater than 2 to 1. Where bufferyards include any part of a cut slope greater than 10' in height, grading for such cut slope shall not encroach closer than 10' to the property

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: W-3200

APPROVED

line. Tree save legend: Individual Trees Method Used – Uncheck “YES” and check “NO”
(per email from Jeff Vaughn)

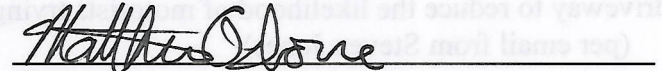

Signature

Erosion Control - Phone # - 336.747.7453 Email: matthewo@cityofws.org

An Environmental Grading and Erosion Control permit will be required if more than 10,000 sq. ft. of area is disturbed during construction. An Erosion and Sedimentation Control Plan should be submitted for review at least 30 days prior to the intended start date of construction.

There is regulated floodplain on this parcel at the northeast corner near the area of the proposed stormwater basin. Be aware that any development within the Special Flood Hazard Area (100 yr. Floodplain) will require compliance with UDO Chapter C, Article 2. A Floodplain Development Permit is required anytime development is proposed within the Special Flood Hazard Area. Feel free to contact me with any questions related to the proposed development within the floodplain areas on the parcel. Compliance with floodplain requirements must be completed prior to the issuance of any grading permits.

(per email from Matthew Osborne)


Signature

Stormwater Division- Phone # - 336.747.6961 Email: josephf@cityofws.org

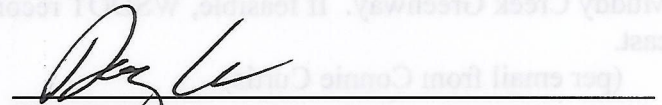
Stormwater Study Required

(per email from Joe Fogarty)


Signature

Fire (City)- Phone # - 336. 734.1290 Email: douglasc@cityofwsfire.org

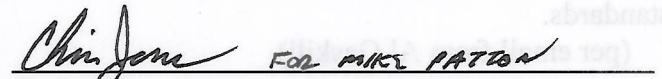
Fire (County)- Phone # - 336.703-2550 Email: smithbj@forsyth.cc


Signature

Utilities- Phone # - 336.747.7499 Email: mikep@cityofws.org

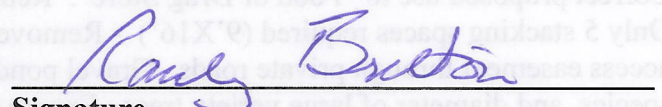
A 20' permanent easement is required for all water/sewer lines. Move manhole north to property line if it is possible to get a gravity sewer connection to that property. The property between the sewer easement and R/W will have to be dedicated as easement so the property across the street can connect to sewer in the future if necessary.

(per email from Mike Patton)


Signature

Sanitation- Phone # - 336.748.3080 Email: randallb@cityofws.org

No comment


Signature

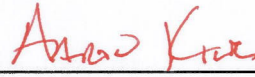
INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE APPROVED

Project Case Number: W-3200

Planning- Phone # - 336.747.7043/747.7068 Email: aaronk@cityofws.org

Staff support is contingent on providing the vehicular connection to the adjacent multifamily site and improving the level of transparency for the Wal Mart building; staff recommends a sign condition of 8' in height and 50sf for the Wal Mart parcel, 6'/36sf for the outparcels; remove ordinance references from parcels D and E; condition that building be constructed in conformance with elevations; if connector road remains, provide sidewalk along one side; staff recommends landscaping be consistent throughout the development- this will require a staff change to parcels A and B.

(per email from Aaron King)



Signature

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

Signature

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

Signature

Street Names/Addresses -336.747.7048 Email: benfs@cityofws.org

Please show Country Club Ln on the site plan. A street name will be required for the street that travels in front of the proposed building. The final configuration of the street will determine whether the street name is new or a continuation of an existing street.

(per email from BenStamey)

Signature