



# PBR 2020-09 -Duarte and Castro (Salem Lake WSIII Paired Parcel Avg Density)



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City of W-S Planning

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Winston Salem, NC 27103

Project Name: PBR 2020-09 -Duarte and Castro (Salem Lake WSIII Paired Parcel Avg Density)  
Jurisdiction: City of Winston-Salem  
ProjectID: 433857

Wednesday, September 16, 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: 7

### Erosion Control

### General Issues

### 10. Watershed Calculations

**City of Winston-Salem** Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
9/9/20 7:42 AM  
01.06) Planning Board Review - 2

The Built-upon Area (BUA) calculations have not been properly documented on either plan sheet. The calculations must be completed and clearly shown as follows:

On the 135 Hasting Hill Road site plan the total amount of allowable BUA must be calculated for this parcel and shown on the plan. Maximum BUA percentage for this parcel is 24%. Any existing BUA on this parcel must be subtracted from the total to determine the remaining balance. It must be clearly labeled how much of the remaining balance will be used on the 151 Peddycord Park Drive property and that exact sized area delineated as undeveloped on this site plan.

On the 151 Peddycord Park Drive site plan the total amount of BUA (existing and proposed) must be shown. Any proposed overage of 24% must be shown and the overage cannot exceed what is being taken from the 135 Hastings Hill Road parcel.

Feel free to give me a call if you need further clarification about these comments. (336-462-7480)

## Planning

### General Issues

#### 9. Historic Resources

**City of Winston-Salem** No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
9/8/20 8:32 AM  
01.06) Planning Board Review - 2

#### 11. CAC/Greenway

**City of Winston-Salem** No comment.  
Amy Crum  
336-747-7051  
[amyc@cityofws.org](mailto:amyc@cityofws.org)  
9/9/20 4:28 PM  
01.06) Planning Board Review - 2

#### 13. Resubmittal

**City of Winston-Salem** Resubmittal deadline for changes to the plan is next Thursday September 24th.  
David Reed  
336-747-7043  
[davidr@cityofws.org](mailto:davidr@cityofws.org)  
9/15/20 5:08 PM  
01.06) Planning Board Review - 2

#### 14. Platting

City of Winston-Salem Staff will recommend a condition of approval requiring the lots be platted with the paired parcel information clearly designated and labeled on the plats.  
David Reed  
336-747-7043  
[davidr@cityofws.org](mailto:davidr@cityofws.org)  
9/16/20 8:03 AM  
01.06) Planning Board  
Review - 2

## Stormwater

### General Issues

#### 8. Stormwater Comments

City of Winston-Salem Assuming the paired parcel is approved and adhered to then no Stormwater management will be required as both parcels combined do not exceed 24% impervious area and thus would not be subject to having to manage the first inch of runoff for water quality per the Salem Lake Watershed ordinance.  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
9/3/20 8:43 AM  
01.06) Planning Board  
Review - 2

## Zoning

### General Issues

#### 12. Zoning

City of Winston-Salem The last permitted zoning use for the subject site was "Wholesale Trade, B".  
Elizabeth Colyer  
336-747-7427  
[elizabethrc@cityofws.org](mailto:elizabethrc@cityofws.org)  
9/14/20 6:30 PM  
01.06) Planning Board  
Review - 2