



W-3450 DAIRI-O : Clemmons Road (Special Use Rezoning)



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

Phone: 336-747-7065

City of W-S Planning

Gaines Hunter
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-3450 DAIRI-O : Clemmons Road (Special Use Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 410023

Wednesday, July 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: 12

Engineering

General Issues

10. General comments

City of Winston-Salem Connect the sidewalk from the roundabout to the existing sidewalk to the restaurant.

Ryan Newcomb

3367278063

ryanncn@cityofws.org

7/15/20 3:54 PM

01.03) Rezoning-
Special Use District - 2

11. Driveway Permit required

City of Winston-Salem
James Mitchell
336-727-8000
jamestm@cityofws.org
7/15/20 4:01 PM
01.03) Rezoning-
Special Use District - 2

A City driveway permit will be required for the proposed access point onto Orchard View Dr. The concrete apron shall extend from the edge of pavement on Orchard View Dr. to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required).

Erosion Control

General Issues

7. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
7/9/20 9:09 AM
01.03) Rezoning-
Special Use District - 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/>

Inspections

General Issues

18. Zoning

City of Winston-Salem
Jeff Hunter
336-727-2626
jeffph@cityofws.org
7/21/20 11:03 AM
01.03) Rezoning-
Special Use District - 2

-A grading plan is required.
-Exterior lighting must comply with Section 6.6 of the UDO "Exterior Lighting." This includes but is not limited to submitting a photometric plan, parking lot lighting shall utilize fixtures certified as full cut-off or LED BUG-rated fixtures with an upright rating of U0 and a maximum glare rating of G3. Wall packs must be shielded or are otherwise prohibited.
-Label the RS-9 adjacent parcel.
-Landscaping: For the streetyard, bufferyards and motor vehicle surface areas, document the type of vegetation, height and spacing requirements per UDO standards.

MapForsyth Addressing Team

General Issues

17. Addressing & Street Naming

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
7/20/20 9:13 AM
01.03) Rezoning-
Special Use District - 2

no comment

NCDOT

General Issues

16. NCDOT Comments

[NCDOT Division 9](#)

Victoria Kildea

336-747-7900

vrkildea@ncdot.gov

7/20/20 9:02 AM

01.03) Rezoning-

Special Use District - 2

- No comments.

Planning

General Issues

8. Historic Resources

[City of Winston-Salem](#)

No comments

Heather Bratland

336-727-8000

heatherb@cityofws.org

7/9/20 11:06 AM

01.03) Rezoning-

Special Use District - 2

13. Design

[City of Winston-Salem](#)

Gary Roberts

336-747-7069

garyr@cityofws.org

7/16/20 8:08 AM

01.03) Rezoning-

Special Use District - 2

To minimize impact on Orchard View Drive, reduce driveway width to the required minimum of 20'. Also reduce the driveway curb radius on the northern flare to 10-15'. Provide sidewalk along Orchard View Drive. Consider evergreen plantings along both street frontages in the streetyard rather than shrubs.

Stormwater

General Issues

6. Stormwater Management Permit Required

City of Winston-Salem Joe Fogarty 336-747-6961 josephf@cityofws.org 7/8/20 3:46 PM 01.03) Rezoning-Special Use District - 2

A Stormwater management permit will be required for this development that is in compliance with the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. I can't say for sure based on this submittal if the water quality provisions will apply. That is because they only apply if you disturb more than 1 acre during construction. It does not state the disturbed area on the plan and the site area itself if just barely over an acre. If the disturbance is less therefore than 1 acre then the water quality provisions are not applicable. If the disturbance is 1 acre or above they are and if this is the case the site would be considered a high density development per the provisions as it exceeds 24% built upon area. This would then require management of the first inch of runoff in an approved Stormwater management system. The water quantity provisions of the ordinance apply to this development as it proposes to create more than 20,000 sq.ft. of net new impervious area. These provisions require that the post developed peak runoff rates from the 2, 10 and 25 year storm events of minimum 6 hour duration be managed in the Stormwater management system to at, or below, the pre developed rates and that the increase in the 25 year volume from the pre developed condition to the post developed condition be stored in the system and released over a 2 to 5 day period. The Stormwater management permit requires a non-refundable financial surety to be provided to the City at the time of Stormwater management permitting that equal 4% of the estimated construction cost of the Stormwater management system and this surety is non-refundable. The permit process also requires that the developer have approved by the City an Operation and Maintenance Agreement and that this agreement be recorded at The Forsyth County Register of Deeds office upon approval.

Stormwater Management

2020.07.07 20-034 Submittal RZ-1 Signed.pdf [3 redlines] (Page 1)

5. Text Box B

City of Winston-Salem Joe Fogarty 336-747-6961 josephf@cityofws.org 7/8/20 3:35 PM 01.03) Rezoning-Special Use District - 2

why is the proposed detention system not at the lower point of the site grade-wise? Just curious on that. Not the usual to see a system further "up" the site

Utilities

General Issues

9. Utilities General Comments.

City of Winston-Salem Raymond Catron 336-727-8000 rayc@cityofws.org 7/9/20 12:22 PM 01.03) Rezoning-Special Use District - 2

Any existing water/sewer connections not intended for reuse must be terminated at the main. Structures, Retaining Walls, Trees, Heavy Plantings, Cut, Fill, or other significant disturbance shall not be permitted within water and/or sewer easements.

WSDOT

General Issues

12. General Comments

City of Winston-Salem No access easement along Clemmonsville rd frontage. Straight out the crosswalk.
David Avalos Recommend extend sidewalk and curb and have the crosswalk go from corner to
336-727-8000 corner. Extend curb and gutter on orchard view drive from driveway to existing on
davida@cityofws.org Clemmonsville with a minimum of 22' pavement width.
7/15/20 4:04 PM [Ver. 2] [Edited By David Avalos]
01.03) Rezoning-
Special Use District - 2