



W-3519 CALCO, Inc. (Chipotle - Peters Creek Parkway)(Special Use Rezoning HB-S to GB-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

Caleb Robinson
McAdams
2905 Meridian Parkway
Durham, NC 27713

Project Name: W-3519 CALCO, Inc. (Chipotle - Peters Creek
Parkway)(Special Use Rezoning HB-S to GB-S)
Jurisdiction: City of Winston-Salem
ProjectID: 718410

Wednesday, March 23, 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: 11

Engineering

General Issues

40. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
3/11/22 1:49 PM
01.03) Rezoning-
Special Use District - 2

1. A City driveway permit will be required for the permanent connection to Southpark Boulevard. Please complete and sign a driveway permit application, along with a copy of the site plan, to the Engineering Division for review. Please indicate where a temporary construction entrance will be placed since the proposed driveway width is 41.3 feet. A \$200 review fee is also required. All items may be submitted through IDT Plans.

2. Please include construction detail V-13 for commercial driveways on the plan. Include construction details for all proposed driveways, storm drainage systems, curb and gutter, sidewalks, wheelchair ramps, etc., within the body of the plan.

3. As part of this permit, both the proposed dumpster pad and the concrete driveway apron must be heavy duty concrete. Heavy duty concrete will consist of 8" of 4,000 psi concrete on top of 6" of compacted ABC stone.

4. Please include all proposed storm drainage systems on the plan. Also provide supporting calculations for pipe design and anticipated flow off of the parking areas. Note that any connection to existing city maintained storm drainage systems must be completed with a minimum 15" diameter Class III concrete pipe.

[Ver. 2] [Edited By Matthew Gantt]

Erosion Control

General Issues

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

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/10/22 3:12 PM
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/>

Fire/Life Safety

General Issues

42. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 3/15/22 2:07 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>
--	--

NCDOT

General Issues

47. NCDOT Comments

<p>NCDOT Division 9 Victoria Kildea 336-747-7900 vrkildea@ncdot.gov 3/21/22 1:00 PM 01.03) Rezoning- Special Use District - 2</p>	<ul style="list-style-type: none"> • Encroachment agreements are required for any construction or utility ties occurring within the right of way. Thomas Scott is the contact person – ntscott@ncdot.gov
---	--

Planning

2021110633-Z1-C2.00 .pdf [1 redline] (Page 1) [1] C2.00

49. Text Box B

City of Winston-Salem Add zoning for adjacent properties
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/23/22 9:19 AM
01.03) Rezoning-
Special Use District - 2

General Issues

13. 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:
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/1/22 3:16 PM
Pre-Submittal Workflow - 1 <https://www.cityofws.org/564/City-Council>

McAdams Noted. Thank you for the info.
Caleb Robinson
919-361-5000
robinson@mcadamsco.com
3/4/22 9:40 AM
Pre-Submittal Workflow - 1

41. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
3/14/22 9:18 AM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

38. Exempt from Stormwater Management

City of Winston-Salem This development is exempt from the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions as the impervious area is not increasing from the existing condition. The plans states in fact that there will be a slight reduction in impervious area from 2.05 acres to 2.02 acres. Therefore no Stormwater management is required since this exemptions is met.
Joe Fogarty
336-747-6961
josephf@cityofws.org
3/10/22 2:50 PM
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

44. General Comments

City of Winston-Salem
Robert Wall
336-727-8000
robertw@cityofws.org
3/17/22 1:44 PM
01.03) Rezoning-
Special Use District - 2

1,500 gallon is correct. Water connections at the end of Mill Street is correct. Remove valve on domestic service. Private utility easement will be required on adjoining property for water and sewer connections since the parcel will be subdivided. All water connections will require a RPA backflow preventer. System development fees due at the time of meter purchase for both water and waste water. Sewer could hopefully be connected on the northern property line or in the R/W of Peters Creek PW on property side of street. Must use flexible manhole connector as shown in C-17 of W-S spec book. Public sewer CO will be at edge of sewer easement. Since this is a restaurant the sewer connections will be SDR26.

[Ver. 2] [Edited By Robert Wall]

WSDOT

General Issues

43. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
3/23/22 8:31 AM
01.03) Rezoning-
Special Use District - 2

- Show pavement markings for entrance. stop bars, lane markings, arrows, etc.
- 3' Concrete median is required at entrance to separate ingress and egress traffic, minimum of 20' long.
- Pedestrian connection to public sidewalk from building is required and needs to be ADA compliant.
- **NE Corner of Peters Creek and Southpark needs to be addressed. Extend curb and gutter around the radius of Peters Creek and Southpark and install ADA ramp at corner. Also show signal pole at intersection and street light poles along Peters Creek.**

[Ver. 5] [Edited By David Avalos]

Zoning

General Issues

48. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
3/22/22 6:02 PM
01.03) Rezoning-
Special Use District - 2

Where the sidewalk is within the 10' street yard along Southpark verify that no more than 15% of the required streetyard is covered with impervious surface.

[Ver. 6] [Edited By Amy McBride]