



W -3419 Quality Mart - Union Cross Road (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

Robert Spalding
The Isaacs Group
8720 Red Oak Boulevard, Suite 420
Charlotte, NC 28217

Project Name: W -3419 Quality Mart - Union Cross Road (Site Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 293887

Wednesday, August 28, 2019

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 Wednesday the week before (8 days prior to) the Planning Board meeting.

Open Issues: 23

Engineering

General Issues

37. Driveway Permit required

City of Winston-Salem
Ryan Newcomb
336-727-8000
ryancn@cityofws.org
8/21/19 4:28 PM
01.13) Application for Site plan Amendment -
3

A City driveway permit will be required for the proposed accesses onto Pecan Lane. The accesses will need to be heavy duty concrete aprons to support truck traffic (minimum 8" 4,000 psi concrete over 6" compacted ABC). The concrete aprons shall extend from the edge of pavement on Pecan Lane to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required).
[Ver. 2] [Edited By Ryan Newcomb]

Erosion Control

General Issues

35. Erosion Control Plan Needed

City of Winston-Salem
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 8/16/19 10:13 AM
 01.13) Application for
 Site plan Amendment -
 3

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

33. Notes

City of Winston-Salem (Fire)
 Douglas Coble
 (336) 734-1290
douglasc@cityofwsfire.org
 8/15/19 10:30 AM
 01.13) Application for Site
 plan Amendment - 3

Provide Fire Hydrants within 500' of the most remote portion of the building measured the way in the Fire Apparatus would travel.

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 and to <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf> for further information. Approved calculation methods include those in the ISO Fire Suppression Rating Schedule and in Appendix B of the 2018 NC Fire Code.

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.

IDTP

R1.0-7-2-19.pdf [39 redlines] (Page 1) [1] SITE AMENDMENT

12. COUNCIL MEMBER CONTACT B

City of Winston-Salem
 Bryan Wilson
 336-747-7042
bryandw@cityofws.org
 7/3/19 9:04 AM
 Pre-Submittal Workflow - 1

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.

The Isaacs Group
 Robert Spalding
 (704) 2279424
bspalding@isaacsgrp.com
 8/6/19 11:16 AM
 Pre-Submittal Workflow - 1

The owner (Quality Oil Company LLC - Daniel Dinsbeer) is working on coordinating the neighborhood Meeting

R1.0-8-6-19.pdf [15 redlines] (Page 1)

23. Text Box B

City of Winston-Salem
 David Reed
 336-747-7043
davidr@cityofws.org
 8/7/19 11:00 AM
 Pre-Submittal Workflow - 2
 (Resubmit for adj. PIN)

As discussed in the last pre-submittal application, the portion of this lot that contains a part of the car wash will REQUIRE a partial lot description in order to proceed. A partial lot description will need to be submitted prior to and approved by Friday, August 9th to be considered for official submittal in this cycle. Otherwise, you would need to demonstrate how this whole PIN is a part of your site plan with shown UDO required development standards (example: bufferyards, streetyards, etc.) The original concept plan showed the NCDOT lot with an approved site plan as part of the original rezoning (Case W-3116). In effect, adding the entirety of the NCDOT parcel to this site plan amendment would invalidate the prior rezoning. Please contact Desmond Corley at (336)747-7065 or via email at desmondc@cityofws.org.
 [Ver. 6] [Edited By David Reed]

The Isaacs Group
 Robert Spalding
 (704) 2279424
bspalding@isaacsgrp.com
 8/12/19 4:19 PM
 Pre-Submittal Workflow - 2
 (Resubmit for adj. PIN)

partial lot description included in this submittal

28. COUNCIL MEMBER CONTACT B

City of Winston-Salem
 David Reed
 336-747-7043
davidr@cityofws.org
 8/7/19 9:33 AM
 Pre-Submittal Workflow - 2
 (Resubmit for adj. PIN)

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.

The Isaacs Group
 Robert Spalding
 (704) 2279424
bspalding@isaacsgrp.com
 8/12/19 4:21 PM
 Pre-Submittal Workflow - 2
 (Resubmit for adj. PIN)

Developer is still coordinating neighborhood meeting

29. Text Box B

City of Winston-Salem
 David Reed
 336-747-7043
davidr@cityofws.org
 8/7/19 10:56 AM
 Pre-Submittal Workflow - 2
 (Resubmit for adj. PIN)

Elevations will be required as a part of official submittal with an emphasis on side facing Pecan Ln.

The Isaacs Group
 Robert Spalding
 (704) 2279424
bspalding@isaacsgrp.com
 8/12/19 4:21 PM
 Pre-Submittal Workflow - 2
 (Resubmit for adj. PIN)

Noted Architect and developer have been advised to submit this information by end of august

Inspections

General Issues

43. Zoning Use

<p>City of Winston-Salem Jeff Hunter 336-727-2626 jeffph@cityofws.org 8/26/19 2:25 PM 01.13) Application for Site plan Amendment - 3</p>	<p>-A grading permit must be issued prior to the issuance of the commercial permit. -Need Driveway permit. -Add to parking calculations: Bicycle parking is required. -Show dumpster elevation screening and height. -MVSA plantings require a minimum planting area of 600 SF. -A lighting plan is required that meets the standards of UDO-286 (Standards for Outdoor Lighting). -Show 10' X 70' site triangles. -Cross access easement to the south. -Record plat that must include a negative access easement across the frontage of Union Cross Rd. -Building elevations for the convenience store shall be approved by Planning Staff as volunteered by the petitioner. -As volunteered by the petitioner, the garage door provided at the exit of the car wash shall remain closed except when cars are exiting. -For landscaping requirements, provide the type of vegetation, height and spacing requirements per UDO standards.</p>
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MapForsyth Addressing Team

General Issues

42. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 8/26/19 10:20 AM 01.13) Application for Site plan Amendment - 3</p>	<p>Assign address is 1980 Pecan Ln.</p>
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NCDOT

General Issues

45. NCDOT Comments

<p>NCDOT Division 9 Victoria Kildea 336-747-7900 vrkildea@ncdot.gov 8/26/19 3:22 PM 01.13) Application for Site plan Amendment - 3</p>	<ul style="list-style-type: none">• PROVIDE DUAL LEFT TURNS ONTO SOLOMON DRIVE FROM UNION CROSS• ENCROACHMENT AGREEMENT FOR ROAD IMPROVEMENTS TO UNION CROSS ROAD• SIGNAL MODIFICATION WILL BE REQUIRED -SIGNAL REVIEW BY J.P. COUCH, DIVISION TRAFFIC ENGINEER• SHOW 75' FROM CENTER LINE FOR ADDITIONAL FUTURE RIGHT-OF-WAY PER 2012 CTP
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Planning

General Issues

32. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
8/14/19 5:22 PM
01.13) Application for
Site plan Amendment -
3

34. CPAD

City of Winston-Salem This site is within the Union Cross Road/I-40 Activity Center in the Southeast Forsyth County plan update. The plan recommends this site for commercial development.
Kirk Ericson
336-747-7045
kirke@cityofws.org
8/15/19 10:42 AM
01.13) Application for
Site plan Amendment -
3

41. Elevations

City of Winston-Salem As mentioned at pre-submittal, elevations will be needed prior to the issue resolution deadline on September 4th, 2019.
David Reed
336-747-7043
davidr@cityofws.org
8/22/19 11:07 AM
01.13) Application for
Site plan Amendment -
3

R1.0-8-8-19.pdf [8 redlines]

48. Cross-access

City of Winston-Salem A cross-access easement will need to be recorded with the property to the south prior to permitting.
Desmond Corley
336-727-8000
desmondc@cityofws.org
8/27/19 5:26 PM
01.13) Application for
Site plan Amendment - 3

49. Design

City of Winston-Salem The western portion of this site is important visually because it is directly opposite residential units. The building articulation on the west side and the site landscaping along that frontage should be sensitive to the residential neighbors. Please provide some additional landscaping along the western frontage to soften the visual impact(s) of the back-of-building aesthetics and activities.
Desmond Corley
336-727-8000
desmondc@cityofws.org
8/27/19 5:31 PM
01.13) Application for
Site plan Amendment - 3 Staff also recommends moving the dumpster from its current proposed location to another that is easily accessible but not so close to the residential properties to the north and west.

Sanitation

General Issues

44. Bulk Container Information

City of Winston-Salem
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
8/26/19 2:50 PM
01.13) Application for
Site plan Amendment -
3

Location is fine for bulk container.

Bulk Containers: All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.

Location and placement: Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the containers. The location of the container shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container.

Stormwater

General Issues

31. Stormwater Management - No Comment

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
8/14/19 4:00 PM
01.13) Application for
Site plan Amendment -
3

This development is contained and covered under an overall Stormwater management master plan in place for the Grand at Union Cross development. Therefore nothing further is required as regards Stormwater management permitting.

Utilities

General Issues

36. General Comments

City of Winston-Salem
Charles Jones
336-727-8000
charlesj@cityofws.org
8/19/19 9:11 AM
01.13) Application for
Site plan Amendment -
3

Water and sewer connections should be existing, as they were installed during the Pecan Lane Project. Water Meters purchased through COWS. System Development Fees will be charged for each new meter purchase. All water connections will require a backflow preventer.

WSDOT

R1.0-8-8-19.pdf [8 redlines] (Page 1)

38. Callout B

City of Winston-Salem
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
8/27/19 3:39 PM
01.13) Application for
Site plan Amendment -
3

extend median to to a minimum of 20' past the centerline of the driveway to ensure Right out only
[Ver. 2] [Edited By Jeffrey Fansler]

39. Callout B

City of Winston-Salem show stub to the property line and provide Cross-access easement

Jeffrey Fansler
336-727-8000

jeffreygf@cityofws.org

8/21/19 4:28 PM

01.13) Application for
Site plan Amendment -

3

40. Callout B

City of Winston-Salem 7' minimum

Jeffrey Fansler
336-727-8000

jeffreygf@cityofws.org

8/21/19 4:28 PM

01.13) Application for
Site plan Amendment -

3

46. Callout B

City of Winston-Salem Provide ADA accommodations at both driveways

Jeffrey Fansler
336-727-8000

jeffreygf@cityofws.org

8/27/19 3:40 PM

01.13) Application for
Site plan Amendment -

3

47. Callout B

City of Winston-Salem Provide NAE along Union Cross Frontage

Jeffrey Fansler
336-727-8000

jeffreygf@cityofws.org

8/27/19 3:41 PM

01.13) Application for
Site plan Amendment -

3