



# W-3440 Wells Fargo - Silas Creek Pkwy. Fuel System (Site Plan Amendment)



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

Phone: 336-747-7065

City of W-S Planning

Travis Pruitt  
Pruitt & Associates, Inc.  
4317 Park Drive  
Suite 400  
Norcross, GA 30093

Project Name: W-3440 Wells Fargo - Silas Creek Pkwy. Fuel System (Site Plan Amendment)  
Jurisdiction: City of Winston-Salem  
ProjectID: 368802

Wednesday, March 18, 2020

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: 11

### Erosion Control

#### General Issues

#### 12. Erosion Control Plan Needed

City of Winston-Salem  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
3/5/20 3:22 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 at the following link: <https://winston-salem.idtplans.com/secure/>

### Fire/Life Safety

#### General Issues

## 11. Notes

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 <a href="mailto:michaelcm@cityofwsfire.org">michaelcm@cityofwsfire.org</a> 3/5/20 2:06 PM 01.13) Application for Site Plan Amendment - 2</p>	<p>Provide fire apparatus access roads to within 150 feet of the exterior walls of all new structures, measured along approved routes (as fire apparatus would travel, as fire hose would lay). Measured routes shall not cut through fences unless emergency access gates are provided.</p> <p>Indicate locations of fire hydrants to meet fire code requirements.</p> <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. 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"><li>• Appendix B of the 2018 NC Fire Code; or</li><li>• the ISO Fire Suppression Rating Schedule (as described in <a href="https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf">https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf</a>).</li></ul> <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> <p>A separate permit is required from the Winston-Salem Fire Department is required for the installation of aboveground or underground storage tanks used for the storage of flammable or combustible liquids. Removal of existing tanks shall also be coordinated with Winston-Salem Fire Department inspectors.</p> <p>Note that buildings containing hazardous materials may be deemed Group H occupancies if the quantities of those materials exceed the maximum allowable quantities listed in the building and fire codes. Consider how the requirements placed upon Group H occupancies may impact your project.</p>
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## IDTP

### Silas Fuel System - Preliminary Site Plan 2-24-20.pdf [8 redlines] (Page 1) [1] Concept

#### 3. COUNCIL MEMBER CONTACT B

<p>City of Winston-Salem Samuel Hunter 336-727-8000 <a href="mailto:samuelp@cityofws.org">samuelp@cityofws.org</a> 2/25/20 12:18 PM Pre-Submittal Workflow - 1</p>	<p>PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR APPROPRIATE COUNCIL MEMBER PRIOR TO ARRANGING THE NEIGHBORHOOD MEETING. THIS MEETING IS TO TAKE PLACE BEFORE THE PLANNING BOARD PUBLIC HEARING.</p>
<p>Pruitt &amp; Associates, Inc. Travis Pruitt 7704167511 <a href="mailto:eplan@travispruitt.com">eplan@travispruitt.com</a> 3/2/20 11:31 AM Pre-Submittal Workflow - 1</p>	<p>We are aware and will be in contact with Denise Adams and meeting will be held prior to CCPB public hearing.</p>

## Inspections

### General Issues

## 18. Zoning

[City of Winston-Salem](#) Desmond Corley  
336-727-8000  
[desmondc@cityofws.org](mailto:desmondc@cityofws.org)  
3/16/20 3:39 PM  
01.13) Application for  
Site Plan Amendment -  
2

What landscaping is proposed to screen the new tank compound(s) from view of Silas Creek Parkway and Sunnynoll Court? Please show any proposed landscape areas on the site plan.

### MapForsyth Addressing Team

#### General Issues

## 17. Addressing & Street Naming

[Forsyth County Government](#) Gloria Alford  
3367032337  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
3/16/20 11:19 AM  
01.13) Application for  
Site Plan Amendment -  
2

Address assigned at permitting.

### Planning

#### General Issues

## 8. CAC/Greenway

[City of Winston-Salem](#) Amy Crum  
336-747-7051  
[amyc@cityofws.org](mailto:amyc@cityofws.org)  
3/4/20 3:32 PM  
01.13) Application for  
Site Plan Amendment -  
2

No comment.

## 14. CPAD

[City of Winston-Salem](#) Kelly Bennett  
336-727-8000  
[kellyb@cityofws.org](mailto:kellyb@cityofws.org)  
3/9/20 8:04 AM  
01.13) Application for  
Site Plan Amendment -  
2

The North Suburban Area Plan Update (2013) recommends Office land use at this location.

## 15. Historic Resources

City of Winston-Salem No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
3/10/20 11:17 AM  
01.13) Application for  
Site Plan Amendment -  
2

### 19. Site Plan Amendment

City of Winston-Salem Include perspective drawings to demonstrate impacts to views from Silas Creek  
Desmond Corley Parkway. The submitted sections should also include vegetation to more accurately  
336-727-8000 represent the expected site treatment(s).  
[desmondc@cityofws.org](mailto:desmondc@cityofws.org)  
3/18/20 10:43 AM Staff recommends making the construction materials of the outermost barrier  
01.13) Application for consistent with existing walls/fences on the site.  
Site Plan Amendment - [Ver. 2] [Edited By Desmond Corley]  
2

## Stormwater

### General Issues

### 9. Exempt from Stormwater Permitting

City of Winston-Salem This development will not cross the thresholds (more than 1 acre disturbance and more  
Joe Fogarty than 20,000 sq.ft. of new BUA created) that will trigger the Stormwater management  
336-747-6961 ordinance provisions to be applicable. Therefore, it's exempt and no comment.  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
3/5/20 9:53 AM  
01.13) Application for  
Site Plan Amendment -  
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## WSDOT

### General Issues

### 16. General Comments

City of Winston-Salem No access easement along entire silas creek frontage. No right of way encroachment.  
David Avalos  
336-727-8000  
[davida@cityofws.org](mailto:davida@cityofws.org)  
3/11/20 4:08 PM  
01.13) Application for  
Site Plan Amendment -  
2