



W-3417 Truliant-Burke Mill Road (Site Plan Amendment)



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

Phone: 336-747-7068

City of W-S Planning

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

Project Name: W-3417 Truliant-Burke Mill Road (Site Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 286013

Wednesday, June 26, 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: 27

Addressing

[18-256 SPA Submittal SIGNED.pdf \[13 redlines\] \(Page 1\)](#)

21. Text Box B

Forsyth County Government
Gloria Alford
3367032178
alfordgd@forsyth.cc
6/11/19 2:19 PM
01.13a) PC Review - 2

3210 Truliant Way
[Ver. 2] [Edited By Gloria Alford]

Building

[18-256 SPA Submittal SIGNED.pdf \[13 redlines\] \(Page 1\)](#)

24. W-S Building B

City of Winston-Salem accessible parking per NC Building Code 1106
Tracy Phillips
336-727-2133
tracyp@cityofws.org
6/17/19 1:36 PM
01.13a) PC Review - 2

Engineering

General Issues

25. Driveway Permit required

City of Winston-Salem 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.

Ryan Newcomb
336-727-8000
ryancn@cityofws.org
6/17/19 3:49 PM
01.13a) PC Review - 2

Erosion Control

General Issues

22. 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
6/11/19 2:54 PM
01.13a) PC Review - 2

Fire/Life Safety

General Issues

19. Notes

Winston-Salem Fire Department
Michael Morton
336-747-6935
michaelcm@cityofwsfire.org
6/11/19 12:59 PM
01.13a) PC Review - 2

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. Refer to Section 507 of the 2018 NC Fire Code and to <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf> for further information. Approved calculation methods include those in the ISO Fire Suppression Rating Schedule and in Appendix B of the 2018 NC Fire Code.

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.

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16. WS - Fire/Life Safety B

[Winston-Salem Fire Department](#)
Michael Morton
336-747-6935
michaelcm@cityofwfsfire.org
6/11/19 1:00 PM
01.13a) PC Review - 2

One-way fire apparatus roads must have a clear width of not less than 13 feet. [Ver. 2] [Edited By Michael Morton]

17. WS - Fire/Life Safety B

[Winston-Salem Fire Department](#)
Michael Morton
336-747-6935
michaelcm@cityofwfsfire.org
6/11/19 12:52 PM
01.13a) PC Review - 2

Gates across fire apparatus access roads must be approved by the fire department. Means of emergency access through the gates must be provided.

18. WS - Fire/Life Safety B

[Winston-Salem Fire Department](#)
Michael Morton
336-747-6935
michaelcm@cityofwfsfire.org
6/11/19 12:52 PM
01.13a) PC Review - 2

Indicate locations of fire hydrants to demonstrate compliance with fire code requirements and COWS development standards. Indicate the location of FDCs, ensuring no FDC is more than 100 feet from a hydrant.

IDTP

18-256 SPA-1Signed Reduced.pdf [20 redlines] (Page 1)

1. Text Box B

[City of Winston-Salem](#)
Bryan Wilson
336-747-7042
bryandw@cityofwfs.org
6/5/19 9:07 AM
Pre-Submittal Workflow - 1

PLEASE ENSURE THAT YOU HAVE CONTACTED YOUR COUNCIL MEMBER PRIOR TO YOUR REQUIRED NEIGHBORHOOD OUTREACH MEETING.

[Stimmel Associates, PA](#)
Gaines Hunter
(336)7231067
ghunter@stimmelpa.com
6/10/19 3:30 PM
Pre-Submittal Workflow - 1

We contacted the council person(s) before the neighborhood meeting

Inspections

General Issues

30. Zoning Use

City of Winston-Salem
 Jeff Hunter
 336-727-2626
jeffph@cityofws.org
 6/24/19 3:30 PM
 01.13a) PC Review - 2

-Grading plan with tree save area summary calculations table will be required. If a tree stand method is utilized to meet tree save requirements (as indicated in the tree save area legend), this will need to be shown on the grading plan.

-Outdoor lighting standards of UDO-286 will apply.

-Parking adjacent to the sidewalk will require anchored wheel stops unless the sidewalk is a minimum of 7' wide.

-A 5' pedestrian walkway from the principal building to the sidewalk designated public street is required.

-A Special Use District Fee will be due with the grading permit.

-Retaining walls require separate permits.

-Developer shall save as many trees as possible along the northern property line and will supplement as necessary to comply with the required type II bufferyard,

Landscaping

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27. Preserve Existing Vegetation

City of Winston-Salem
 Desmond Corley
 336-727-8000
desmondc@cityofws.org
 6/24/19 11:40 AM
 01.13a) PC Review - 2

Existing vegetation in the 15-foot bufferyard shown on the northern portion of the subject property should be preserved where feasible.

34. Adjacent Residential Properties

City of Winston-Salem
 Desmond Corley
 336-727-8000
desmondc@cityofws.org
 6/26/19 11:39 AM
 01.13a) PC Review - 2

Please consider enhanced buffering along the northern property line, possibly including acquiring a landscape easement from the neighboring residential association.

38. Thoroughfare Overlay

City of Winston-Salem
 Desmond Corley
 336-727-8000
desmondc@cityofws.org
 6/26/19 11:44 AM
 01.13a) PC Review - 2

Please adjust the note for the Thoroughfare Overlay so that it does not imply that all requirements of the Thoroughfare Overlay are currently met. There needs to be a note indicating that the existing overlay must be planted to meet UDO standards as a result of vegetation removal.

NCDOT

General Issues

29. NCDOT Comments

NCDOT Division 9
 Victoria Kildea
 336-747-7900
vrkildea@ncdot.gov
 6/24/19 2:34 PM
 01.13a) PC Review - 2

- No comments

Planning

General Issues

12. CPAD

City of Winston-Salem no comments
Kirk Ericson
336-747-7045
kirke@cityofws.org
6/11/19 11:23 AM
01.13a) PC Review - 2

15. CAC/Greenway

City of Winston-Salem No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
6/11/19 12:45 PM
01.13a) PC Review - 2

23. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
6/13/19 7:56 AM
01.13a) PC Review - 2

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33. Design

City of Winston-Salem Given the massing and proposed location of the new building, staff does not feel that a 10-foot streetyard, regardless of berm height, is sufficient to lessen the impacts to views along Burke Mill Road. Please consider widening the landscaped area along that property boundary and utilizing additional landscaping (more than is required for a typical streetscape) to soften such impacts.
Desmond Corley
336-727-8000
desmondc@cityofws.org
6/26/19 11:37 AM
01.13a) PC Review - 2

35. Site Plan Amendment

City of Winston-Salem Considering the intended phasing of this project, staff will look over the proposed conditions to determine feasibility and appropriateness of enforcement.
Desmond Corley
336-727-8000
desmondc@cityofws.org Additionally, please consider a condition limiting the size of signage at the new driveway entrance.
6/26/19 11:42 AM
01.13a) PC Review - 2 [Ver. 2] [Edited By Desmond Corley]

36. Design

City of Winston-Salem Please consider a different layout for the building and proposed drive that does not bring either development so close to the neighboring residential properties.
Desmond Corley
336-727-8000
desmondc@cityofws.org
6/26/19 11:41 AM
01.13a) PC Review - 2

37. Site Plan Amendment

City of Winston-Salem Please submit a revised plan showing site data for the Site Plan Amendment, the rezoning, and the overall development separately. You may submit the same site plan for both requests, as long as the property to be rezoned is distinguished visually.
Desmond Corley
336-727-8000
desmondc@cityofws.org
6/26/19 11:43 AM
01.13a) PC Review - 2

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31. Text Box B

City of Winston-Salem show pedestrian cross connection to sidewalk
David Reed
336-747-7043
davidr@cityofws.org
6/26/19 9:15 AM
01.13a) PC Review - 2

32. Text Box B

City of Winston-Salem revise per discussion
David Reed
336-747-7043
davidr@cityofws.org
6/26/19 9:39 AM
01.13a) PC Review - 2

Sanitation

General Issues

20. Dumpster location

City of Winston-Salem Dumpster placement is good.
Jennifer Chrysson
336-727-8000
jenniferch@cityofws.org
6/11/19 1:06 PM
01.13a) PC Review - 2

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.

Stormwater

General Issues

13. Stormwater Management Permit Required

City of Winston-Salem Joe Fogarty
336-747-6961
josephf@cityofws.org
6/11/19 11:56 AM
01.13a) PC Review - 2

A post construction Stormwater management permit will be required for this project. The site will have to manage for both the high density water quality and water quantity requirements. This includes treatment of the first inch of runoff in an approved Stormwater control measure and also attenuation of the 2, 10 and 25 year post developed peak rates to at or below the pre developed rates and also attenuation of the 25 year volume increase. For any Stormwater management system that is permitted the developer must provide at the time of permitting a non refundable financial surety equal to 4% of the construction cost of the system and also have an Operation and Maintenance Agreement approved by the City and recorded at The Forsyth County Register of Deeds office.

Stormwater Management

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14. Text Box B

City of Winston-Salem Joe Fogarty
336-747-6961
josephf@cityofws.org
6/11/19 11:57 AM
01.13a) PC Review - 2

Remove "potential". A device will be required.

Utilities

General Issues

26. General Comments

City of Winston-Salem Charles Jones
336-727-8000
charlesj@cityofws.org
6/20/19 8:15 AM
01.13a) PC Review - 2

Submit sewer relocation plans to Utilities Plan Review for permitting/approval. Water meters purchased through COWS. Be aware of the New System Development Fees that begin May 1, 2019.