



W-3508 Harvest Creek (Special Use Rezoning)



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

Craig Nursey
Davis-Martin-Powell
6415 Old Plank Road
High Point, NC 27265

Project Name: W-3508 Harvest Creek (Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 647338

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: 22

Engineering

General Issues

13. General comments

City of Winston-Salem
 Matthew Gantt
 336-727-8000
matthewg@cityofws.org
 11/3/21 10:24 AM
 01.03) Rezoning-
 Special Use District - 2

1. A City of Winston-Salem driveway permit will be required for both access points on to Old Lexington Road. A driveway permit application and a check for \$200 must also be submitted through IDT plans. Please show that sight triangles of 10' x 70' can be established and maintained at both entrance points. Show proposed radii off of Old Lexington Road. In addition, please show sight distances for the entrance that was previously noted as being gated.
2. As part of the application submittal, please include storm drainage calculations and profiles for all proposed storm drain systems.
3. An acceptable turn around will need to be located in front of building #50. Please refer to construction detail V-5 in the City of Winston-Salem IDS Manual. As an alternative, you may also use construction detail V-6 for an "L" turn around.
4. Include construction notes from the City of Winston-Salem IDS Manual as outlined in chapter III, sections A, B, and D.
5. As part of the complete submittal package, please include all proposed construction details pertaining to street design, sidewalk placement, and storm drainage.
6. Ensure that proposed parking spaces are a minimum of 18' deep to prevent parking on the sidewalk areas.
7. Please provide 8' long concrete strips at alleyway access points off of the main subdivision streets.
8. Please provide an ending point at the property line for the proposed stub located adjacent to building #6.
9. For the proposed public alleys, please show that proposed alleys will have a minimum 20 foot right-of-way and a minimum pavement width of 16 feet per item F.1.(d) of the City IDS Manual.

Erosion Control

General Issues

15. Erosion Control Plan Needed

City of Winston-Salem
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 11/3/21 11:14 AM
 01.03) Rezoning-
 Special Use District - 2

If the proposed project creates more than 10,000 sq. ft. of land disturbance (20,000 sq. ft. of land disturbance for Single-Family Dwelling construction), a Grading/Erosion Control Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion 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/>

16. Floodplain Development Permit

City of Winston-Salem
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 11/3/21 11:14 AM
 01.03) Rezoning-
 Special Use District - 2

There are regulated floodplain areas within the limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Winston-Salem/Forsyth Co. UDO, Chapter 8, Section 1 - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review portal as application type **04.04 Floodplain Development Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

17. DWR 401 or USACE 404 Permits Needed

[City of Winston-Salem](#)
Matthew Osborne
336-747-7453
matthewo@cityofws.org
11/3/21 11:14 AM
01.03) Rezoning-
Special Use District - 2

Stream channel and/or wetland impacts are shown on this plan. US Army Corp of Engineers 404 and/or North Carolina Department of Environmental Quality - Division of Water Resources 401 permits may be required for these stream channel/wetland impacts. If these permits are required a Grading/Erosion Control Permit will not be issued until copies of these permits are provided. Please contact Sue Homewood with NCDEQ - DWR (336-776-9800) to determine if either of these permits will be required for this project.

Fire/Life Safety

General Issues

18. Notes

[Winston-Salem Fire Department](#)
Cory Lambert
336-747-7359
coryml@cityofwsfire.org
11/4/21 8:27 AM
01.03) Rezoning-
Special Use District - 2

The reinforced fire department access turf that runs parallel to the roadway is not a sufficient second access for the townhome section of this development.

Landscaping

General Issues

26. PRD Bufferyard

[City of Winston-Salem](#)
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
11/10/21 12:29 PM
01.03) Rezoning-Special
Use District - 2

Please ensure that the required Use-Specific Standards are met per Section 5.2.66 including the required 30-foot wide PRD bufferyard. Please delineate this bufferyard on the site plan in common ownership.

Please note the below standards for bufferyards and ensure that these can be met.

Where bufferyards include any part of a cut slope greater than ten (10) feet in height, grading for such cut slope shall not encroach closer than ten (10) feet to the property line.

Required bufferyard plantings shall not be installed on cut or fill slopes with slope ratios greater than two-to-one (2:1).

MapForsyth Addressing Team

General Issues

31. Addressing & Street Naming

[Forsyth County Government](#)
Gloria Alford
3367032337
alfordgd@forsyth.cc
11/15/21 8:45 AM
01.03) Rezoning-
Special Use District - 2

The road names: Coltan Dr, Winterberry Hill Ln, Spinel Dr, Rose Mallow Ln, Bulrush Ln and Jasper Creek Dr are approved.

Planning

[21.10.22 Harvest Creek_Rezoning.pdf \[16 redlines\]](#) (Page 1) [1] C1.1 PRE SITE PLAN

9. Council Member Contact **B**

[City of Winston-Salem](#) 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.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
10/26/21 10:01 AM
Pre-Submittal Workflow
- 1

[Davis-Martin-Powell](#) Developer will reach out to Council Member James Taylor Jr.
Craig Nursey
336 886-4821
cnursey@dmp-inc.com
11/2/21 9:57 AM
Pre-Submittal Workflow
- 1

21.11.02 Harvest Creek_Rezoning(flattened).pdf [6 redlines] (Page 1)

23. Text Box **B**

[City of Winston-Salem](#) Need all lot dimensions and areas.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/10/21 11:28 AM
01.03) Rezoning-
Special Use District - 2

24. Text Box **B**

[City of Winston-Salem](#) Bufferyards need to be located in passive open space and not within lots.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/10/21 11:28 AM
01.03) Rezoning-
Special Use District - 2

25. Text Box **B**

[City of Winston-Salem](#) Show all proposed easements (drainage, maintenance, etc.)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/10/21 11:28 AM
01.03) Rezoning-
Special Use District - 2

30. Callout **B**

[City of Winston-Salem](#) Please add Planted to a 40' Type III Bufferyard
Amy McBride
336-727-8000
amym@cityofws.org
11/12/21 5:10 PM
01.03) Rezoning-
Special Use District - 2

32. Text Box B

City of Winston-Salem Perimeter bufferyard should be in common ownership.
Samuel Hunter
336-727-8000
samuelp@cityofws.org
11/15/21 2:59 PM
01.03) Rezoning-
Special Use District - 2

General Issues

19. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
11/4/21 4:28 PM
01.03) Rezoning-
Special Use District - 2

21. Environmental Features/Greenways

City of Winston-Salem Greenways: A greenway is proposed along the South Fork of Muddy Creek in the Greenway Plan Update as a long-range project. A 40ft. greenway easement is requested along the creek. The easement should begin outside of the undisturbed portion of the required stream buffer per the Stormwater Management Ordinance.
Amy Crum
336-747-7051
amyc@cityofws.org
11/9/21 5:29 PM
01.03) Rezoning-
Special Use District - 2
Wetlands: N/A
Farmland/VAD: N/A
Natural Heritage Sites: N/A

27. Design

City of Winston-Salem Staff commends the mixture of housing types and the voluntary provision of sidewalks along both sides of the street. Further discussion is needed in regard to the Active Open Space areas for the western section. Both access points from Old Lexington will need to be public street connections and not emergency access only.
Gary Roberts
336-747-7069
garyr@cityofws.org
11/10/21 1:01 PM
01.03) Rezoning-
Special Use District - 2

33. Site Plan Requirements

City of Winston-Salem Show 30' perimeter bufferyard and ensure it is common ownership.
Samuel Hunter
336-727-8000
samuelp@cityofws.org
11/17/21 9:25 AM
01.03) Rezoning-
Special Use District - 2
Consider moving Active Open Space to more centrally located area and show how it is being activated. Switch AOS with lot 39 in the southern portion of site.
Common Recreation Area can be classified as Active Open Space.
[Ver. 3] [Edited By Samuel Hunter]

34. Site Plan File

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/21 3:01 PM
01.03) Rezoning-
Special Use District - 2

Upon resubmission, please submit a flattened copy of the PDF that is not locked. Comments may need to be made on the face plan and locking the file creates difficulty in digital filing process. Thank you.

Stormwater

General Issues

14. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
11/3/21 10:28 AM
01.03) Rezoning-
Special Use District - 2

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

The plan states that the proposed impervious area shall be 13,43 acres, that the proposed impervious percentage shall be 26.86% and the units per acre shall be 3.44 acres. Developments that exceed 24% impervious and 2 units/acre are considered high density developments in terms of the water quality provisions of the ordinance and must manage the first inch of runoff in an approved Stormwater management system. High density developments are also required to provide stream buffers off of all intermittent and perennial conveyances found on the property and this will apply to this development. You are showing stream buffers of 50' off a tributary that bisects the development site and that buffer width is correct. However, you also need to show buffers off of the main branch of Muddy Creek as currently none are shown for that. I do not think such buffers off Muddy Creek will affect what you are proposing in terms of site layout. Also, there is some grading proposed in the area behind Lot 37 that extends into the zone of the buffer that is to remain undisturbed (the 25' zone closest to the creek bank). You may want to look at that and avoid such disturbance.

Since more than 20,000 sq.ft. of new impervious area is proposed the quantity provisions of the ordinance will also apply. These require that the post developed peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration are managed back to at, or below, the pre developed peak runoff rates and also that the increase in the pre versus post developed 25 year volume is stored in the Stormwater management system and released over a 2 to 5 day period.

Your are showing what appears to be two Stormwater management control structures. Currently they are just labeled as "Stormwater". The Planning Board and the public may want to know more specifics on exactly what type of SCM's these will be. Will they be wet detention ponds or sand filters for example? I would advise a bit more detail or description is provided for these SCM's for the Planning Boards use in review in determining approval of this plan.

The Stormwater management permit will require a financial surety to be provided and established. The surety type and amount will depend on who the long term entity will be that is responsible for the Operation and Maintenance (O&M) of the Stormwater management system in perpetuity. If the developer intends to be that entity that the surety shall consist of a one time non-refundable payment to the City that equals 4% of the estimated construction cost of the Stormwater management system. If the developer intends to have a Home Owners Association (HOA) be the long term entity responsible for the O&M of the system, then the surety shall consist of the developer establishing an

escrow account and depositing 15% of the estimated construction cost of the Stormwater management system into this account. The HOA will be required to add further funds in the future per the ordinance provisions. The developer will also need to provide the City with an escrow agreement for approval and once approved have it recorded at The Forsyth County Register of Deeds office.

The permit will also require that the developer have approved by the City an O&M Agreement and once approved also recorded at The Forsyth County Register of Deeds office. In the case where a HOA will be the long term O&M entity the agreement will be a 3 party agreement between the City, the developer and the HOA. In the case where the developer will remain the O&M entity the agreement will be a 2 party agreement between the City and the developer.

Utilities

General Issues

22. General Comments

[City of Winston-Salem](#)
Charles Jones
336-727-8000
charlesj@cityofws.org
11/17/21 9:16 AM
01.03) Rezoning-
Special Use District - 2

Submit water/sewer extension plans to Utilities Plan Review for permitting/approval. No aerial sewer lines allowed. Water meters purchased through COWS. System development fees due at the time of meter purchase. No heavy cut/fill in the existing 30' Public Water Line Easement without permission from Utilities Plan Review. Water connection for main interior water line must be made off the 16" line in Old Lexington Road. Two tie ins to the 16" main in Old Lexington Road will be required. No connections to the 30" main will be allowed. Sewer will be required to be DI due to the closeness of connections and the high number of them in Townhome sections. This is a large development. Please split this project into phases. Submit one phase at a time into IDT for review. Once a permit is issued, the entire phase must be completed. Phases will not be split after a permit has been issued. The connections for water for the Townhomes can be 3/4" copper. Water and sewer will both be installed under the pavement.
[Ver. 3] [Edited By Charles Jones]

WSDOT

General Issues

20. General Comments

[City of Winston-Salem](#)
David Avalos
336-727-8000
davida@cityofws.org
11/16/21 2:25 PM
01.03) Rezoning-
Special Use District - 2

- Left and Right Turn Lanes with 25' of storage will be required at main entrance.
- No access easement along old Lexington rd.
- Show road typical section.
- All internal streets should be built to city standard with curb and gutter and sidewalk on one side.
- All stub streets longer than 150' need temporary turnaround (permanent turnaround where there are not plans to extend in the future). Turnarounds need to be built to city standard. Extend stubs to the property lines.
- Dedicate right of way radius of 15' at all corners. This way the sidewalk is completely in the right of way.
- Extend the sidewalk and curb and gutter to the property lines.

[Ver. 2] [Edited By David Avalos]

Zoning

General Issues

29. Zoning

City of Winston-Salem Amy McBride
336-727-8000
amym@cityofws.org
11/12/21 5:09 PM
01.03) Rezoning-
Special Use District - 2

Per UDO 7.4.3.C.4 Street trees are required for new residential subdivisions. A minimum of one deciduous, Large Variety Tree shall be plated per lot. Trees are req. to be 10' in height and a min of 2" caliper. Please reference these trees on the site plan.

Please show the location of any proposed ground signs.

Please add to the label of 50' Thoroughfare Open Space "Planted to a 40' Type III Bufferyard"

[Ver. 3] [Edited By Amy McBride]