



W-3394 2208 Old Salisbury Road

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



Phone: 336-747-7068

City of W-S Planning

Nikole Kennerly
Kennerly Engineering & Design, Inc.
12133-F N NC Hwy 150
Winston-Salem, NC 27127

Project Name: W-3394 2208 Old Salisbury Road
Jurisdiction: City of Winston-Salem
ProjectID: 239131

Wednesday, November 28, 2018

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 Wednesday the week before (8 days prior to) the Planning Board meeting.

Open Issues: 18

Engineering

C-000 REZONING PLAN (2).pdf [37 redlines] (Page 1)

25. Text Box B

<p>City of Winston-Salem Albert Gaskill 336-747-6846 albertcg@cityofws.org 11/13/18 3:59 PM 01.03) Rezoning- Special Use District - 2</p>	<p>NCDOT & City driveway permits req'd with HD concrete aprons, stop bars, stop signs and 10X70 sight easements.</p>
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26. Text Box B

City of Winston-Salem Remove all unused curb cuts and replace with std C&G
Albert Gaskill
336-747-6846
albertcg@cityofws.org
11/13/18 3:59 PM
01.03) Rezoning-
Special Use District - 2

27. Text Box B

City of Winston-Salem NCDOT and City to review/approve all roadway improvements
Albert Gaskill
336-747-6846
albertcg@cityofws.org
11/13/18 3:59 PM
01.03) Rezoning-
Special Use District - 2

Erosion Control

General Issues

29. Erosion Control Plan Needed

City of Winston-Salem 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 at the following link: <https://winston-salem.idtplans.com/secure/>
Matthew Osborne
336-747-7453
matthewo@cityofws.org
11/16/18 8:16 AM
01.03) Rezoning-
Special Use District - 2

Inspections

General Issues

30. 2012 BUILDING CODE PERMIT NOTICE

City of Winston-Salem Please note that for plans submitted under the 2012 Building Code, the plans will need to be reviewed and approved, and the permit paid for and picked up by the close of business on or before Friday, 12-28-2018. If the permit is not paid for and picked up, the project will need to be resubmitted under the 2018 N.C Building Codes. Please use this guideline in preparing your submittals and allow adequate time for review, corrections and resubmittals.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/20/18 8:32 AM
01.03) Rezoning-
Special Use District - 2
You may receive this notice multiple times, please excuse the redundancy but this a very important message to all members of our design community.

MapForsyth Addressing Team

General Issues

33. Addressing & Street Naming

MapForsyth Addresses will be issued upon approval, prior to permitting.
Stacy Tolbert
3367477497
tolbersy@forsyth.cc
11/21/18 9:53 AM
01.03) Rezoning-
Special Use District - 2

NCDOT

General Issues

36. NCDOT Comments

[NCDOT Division 9](#)
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
11/26/18 2:42 PM
01.03) Rezoning-
Special Use District - 2

- Show more detail of stop bars on Old Salisbury Road
- NCDOT Driveway Permit required
- Encroachment Agreements for road improvements
- Show proposed lane lines
- Right slip taper required

Planning

General Issues

24. Historic Resources

[City of Winston-Salem](#) No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
11/13/18 2:15 PM
01.03) Rezoning-
Special Use District - 2

28. Design

[City of Winston-Salem](#) Relabel elevations to include "Old Salisbury Road elevation" and " West Clemmonsville Road elevation".
Gary Roberts
336-747-7069
garyr@cityofws.org
11/15/18 10:33 AM
01.03) Rezoning-
Special Use District - 2

32. new

[City of Winston-Salem](#) Add Tree Save legend. Add ALL proposes UDO uses agreed upon. Show all lane/traffic flow arrows in Old Salisbury Road. Relabel building elevations to aid with orientation i.e. Clemmonsville Road Elevation, Old Salisbury Road elevation etc.
Gary Roberts
336-747-7069
garyr@cityofws.org
11/20/18 10:24 AM
01.03) Rezoning-
Special Use District - 2

35. CPAD

[City of Winston-Salem](#) no additional comments on this case since sketch plan review
Kirk Ericson
336-747-7045
kirke@cityofws.org
11/26/18 8:29 AM
01.03) Rezoning-
Special Use District - 2

39. Planning Comments

City of Winston-Salem
Gary Roberts
336-747-7069
garyr@cityofws.org
11/27/18 2:55 PM
01.03) Rezoning-
Special Use District - 2

Re label perspectives for building elevations i.e. View from Clemmonsville Road, Old Salisbury Road, eastern elevation and southern elevation. We will include a lighting condition limiting to 1/2 foot candle and the property line. Consider adding some shrubbery along the western and northern building foundations and a few trees in said yard areas to further enhance the streetscape.
[Ver. 2] [Edited By Bryan Wilson]

Sanitation

General Issues

37. Dumpster Area

City of Winston-Salem
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
11/26/18 3:32 PM
01.03) Rezoning-
Special Use District - 2

Bulk Containers: All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.

Location and placement: Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the container(s). The location of the container(s) shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container.

Stormwater

General Issues

22. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
11/13/18 1:30 PM
01.03) Rezoning-
Special Use District - 2

A Post Construction Stormwater Management permit will be required for this development. The site will exceed 24% impervious area after all four phases are complete and therefore is considered high density as regards the water quality provisions of the Post Construction Stormwater Management ordinance. Therefore the development must manage the 1st inch of runoff in an approved Stormwater control measure (SCM). The site will also create more than 20,000 sq.ft. in net new impervious area and so must also manage to meet the water quantity provisions of the ordinance. That requires that an SCM is designed to manage the peak runoff rate from the 2, 10 and 25 year storm events back to, at or below, the pre development peak rates. Its also requires management of the increase in the pre to post 25 year volume and release of tis volume over a 2 to 5 day period. Any Stormwater management system design must also provide a non refundable surety equal to 4% of the construction cost of the Stormwater management system and also have an Operation and Maintenance Agreement approved and recorded at the Forsyth County Register of Deeds office. All of these items must be in place before a Stormwater management permit can be issued.

Stormwater Management

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23. Text Box B

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
11/13/18 2:09 PM
01.03) Rezoning-
Special Use District - 2

Suggest renaming this from "pond" to "SCM" (Stormwater Control measure). Therefore you have some flexibility to choose whatever type of SCM you may decide to design when it comes to full design stage whereas if you state "pond" then the Planning Board members may automatically assume it is a wet detention basin and if a different device is ultimately designed then that may require having to come back for a site plan amendment etc.

Utilities

General Issues

34. General Comment

City of Winston-Salem
Charles Jones
336-727-8000
charlesj@cityofws.org
11/26/18 8:19 AM
01.03) Rezoning-
Special Use District - 2

Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. Backflow preventer required on all water connections. Water meters purchased through COWS. NCDOT Encroachment Agreement required for any Utility work in the right-of-way.

WSDOT

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38. Callout B

City of Winston-Salem
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
11/27/18 11:38 AM
01.03) Rezoning-
Special Use District - 2

As previously stated, WSDOT will NOT allow left out at this location. Right out only will be required. Driveway must be designed accordingly.

Zoning

General Issues

31. Zoning

City of Winston-Salem
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
11/20/18 9:25 AM
01.03) Rezoning-Special
Use District - 2

-A standard Site Plan legend with applicable information, such as parking calculations, use, etc. required on the submitted scaled Site Plan
http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Site_Plan_Legend_20080522.pdf

-Tree Save Area legend with calculations and TSA landscape plan will be required with an erosion control permit application:
http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Tree_Save_Legend_20091008.pdf

-Proposed dumpster must meet screening requirements per UDO 3-4.5, dumpsters cannot be within 50ft of residential zoning

-Type II Bufferyard against RS9 zoning required per text amendment UDO-280

-All parking, drive aisles and driveways must meet standards of UDO 3-3

-A Streetyard is required when proposed MVSA within 100 ft of public ROW per UDO 3-4.3

-MVSA plantings required per UDO 3-4.3

[Ver. 3] [Edited By Elizabeth Colyer]