



Phone: 336-747-7068

# W-3405 Essex Place

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



Linwood Davis  
Sylvan Road Partners, LLC  
812 sylvan road  
Winston Salem, NC 27104

Project Name: W-3405 Essex Place  
Jurisdiction: City of Winston-Salem  
ProjectID: 255048

Wednesday, March 27, 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: 21

### Engineering

#### 2019.02.05 Essex Place Site Plan.pdf [28 redlines] (Page 1)

##### 21. Text Box B

<p>City of Winston-Salem Albert Gaskill 336-747-6846 <a href="mailto:albertcg@cityofws.org">albertcg@cityofws.org</a> 3/18/19 11:50 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Engineering to review/approve all roadway Design. City DW permit req'd with concrete apron and ADA ramps. 10 X 70 SE req'd with stop bar and stop sign at Kester Mill Rd. show 10' util easements both side of roadway.</p>
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##### 22. Text Box B

<p>City of Winston-Salem Albert Gaskill 336-747-6846 <a href="mailto:albertcg@cityofws.org">albertcg@cityofws.org</a> 3/18/19 11:50 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Show C&amp;G and SW to PL</p>
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### 23. Text Box B

City of Winston-Salem    Sight triangle is on your property and starts at the curb line and R/W line  
Albert Gaskill  
336-747-6846  
[albertcg@cityofws.org](mailto:albertcg@cityofws.org)  
3/18/19 11:50 AM  
01.03) Rezoning-  
Special Use District - 2

## Erosion Control

### General Issues

### 24. Erosion Control Plan Needed

City of Winston-Salem    If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading  
Matthew Osborne    Permit will be required prior to the start of work. In order to obtain this permit you must submit a  
336-747-7453    professionally designed Erosion and Sedimentation Control Plan along with an original signed/notarized  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)    Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through  
3/19/19 8:35 AM    the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>  
01.03) Rezoning-  
Special Use District - 2

## Fire/Life Safety

### General Issues

### 18. Notes

Winston-Salem Fire    As part of your construction plan submittal, include the calculated fire flow for this  
Department    project and indicate the approved method used for that construction. Refer to  
Michael Morton    Section 507 of the 2018 NC Fire Code and to  
336-747-6935    [https://www.isomitigation.com/siteassets/downloads/guide-](https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf)  
[michaelcm@cityofwsfire.org](mailto:michaelcm@cityofwsfire.org)    [determinerequiredfireflow.pdf](https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf) for further information.  
3/12/19 1:40 PM  
01.03) Rezoning-Special    Emergency responder radio coverage shall meet the requirements of Section 510  
Use District - 2    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.

## 2019.02.13 Essex Place Rezoning Site Plan (Revised).pdf [15 redlines] (Page 1)

### 16. WS - Fire/Life Safety B

Winston-Salem Fire    Provide design information to verify fire apparatus can negotiate this turn.  
Department  
Michael Morton  
336-747-6935  
[michaelcm@cityofwsfire.org](mailto:michaelcm@cityofwsfire.org)  
3/12/19 1:40 PM  
01.03) Rezoning-Special  
Use District - 2

### 17. WS - Fire/Life Safety B

<p><a href="#">Winston-Salem Fire Department</a>  Michael Morton  336-747-6935  <a href="mailto:michaelcm@cityofwsfire.org">michaelcm@cityofwsfire.org</a>  3/12/19 1:40 PM  01.03) Rezoning-Special Use District - 2</p>	<p>Ensure vegetation does not obstruct the required clear height and width for fire apparatus access roads.</p>
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**IDTP**

**2019.02.05 Essex Place Site Plan.pdf [19 redlines] (Page 1)**

**11. COUNCIL MEMBER CONTACT B**

<p><a href="#">City of Winston-Salem</a>  Bryan Wilson  336-747-7042  <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a>  2/6/19 11:55 AM  Pre-Submittal Workflow - 1</p>	<p>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.</p>
<p><a href="#">Sylvan Road Partners, LLC</a>  Linwood Davis  3364090994  <a href="mailto:linwood@sylvanroadpartners.com">linwood@sylvanroadpartners.com</a>  2/12/19 5:27 PM  Pre-Submittal Workflow - 1</p>	<p>Will do - Linwood Davis</p>
<p><a href="#">Sylvan Road Partners, LLC</a>  Linwood Davis  3364090994  <a href="mailto:linwood@sylvanroadpartners.com">linwood@sylvanroadpartners.com</a>  3/8/19 11:13 AM  Pre-Submittal Workflow - 1</p>	<p>I have traded extensive voice mails with Dan Besse. He's aware of the rezoning. His messages do not indicate that he will have concerns with this.</p>
<p><a href="#">Sylvan Road Partners, LLC</a>  Linwood Davis  3364090994  <a href="mailto:linwood@sylvanroadpartners.com">linwood@sylvanroadpartners.com</a>  3/26/19 9:50 AM  01.03) Rezoning-Special Use District - 2</p>	<p>I met with Dan Besse on 3/25 for an hour to discuss the development project.</p>

**Inspections**

General Issues

**28. Zoning**

[City of Winston-Salem](#)  
 Elizabeth Colyer  
 336-747-7427  
[elizabethrc@cityofws.org](mailto:elizabethrc@cityofws.org)  
 3/21/19 5:39 PM  
 01.03) Rezoning-Special Use District - 2

-Tree Save Area cannot utilize existing trees in a 20' Sewer Easement.  
 -Bicycle parking calculations are 0.125 spaces per dwelling unit; 2 spaces minimum per building, please update Site Plan Legend and provide bicycle parking at the clubhouse building and label all bicycle parking locations on the site plan.  
 -Type II Bufferyard is required against RS9 single family zoning, widths provided on site plan are both 15' and 20', please correct in Site Plan Legend.  
 -There is a required 15' minimum side setback and Type II bufferyard as noted on the site plan along the northwestern property boundary adjacent to residential zoning.  
 -Per text amendment UDO-286, an engineered lighting plan must be submitted to obtain an approved commercial permit application demonstrating no more than one-half footcandle light levels at residential property lines and public right-of way.  
 [Ver. 6] [Edited By Elizabeth Colyer]

**MapForsyth Addressing Team**

General Issues

**19. Addressing & Street Naming**

[Forsyth County Government](#)  
 Gloria Alford  
 3367032178  
[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)  
 3/12/19 2:35 PM  
 01.03) Rezoning-Special Use District - 2

Road name Thurrock Court is not labeled on the plan, please add road name.

**Planning**

General Issues

**14. CPAD**

[City of Winston-Salem](#)  
 Kirk Ericson  
 336-747-7045  
[kirke@cityofws.org](mailto:kirke@cityofws.org)  
 3/12/19 11:23 AM  
 01.03) Rezoning-Special Use District - 2

This plan complies with the recommendations of the Southwest Suburban plan update, which recommends intermediate density residential for the site (8-18 units per acre).

**30. CAC/Greenway**

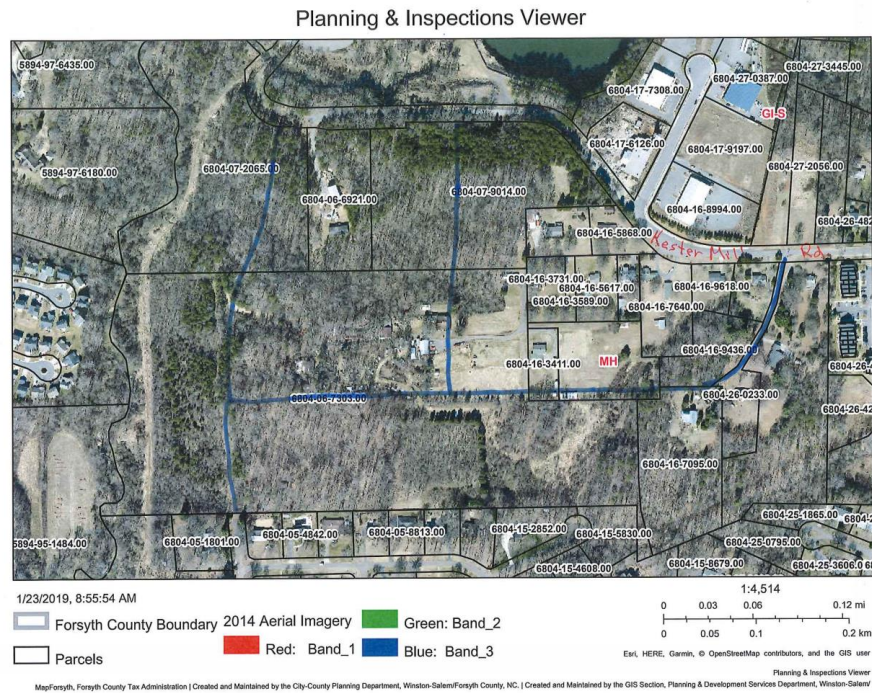
[City of Winston-Salem](#)  
 Amy Crum  
 336-747-7051  
[amyc@cityofws.org](mailto:amyc@cityofws.org)  
 3/25/19 8:49 AM  
 01.03) Rezoning-Special Use District - 2

No comment.

**31. Design**

City of Winston-Salem  
 Gary Roberts  
 336-747-7069  
[garyr@cityofws.org](mailto:garyr@cityofws.org)  
 3/25/19 11:36 AM  
 01.03) Rezoning-  
 Special Use District - 2

See comments below from the 1-25-19 Sketch Plan Meeting:  
 The land use and density are fully consistent with the recommendations of the Southwest Suburban Area Plan Update. This site is within a +/- 70 acre area recommended for density up to 18 du/ac which equates to a potential of 1,260 units. The first piece in achieving this long term planning goal should facilitate future comprehensive development in this larger area. While the proposed design does not completely preclude such an approach, if the adjacent PIN 6804-26-0233 cannot be included, I recommend redesigning the entrance as a public street and aligning it to serve adjacent properties similar to the attached conceptual street network. Good job on the benches and picnic shelter and because most pedestrians to and from the site will be walking to the east and the buildings are on the eastern side of the site, consider relocating the proposed sidewalk which connects to Kester Mill Road to the eastern side of the entrance and provide a wide, tree lined planting strip between the back of curb and said sidewalk.



[Ver. 4] [Edited By Gary Roberts]

### 32. Site/Design

City of Winston-Salem  
 Tiffany White  
 336-727-8000  
[tiffanyw@cityofws.org](mailto:tiffanyw@cityofws.org)  
 3/26/19 1:37 PM  
 01.03) Rezoning-  
 Special Use District - 2

Site plan needs to show where drainage from parking lot ties to proposed stormwater pond. Site plan also needs to show location of discharge outlet from proposed stormwater pond.

### 33. Site/Design

City of Winston-Salem Common Rec. Area needs to conform to UDO Chapter B Article 3 Section 3-6, including finish grade requirements.  
Tiffany White  
336-727-8000  
[tiffanyw@cityofws.org](mailto:tiffanyw@cityofws.org)  
3/26/19 1:39 PM  
01.03) Rezoning-  
Special Use District - 2

### 34. Site/Design

City of Winston-Salem Site Plan Legend: Purpose Statement under Review Information says RM18, not RM12-S. Site Size and Coverages lists Building Height as 40', site plan says Max Building Height 45'.  
Tiffany White  
336-727-8000  
[tiffanyw@cityofws.org](mailto:tiffanyw@cityofws.org)  
3/26/19 2:04 PM  
01.03) Rezoning-  
Special Use District - 2

## 2019.02.13 Essex Place Rezoning Site Plan (Revised).pdf [15 redlines] (Page 1)

### 26. planning callout B

City of Winston-Salem Sewer easement cannot contain tree save area.  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
3/21/19 12:35 PM  
01.03) Rezoning-  
Special Use District - 2

## Stormwater

### General Issues

### 15. Stormwater Management Plan/Permit Required

City of Winston-Salem A Post Construction Stormwater Management Plan and permit will be required to be submitted and approved for this project. The site is greater than 24% built upon and so is considered high density under the water quality provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance and therefore must manage the first inch of runoff in an approved Stormwater management device. The site must also address the water quantity provisions of the ordinance which require the 2, 10 and 25 year post developed peak runoff rates to be attenuated to at or below the pre developed rates and also manage the increase in the 25 year volume. The developer must provide a non-refundable surety equal to 4% of the construction cost of the Stormwater management system as part of the permit process and also submit for approval an Operation and Maintenance Agreement that must be recorded at the Forsyth County Register of Deeds office.  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
3/12/19 11:35 AM  
01.03) Rezoning-  
Special Use District - 2

## Utilities

### General Issues

### 20. General Comments

City of Winston-Salem Water and sewer interior to the site will be private. Site will be master metered. Water meters purchased through COWS. Backflow preventer required on all water connections. Be aware of the New System Development Fees that begin May 1, 2019.  
Charles Jones  
336-727-8000  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
3/18/19 9:57 AM  
01.03) Rezoning-Special Use District - 2

## Zoning

**2019.02.13 Essex Place Rezoning Site Plan (Revised).pdf [15 redlines] (Page 1)**

### 27. Text Box B

City of Winston-Salem and 20'  
Elizabeth Colyer  
336-747-7427  
[elizabethrc@cityofws.org](mailto:elizabethrc@cityofws.org)  
3/21/19 2:54 PM  
01.03) Rezoning-Special Use District - 2

### 29. Text Box B

City of Winston-Salem 15' Side Setback/15' Type II Bufferyard  
Elizabeth Colyer  
336-747-7427  
[elizabethrc@cityofws.org](mailto:elizabethrc@cityofws.org)  
3/21/19 5:26 PM  
01.03) Rezoning-Special Use District - 2