



W-3553 Tannery Mill Apartments - 5640 Indiana Avenue (Special Use Zoning from RM18-S to RM18-S)

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

Ash Miller
MLA Design Group, Inc
120 Club Oaks Court Suite 100
100
Winston-Salem, NC 27104

Project Name: W-3553 Tannery Mill Apartments - 5640 Indiana
Avenue (Special Use Zoning from RM18-S to RM18-S)
Jurisdiction: City of Winston-Salem
ProjectID: 881862

Wednesday, November 16, 2022

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: 18

Engineering

General Issues

13. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
11/3/22 2:30 PM
01.03) Rezoning-
Special Use District - 2

The following item is required before the driveway permit may be reviewed:

1. A City driveway permit is required for the permanent entrance on Indiana Avenue. Please complete and sign a driveway permit application and return it, along with a copy of the site plan, to the Engineering Division for review. A review fee of \$200 is also required. Please submit all items through IDT plans.

The following items are required as part of the detailed plan review:

2. Proposed storm drainage systems will need to be shown on the plan. Also include design calculations and construction details for all storm drainage elements. Storm drainage information may be shown in tabular form on the plan sheets.

3. Provide construction details for sidewalks, curb and gutter, wheelchair ramps, etc. Where possible, please use construction details from the City IDS Manual. Include construction detail V-13 for the entrance off of Indiana Avenue. Provide turning radii for the concrete apron off of Indiana Avenue.

4. Please note on the plan that 4,000 psi concrete must be used for the dumpster pads. The slab must be a minimum of 8" thick and must be placed on 6" of compacted ABC stone. 4,000 psi concrete must also be used in the driveway apron for the entrance off of Indiana Avenue.

5. Ensure adequate sight distances along Indiana Avenue. Be sure to include 10' x 70' sight triangles at the project entrance.

[Ver. 3] [Edited By Matthew Gantt]

Erosion Control

General Issues

9. Grading/Erosion Control Permit and Erosion Control Plan needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
11/2/22 11:31 AM
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/>

10. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
11/2/22 11:31 AM
01.03) Rezoning-
Special Use District - 2

If this project will use any public funds, then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800).

Fire/Life Safety

General Issues

17. Sketch Plans and Site Plans

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|--|--|
| <p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 11/8/22 1:36 PM 01.03) Rezoning- Special Use District - 2</p> | <p>Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.</p> <p>For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC, ensuring no FDC is more than 100 feet from a fire hydrant.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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. Buildings that are equipped with sprinkler systems throughout are exempt from this requirement. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:</p> <ul style="list-style-type: none"> • Appendix B of the 2018 NC Fire Code; or • the ISO Fire Suppression Rating Schedule (as described in https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf). <p>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.</p> |
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MapForsyth Addressing Team

General Issues

20. Addressing & Street Naming

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| <p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 11/10/22 4:53 PM 01.03) Rezoning- Special Use District - 2</p> | <p>Approved roads: Tannery Mill Ln, Cobbler Ct and Krause Way.</p> |
|--|--|

Planning

10-31-22 Tannery Mill Apartments Rezoning Plan.pdf [5 redlines] (Page 1) [1] site

23. Text Box B

City of Winston-Salem Label dumpsters
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/15/22 10:56 AM
01.03) Rezoning-
Special Use District - 2

24. Text Box B

City of Winston-Salem Show any monument signage and sight triangles
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/22 9:26 AM
01.03) Rezoning-
Special Use District - 2

25. Text Box B

City of Winston-Salem Verify FFE's (should be based on grade elevation)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/22 9:49 AM
01.03) Rezoning-
Special Use District - 2

General Issues

4. COUNCIL MEMBER CONTACT

City of Winston-Salem **Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison for their office prior to the Planning Board Hearing. Be advised that Council Members may want to participate in any community outreach efforts . Information for each Council Member can be found on their website here: <https://www.cityofws.org/564/City-Council>**
Marc Allred
336-727-8000
marca@cityofws.org
10/24/22 3:26 PM
Pre-Submittal Workflow
- 1

MLA Design Group, Inc We met with the council member and have invited her to the neighborhood meeting scheduled for November 10.
Ash Miller
3362512460
mia@millerla.com
10/31/22 1:26 PM
Pre-Submittal Workflow
- 1
[Ver. 2] [Edited By Ash Miller]

14. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
11/4/22 9:58 AM
01.03) Rezoning-
Special Use District - 2

21. Environmental Features/Greenways

[City of Winston-Salem](#) No comments.
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
11/14/22 12:29 PM
01.03) Rezoning-Special
Use District - 2

22. CAC

[City of Winston-Salem](#) No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
11/14/22 5:03 PM
01.03) Rezoning-
Special Use District - 2

26. Elevations

[City of Winston-Salem](#) Elevations will be required prior to issue resolution deadline.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/22 4:11 PM
01.03) Rezoning-
Special Use District - 2

Sanitation

General Issues

12. Cart Corral

[City of Winston-Salem](#) I am unsure that there is sufficient space for carts (refuse or recycling-if requested). Will there be a corral or multiple cart stations?
Helen Peplowski
336-727-8000
helenp@cityofws.org
11/2/22 3:52 PM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

11. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
11/2/22 3:39 PM
01.03) Rezoning-
Special Use District - 2

This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that shows compliance with the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions.

The development will be considered a high density development in terms of the water quality provisions of the ordinance since it exceeds 24% impervious area and exceeds 2 units per acre. The plan states the impervious percentage will be 48.6% and the units per acre will be 17.59. The high density provisions require that the first inch of runoff from the development is captured and treated in an approved Stormwater management system.

The water quantity provisions of the ordinance will apply since more than 20,000 sq.ft. of new impervious area is proposed to be created. These provisions require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration be managed to at or below the pre developed rates in an approved Stormwater management system. In addition the increase in the pre versus post 25 year volume must be stored in the system and released over a 2 to 5 day period.

Your plan is currently showing two "Stormwater BMP's" and they are labeled as such. The Planning Board and public may want to know what the specific types of BMP's these will be so that is something you may want to consider before you go to the Planning Board. I myself do not need to know this at this stage as I will ensure adequate BMP's are designed when this is permitted but again the Planning Board may want to know what they are approving and so I'm just mentioning it here for that reason.

The Stormwater management permit will require that a non-refundable financial surety equal to 4% of the estimated construction cost of the Stormwater management system be provided to the City at the time of permitting.

The permit process will also require that an Operation and Maintenance Agreement for the Stormwater management system be approved by the City and once approved recorded at The Forsyth County Register of Deeds office.

[Ver. 4] [Edited By Joe Fogarty]

Utilities

General Issues

15. General Comments

City of Winston-Salem
Chris Jones
336-747-7499
charlesj@cityofws.org
11/7/22 11:31 AM
01.03) Rezoning-
Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. Water/sewer interior to the site will be private. Site will be master metered with a Reduced pressure assembly backflow preventer matching the meter size. Water connections must be out of the driveway. Pool must discharge to storm, NOT SANITARY SEWER.

WSDOT

General Issues

18. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
11/16/22 8:16 AM
01.03) Rezoning-
Special Use District - 2

- WSDOT Will require left and right turn lanes with a minimum of 50' storage and appropriate taper. Dedicate ROW for these improvements
- Ensure new driveway meets sight distance requirements- 100' for every 10 miles per hour of the posted speed limit +5mph (400' for 40mph)
- Reduce in gress lane down to 12' and remove median.
- WSDOT recommends 1 lane in and 1 lane out to reduce width of driveway
- add 6'x15' concrete pass for future bus shelter at Appomattox bus stop
- Curb and gutter and sidewalk required along entire Indiana frontage.
- 7' sidewalk required where parking abuts for install wheelstops.

[Ver. 4] [Edited By David Avalos]

Zoning

General Issues

16. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
11/16/22 9:32 AM
01.03) Rezoning-
Special Use District - 2

Some parking areas are missing the required min 75' radius from large variety tree. Most of the internal parking islands are less than the required 600 sf needed for a large tree to count towards this. The parking area south of the clubhouse, in front of building 3 & 6 are missing the coverage.

Bicycle parking is required. Please show the calculation with the required parking and show proposed locations for this.

We recommend that the 10' street yard buffer be changed to a 10' Type I buffer along Indiana as single family residential is across the street.

[Ver. 5] [Edited By Amy McBride]