



W-3397 Olivers Trace Apartments

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

Matt Lowder
Triangle Site Design
4006 Barrett Drive
203
Raleigh, NC 27609

Project Name: W-3397 Olivers Trace Apartments
Jurisdiction: City of Winston-Salem
ProjectID: 250259

Wednesday, January 30, 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: 26

Engineering

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16. Text Box B

City of Winston-Salem Need sidewalk and ramp for crossing existing roadway
Albert Gaskill
336-747-6846
albertcg@cityofws.org
1/17/19 9:14 AM
01.13) Application for
Site plan Amendment -
2

17. Text Box B

City of Winston-Salem Show 10 X 70 sight easements. Sign cannot be in easement or R/W
Albert Gaskill
336-747-6846
albertcg@cityofws.org
1/17/19 9:14 AM
01.13) Application for
Site plan Amendment -
2

18. Text Box B

City of Winston-Salem Engineering to review/approve all roadway design
Albert Gaskill
336-747-6846
albertcg@cityofws.org
1/17/19 9:14 AM
01.13) Application for
Site plan Amendment -
2

19. Text Box B

City of Winston-Salem Minimum distance from RW to first parking space is 25'.
Albert Gaskill
336-747-6846
albertcg@cityofws.org
1/17/19 9:14 AM
01.13) Application for
Site plan Amendment -
2

20. Text Box B

City of Winston-Salem 2% grading req'd from bc to R/W line
Albert Gaskill
336-747-6846
albertcg@cityofws.org
1/17/19 9:14 AM
01.13) Application for
Site plan Amendment -
2

Erosion Control

General Issues

15. 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
1/17/19 8:39 AM
01.13) Application for
Site plan Amendment -
2

[OliversTrace_WS_SitePlan.pdf \[9 redlines\]](#) (Page 1) [1] C1.0-Site

33. WS - Erosion Control B

[City of Winston-Salem](#)
Matthew Osborne
336-747-7453
matthewo@cityofws.org
1/30/19 9:00 AM
01.13) Application for Site plan Amendment - 2

The plan shows this retaining wall to be greater than 10 feet at points along its length. Per Chapter C, Article V, Section 5-7 (B), retaining walls can not be more than 10' tall without intervening terraces. This wall does not qualify for any of the exceptions mentioned in Section 5-7 (B) (2). Please make appropriate changes to wall plans. Retaining walls can be up to 15 feet tall with approval from Keith Huff, Director of Traffic Field Operations. Please contact Keith Huff at 336-747-6962 or keithh1@cityofws.org for approval of retaining walls greater than 10 feet but less than 15 feet. [\[Ver. 2\]](#) [Edited By Matthew Osborne]

Fire/Life Safety

General Issues

12. Notes

[Winston-Salem Fire Department](#)
Michael Morton
336-747-6935
michaelcm@cityofwsfire.org
1/17/19 7:30 AM
01.13) Application for Site plan Amendment - 2

As part of construction plan submittal for this project, provide with your plans the fire flow calculations for this project. Indicate the method used for calculation in accordance with Section 507.3 of the North Carolina Fire Code.

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11. WS - Fire/Life Safety B

[Winston-Salem Fire Department](#)
Michael Morton
336-747-6935
michaelcm@cityofwsfire.org
1/17/19 7:24 AM
01.13) Application for Site plan Amendment - 2

Ensure sprinkler system FDCs are no more than 100' from a fire hydrant.

IDTP

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9. Text Box B

[City of Winston-Salem](#) W-3397
Robert Solomon, Jr.
336-747-7064
roberts@cityofws.org
1/16/19 2:58 PM
Pre-Submittal Workflow
- 1

22. Text Box B

[MapForsyth](#) Olivers Crossing Circle
Matthew Hamby
3367477074
hambyme@forsyth.cc
1/17/19 3:53 PM
01.13) Application for
Site plan Amendment -
2

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13. Text Box B

[MapForsyth](#) Oliver Crossing Circle
Matthew Hamby
3367477074
hambyme@forsyth.cc
1/17/19 8:31 AM
01.13) Application for
Site plan Amendment -
2

MapForsyth Addressing Team

General Issues

14. Addressing & Street Naming

[MapForsyth](#) Extend Olivers Crossing Circle across Olivers Crossing Drive, apartment addresses will be assigned off of Olivers Crossing Circle. Floor plans need to assign apartment numbers.
Matthew Hamby
3367477074
hambyme@forsyth.cc [Ver. 2] [Edited By Matthew Hamby]
1/17/19 3:54 PM
01.13) Application for
Site plan Amendment -
2

NCDOT

General Issues

29. NCDOT Comments

[NCDOT Division 9](#) • No comments
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
1/28/19 1:37 PM
01.13) Application for
Site plan Amendment -
2

Planning

General Issues

21. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
1/17/19 11:47 AM
01.13) Application for
Site plan Amendment -
2

24. CPAD

City of Winston-Salem The South Suburban area plan update recommends this site for low density attached residential development (up to 8 units per acre). This proposal meets that recommendation. This site is in the Oliver's Crossing Activity Center. The plan also recommends pedestrian oriented design features with sidewalk and street connections to adjoining parcels for sites in this activity center.
Kirk Ericson
336-747-7045
kirke@cityofws.org
1/23/19 9:37 AM
01.13) Application for
Site plan Amendment -
2

26. Design

City of Winston-Salem Show stripped crosswalks wherever pedestrians have to cross a drive or parking lot including at the entrance to Olvers Crossing Drive. Majority of the driveway width where no parking is located only has to be 20' in width not 26. Consider reducing the width to save construction and maintenance costs and use that extra width for a tree lined planting strip to separate the sidewalk from the curb.
Gary Roberts
336-747-7069
garyr@cityofws.org
1/24/19 11:36 AM
01.13) Application for
Site plan Amendment -
2

27. Site Plan Amendment

City of Winston-Salem Resubmittal deadline is Wednesday February 6, 2019. Retaining walls are limited to 10 foot high sections with intervening terraces 10 feet in width per UDO Section C.5-7(B). Contact Erosion Control staff to discuss other possible options for the retaining wall.
David Reed
336-747-7043
davidr@cityofws.org Will the western buffer be undisturbed?
1/30/19 11:00 AM [Ver. 4] [Edited By David Reed]
01.13) Application for
Site plan Amendment -
2

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7. planning callout B

City of Winston-Salem Add ownership information for JAK Ventures LLC.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
1/10/19 11:05 AM
Pre-Submittal Workflow
- 1

8. planning callout B

City of Winston-Salem remove
Bryan Wilson
336-747-7042
bryandw@cityofws.org
1/10/19 11:05 AM
Pre-Submittal Workflow
- 1

Sanitation

General Issues

23. Dumpsters placement

City of Winston-Salem 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.
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
1/17/19 4:13 PM

01.13) Application for Site plan Amendment - 2 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.

Stormwater

General Issues

10. Stormwater Permit Required

City of Winston-Salem A Stormwater Management permit will be required for this site. The permit includes approval of a Stormwater management plan that addresses both the water quality and water quantity provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance. It appears from the plan submitted that the site will be high density as regards the water quality provisions as it exceeds more than 24% impervious area and therefore the first inch of runoff must be managed in an approved Stormwater Control Measure (SCM). As regards quantity management that applies if there will be a net increase in impervious area of 20,000 sq.ft. from the existing to the proposed condition which again appears to be the case. Quantity management requires management in an SCM of the 2, 10 and 25 year peak rates to at or below pre developed rates and also management of the 25 year volume increase.
Joe Fogarty
336-747-6961
josephf@cityofws.org
1/16/19 4:17 PM

01.13) Application for Site plan Amendment - 2

As part of the permitting process the developer must submit a non-refundable cash surety equal to 4% of the construction cost of the Stormwater management system. Also, an Operation and Maintenance Agreement must be approved and recorded at the Forsyth County Register of Deeds office as part of the permitting process.
Note: I currently do not see any SCM's or areas set aside for them shown on the plan. At a minimum these areas should be shown/labeled.

Utilities

General Issues

28. General Comment

City of Winston-Salem Water and sewer interior to the site will be private. Water meters purchased through
Charles Jones COWS. Backflow preventer required on all water connections. Please set a sewer
336-727-8000 manhole 10' inside the right-of-way line. This will allow the portion of the line under
charlesj@cityofws.org street to be public.
1/28/19 8:27 AM
01.13) Application for
Site plan Amendment -
2

WSDOT

General Issues

32. General Comments

City of Winston-Salem Bike parking is required and must be shown on the plan. Show 10 X 70 site
Jeffrey Fansler easements.
336-727-8000
jeffreygf@cityofws.org
1/29/19 5:27 PM
01.13) Application for
Site plan Amendment -
2

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30. Callout B

City of Winston-Salem Provide Right Slip Lane
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
1/29/19 5:25 PM
01.13) Application for
Site plan Amendment -
2

31. Callout B

City of Winston-Salem Extend Curb and Gutter to Property Line. WSDOT Recommends Sidewalk along entire
Jeffrey Fansler frontage.
336-727-8000
jeffreygf@cityofws.org
1/29/19 5:25 PM
01.13) Application for
Site plan Amendment -
2