



# W-3484 Harris Teeter Fuel Center #127 - Whitaker Square (Site Plan Amendment)



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

Megan Fitzsimmons  
Kimley-Horn and Associates  
4651 Charlotte Park Drive  
Suite 300  
Charlotte, NC 28609

Project Name: W-3484 Harris Teeter Fuel Center #127 - Whitaker Square (Site Plan Amendment)  
Jurisdiction: City of Winston-Salem  
ProjectID: 556858

Wednesday, June 16, 2021

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: 13

### Engineering

[01 Civil Plans.pdf](#) [12 redlines] (Page 23) [24] C6-3 UTILITY DETAILS

10. Callout B

City of Winston-Salem 8" thickness for dumpster pad area.

Matthew Gantt  
336-727-8000

[matthewg@cityofws.org](mailto:matthewg@cityofws.org)

6/2/21 11:24 AM

01.13) Application for  
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## Erosion Control

### General Issues

#### 13. Erosion Control Plan Needed

City of Winston-Salem

Matthew Osborne  
336-747-7453

[matthewo@cityofws.org](mailto:matthewo@cityofws.org)

6/3/21 9:14 AM

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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 as application type **04.02 Grading/Erosion Control Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

## Fire/Life Safety

### General Issues

#### 19. Notes

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 6/8/21 3:04 PM 01.13) Application for Site Plan Amendment - 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"> <li>• Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds;</li> <li>• Clear width requirements of not less than 20 feet for two-way traffic;</li> <li>• Clear height requirements of not less than 13 feet, 6 inches;</li> <li>• 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.</li> <li>• 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.</li> </ul> <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"> <li>• Appendix B of the 2018 NC Fire Code; or</li> <li>• the ISO Fire Suppression Rating Schedule (as described in <a href="https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf">https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf</a>).</li> </ul> <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>
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**01 Site Amendment Plans.pdf [2 redlines] (Page 2) [2] C2-0 SITE PLANS-C2-1 FUEL CENTER SITE PLAN**

**17. WS - Fire/Life Safety B**

<p>Winston-Salem Fire Department Mike Morton 336-747-6935 michaelcm@cityofwsfire.org 6/8/21 3:02 PM 01.13) Application for Site Plan Amendment - 2</p>	<p>Distance to fire hydrants is not measured as the crow flies, but instead along approved travel routes (as hose would lay).</p>
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**18. WS - Fire/Life Safety B**

<p><a href="#">Winston-Salem Fire Department</a> Mike Morton 336-747-6935 <a href="mailto:michaelcm@cityofwsfire.org">michaelcm@cityofwsfire.org</a> 6/8/21 3:02 PM 01.13) Application for Site Plan Amendment - 2</p>	<p>A separate plan submittal is required for the installation of flammable/combustible liquid storage tanks. Please review WSFD tank plan guidelines prior to submittal. These plans shall demonstrate how tanks and related systems shall comply with Chapters 23, 50 and 57 of the 2018 NCFC.</p>
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**MapForsyth Addressing Team**

General Issues

**12. Addressing & Street Naming**

<p><a href="#">Forsyth County Government</a> Gloria Alford 3367032337 <a href="mailto:alfordgd@forsyth.cc">alfordgd@forsyth.cc</a> 6/2/21 5:31 PM 01.13) Application for Site Plan Amendment - 2</p>	<p>Assign address is 1931 N Peace Haven Rd.</p>
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**Planning**

General Issues

**14. Historic Resources**

<p><a href="#">City of Winston-Salem</a> Heather Bratland 336-727-8000 <a href="mailto:heatherb@cityofws.org">heatherb@cityofws.org</a> 6/4/21 11:19 AM 01.13) Application for Site Plan Amendment - 2</p>	<p>No comments</p>
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**01 Civil Plans.pdf [11 redlines] (Page 10) [13] C2-3 FUEL CENTER FIXTURE PLAN**

**7. COUNCIL MEMBER CONTACT B**

<p><a href="#">City of Winston-Salem</a> Bryan Wilson 336-747-7042 <a href="mailto:bryandw@cityofws.org">bryandw@cityofws.org</a> 5/25/21 11:34 AM Pre-Submittal Workflow - 1</p>	<p>Please ensure that you have contacted your appropriate Council Member. They may also wish to participate in any community outreach which is to take place prior to the Planning Board Hearing.</p>
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Kimley-Horn and Associates Charlotte  
Maggie Jones  
(704) 9547489  
maggie.jones@kimley-horn.com  
6/1/21 1:06 PM  
Pre-Submittal Workflow  
- 1

Noted. We have reached out to Jeff MacIntosh and are working through setting up the community outreach meetings  
[Ver. 2] [Edited By Maggie Jones]

**Sanitation**

General Issues

**22. No Issues with Dumpster Enclosure**

City of Winston-Salem No issues with dumpster enclosure.  
Jennifer Chrysson  
336-727-8000  
jennifer.c@cityofws.org  
6/14/21 4:45 PM  
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**Stormwater**

General Issues

**9. Exempt from Stormwater Management Ordinance**

City of Winston-Salem The plan states that the disturbed area is proposed to be 0.65 acres and that the increase in impervious area is proposed to be 1,129 sq.ft. Developments that disturb less than 1 acre during construction are exempt from The City of Winston-Salem's Post Construction Stormwater Management Ordinance water quality provisions and developments that create less than 20,000 sq.ft. of new impervious area are exempt from the water quantity provisions of the ordinance. This proposed development meets both of these exemptions and thus is not required to be issued with a Post Construction Stormwater Management permit. Therefore, no comments.  
Joe Fogarty  
336-747-6961  
joseph.f@cityofws.org  
6/2/21 9:45 AM  
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**Utilities**

General Issues

**15. General Comments**

City of Winston-Salem Any existing water/sewer connections not intended for reuse, must be terminated at the main. Water meters purchased through COWS. Utilities System Development Fees to be paid at the time of new meter purchases. All water connections will require a backflow preventer matching the meter size of each connection. If fire department requires a new fire hydrant to be installed, there will be a \$500.00 review fee.  
Charles Jones  
336-727-8000  
charles.j@cityofws.org  
6/7/21 6:05 AM  
01.13) Application for Site Plan Amendment -  
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C2100237 is the AP number for this project. Just follow the comments on that submittal from utilities.  
[Ver. 2] [Edited By Charles Jones]

**WSDOT**

General Issues

**11. General Comments**

City of Winston-Salem

David Avalos

336-727-8000

[davida@cityofws.org](mailto:davida@cityofws.org)

6/16/21 9:08 AM

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- Recommend closing the curb cut right off the eastern most driveway off of North Peace Haven Rd to extend the stem length.
- Recommend extending sidewalk from peacehaven to Mexican restaurant along eastern most driveway.

[Ver. 3] [Edited By David Avalos]

## Zoning

### General Issues

#### 16. Zoning

City of Winston-Salem

Amy McBride

336-727-8000

[amym@cityofws.org](mailto:amym@cityofws.org)

6/16/21 9:14 AM

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- Please double check your parking space calculations. I count you are removing 56 spaces not 47 as noted on the plan. Revise plan accordingly.
- The parking island located to the lower right of the canopy does not appear to be large enough for a large variety tree. Per UDO 6.2.1D.3.b.ii. A minimum planting area of six hundred (600) square feet shall be required for each large variety tree.
- A free standing ground sign will not be allowed unless this is a separate out parcel

[Ver. 4] [Edited By Amy McBride]