



W-3478 Front Street Capital - Wallburg Road (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

Gaines Hunter
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-3478 Front Street Capital - Wallburg Road
(Site Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 541520

Wednesday, May 19, 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: 16

Addressing

[2021.05.04 SPA-1 \(19-112\)-signed-r.pdf \[3 redlines\]](#) (Page 1)

19. Text Box B

Forsyth County 4089
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
5/19/21 8:47 AM
01.13) Application for
Site Plan Amendment -
2

20. Text Box B

Forsyth County 95
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
5/19/21 8:47 AM
01.13) Application for
Site Plan Amendment -
2

21. Text Box B

Forsyth County 94
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
5/19/21 8:47 AM
01.13) Application for
Site Plan Amendment -
2

Engineering

General Issues

12. Street and drainage design

City of Winston-Salem
Ryan Newcomb 3367278063
ryancn@cityofws.org
5/12/21 3:23 PM
01.13) Application for
Site Plan Amendment -
2

Street and drainage design for the proposed public streets is currently under review by the City's Engineering department. Design must be approved prior to the issuance of the grading permit (if required).

Erosion Control

General Issues

9. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
5/6/21 1:55 PM
01.13) Application for Site Plan Amendment -
2

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 as application type **04.02 Grading/Erosion Control Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

10. Watershed Permit Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
5/6/21 1:56 PM
01.13) Application for Site Plan Amendment -
2

The proposed project is within the Abbotts Creek Watershed which is regulated per Winston-Salem/Forsyth County UDO, Chapter 8, Section 3 – Watershed Protection. This project must comply with the Winston-Salem/Forsyth County UDO, Chapter 8, Section 3 – Watershed Protection requirements and provisions. The Environmental Grading and Erosion Control Permit will not be issued until compliance with the Watershed Protection requirements have been verified and a Watershed Protection Permit has been approved. Please submit for a Watershed Protection Permit through the electronic plan review portal as application type **04.03 Watershed Protection Permit** at the following link: <https://winston-salem.idtplans.com/secure/>.

Fire/Life Safety

General Issues

7. Notes

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 5/6/21 7:25 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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MapForsyth Addressing Team

General Issues

18. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 5/19/21 8:45 AM 01.13) Application for Site Plan Amendment - 2</p>	<p>Warehouse 1 address is 95 Business Park Dr, warehouse 2 address is 94 Business Park Dr and warehouse 3 address is 4089 Wallburg Rd.</p>
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Planning

General Issues

11. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
5/10/21 3:57 PM
01.13) Application for
Site Plan Amendment -
2

16. Greenway/Environmental Features

City of Winston-Salem Greenway: N/A
Amy Crum Natural Heritage Site: N/A
336-747-7051 Wetlands: N/A
amyc@cityofws.org Farms/VAD: The subject property is directly adjacent to a property within the Voluntary
5/17/21 3:26 PM Agricultural District program.
01.13) Application for
Site Plan Amendment -
2

17. Design

City of Winston-Salem Consider and internal pedestrian linkage between building #2 and the large warehouse
Gary Roberts to the south.
336-747-7069
garyr@cityofws.org
5/17/21 4:58 PM
01.13) Application for
Site Plan Amendment -
2

2021.04.26 Pre Submittal SPA (19-112)-signed r.pdf [5 redlines] (Page 1)

5. COUNCIL MEMBER CONTACT B

City of Winston-Salem Please ensure that you have contacted your appropriate Council Member. They may
Bryan Wilson also wish to participate in any community outreach which is to take place prior to the
336-747-7042 Planning Board Hearing.
bryandw@cityofws.org
4/27/21 3:18 PM
Pre-Submittal Workflow -
1

Stimmel Associates, PA Note: Council member has/will be contacted prior to community outreach.
Gaines Hunter
(336)7231067
ghunter@stimmelpa.com
5/4/21 9:29 AM
Pre-Submittal Workflow -
1

Stormwater

General Issues

6. Stormwater Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
5/5/21 5:33 PM

01.13) Application for
Site Plan Amendment -
2

This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that is in compliance with all of the applicable provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.

Developments that create more than 24% built upon area (BUA) are considered high density developments in terms of the water quality provisions of the ordinance. This plan exceeds 24% and so that will be the case here. High density developments have to manage the first inch of runoff in an approved Stormwater management system. The water quality provisions also require the provision of stream buffers off of all intermittent and perennial streams that show up on either a USGS map, or, a soil survey map. Your plan does appear to indicate such buffers and the width is correctly shown as 100'. I assume you have verified all such conveyances (streams) on the property at the time of submittal.

Developments that create more than 20,000 sq.ft. of new impervious area are subject also to the water quantity provisions of the ordinance which is the case here. These provisions require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration be managed to at, or below, the pre developed rates in an approved Stormwater management system and that the increase in the pre versus post 25 year volume be stored in this system and released over a 2 to 5 day period.

The Stormwater management permit process also requires that a non-refundable financial surety equal to 4% of the estimated construction cost of the Stormwater management system be provided to the city. There will also be an Operation and Maintenance Agreement required to be approved by the City and once approved recorded at The Forsyth County Register of Deeds office.

Finally, while the plan states and shows two "Proposed SCM Devices" the Planning Board may want to know more specifically what type of devices these are - e.g. wet detention ponds, sand filters etc. I'm totally fine with the description as shown as I will look for the specifics at the time of permitting but just pointing it out as the Planning Board may want to know the specifics but its not always the case.

Utilities

General Issues

8. Utility Note

City of Winston-Salem
Todd Lewis
336-747-6842
toddl@cityofws.org
5/6/21 1:13 PM

01.13) Application for
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2

Submit water extension plans to Utilities Plan Review for permitting/approval. Water meters purchased through COWS. Utilities System Development Fees to be paid at the time of new meter purchases.

How will the operation agreement for the proposed private lift station be set up since it will serve at least three buildings/sites?

WSDOT

General Issues

13. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
5/12/21 3:27 PM
01.13) Application for
Site Plan Amendment -
2

- Mid block crosswalk to the west of warehouse 2 should be located at the intersection of business park and driveway.
- Extend Wallburg sidewalk to connect with sidewalk in front of the parking employee parking lot next to distribution warehouse.

Zoning

General Issues

15. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
5/17/21 12:41 PM
01.13) Application for
Site Plan Amendment -
2

- All landscape calculations for Street Yard, Buffers & Interior Motor Vehicle Surface Area planting will need to be shown with plant material size & type specified when the final approved site plan is submitted for review.
- Exterior lighting must comply with Section 6.6 of the UDO Exterior Lighting.
- Any proposed freestanding or attached signage requires separate permitting.
- Please note all conditions from Special Use Permit docket F-1585 will need to be met.

[Ver. 3] [Edited By Amy McBride]