



W-3493 Wooten Farms (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

Sara Shirley
American Engineering Associates
8008 Corporate Center Drive
Suite 110
Charlotte, NC 28226

Project Name: W-3493 Wooten Farms (Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 593195

Wednesday, August 18, 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: 14

Engineering

General Issues

19. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org

8/4/21 1:50 PM
01.03) Rezoning-
Special Use District - 2

1. City driveway permits will be required for the connection and permanent access point off of Kernersville Road. Kernersville Road is also a NCDOT maintained street. Therefore, a NODOT driveway permit will also be required. Calvin Road is currently noted as being a private road.
 2. Please include street design information for all proposed streets. Information required will include (1) a road cross section conforming to IDS construction detail V-1, (2) storm drainage design for all proposed drainage features, (3) sidewalk added to one side of each street within the development, and (4) concrete apron placement at all entrances to the project off of City streets. Concrete apron design must specify a minimum of 8" 4,000 psi concrete over 6" of compacted ABC stone.
 3. Provide internal access to all sidewalks within the development with clearly marked crossings. Also, ensure that all access points are ADA compliant per IDS Chapter III, Item C.16.
 4. Include any improvements to Kernersville Road (i.e., stop bars, turn lanes, etc.) that will be associated with this development.
 5. Dumpster pads will require driveways with concrete aprons comprised of a minimum of 8" 4,000 psi concrete over 6" of compacted ABC stone and conform to IDS standard V-12.
 6. Please include the "Roadway Construction Notes", items 1-20 from the City of Winston-Salem IDS Manual Chapter III-C on the submitted plan.
 7. Please include locations of all storm drainage features. Also include any locations where proposed storm drainage features will tie into existing City streets. Any proposed storm drainage pipes within the City right-of-way must be Class III concrete with a minimum diameter of 15".
 8. Improvements will need to be made to Calvin Road for access to this facility. There are concerns regarding the current condition of Calvin Road from Community Road to Kernersville Road. It appears from the associated deeds and conveyances that Calvin Road has a right-of-way of 30 LF in the area noted above. Improvements to Calvin would include, at a minimum, the installation of ribbon pavement per construction detail V-10 in the City of Winston-Salem IDS Manual.
- [Ver. 4] [Edited By Matthew Gantt]

Erosion Control

General Issues

21. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org

8/5/21 4:24 PM
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/>

22. Watershed Permit Needed

City of Winston-Salem
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 8/5/21 4:25 PM
 01.03) Rezoning-Special Use District - 2

The proposed project is within the Reservoir Protection Area of the Salem Lake Watershed which is regulated per Winston-Salem/Forsyth County UDO, Chapter 8, Section 2 – Salem Lake Watershed Protection. This project must comply with the Winston-Salem/Forsyth County UDO, Chapter 8, Section 2 – Salem Lake Watershed Protection requirements and provisions. The Grading/Erosion Control Permit will not be issued until compliance with the Salem Lake 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

23. Notes

City of Winston-Salem (Fire)
 Douglas Coble
 (336) 734-1290
douglasc@cityofwsfire.org
 8/6/21 9:47 AM
 01.03) Rezoning-Special Use District - 2

Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.

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:

- 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.

MapForsyth Addressing Team

General Issues

28. Addressing & Street Naming

Forsyth County Government
 Gloria Alford
 3367032337
alfordgd@forsyth.cc
 8/16/21 10:14 AM
 01.03) Rezoning-Special Use District - 2

All road names label on the plans are approved.

NCDOT

General Issues

29. NCDOT Comments

<p>NCDOT Division 9 Victoria Kildea 336-747-7900 vrkildea@ncdot.gov 8/16/21 2:35 PM 01.03) Rezoning-Special Use District - 2</p>	<ul style="list-style-type: none"> • Left and right turn lanes required, due to high AADT on Kernersville Road (14,000 vehicles per day in 2019). • Driveway permit is required. Randy Ogburn is the primary point of contact. rogburn@ncdot.gov • Encroachment agreements required for any work or utility ties within the right of way. Thomas Scott is the point of contact. ntscott@ncdot.gov
--	--

Planning

Wooten Farms - Conceptual Rezoning package.pdf [18 redlines] (Page 1)

4. Text Box B

<p>City of Winston-Salem Samuel Hunter 336-727-8000 samuelp@cityofws.org 7/27/21 8:53 AM Pre-Submittal Workflow - 1</p>	<p>Include bearings and distances around all perimeter P/L</p>
---	--

<p>American Engineering Associates Sara Shirley 7043752438 sshirley@american-ea.com 8/2/21 4:19 PM Pre-Submittal Workflow - 1</p>	<p>There are multiple deeds associated for this property. The owner is working to let us know which deed applies. We have also reached out to the Register of Deeds who was unable to confirm which deed applies. We also reached out to the Tax Department but have not received a reply to our request. We are using GIS information which does not provide bearings and distances for property lines.</p>
---	--

17. Council Member Contact B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 7/27/21 2:59 PM 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>American Engineering Associates Sara Shirley 7043752438 sshirley@american-ea.com 8/2/21 9:32 AM Pre-Submittal Workflow - 1</p>	<p>Absolutely, we've been in contact with Councilmember Scipio, who will be attending the neighborhood meeting and kept informed as the application progresses.</p>
---	---

General Issues

20. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
8/5/21 11:30 AM
01.03) Rezoning-
Special Use District - 2

27. Design

City of Winston-Salem Staff will be supportive of the proposed rezoning. Please consider providing sidewalks along both sides of the new internal streets.
Gary Roberts
336-747-7069
garyr@cityofws.org
8/12/21 12:20 PM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

24. Stormwater Management Permit Required

City of Winston-Salem This development will require a Stormwater management permit to be applied for and issued that shows compliance with all of the applicable provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance and also the applicable provisions of The Salem Lake Watershed ordinance.
Joe Fogarty
336-747-6961
josephf@cityofws.org
8/9/21 2:01 PM
01.03) Rezoning-
Special Use District - 2

The plan states that the impervious area is proposed to be 22.9% and that the units/acre are proposed to be 2.7. This development is within the Reservoir Protection Area of the Salem Lake Watershed and once 12% impervious is exceeded Stormwater management of the first inch of runoff is required in an approved Stormwater management system. This will be the case here. Please note that the development cannot exceed 30% in impervious area unless a Special Intense Development Allocation (SIDA) is applied for and approved. It doesn't appear that you are looking to exceed 30% but I'm just letting you aware of this should your impervious area increase for whatever reason going forward. Your plan is showing three areas reserved for Stormwater management. I'm assuming you have checked and ensured these will be enough to capture all of the site runoff and treat it. If more Stormwater control measures are required in the future that may require a further Planning Board approval but Planning staff can advise better on that should it arise. It could be that it can be done as a staff change. Also, the Planning Board and the public may want to know what type of Stormwater Management devices you are proposing. Right now its not specific. I'm personally o.k. with that as I will get to ensure that whatever measures you do propose will be compliant when I review for the permit but the Planning Board may want to know more specifics at this time when they approve it.

The Post Construction Stormwater Management ordinance quantity provisions apply if there is more than 20,000 sq.ft. of new impervious area crated by a development which will be the case here. These provisions require that either a "no adverse impact downstream study" be performed, or, in lieu of such a study, management be provided. Management would be required so that the post developed rates from the 2, 10 and 25 year storm events of minimum 6 hour duration be managed to at, or below, the pre developed rates and also that the increase in the 25 year volume from the pre to the post condition be stored in the Stormwater management system and released over a 2 to 5 day period. I would assume you plan on managing instead of studying since your

plan is showing three "Stormwater management areas" as mentioned earlier and would assume you intend to design these to treat/attenuate for both quality and quantity.

Stream buffers are also required around all intermittent and perennial streams and water bodies. You have a stream and a lake on your development that will require such buffers. The buffer width should be 100'. You appear to be indicating such buffers but you have not stated the 100' width. Please do so.

For any Stormwater management system that is proposed to be designed and provided then the permit will require that a financial surety be provided. I would assume the intention here is to have a Home Owners Association (HOA) be the entity responsible for the long term operation and maintenance of the system rather than the developer. If that assumption is correct 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 to this account per the ordinance requirements. The developer will also have to have an escrow agreement approved by the City as part of the permitting process and once approved recorded at The Forsyth County Register of Deeds office.

Finally, the permit will also require that the developer have an Operation and Maintenance Agreement approved by the City and once approved also recorded at The Forsyth County Register of Deeds office. The agreement will be a 3 party agreement between the City, the Developer and the HOA again assuming that a HOA will be the entity responsible for the long term Operation and Maintenance of the system.

Utilities

General Issues

25. General Comments

[City of Winston-Salem](#)
Charles Jones
336-727-8000
charlesj@cityofws.org
8/11/21 8:51 AM
01.03) Rezoning-
Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. Water meters purchased through the COWS. System development fees due at the time of meter purchase. COWS will not take over maintenance of sewer lift stations if any need to be installed, nor the lines leading to the lift station. Water and sewer extensions are submitted into IDT one phase at a time. This is a large project that needs to be phased. After a permit is issued, the entire phase must be completed, no breaking up phases after a permit is issued will be allowed. Some of the sewer along the townhomes will need to be ductile iron pipe due to the number of connections in close proximity. No public sewer to be placed in the bank of the bmp. No aerial crossing allowed at creek crossing and tie to existing outfall. Offsite easements, if required, will be the sole responsibility of the owner/developer. COWS will not aid in this acquisition.
[Ver. 4] [Edited By Charles Jones]

WSDOT

General Issues

26. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
8/18/21 9:18 AM
01.03) Rezoning-
Special Use District - 2

- Widen calvin rd 13.5' from center with curb and gutter and sidewalk along entire frontage. Recommend carrying it down to kernersville rd.
- Sidewalk in front of lot 49 needs to extend to cul de sac.
- Community and Calvin needs to be treated as an intersection.
- Mail kiosk should be on the same side as sidewalk.
- Dedicated right of way 45' from center along entire Kernersville frontage
- Fee in lieu of sidewalk along entire Kernersville rd frontage
- Stubs longer than 150' will need a turnaround
- Curb and gutter and sidewalk on all internal streets
- No access easement
- Recommend right turn lane at Calvin rd with 50' of storage
- Recommend a minimum 20' radius at driveway entrance of site access A (farmingdale ave)

[Ver. 4] [Edited By David Avalos]

Zoning

General Issues

31. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
8/18/21 9:34 AM
01.03) Rezoning-
Special Use District - 2

- The tree save area calculations per the chart are good. Please show the sf. of the tree save areas on the plan.
- Per the Type II Buffers referenced on the plan please show all calculations and how the buffers will be met (new or existing plant material) along with a detail plant scheduled with quantity, size and type of materials. Please note 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.
- A minimum of one hundred (100) square feet per unit shall be devoted to common recreation areas. (W) All multifamily developments containing forty (40) or more units, and all manufactured home developments, shall provide on-site common recreation area as required in this section. Use standard of UDO 5.7.71 will need to be met which includes Common Recreation area. Please see UDO 7.6.1 Common Recreation Area standards. Specifically common recreation areas shall be attractively landscaped and provided with sufficient natural or constructed screening to minimize any negative impacts upon adjacent residences within the development. Additionally, one large variety tree shall be required for every two thousand five hundred (2,500) square feet of common recreation area. (W)
- Per UDO 7.4.3.C.4. A minimum of one deciduous, Large Variety Tree as specified under Section 6.2.1, Landscaping and Tree Preservation Standards – Winston-Salem, or as otherwise permitted or restricted by the City Director of Vegetation Management, shall be planted per lot prior to the issuance of a Certificate of Occupancy. Required Street Trees shall be a minimum of ten (10) feet high at installation and shall have a caliper of at least two (2) inches measured six (6) inches above ground.
- Please label all proposed retaining walls on the site.

[Ver. 4] [Edited By Amy McBride]