



W-3412 ONE77(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

neil Tate
tate architecture pllc
p.o. box 1784
Kernersville
Kernersville, NC 27285

Project Name: W-3412 ONE77(Site Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 268498

Wednesday, April 24, 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: 19

Engineering

General Issues

15. No comment

City of Winston-Salem No comment
Ryan Newcomb
336-727-8000
ryancn@cityofws.org
4/17/19 3:46 PM
01.13) Application for
Site plan Amendment -
2

Erosion Control

General Issues

12. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
4/15/19 8:53 AM
01.13) Application for
Site plan Amendment -
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/>

13. Floodplain Development Permit

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
4/15/19 8:54 AM
01.13) Application for
Site plan Amendment -
2

There are regulated floodplain areas along the southern limits of this proposed project. Be aware that any proposed development in the regulated floodplain area will require approval of a Floodplain Development Permit and compliance with Forsyth County – Winston-Salem UDO, Chapter C, Article II - Floodway and Flood Fringe Regulations. Please be mindful of this ordinance requirement as you continue with plans to develop this parcel. Application for a Floodplain Development Permit must be submitted through the electronic plan review portal at the following link: <https://winston-salem.idtplans.com/secure/>

Fire/Life Safety

General Issues

10. Notes

City of Winston-Salem (Fire)
Douglas Coble
(336) 734-1290
douglasc@cityofwsfire.org
4/11/19 7:10 AM
01.13) Application for Site
plan Amendment - 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.

IDTP

[7MV_TAPLLC_ONE77_SPA_04.02.2019.pdf \[8 redlines\]](#) (Page 3) [3] [7MV_TAPLLC_ONE77_12.12.2018-AD000.1](#)

6. COUNCIL MEMBER CONTACT B

City of Winston-Salem
David Reed
336-747-7043
davidr@cityofws.org
4/3/19 5:41 PM
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.

tate architecture pllc
neil Tate
3364130601
neil@tatearchitecture.com
4/4/19 1:07 PM
Pre-Submittal Workflow -
1

We have contacted Councilman John Larson he assisted us with Neighborhood meeting time and place and will be in attendance.

General Issues

18. Addressing & Street Naming

[Forsyth County Government](#)
Gloria Alford
3367032178
alfordgd@forsyth.cc
4/18/19 9:54 AM
01.13) Application for Site plan Amendment - 2

Need more information, before addresses can be assigned. Need final floor plans for Building #1 and #2. You can email at alfordgd@mapforsyth.org

Planning

General Issues

7. CPAD

[City of Winston-Salem](#) no comments
Kirk Ericson
336-747-7045
kirke@cityofws.org
4/10/19 10:05 AM
01.13) Application for Site plan Amendment - 2

9. CAC/Greenway

[City of Winston-Salem](#)
Amy Crum
336-747-7051
amyc@cityofws.org
4/10/19 11:36 AM
01.13) Application for Site plan Amendment - 2

The plan shows two connections to the Salem Creek Greenway. No further connections are needed.

11. Historic Resources

[City of Winston-Salem](#)
Heather Bratland
336-727-8000
heatherb@cityofws.org
4/11/19 1:32 PM
01.13) Application for Site plan Amendment - 2

The eastern portion of this property that includes the creek is located in the Old Salem National Historic Landmark District, FY8775. The boundaries of the district were expanded in 2016 when additional documentation was submitted to the National Park Service.

[7MV_TAPLLC_ONE77_SPA_04.09.2019.pdf](#) [3 redlines]

22. Site Plan Amendment

[City of Winston-Salem](#)
Desmond Corley
336-727-8000
desmondc@cityofws.org
4/24/19 12:39 PM
01.13) Application for
Site plan Amendment - 2

As discussed, future development of the site not shown on this plan will require another Site Plan Amendment.

23. Design

[City of Winston-Salem](#)
Desmond Corley
336-727-8000
desmondc@cityofws.org
4/24/19 12:48 PM
01.13) Application for
Site plan Amendment - 2

Please include more information with regard to building materials and design. You may label elevations or provide another means of indicating which materials are intended for use.

Stormwater

General Issues

8. No Comments

[City of Winston-Salem](#)
Joe Fogarty
336-747-6961
josephf@cityofws.org
4/10/19 11:33 AM
01.13) Application for
Site plan Amendment -
2

Exempt from Stormwater management

Utilities

General Issues

19. General Comment

[City of Winston-Salem](#)
Charles Jones
336-727-8000
charlesj@cityofws.org
4/22/19 9:53 AM
01.13) Application for
Site plan Amendment -
2

Water meters purchased through COWS. Backflow preventer required on all water connections. Please make three separate water connections for each building. Be aware of the New System Development Fees that begin May 1, 2019. Contact Bob Kitchens at 336-734-1332 for grease trap sizing information for restaurant. Submit water extension plans to Utilities Plan Review if you intend to loop the waterline. Do you plan on sewer extension?

[Ver. 3] [Edited By Todd Lewis]

WSDOT

General Issues

14. General Comments

City of Winston-Salem
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
4/17/19 3:45 PM
01.13) Application for
Site plan Amendment -
2

There is currently what appears to be a drainage ditch from the parking lot to the Greenway just west of the concrete circle where the trails converge. That ditch washes debris onto the trail, creating a hazard. The plans seem to show that drainage piped to Salem Creek, rather than at the surface. All drainage must be piped under the greenway.

7MV_TAPLLC_ONE77_SPA_04.09.2019.pdf [3 redlines] (Page 2) [2] 7MV_TAPLLC_ONE77_04_2019-AD100.1.0

16. Callout B

City of Winston-Salem
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
4/17/19 3:48 PM
01.13) Application for
Site plan Amendment -
2

must be 7' or provide wheel stops

17. Callout B

City of Winston-Salem
Jeffrey Fansler
336-727-8000
jeffreygf@cityofws.org
4/17/19 3:48 PM
01.13) Application for
Site plan Amendment -
2

must be 26'

Zoning

General Issues

21. Zoning

City of Winston-Salem
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
4/22/19 3:49 PM
01.13) Application for
Site plan Amendment - 2

-A standard Site Plan legend with applicable information, such as parking calculations, use, etc. required on the submitted scaled Site Plan

http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Site_Plan_Legend_20080522.pdf

-Tree Save Area legend with calculations and TSA landscape plan will be required with an erosion control permit application:

http://www.cityofws.org/portals/0/pdf/planning/ddr/forms/Tree_Save_Legend_20091008.pdf

-Show any proposed on premise freestanding signage with 10' x 70' sight triangles

-Proposed dumpster(s) must meet screening requirements per UDO 3-4.5.

-Parking calculations need to reflect all proposed uses onsite based on the GFA per use. The "Gateway Lofts" project (C1900087) has been permitted with 2 bedroom units.

-Please provide location, plant type, height required at time of planting, caliper, and spacing for all required Streetyard and MVSA plantings per UDO 3-4.3.

7MV_TAPLLC_ONE77_SPA_04.09.2019.pdf [3 redlines]

24. Site Plan

[City of Winston-Salem](#) Please label proposed retail uses on the site plan (i.e., where they are located).
Desmond Corley
336-727-8000
desmondc@cityofws.org
4/24/19 12:49 PM
01.13) Application for
Site plan Amendment - 2

[7MV_TAPLLC_ONE77_SPA_04.09.2019.pdf \[3 redlines\]](#) (Page 2) [2] [7MV_TAPLLC_ONE77_04_2019-AD100.1.0](#)

20. WS - Zoning B

[City of Winston-Salem](#) Recreation Services, Indoor
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
4/22/19 3:13 PM
01.13) Application for
Site plan Amendment - 2