



W-3442 Cider Hill (Special Use District Rezoning)



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

Phone: 336-747-7065

City of W-S Planning

Steve Causey
Allied Design, Inc.
4720 Kester Mill Road
Winston-Salem, NC 27103

Project Name: W-3442 Cider Hill (Special Use District Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 368567

Wednesday, March 18, 2020

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: 14

Engineering

General Issues

16. General comments

City of Winston-Salem James Mitchell 336-727-8000 jamestm@cityofws.org 3/11/20 3:56 PM 01.03) Rezoning- Special Use District - 2	Street and drainage design will need to be approved by City Engineer prior to issuance of grading permit. Driveway permit shall be required for tie in to Ebert Rd prior to issuance to grading permit. [Ver. 2] [Edited By James Mitchell]
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Erosion Control

General Issues

12. Erosion Control Plan Needed

City of Winston-Salem
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 3/5/20 3:25 PM
 01.03) Rezoning-Special Use District - 2

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

11. Notes

Winston-Salem Fire Department
 Mike Morton
 336-747-6935
michaelcm@cityofwsfire.org
 3/5/20 12:51 PM
 01.03) Rezoning-Special Use District - 2

If gates are to be installed across any fire apparatus access road, a separate construction plan submittal for these gates, and all such installations shall comply with Section 503.6 of the NC Fire Code.

Ensure the placement of the fire hydrant at the end of Cedar Hill Court does not obstruct the clear width requirements for the fire apparatus access road.
 [Ver. 2] [Edited By Mike Morton]

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10. WS - Fire/Life Safety B

Winston-Salem Fire Department
 Mike Morton
 336-747-6935
michaelcm@cityofwsfire.org
 3/5/20 12:45 PM
 01.03) Rezoning-Special Use District - 2

Roadway shall be for emergency access (not an emergency exit).

IDTP

2020-02-24 Issued for Presubmittal Review.pdf [4 redlines] (Page 1) [1] PROTO-D SIZE

3. COUNCIL MEMBER CONTACT B

City of Winston-Salem
 Samuel Hunter
 336-727-8000
samuelp@cityofws.org
 2/25/20 11:47 AM
 Pre-Submittal Workflow
 - 1

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.

Allied Design, Inc.
 Steve Causey
 336-765-2377
scausey@allied-engsurv.com
 3/3/20 11:07 AM
 Pre-Submittal Workflow
 - 1

Noted

2020-03-02 Issued for Planning Board Review.pdf [3 redlines] (Page 1) [1] PRELIMINARY

21. Callout B

[City of Winston-Salem](#) Plant the required bufferyard on the south side of the emergency access drive.
Desmond Corley
336-727-8000
desmondc@cityofws.org
3/18/20 9:54 AM
01.03) Rezoning-
Special Use District - 2

MapForsyth Addressing Team

General Issues

18. Addressing & Street Naming

[Forsyth County](#) road names are approved for use.
[Government](#)
Gloria Alford
3367032337
alfordgd@forsyth.cc
3/16/20 11:05 AM
01.03) Rezoning-
Special Use District - 2

Planning

General Issues

13. CPAD

[City of Winston-Salem](#) The Southwest Suburban Area Plan Update (2015) recommends Single Family Residential land use at this location.
Kelly Bennett
336-727-8000
kellyb@cityofws.org
3/12/20 10:33 AM [Ver. 3] [Edited By Samuel Hunter]
01.03) Rezoning-
Special Use District - 2

15. Historic Resources

[City of Winston-Salem](#) No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
3/10/20 11:06 AM
01.03) Rezoning-
Special Use District - 2

20. Rezoning

[City of Winston-Salem](#) Please consider extending sidewalk along the (internal) frontages lacking them. The majority of the site has sidewalk, including in front of most proposed units, and only relatively small portions do not.
Desmond Corley
336-727-8000
desmondc@cityofws.org
3/18/20 9:54 AM
01.03) Rezoning-
Special Use District - 2

Sanitation

2020-03-02 Issued for Planning Board Review.pdf [3 redlines]

19. General Comments

City of Winston-Salem
Jennifer Chrysson
336-727-8000
jenniferch@cityofws.org
3/16/20 12:53 PM
01.03) Rezoning-
Special Use District - 2

No issues. General ordinance info below.

All streets which must be traveled in order to get to the point of collection for solid waste must meet the following standards:

- a. Minimum width shall be 18 feet.
- b. Any incline shall not exceed a grade of 12 percent.
- c. A dead-end street or cul-de-sac shall have an area or radius sufficient in size to provide for the collection vehicle to be able to turn around without difficulty.
- d. If the street is a private street, it must be maintained in a manner acceptable to the city by the owners thereof, who, in agreeing to the collection of their solid waste, further agree not to hold the city liable for normal wear and tear to such private street.

Stormwater

General Issues

9. Stormwater Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
3/5/20 9:36 AM
01.03) Rezoning-
Special Use District - 2

This development will require a post construction Stormwater management permit to be issued that addresses the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. The development is more than 24% built upon and therefore is considered a high density development as regards the water quality provisions of the ordinance. Therefore, the first inch of runoff must be managed in an appropriately designed Stormwater management device. The development also proposes to create more than 20,000 sq.ft. of impervious area and is therefore also subject to managing to meet the quality provisions of the ordinance. These require management of the peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration back to at, or below, the pre developed rates and also management of the increase in the 25 year volume and release of this volume over a 2 to 5 day period. Please note that the Planning Board may require you to show or state on your plan what type of Stormwater management device you are proposing to design. The plan does not specifically state the exact type of BMP at the time of this review. Stormwater staff does not need to know until the actual development is submitted for permitting what type of device you will use but its not uncommon for the Planning Board to want to know this before they approve the plan. If you do end up stating the type of BMP and the Planning Board approve that on the plan they review then this is the BMP that must be built and adhered to when it comes to the permitting approval plans. Finally, for any Stormwater management system designed, the permit requires a non-refundable financial surety equal to 4% of the construction cost of the Stormwater management system to be provided to the City by the developer and also an Operation and Maintenance Agreement to be approved and once approved recorded at The Forsyth County Register of Deeds office.

Utilities

General Issues

14. General Comments

[City of Winston-Salem](#) Submit water and sewer extension plans to Utilities Plan Review for permitting/approval. Water meters purchased through the COWS. Be aware of the Utilities System Development Fees that will be charged for each new meter purchase.
Charles Jones
336-727-8000
charlesj@cityofws.org No Hydrants in driveway. Sewer tying into the existing outfall should be at 90 degrees or greater and the crowns of pipe should match in the sanitary sewer manhole.
3/11/20 9:05 AM
01.03) Rezoning-
Special Use District - 2 [\[Ver. 2\]](#) [Edited By Charles Jones]

WSDOT

General Issues

17. General Comments

[City of Winston-Salem](#) WSDOT will require a SB right slip lane 0' to 12' over 100' LF. Show No Access Easement on the plan along Ebert Frontage. Fee in lieu of sidewalk along ebert rd frontage.
David Avalos
336-727-8000
davida@cityofws.org
3/11/20 3:58 PM
01.03) Rezoning-
Special Use District - 2