



Phone: 336-747-7068

W-3408 TROSA Triad

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



Andrew Porter
Coulter Jewell Thames PA
111 West Main St.
Durham, NC 27701

Project Name: W-3408 TROSA Triad
Jurisdiction: City of Winston-Salem
ProjectID: 263234

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: 20

Engineering

TROSA Triad SUD Site Plan 1st Submittal 2019-03-05.pdf [31 redlines] (Page 2)

19. Text Box B

City of Winston-Salem City DW permit req'd with HD concrete apron, ADA ramps, SE's, stop bar and stop sign. Close all unused drives
Albert Gaskill
336-747-6846
albertcg@cityofws.org
3/18/19 4:58 PM
01.03) Rezoning-
Special Use District - 2

20. Text Box B

City of Winston-Salem Engineering to review/approve all private road design.
Albert Gaskill
336-747-6846
albertcg@cityofws.org
3/18/19 4:58 PM
01.03) Rezoning-
Special Use District - 2

21. Text Box B

City of Winston-Salem Gravel Golf cart path not to be used by trucks or automobiles show width as 8' or less
Albert Gaskill
336-747-6846
albertcg@cityofws.org
3/18/19 4:58 PM
01.03) Rezoning-
Special Use District - 2

22. Text Box B

City of Winston-Salem With rezoning DW permits req'd for both existing drives. Add to DW permit for new
Albert Gaskill drive. A NCDOT permit also req'd.
336-747-6846
albertcg@cityofws.org
3/18/19 4:58 PM
01.03) Rezoning-
Special Use District - 2

Erosion Control

General Issues

23. 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 Financial Responsibility/Ownership (FRO) form for review and approval. Please submit the plan through
3/19/19 8:39 AM the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>
01.03) Rezoning-
Special Use District - 2

24. Plan Review to DEMLR

City of Winston-Salem If there are any public funds involved in this project then Erosion Control Plan approval will need to be
Matthew Osborne completed through NCDEQ, DEMLR. The contact for NCDEQ, DEMLR at the Winston-Salem Regional
336-747-7453 Office is Seth Titley (336-776-9800).
matthewo@cityofws.org [Ver. 2] [Edited By Matthew Osborne]
3/19/19 8:40 AM
01.03) Rezoning-
Special Use District - 2

Fire/Life Safety

General Issues

14. 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 [determinerequiredfireflow.pdf](https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf) for further information.
3/12/19 2:21 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.

11. WS - Fire/Life Safety B

<p>Winston-Salem Fire Department Michael Morton 336-747-6935 michaelcm@cityofwsfire.org 3/12/19 2:20 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Ensure gates provide at least 20' of clear width. An approved emergency means of gate operation must be provided.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------

12. WS - Fire/Life Safety B

<p>Winston-Salem Fire Department Michael Morton 336-747-6935 michaelcm@cityofwsfire.org 3/12/19 2:20 PM 01.03) Rezoning-Special Use District - 2</p>	<p>Ensure fire apparatus roads have a clear width of not less than 20'.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------

13. WS - Fire/Life Safety B

<p>Winston-Salem Fire Department Michael Morton 336-747-6935 michaelcm@cityofwsfire.org 3/12/19 2:20 PM 01.03) Rezoning-Special Use District - 2</p>	<p>FDCs may be no more than 100' from a fire hydrant.</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------

IDTP

8. Text Box B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 3/6/19 10:12 AM Pre-Submittal Workflow - 1</p>	<p>LABEL SURFACE TYPE</p>
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------

<p>Coulter Jewell Thames PA Andrew Porter 919-682-0368 andrew.porter@cjtpa.com 3/11/19 7:53 PM Pre-Submittal Workflow - 1</p>	<p>Heavy duty concrete pavement label has been added to C200 plan sheet.</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------

Inspections

General Issues

26. Zoning

<p>City of Winston-Salem Elizabeth Colyer 336-747-7427 elizabethrc@cityofws.org 3/25/19 12:59 PM</p>	<p>-Use Conditions per UDO-287 will apply for the use Group Care Facility C.</p> <p>-Per text amendment UDO-286, an engineered lighting plan may be required 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.</p>
<p>01.03) Rezoning-Special Use District - 2</p>	<p>-Please update parking calculations as 0.25 spaces per resident + 1 space per employee on the largest shift, bicycle parking is 1 space per 20,000sf GFA, 2 space minimum and 20 space maximum required per site is located in GMA 2.</p> <p>-Please note that the single family residential dwellings will become nonconforming per the rezoning to GB-S. If the buildings are unoccupied for more than one year, the nonconforming status will be lost.</p>

[Ver. 3] [Edited By Elizabeth Colyer]

MapForsyth Addressing Team

General Issues

15. Incorrect road name on plan

<p>Forsyth County Government Gloria Alford 3367032178 alfordgd@forsyth.cc 3/12/19 2:48 PM</p>	<p>HSA Circle is a incorrect name for the road, the correct road name is Felicity Circle, please make correction on plan. If there are any questions you can email me at alfordgd@mapforsyth.org Addresses will be issue prior to building permit being issue.</p>
<p>01.03) Rezoning- Special Use District - 2</p>	

NCDOT

General Issues

27. NCDOT Comments

<p>NCDOT Division 9 Victoria Kildea 336-747-7900 vrkildea@ncdot.gov 3/25/19 4:06 PM</p>	<ul style="list-style-type: none">• What is the intended use for Joy Way and the two adjacent houses?
<p>01.03) Rezoning- Special Use District - 2</p>	

Planning

General Issues

9. CPAD

City of Winston-Salem
Kirk Ericson
336-747-7045
kirke@cityofws.org
3/12/19 1:08 PM
01.03) Rezoning-
Special Use District - 2

This site is recommended for mixed-use development in the East-Northeast Plan update. This plan acknowledges the current use of the site for homeless and rehabilitation services.

The plan recommends expanding new development towards the back of the site, possibly with an extension of Felicity Lane. It also recommends keeping the existing entrance to the campus off of Old Greensboro Road. New parking on-site should be visually unobtrusive and pedestrian-friendly. Parking should be located behind/to the side of buildings, and screened from public view by buildings or landscaping.

16. CAC/Greenway

City of Winston-Salem
Amy Crum
336-747-7051
amyc@cityofws.org
3/13/19 8:38 AM
01.03) Rezoning-
Special Use District - 2

No comment.

28. Rezoning

City of Winston-Salem
Desmond Corley
336-727-8000
desmondc@cityofws.org
3/26/19 10:58 PM
01.03) Rezoning-
Special Use District - 2

Any additional proposed access to the site should not be on Harvest Lane. The existing informal access should be closed and planted to provide the same type of vegetated buffer between the subject property and those on the opposite side of Harvest Lane. Staff recommends a Type III buffer of significant width, perhaps 40 or 50 feet. Is there a secondary access proposed on Joy Way?

The proposed site plan shows specific planting information for a portion of the bufferyard required adjacent to the residential zoning to the east. An enhanced buffer should extend around that entire zoning boundary.

Setbacks should be consistent for all buildings along the property frontage on Harvest Lane. You may be able to adjust the proposed parking (quantity or location) to shift the buildings to the north and provide the consistent setback. In a similar vein, the buffer along Harvest Lane should be the same width (except where existing development prevents a wider buffer).

The site should contain an internal network of pedestrian facilities (i.e., sidewalks).

Staff recommends a condition indicating that the property will revert back to its current zoning if it fails to change ownership and/or be developed according to the application after a certain period of time. We also recommend a condition limiting the size and type of any proposed signage. All UDO conditions associated with the use Group Care Facility C must be met.

TROSA Triad SUD Site Plan 2nd Submittal 2019-03-11.pdf [7 redlines] (Page 2)

25. planning callout B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/27/19 2:00 PM
01.03) Rezoning-
Special Use District - 2

Current monument sign is located to the north. Are you proposing to remove that sign and place one here? Only one freestanding sign is allowed per use conditions.
[Ver. 2] [Edited By Bryan Wilson]

Stormwater

General Issues

10. A stormwater management permit will be required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
3/12/19 1:57 PM
01.03) Rezoning-
Special Use District - 2

A Stormwater management permit will be required for this development. However, there is not enough information shown on the current plan for me to be able to determine exactly what provisions of the ordinance will or may apply. For that to be determined I would need to know the project density, the existing built upon area (BUA) and the proposed BUA. Project density can be calculated in two ways: (1) It is calculated as the total built upon area divided by the total project area; (2) A project with existing development may use the calculation method in (1) or it has the option of calculating project density as the difference of total built upon area minus existing built upon area divided by the difference of total project area minus the existing built upon area. If the density comes out to be less than 24% built upon then when it comes to water quality only the low density water quality provisions of the ordinance apply and these do not require management of the 1st inch of runoff. High density projects (projects which are greater than 24% BUA) do require management of the 1st inch. Water quantity management applies if there is an increase of more than 20,000 sq.ft. in net new BUA. In that case the site development must manage the post developed peak runoff rate back to at or below the pre developed rate for the 2, 10 and 25 year storm events as well as manage the 25 year volume increase. In lieu of management for quantity the developer may submit a "no adverse impact downstream study" if that study can indeed prove a no adverse impact situation. Your plan is showing a Stormwater management device and so my guess is that you have already determined that management for either quality or quantity or both will be required. However, these comments may help you determine otherwise. Please also note that when a pre-existing development is redeveloped either in whole or in part, increased Stormwater controls shall only be required for the amount of impervious area being created that exceeds the amount of impervious area that existed before the redevelopment unless of course those areas cannot be bypassed around the management system...in which case the device must be sized appropriately to handle that. For any Stormwater device that is designed and permitted, a non-refundable surety equal to 4% of the construction cost of the Stormwater management system is required as part of the permitting process as well as having an Operation and Maintenance Agreement approved and recorded at the Forsyth County Register of Deeds office.

Utilities

General Issues

18. General Comments

City of Winston-Salem
Charles Jones
336-727-8000
charlesj@cityofws.org
3/18/19 11:03 AM
01.03) Rezoning-
Special Use District - 2

Any existing water and/or sewer connections will require evaluation for compliance with backflow preventer requirements, connection serviceability, and/or termination at the main. Water and sewer interior to the site will be private. All water connections will require a backflow preventer. Water meters purchased through COWS. Contact Bob Kitchens at 336-734-1332 for grease interceptor sizing if required.