



W-3512 Circle K - Union Cross (Site Plan Amendment)



Bryce A. Stuart Municipal Building
100 East First Street, Suite 225
Winston-Salem, NC 27101
Fax: 336-748-3163

Phone: 336-747-7040

City of W-S Planning

Andrea Gonzalez
Bowman
4350 Main Street
Suite 219
Charlotte, NC 28075

Project Name: W-3512 Circle K - Union Cross (Site Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 644108

Wednesday, November 17, 2021

The comments listed below reflect remaining issues that must be addressed before your request can proceed to the Planning Board. All outstanding issues included in this list must be satisfactorily addressed on the revised site plan and re-submitted back to Planning staff no later than 5:00pm on the Thursday two weeks before (14 days prior to) the Planning Board meeting.

Open Issues: 13

Addressing

[Circle K - Kernersville \(Union Cross Road Sedge Garden Road\) NC - Concept 10.pdf \[4 redlines\]](#) (Page 1) [1]
Concept 2.0 with survey

14. Text Box B

Forsyth County
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
11/15/21 11:01 AM
01.13) Application for
Site Plan Amendment -
2

1030 SEDGE GARDEN RD

Engineering

General Issues

8. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
11/4/21 8:34 AM
01.13) Application for
Site Plan Amendment -
2

1. The latest site plan for this project, dated 11/3/21, differs from the site plan dated 8/6/21 that was approved under driveway permit #21-0037. The plan dated 11/3/21 shows a different driveway alignment off of Union Cross Road. In addition, a new storm drain box is shown adjacent to Union Cross Road. The new storm drain box attaches to a new pipe segment and new curb inlet along Union Cross Road. Note: New storm drainage pipes placed within the City right-of-way must be Class III concrete with a minimum diameter of 15 inches.

2. Internal to the site, it is noted that some of the storm drain system previously approved under driveway permit #21-0037 has been changed. The footprint of the permanent storm water basin has also been changed.

3. Please provide updated storm drainage profiles and design information for all amended and added storm drains throughout the site.

4. Traffic pattern changes along Sedge Garden Road have also been changed since 8/6/21. The revised driveway permit submittal must show the changes noted on sheet 1.0 of the 11/3/21 plan.

5. The above noted changes must be submitted to the Engineering Division for approval in a revised City driveway permit application. Along with the application, please include the most recent site plan as well as a \$200 revised permit processing fee. Upon approval, the revised permit will take the place of driveway permit #21-0037. [Ver. 3] [Edited By Matthew Gantt]

Erosion Control

General Issues

5. Erosion Control Permit Revisions Required

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
11/3/21 2:31 PM
01.13) Application for
Site Plan Amendment -
2

This submittal contains land disturbing activity that may not have been included in the Erosion Control Plan that is currently under review as Grading/Erosion Control Permit application # EN2100174, IDT Project # 598612. If needed, please submit a revised Erosion Control Plan for review to ensure the eventual approved Erosion Control Plan matches the work that will be completed on-site. The Erosion Control review on any Commercial Building Permits will not be approved until the Erosion Control Plan is approved, Grading/Erosion Control Permit # EN2100174 is issued, and initial erosion control measures are installed on-site and inspected.

Fire/Life Safety

General Issues

7. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 11/4/21 8:05 AM 01.13) Application for Site Plan Amendment - 2</p>	<p>Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.</p> <p>For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC, ensuring no FDC is more than 100 feet from a fire hydrant.</p> <p>Ensure fire apparatus access roads are provided, designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:</p> <ul style="list-style-type: none">• Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds;• Clear width requirements of not less than 20 feet for two-way traffic;• Clear height requirements of not less than 13 feet, 6 inches;• Design, construction and maintenance of approved turnaround designs for fire apparatus access roads when the dead-end length of the required access road is more than 150 feet.• Gates may not obstruct fire apparatus access roads unless approved by the Winston-Salem Fire Department; approval requires compliance with all applicable fire code requirements. <p>As part of your construction plan submittal, include the calculations for needed fire flow for this project and indicate the approved method of calculation in use. Buildings that are equipped with sprinkler systems throughout are exempt from this requirement. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:</p> <ul style="list-style-type: none">• Appendix B of the 2018 NC Fire Code; or• the ISO Fire Suppression Rating Schedule (as described in https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf). <p>Emergency responder radio coverage shall meet the requirements of Section 510 of the 2018 NC Fire Code for this project. Consider how these requirements, including any systems necessary to bring radio coverage into compliance with this section, may impact your plans.</p>
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NCDOT

General Issues

10. NCDOT Comments

<p>NCDOT Division 9 Victoria Kildea 336-747-7900 vrkildea@ncdot.gov 11/8/21 1:52 PM 01.13) Application for Site Plan Amendment - 2</p>	<ul style="list-style-type: none">• Driveway permit required. Randy Ogburn is the primary point of contact – rogburn@ncdot.gov• Encroachment agreements are required for any work or utility ties within the right of way. Thomas Scott is the contact person – ntscott@ncdot.gov• The striping layout on Sedge Garden Road is currently being modified by JP Couch, Division Traffic Engineer. He will present this back to the designer once completed.
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[Ver. 2] [Edited By Victoria Kildea]

Planning

180001-01-001 - Union Cross - Circle K Site Plan.pdf [3 redlines] (Page 1) [1] C3.0 SITE PLAN

1. Text Box B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 10/26/21 10:28 AM Pre-Submittal Workflow - 1</p>	<p>Show all information as shown on the approved plan with the proposed changes noted and clearly delineated. Please reference the site plan checklist.</p>
<p>Bowman Andrea Gonzalez 9545528984 AGONZALEZ@BOWMAN.COM 10/29/21 5:23 PM Pre-Submittal Workflow - 1</p>	<p>Comment Addressed.</p>

2. Text Box B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 10/26/21 10:28 AM Pre-Submittal Workflow - 1</p>	<p>Show the purpose of the site plan amendment on the face of the plan.</p>
<p>Bowman Andrea Gonzalez 9545528984 AGONZALEZ@BOWMAN.COM 10/29/21 5:23 PM Pre-Submittal Workflow - 1</p>	<p>Comment Addressed.</p>

3. Council Member Contact B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 10/26/21 10:28 AM Pre-Submittal Workflow - 1</p>	<p>Please ensure that you have contacted your appropriate Council Member. They may also wish to participate in any community outreach which is to take place prior to the Planning Board Hearing.</p>
<p>Bowman Andrea Gonzalez 9545528984 AGONZALEZ@BOWMAN.COM 10/29/21 5:24 PM Pre-Submittal Workflow - 1</p>	<p>Comment Acknowledged.</p>

Circle K - Kernersville (Union Cross Road Sedge Garden Road) NC - Concept 10.pdf [4 redlines] (Page 1) [1]
Concept 2.0 with survey

11. Text Box B

City of Winston-Salem Label type of fencing material and height.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/10/21 10:46 AM
01.13) Application for
Site Plan Amendment -
2

General Issues

9. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
11/4/21 4:22 PM
01.13) Application for
Site Plan Amendment -
2

Sanitation

Circle K - Kernersville (Union Cross Road Sedge Garden Road) NC - Concept 10.pdf [4 redlines]

4. No Issues with Dumpster Enclosure

City of Winston-Salem No issues with the dumpster placement.
Jennifer Chrysson
336-727-8000
jenniferch@cityofws.org
11/3/21 2:25 PM
01.13) Application for
Site Plan Amendment -
2

Stormwater

General Issues

6. Stormwater Management Permit Required

City of Winston-Salem The same comments I had for the original site plan still apply to this plan in terms of what is required for a Stormwater management permit to be issued. NOTE: This current site plan is currently under a Stormwater permit review but I will not be issuing approval and hence issuing/releasing that permit until this site amendment is fully approved.
Joe Fogarty
336-747-6961
josephf@cityofws.org
11/3/21 3:13 PM
01.13) Application for
Site Plan Amendment -
2

Zoning

General Issues

15. Zoning

City of Winston-Salem
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
11/16/21 10:48 AM
01.13) Application for
Site Plan Amendment - 2

Interdepartmental review:

Please revise parking calculations per Table 6.1.2, off-street parking calculations for Convenience Store are correct at 1 space for every 225 square feet of gross floor area. Additional parking is required for any restaurant seating inside or outside is 1 space for every 100 square feet. Parking spaces at each fueling station may be used for credit. Bicycle parking of 2 spaces at minimum is required and must be located within 50 feet of a principal building entrance and may not be located in the parking lot. Please show the location of the bicycle parking.

Drive aisles must be 26-feet in width with 90-degree parking. Any head in parking abutting a sidewalk must have a 5-foot minimum width sidewalk with a wheel stop and 2-feet of separation, or a 2-foot wide planting strip, or a 7-foot wide sidewalk with no curb/wheel stop. Please label the widths of all proposed sidewalks, drive aisles, and driveways.

Directional arrows are recommended to indicate internal traffic circulation are recommended.

Please label the location of any proposed on-premises freestanding sign(s).

Please delineate and label the required 10 foot wide Streetyard with plantings of a Type I bufferyard to be located between Sedge Garden Road and Union Cross Road where motor vehicle surface area is within 100 feet of the right of way.

Please delineate the required Type III bufferyard against residential zoning. Please ensure that required bufferyard plantings are not installed on cut or fill slopes with slope ratios greater than two-to-one (2:1). Where bufferyards include any part of a cut slope greater than ten (10) feet in height, grading for any cut slope shall not encroach closer than ten (10) feet to the property line.

Permitting comments:

The submitted landscape plan will need to provide planting details as outlined in the current review comments for C2100618. A revised lighting plan will also need to be submitted for review due to the redesign of the site once the Site Plan Amendment is approved by City Council.