



Phone: 336-747-7068

# Truliant-Burke Mill Road

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



Gaines Hunter  
Stimmel Associates, PA  
601 North Trade Street  
Suite 200  
Winston Salem, NC 27101

Project Name: Truliant-Burke Mill Road  
Jurisdiction: City of Winston-Salem  
ProjectID: 273259

Friday, April 26, 2019

Sketch Plan Review comments are intended to be preliminary. A site visit and/or an in-depth analysis by the Interdepartmental Committee members has not taken place. It is expected that additional comments will be made as new information is received, and a formal submittal and review takes place. Please do not construe these comments as assurance of approval or denial. All proposals must still go through a formal submittal and review before an official staff recommendation is made.

## Open Issues: 16

### Building

[18-256 Sketch Plan Review.pdf \[4 redlines\]](#) (Page 1) [1] 18-256 REZN-30x42 RZ-1

#### 12. W-S Building B

[City of Winston-Salem](#) for required accessible parking spaces see NC Building code ch 11 Table 1106.1  
Tracy Phillips  
336-727-2133  
[tracyp@cityofws.org](mailto:tracyp@cityofws.org)  
4/25/19 8:10 AM  
01.01) Sketch Plan  
Review - 1

### Engineering

#### General Issues

#### 11. Driveway Permit required

City of Winston-Salem Ryan Newcomb 336-727-8000 ryancn@cityofws.org 4/24/19 11:51 AM 01.01) Sketch Plan Review - 1

A City driveway permit will be required for the proposed connection to Burke Mill Road. Driveway shall be a 6" concrete apron (Class A, 3,000 psi) over 6" ABC from the edge of pavement on Burke Mill Road to the ROW line per the City's Infrastructure Development Standards. Apron will need to provide ADA accessible ramps for the existing sidewalk along Burke Mill Road.

[Ver. 2] [Edited By Ryan Newcomb]

18-256 Sketch Plan Review.pdf [4 redlines] (Page 1) [1] 18-256 REZN-30x42 RZ-1

## 2. Callout B

City of Winston-Salem Ryan Newcomb 336-727-8000 ryancn@cityofws.org 4/22/19 2:38 PM 01.01) Sketch Plan Review - 1

Gated entrance should provide a turnaround space and adequate stacking off of Burke Mill Road

## Erosion Control

### General Issues

## 14. Erosion Control Plan Needed

City of Winston-Salem Matthew Osborne 336-747-7453 matthewo@cityofws.org 4/25/19 8:36 AM 01.01) Sketch Plan Review - 1

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/>

## Fire/Life Safety

### General Issues

## 6. Notes

Winston-Salem Fire Department Michael Morton 336-747-6935 michaelm@cityofwsfire.org 4/23/19 7:48 AM 01.01) Sketch Plan Review - 1

As part of your construction plan submittal, include the calculated fire flow for this project and indicate the approved method used for that construction. Refer to Section 507 of the 2018 NC Fire Code and to <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf> for further information. Note: Appendix B of the 2018 NC Fire Code contains an approved method of needed fire flow calculation.

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.

[Ver. 2] [Edited By Michael Morton]

18-256 Sketch Plan Review.pdf [4 redlines] (Page 1) [1] 18-256 REZN-30x42 RZ-1

## 4. 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>  4/23/19 7:45 AM  01.01) Sketch Plan Review  - 1</p>	<p>Indicate fire hydrant locations so that no portion of the building's exterior is more than 500 feet from a hydrant, measured along approved travel routes ("as the hose would lay").</p>
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**5. 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>  4/23/19 7:45 AM  01.01) Sketch Plan Review  - 1</p>	<p>Fire apparatus access roads may be gated only if the fire department is provided with approved means of access and if the gate does not obstruct clear width requirements.</p>
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**Inspections**

General Issues

**15. Zoning Use**

<p><a href="#">City of Winston-Salem</a>  Jeff Hunter  336-727-2626  <a href="mailto:jeffph@cityofws.org">jeffph@cityofws.org</a>  4/25/19 9:51 AM  01.01) Sketch Plan Review - 1</p>	<ul style="list-style-type: none"> <li>-Grading plan with tree save area summary calculations table will be required.</li> <li>-Outdoor light standards of UDO-286 may apply.</li> <li>-Parking calculations for Banking and Financial Services with Depository Service is based on 1 space per 225 square feet. Parking for Non-Depository Service is 1 space per 350 square feet.</li> <li>-Parking adjacent to the sidewalk will require anchored wheel stops unless the sidewalk is a minimum of 7' wide.</li> <li>-A 5' pedestrian walkway from the principal building to the sidewalk designated public street is required.</li> <li>-A streetyard may be required if parking lot is located within 100' of a street right-of-way or vehicular right-of-way.</li> <li>-MVSA plantings will be required.</li> <li>-Signage will require separate permit and must be 1.5' out of the right-of-way and out of the 10' X 70' site triangle.</li> </ul>
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**MapForsyth Addressing Team**

General Issues

**8. Addressing & Street Naming**

<p><a href="#">Forsyth County Government</a>  Gloria Alford  3367032178  <a href="mailto:alfordgd@forsyth.cc">alfordgd@forsyth.cc</a>  4/23/19 2:23 PM  01.01) Sketch Plan Review - 1</p>	<p>Addresses will be assigned at permitting.</p>
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**Planning**

General Issues

### 1. CAC/Greenway

City of Winston-Salem No comment.  
Amy Crum  
336-747-7051  
[amyc@cityofws.org](mailto:amyc@cityofws.org)  
4/22/19 2:28 PM  
01.01) Sketch Plan  
Review - 1

### 3. Design

City of Winston-Salem Ensure existing building/parking areas and proposed expansion meet  
Gary Roberts Streetyard/Thoroughfare Overlay planting requirements along I-40. Provide lateral  
336-747-7069 employee sidewalk connection to the existing sidewalk along Burke Mill Road.  
[garyr@cityofws.org](mailto:garyr@cityofws.org)  
4/22/19 4:39 PM  
01.01) Sketch Plan  
Review - 1

### 7. CPAD

City of Winston-Salem the proposed development plan is supported by the Southwest Suburban Area Plan,  
Kirk Ericson which recommends office development for the subject property.  
336-747-7045  
[kirke@cityofws.org](mailto:kirke@cityofws.org)  
4/23/19 10:51 AM  
01.01) Sketch Plan  
Review - 1

### 9. Historic Resources

City of Winston-Salem No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
4/23/19 3:59 PM  
01.01) Sketch Plan  
Review - 1

### 10. Rezoning

City of Winston-Salem Will require a rezoning for the proposed use; Neighborhood outreach will be required  
David Reed with a summary required 8 days prior to Planning Board hearing. Thoroughfare overlay  
336-747-7043 plantings will have to be met for the entire site. Consider an enhanced bufferyard  
[davidr@cityofws.org](mailto:davidr@cityofws.org) against the northern property line adjacent to multi-family.  
4/25/19 11:56 AM [Ver. 3] [Edited By Bryan Wilson]  
01.01) Sketch Plan  
Review - 1

## Sanitation

### 18-256 Sketch Plan Review.pdf [4 redlines]

### 16. Dumpster

City of Winston-Salem  
Jennifer Chrysson  
336-727-8000  
[jenniferc@cityofws.org](mailto:jenniferc@cityofws.org)  
4/25/19 3:35 PM  
01.01) Sketch Plan  
Review - 1

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.

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

## Utilities

### General Issues

#### 13. General Comments

City of Winston-Salem  
Charles Jones  
336-727-8000  
[charlesj@cityofws.org](mailto:charlesj@cityofws.org)  
4/25/19 8:29 AM  
01.01) Sketch Plan  
Review - 1

Submit sewer relocation plans to Utilities Plan Review for permitting/approval. Water interior to the site is private. Be aware of the Utilities System Development Fees that take affect 05-01-2019 if you require new meter purchase. Backflow preventer required on all water connections.

**NOTE: NO REVISIONS ACCEPTED FOR PRELIMINARY REVIEWS.**