

INTERDEPARTMENTAL SITE PLAN REVIEW COMMITTEE

Project Case Number: W-3348

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-3348 **PROJECT TITLE:** Sotel Community **DATE:** September 27, 2017

PROJECT DESCRIPTION: South side of West Clemmons ville Road, west of Paula Drive

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

NCDOT driveway permit required and NCDOT encroachment agreement is required for any road improvements and any utility ties inside right-of-way.

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

Entrance Must be at least 13' with proper signage for one way traffic. Show bike parking and mail kiosk on the plan. Provide 10 x 70 sight easements at Clemmons ville Rd exit. Provide easement 1' behind sidewalk for maintenance. If gate on the west end of the private road remains closed, a turnaround will be required. Contact NCDOT about requirements on Clemmons ville and for an encroachment agreement for the entrance island.

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

1. Engineering to review/approve public road design on west portion of site.
2. Engineering to review/approve all private road design in City limits and will look at rest if requested.
3. 8' concrete strip req'd. at R/W for private road.
4. Provide 10X70 sight easements at Clemmons ville Rd exit.
5. Keep sidewalk in R/W or provide easement 1' behind sidewalk.
6. Due to gate on private road (west end), a turn-around for cars will be req'd.

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

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

Erosion Control Permit shall be required (3 Hard Copies and an originally signed and notarized copy of the Financial Responsibility/Ownership Form submitted no less than 30 days prior to the intended start date).

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

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

No comments for those portions of the project within city limits.

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

Only 1 Master Meter is required. Submit sewer extension plans to Utilities Plan Review for permitting the public portion.

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

Approved

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

If Life Care Community is the use, the site will have to meet PRD requirements- make sure all necessary calculations are on the plan; Are the other uses needed? Staff recommends finding a different location for the compactor; What is the island near the entrance going to be used for? Sidewalk along the frontage of Clemmonsville with lateral connection into the site; Provide sidewalk along the Paragon extension that connects to the internal sidewalk network; Label square footage of tree save areas and list the mix of species; Provide density calculations; Show access easement line along private streets; Add PRD to list of uses; Staff recommends removing the gate at the southern end of the site and providing a public access easement for the internal streets to allow for continued connectivity.

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

Silver Grove Rd & Crouse Hill Ln are approved for use. Please remove “Sabrina Lake Ct” from the map.

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

Vegetation Management -336.748.3020 Email: keithf@cityofws.org

No comment