



W-3404 The Grand at Union Cross

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



Phone: 336-747-7068

City of W-S Planning

Barret Hagen
Hagen Engineering, PA
3859 Battleground Ave.
Suite 300
Greensboro, NC 27410

Project Name: W-3404 The Grand at Union Cross
Jurisdiction: City of Winston-Salem
ProjectID: 262749

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: 14

Engineering

[The Grand at Union Cross_Basemap_3-5-19-SITE.pdf \[10 redlines\]](#) (Page 1) [1] SITE

9. Text Box B

<p>City of Winston-Salem Albert Gaskill 336-747-6846 albertcg@cityofws.org 3/18/19 11:37 AM 01.03) Rezoning- Special Use District - 2</p>	<p>All private roadway design to be reviewed/approved by Engineering. Solomon Dr and Pecan Ave. City DW permits req'd with concrete aprons to RW line.</p>
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10. Text Box B

City of Winston-Salem Show 10X70 SE's, stop bars and stop signs at all access points
Albert Gaskill
336-747-6846
albertcg@cityofws.org
3/18/19 11:37 AM
01.03) Rezoning-
Special Use District - 2

Erosion Control

General Issues

11. 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 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/>
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/19/19 8:31 AM
01.03) Rezoning-
Special Use District - 2

Fire/Life Safety

General Issues

7. Notes

Winston-Salem Fire Department
Michael Morton
336-747-6935
michaelcm@cityofwsfire.org
3/12/19 1:23 PM
01.03) Rezoning-Special Use District - 2

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.

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.

The Grand at Union Cross_Basemap_3-5-19-SITE.pdf [5 redlines] (Page 1) [1] SITE

4. WS - Fire/Life Safety B

Winston-Salem Fire Department
Michael Morton
336-747-6935
michaelcm@cityofwsfire.org
3/12/19 1:19 PM
01.03) Rezoning-Special Use District - 2

Provide design information to indicate fire apparatus can maneuver through this turn regardless of traffic conditions (including parked cars).

5. WS - Fire/Life Safety B

[Winston-Salem Fire Department](#)
Michael Morton
336-747-6935
michaelcm@cityofwsfire.org
3/12/19 1:19 PM
01.03) Rezoning-Special
Use District - 2

Ensure no FDC is more than 100 feet from a fire hydrant, as measured along the path the hose would travel (no sharp bends, including at each coupling).

IDTP

[The Grand at Union Cross_Basemap_3-5-19-SITE.pdf \[2 redlines\]](#) (Page 1) [1] SITE

1. COUNCIL MEMBER CONTACT B

[City of Winston-Salem](#)
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/6/19 10:58 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.

[Hagen Engineering, PA](#)
Barret Hagen
336-286-3350
bhagen@hagen-eng.com
3/6/19 4:27 PM
Pre-Submittal Workflow
- 1

Neighborhood meeting was held on February 17th and Council member Ms. Scippio attended.

Inspections

General Issues

12. Zoning

[City of Winston-Salem](#)
 Elizabeth Colyer
 336-747-7427
elizabethrc@cityofws.org
 3/27/19 11:16 AM
 01.03) Rezoning-Special Use District - 2

-Parking calculation table calculations for Swimming Pool, Private are 1 space per 125 sf of pool surface area, bicycle parking is 1 space per 5,000sf of pool activity area, including pool, decking, and pool house, 2 space minimum, 20 space maximum. Please label the bicycle parking on the site plan for the pool and update the parking calculation table.

-Bicycle parking calculations for residential multifamily buildings are 0.125 spaces per dwelling unit; 2 space minimum per building, 20 space maximum per development. When development has 10 or more individual buildings, a maximum of 2 spaces may be allowed for each of 10 selected buildings, please update the parking calculation table to include bicycle parking and label all bicycle parking locations on the site plan.

-Per text amendment UDO-286, an engineered lighting plan must be submitted 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.

-Bufferyards shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line.

-Indicate on the site plan the location and widths of all proposed Type II bufferyards adjacent to the property line.

-Correct the Type III Bufferyard notation on the site plan adjacent to the residential zoning.

-Where bufferyards include any part of a cut slope greater than 10' in height, grading for such cut slope shall not encroach closer than 10' to the property line.

-MVSA plantings will be required on a landscape plan at the time commercial permit applications are submitted.

[Ver. 3] [Edited By Elizabeth Colyer]

MapForsyth Addressing Team

General Issues

14. Addressing & Street Naming

[Forsyth County Government](#)
 Gloria Alford
 3367032178
alfordgd@forsyth.cc
 3/26/19 2:33 PM
 01.03) Rezoning-Special Use District - 2

Road names approved, addressing will be issue at permit.

Planning

General Issues

2. CPAD

[City of Winston-Salem](#)
 Kirk Ericson
 336-747-7045
kirke@cityofws.org
 3/12/19 11:18 AM
 01.03) Rezoning-Special Use District - 2

the proposed site plan complies with the recommendations of the Southeast Forsyth County plan update, which recommends intermediate density residential for this site.

13. CAC/Greenway

City of Winston-Salem No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
3/25/19 8:52 AM
01.03) Rezoning-
Special Use District - 2

15. Rezoning

City of Winston-Salem The bufferyard to the rear of the site (adjacent to single-family residential zoning/uses) should be enhanced to accommodate the increased height of the buildings along those shared property boundaries. Keep in mind that required bufferyard plantings cannot be installed on cut or fill slopes with slope ratios greater than 2:1, and where bufferyards include any part of a cut slope greater than ten 10 feet in height, grading for that slope cannot encroach closer than 10 feet to the property line.

Desmond Corley
336-727-8000
desmondc@cityofws.org
3/27/19 8:53 AM
01.03) Rezoning-
Special Use District - 2

In addition, the proposed location(s) of dumpsters should be as far away from public streets as possible. Enclosures should be compatible with the primary building(s) on-site.

The proposed landscaped berm along Solomon Drive should be continued so that it wraps around the proposed dog park.

Staff will recommend a condition limiting the size of the project signage.

[Ver. 4] [Edited By Desmond Corley]

Stormwater

General Issues

3. Stormwater Management Plan/Permit Required

City of Winston-Salem A Stormwater management plan that must meet all of the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions must be submitted and approved and a post construction Stormwater management permit issued for this project. The ordinance requires water quality treatment of the 1st inch of runoff and also water quantity attenuation of the 2, 10 and 25 year peak rates and also the 25 year volume increase. Please note that there was a prior permit issued that addressed management of the lots on the South and West sides of Pecan Lane and the management device approved under that permit was located on the current subject property. This current development will therefore have to take into account management of the commercial lots off of Pecan Lane since the original Stormwater management plan appears to be modified with this submittal. Please also note that as a condition of Planning Board approval staff are further requiring that the designed Stormwater management device account for attenuation of the 50 year post developed peak runoff rate to at or below the pre developed runoff rate and also storage of the 50 year volume increase in the device with a release rate of 2 to 5 days for this volume. The permit will require a non-refundable surety equal to 4% of the construction cost of the Stormwater management system to be submitted to the City and also an Operation and Maintenance Agreement to be approved, signed by all parties and recorded at the Forsyth County Register of Deeds office.

Joe Fogarty
336-747-6961
josephf@cityofws.org
3/12/19 11:24 AM
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

8. General Comments

City of Winston-Salem

Charles Jones

336-727-8000

charlesj@cityofws.org

3/18/19 10:25 AM

01.03) Rezoning-

Special Use District - 2

Water and sewer interior to the site will be private. Site will be master metered. Water meters purchased through COWS. Backflow preventer required on all water connections. Be aware of the New System Development Fees that begin May 1, 2019.