



W-3393 Sunnynoll Development - Tract 1

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



City of W-S Planning

Phone: 336-747-7068

Luke Dickey
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-3393 Sunnynoll Development - Tract 1
Jurisdiction: City of Winston-Salem
ProjectID: 239282

Wednesday, November 28, 2018

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: 16

Erosion Control

General Issues

8. Erosion Control Plan Needed

<p>City of Winston-Salem Matthew Osborne 336-747-7453 matthewo@cityofws.org 11/16/18 8:13 AM 01.13) Application for Site plan Amendment - 2</p>	<p>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/</p>
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Fire/Life Safety

[2018.11.09 Final Submittal - Sunnynoll Tract 1 Site Plan Amendment \(18-185\)-Signed.pdf \[4 redlines\]](#) (Page 1)

6. WS - Fire/Life Safety B

Winston-Salem Fire
Department

Michael Morton
336-747-6935

michaelcm@cityofwsfire.org

11/13/18 3:10 PM

01.13) Application for Site
plan Amendment - 2

Fire apparatus access roads with dead-end lengths longer than 150' must be provided with an approved turnaround design.

7. WS - Fire/Life Safety B

Winston-Salem Fire
Department

Michael Morton
336-747-6935

michaelcm@cityofwsfire.org

11/13/18 3:10 PM

01.13) Application for Site
plan Amendment - 2

FDCs must be within 100' of a fire hydrant.

IDTP

2018.11.06 Preliminary Site Plan Amendment.pdf [7 redlines] (Page 1) [1] 18-185 SPA-24 x 36 SPA

2. Text Box B

City of Winston-Salem (W-3343)

Robert Solomon, Jr.
336-747-7064

roberts@cityofws.org

11/7/18 11:48 AM

Pre-Submittal Workflow
- 1

Stimmel Associates, PA Updated

Luke Dickey
(336)7231067

ldickey@stimmelpa.com

11/9/18 3:41 PM

Pre-Submittal Workflow
- 1

2018.11.09 Final Submittal - Sunnynoll Tract 1 Site Plan Amendment (18-185)-Signed.pdf [4 redlines] (Page 1)

3. Text Box B

City of Winston-Salem W-3393

Robert Solomon, Jr.
336-747-7064

roberts@cityofws.org

11/13/18 10:51 AM

Pre-Submittal Workflow
- 1

Inspections

General Issues

10. 2012 BUILDING CODE PERMIT NOTICE

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/20/18 8:33 AM
01.13) Application for
Site plan Amendment -
2

Please note that for plans submitted under the 2012 Building Code, the plans will need to be reviewed and approved, and the permit paid for and picked up by the close of business on or before Friday, 12-28-2018. If the permit is not paid for and picked up, the project will need to be resubmitted under the 2018 N.C Building Codes. Please use this guideline in preparing your submittals and allow adequate time for review, corrections and resubmittals.
You may receive this notice multiple times, please excuse the redundancy but this a very important message to all members of our design community.

MapForsyth Addressing Team

General Issues

12. Addressing & Street Naming

MapForsyth
Stacy Tolbert
3367477497
tolbersy@forsyth.cc
11/21/18 9:52 AM
01.13) Application for
Site plan Amendment -
2

Any additional addresses will be issued prior to permitting.

NCDOT

General Issues

15. NCDOT Comments

NCDOT Division 9
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
11/26/18 2:40 PM
01.13) Application for
Site plan Amendment -
2

- Encroachment Agreement for any utility ties within right-of-way

Planning

General Issues

5. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
11/13/18 2:19 PM
01.13) Application for
Site plan Amendment -
2

No comments

9. CPAD

City of Winston-Salem the north suburban area plan update recommends office land use for this property.
Kirk Ericson
336-747-7045
kirke@cityofws.org
11/19/18 10:16 AM
01.13) Application for
Site plan Amendment -
2

13. Design

City of Winston-Salem Please provide elevations with final site plan submission. An elevations condition will be recommended. All other applicable conditions from prior approval will be carried forward.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/21/18 10:08 AM
01.13) Application for
Site plan Amendment -
2

17. Planning Comments

City of Winston-Salem Need to revise elevations to show all brick, no EIFS. Previously approved stormwater condition will be carried forward. Reduce proposed impervious calculation to 64.37% or less which is what was approved for the bank.
Gary Roberts
336-747-7069
garyr@cityofws.org
11/27/18 12:27 PM
01.13) Application for
Site plan Amendment -
2

Sanitation

2018.11.09 Final Submittal - Sunnynoll Tract 1 Site Plan Amendment (18-185)-Signed.pdf [4 redlines]

16. General Comment

City of Winston-Salem 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.
Jennifer Chrysson
336-727-8000
jenniferch@cityofws.org
11/26/18 3:42 PM
01.13) Application for
Site plan Amendment -
2

Location and placement: Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the container(s). The location of the container(s) 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

4. No comments from Stormater

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
11/13/18 1:38 PM
01.13) Application for
Site plan Amendment -
2

This development already received a prior Stormwater management plan approval and has had a good portion of the site development shown on the plan already constructed. This appears to be just changing/adding a use and so we have no further comments. No further Stormwater management permitting is required.

Utilities

General Issues

14. General Comment

City of Winston-Salem
Charles Jones
336-727-8000
charlesj@cityofws.org
11/26/18 8:23 AM
01.13) Application for
Site plan Amendment -
2

Backflow preventer required on all water connections. Water meters purchased through the COWS

Zoning

General Issues

11. Zoning

City of Winston-Salem
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
11/20/18 9:50 AM
01.13) Application for
Site plan Amendment - 2

-Tree Save Area legend completed with calculations and TSA landscape plan will be required with an erosion control permit application for the disturbed area for this phase:
http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Tree_Save_Legend_20091008.pdf
[Ver. 3] [Edited By Elizabeth Colyer]