



W-3430 Ardmore Commons (Special Use District Rezoning)



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

Steve Causey
Allied Design, Inc.
4720 Kester Mill Road
Winston-Salem, NC 27103

Project Name: W-3430 Ardmore Commons (Special Use District Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 344847

Wednesday, January 22, 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: 14

Engineering

General Issues

17. Driveway Permit required

[City of Winston-Salem](#)
Ryan Newcomb
3367278063
ryancn@cityofws.org
12/11/19 4:05 PM
01.03) Rezoning-
Special Use District - 2

A City driveway permit will be required for the temporary construction entrance and the proposed access point onto Ebert Street. The driveway permit must be issued prior to the issuance of a grading permit for the development. Due to dumpster pickup, we will require a heavy duty concrete apron from the edge of pavement on Ebert Street to the right-of-way line (8" 4,000 psi concrete over 6" compacted ABC).

<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/20/19 9:48 AM 01.03) Rezoning- Special Use District - 2</p>	Noted and labeled as such.
<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/23/19 1:17 PM 01.03) Rezoning- Special Use District - 2</p>	noted and apron added

Erosion Control

General Issues

15. Erosion Control Plan Needed

<p>City of Winston-Salem Matthew Osborne 336-747-7453 matthewo@cityofws.org 12/9/19 9:25 AM 01.03) Rezoning- Special Use District - 2</p>	<p>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/</p>
<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/20/19 9:49 AM 01.03) Rezoning- Special Use District - 2</p>	noted
<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/23/19 1:17 PM 01.03) Rezoning- Special Use District - 2</p>	noted

Fire/Life Safety

2019-11-26 Issued for Planning Board Review.pdf [5 redlines] (Page 1)

9. WS - Fire/Life Safety B

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwfsfire.org 12/4/19 9:41 AM 01.03) Rezoning-Special Use District - 2</p>	<p>An approved turnaround design is required for fire apparatus access roads with dead-end segments longer than 150 feet.</p>
<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/20/19 9:50 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Noted</p>
<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/23/19 1:18 PM 01.03) Rezoning-Special Use District - 2</p>	<p>turnaround provided</p>

Inspections

General Issues

19. Zoning

<p>City of Winston-Salem Jeff Hunter 336-727-2626 jeffph@cityofwfs.org 12/12/19 2:59 PM 01.03) Rezoning-Special Use District - 2</p>	<ul style="list-style-type: none"> -Maximum building height is 45'. -Landscaping: For all required landscaping (streetyard, motor vehicle surface area, and bufferyards) document the type of vegetation, height and spacing requirements per UDO Sections 3-4 and 3-5. -Exterior lighting must comply with UDO-286 "Standards for Outdoor Lighting." -Anchored wheel stops will be required where parking abuts a sidewalk that is less than 7' in width. -Add required bicycle parking to the parking calculations. -Label the width of a typical parking space. -Label mail kiosk location(s). -Retaining walls require a separate permit. Walls that are 10' and higher require approval from the Assistant City Manager. -A 5' pedestrian walkway is required between the principal building and each sidewalk-designated public street. -Any signage requires separate permits.
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<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/20/19 10:14 AM 01.03) Rezoning-Special Use District - 2</p>	<p>Noted.....Maximum building height has been revised. Bufferyards and parking lot plantings will meet UDO requirements. Lighting note added to general notes. Sidewalks adjacent to parking are 7 feet wide. Bicycle parking is exempt for the proposed uses. Mail kiosks (CBU's) were shown and labeled on previous submittal. Sidewalks have been extended to right of way.</p>
<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/23/19 1:18 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Noted.....Maximum building height has been revised. Bufferyards and parking lot plantings will meet UDO requirements. Lighting note added to general notes. Sidewalks adjacent to parking are 7 feet wide. Bicycle parking is exempt for the proposed uses. Mail kiosks (CBU's) were shown and labeled on previous submittal. Sidewalks have been extended to right of way.</p>
<p>City of Winston-Salem Elizabeth Colyer 336-747-7427 elizabethrc@cityofws.org 12/30/19 2:34 PM 01.03a) PC Review - 3</p>	<p>Label the width of a typical parking space on the site plan.</p> <p>Anchored wheel stops will be required where parking abuts a sidewalk that is less than 7' in width, label the width of the proposed sidewalks abutting parking spaces.</p> <p>Parking for Multifamily dwellings requires a minimum 3' wide landscaped area provided between any parking area and building wall providing access into the unit(s). If this is required for Townhomes, this landscaping can be addressed at the time the permit applications are submitted.</p> <p>[Ver. 4] [Edited By Elizabeth Colyer]</p>

MapForsyth Addressing Team

General Issues

20. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 12/12/19 3:11 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Road names are approved.</p>
<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/20/19 10:14 AM 01.03) Rezoning-Special Use District - 2</p>	<p>noted</p>

[Allied Design, Inc.](#) noted
Steve Causey
336-765-2377
scausey@allied-engsurv.com
12/23/19 1:18 PM
01.03) Rezoning-
Special Use District - 2

Planning

General Issues

1. Rezoning

[City of Winston-Salem](#) Include building elevations.
Samuel Hunter
336-727-8000
samuelp@cityofws.org
11/26/19 10:19 AM
Pre-Submittal Workflow
- 1

[Allied Design, Inc.](#) will be included
Steve Causey
336-765-2377
scausey@allied-engsurv.com
11/26/19 4:48 PM
Pre-Submittal Workflow
- 1

10. CPAD

[City of Winston-Salem](#) The Southwest Winston-Salem plan recommends intermediate density residential of up to 12 units/acre for this property. The proposed RM12-S request would conform to this recommendation. The plan also recommends that buildings should have entrances and attractive detailing facing Silas Creek Parkway. It is unclear from the submitted site plan whether this has been accommodated. The plan also recommends locating small footprint townhome development along Ebert Street. For enhanced compatibility with adjacent single family homes, these buildings should have entrances facing Ebert Street.
Kirk Ericson
336-747-7045
kirke@cityofws.org
12/4/19 9:53 AM
01.03) Rezoning-
Special Use District - 2

[Allied Design, Inc.](#) Noted....Note added to plan to indicate this.
Steve Causey [Ver. 2] [Edited By Steve Causey]
336-765-2377
scausey@allied-engsurv.com
12/20/19 3:20 PM
01.03) Rezoning-
Special Use District - 2

[Allied Design, Inc.](#) noted
Steve Causey
336-765-2377
scausey@allied-engsurv.com
12/23/19 1:18 PM
01.03) Rezoning-
Special Use District - 2

13. Historic Resources

[City of Winston-Salem](#) Parcel 6824-27-7176 at 1451 Ebert Street include FY1089, the Ebert House. The Ebert House is a ca. 1850 vernacular brick structure that was heavily remodeled in 1971-72. At that time, the original brick was replaced with George Black brick. The Reich family may have constructed this house. Bill Ebert moved it from the Griffin Road/Friedburg vicinity before the Civil War.
[Heather Bratland](#)
336-727-8000
heatherb@cityofws.org
12/6/19 4:19 PM
01.03) Rezoning-
Special Use District - 2

Prior to demolition, the house should be documented with photography and using the Architectural Resources Documentation Form. Contact Historic Resources staff for a copy of the form. Any George Black brick that can be salvaged during demolition should be retained and potentially donated back to the George Black House, which maintains a collection of his handmade bricks.

[Allied Design, Inc.](#) Noted
Steve Causey
336-765-2377
scausey@allied-engsurv.com
12/20/19 10:42 AM
01.03) Rezoning-
Special Use District - 2

[Allied Design, Inc.](#) Noted
Steve Causey
336-765-2377
scausey@allied-engsurv.com
12/23/19 1:18 PM
01.03) Rezoning-
Special Use District - 2

14. CAC/Greenway

[City of Winston-Salem](#) No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
12/9/19 8:58 AM
01.03) Rezoning-
Special Use District - 2

<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/20/19 10:42 AM 01.03) Rezoning- Special Use District - 2</p>	Noted
<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/23/19 1:19 PM 01.03) Rezoning- Special Use District - 2</p>	good

21. Design

<p>City of Winston-Salem Gary Roberts 336-747-7069 garyr@cityofws.org 12/17/19 2:08 PM 01.03) Rezoning- Special Use District - 2</p>	<p>Provide two lateral sidewalk connections along both sides of the driveway to connect with the sidewalk along Ebert Street. Provide a three foot tall berm and the plantings of a 20' Type I bufferyard along the Ebert and Silas Creek Parkway frontages. Consider enhancing the side and rear elevations for the townhomes which back up to Silas Creek Parkway and Ebert Street to be more in line with the proposed front elevations.</p>
<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/23/19 1:19 PM 01.03) Rezoning- Special Use District - 2</p>	<p>sidewalks provided; berm provided along Silas Creek; enhanced elevations provided [Ver. 2] [Edited By Steve Causey]</p>

Stormwater

General Issues

12. Stormwater Permitting Required

<p>City of Winston-Salem Joe Fogarty 336-747-6961 josephf@cityofws.org 12/4/19 10:34 AM 01.03) Rezoning- Special Use District - 2</p>	<p>This development will need to comply with both the high density water quality provisions (since its greater than 24% BUA and greater than 2 units/acre) and the water quantity provisions (since more than 20,000 sq.ft. of net new impervious area is proposed) of the City of Winston-Salem's Post Construction Stormwater Management ordinance. This will require capture and treatment of the first inch of runoff in an approved water quality system and also attenuation of the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration as well as capture of the 25 year pre versus post volume increase and release of this volume over a 2 to 5 day period. Permitting also entails provision of a non-refundable long term financial surety. In the case where the developer is going to be the entity responsible for the long term operation and maintenance of the system then the surety shall be equal to 4% of the estimated cost of constructing the Stormwater management system. If there is to be a HOA involved then the developer must establish an escrow account and deposit 15% of the estimated construction cost of the system into that account and enter into an escrow agreement with the City. The HOA would then be obliged to also add further funds per the ordinance stipulations. Also as part of the permitting process an O&M agreement needs to be approved by the City and this agreement recorded by the developer at the Forsyth County Register of Deeds office once approved.</p>
<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/20/19 10:44 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Noted</p>
<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/23/19 1:19 PM 01.03) Rezoning- Special Use District - 2</p>	<p>Noted</p>

Stormwater Management

2019-11-26 Issued for Planning Board Review.pdf [5 redlines] (Page 1)

11. Text Box B

<p>City of Winston-Salem Joe Fogarty 336-747-6961 josephf@cityofws.org 12/4/19 10:26 AM 01.03) Rezoning- Special Use District - 2</p>	<p>You might want to label the stormwater management system and also indicate what type of device(s) you are proposing as the Planning Board will likely want to know this</p>
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<p>Allied Design, Inc. Systems and types labeled. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/20/19 11:16 AM 01.03) Rezoning- Special Use District - 2</p>	
<p>Allied Design, Inc. labeled Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/23/19 1:20 PM 01.03) Rezoning- Special Use District - 2</p>	

Utilities

General Issues

16. General Comments

<p>City of Winston-Salem Submit water/sewer extension plans to Utilities Plan Review for permitting/approval. Be aware of the Utilities System Development Fees that will be charged for each new meter purchase. Water Meters purchased through COWS. Charles Jones 336-727-8000 charlesj@cityofws.org 12/9/19 10:31 AM 01.03) Rezoning- Special Use District - 2</p>	
<p>Allied Design, Inc. Noted. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/20/19 11:16 AM 01.03) Rezoning- Special Use District - 2</p>	
<p>Allied Design, Inc. noted Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/23/19 1:20 PM 01.03) Rezoning- Special Use District - 2</p>	

WSDOT

General Issues

18. General Comments

<p>City of Winston-Salem David Avalos 336-727-8000 davida@cityofws.org 12/12/19 10:11 AM 01.03) Rezoning- Special Use District - 2</p>	<p>WSDOT will require a right slip lane 0-12' over 100 LF. Dedicate right of way 40' from center along Ebert frontage and widen 18' from center with curb and gutter and sidewalk to match cross section to the North. Dedicate right of way 55' from center along Silas Creek with curb and gutter and sidewalk.</p>
<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/20/19 1:44 PM 01.03) Rezoning- Special Use District - 2</p>	<p>Noted....Changes made to plan to meet these requirements.</p>
<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 12/23/19 1:20 PM 01.03) Rezoning- Special Use District - 2</p>	<p>Noted</p>