



W-3488 Dairi-O Clemmons Road (Site Plan Amendment)

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

Phone: 336-747-7040

City of W-S Planning

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

Project Name: W-3488 Dairi-O Clemmons Road (Site Plan
Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 577665

Wednesday, July 21, 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: 14

Engineering

General Issues

5. Driveway Permit required

<p>City of Winston-Salem Matthew Gantt 336-727-8000 matthewg@cityofws.org 7/9/21 9:28 AM 01.13) Application for Site Plan Amendment - 2</p>	<p>1. A City driveway permit will be required for the proposed access point onto Orchard View Drive. The concrete apron shall extend from the edge of pavement on Orchard View Drive to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required). [Ver. 2] [Edited By Matthew Gantt]</p>
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6. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
7/9/21 9:36 AM
01.13) Application for Site Plan Amendment - 2

1. Please show any amended storm drain designs for the proposed changes to the existing west parking lot, In addition, also please show any new "final" storm drainage systems required for the new east parking area off of Orchard View Drive and include supporting design calculations. Gutter spread calculations will be required for the inlets located on Orchard View Drive. Additional drainage features needed for the "Orchard View Drive Road Improvements", including the apparent need for storm drainage features required for the new entrance to the east parking area, must also be identified. The minimum allowed pipe size is a 15" Class III concrete pipe.

2. Please describe any changes that will be made to the area noted as "Existing Loading Space" on the north side of the drive through lanes. It appears that trash collection trucks will have difficulty accessing the east dumpster due to the expanded drive through lanes.

3. New sidewalk proposed for the southeast corner of the property (connecting the sidewalk off of West Clemmons Road to existing sidewalk within the retail development) within the City right-of-way will need to have a minimum depth of 6 inches and a width of 5 feet for commercial establishments. Also, new sidewalk within the development must have a minimum width of 5 feet. It appears that additional sidewalk will be installed along Orchard View Drive and that additional right-of-way may need to be dedicated.

4. City driveway permits will not be required for new driveways within the existing retail development. However, the new driveway connections must be installed per construction detail V-13 of the City of Winston-Salem IDS Manual (Revised April 2020).

5. Wheelchair ramps must be shown from all proposed parking areas to the restaurant. Specifications for accessible ramps may be found in the City of Winston-Salem IDS Manual on page III-5.
[Ver. 2] [Edited By Matthew Gantt]

Erosion Control

General Issues

3. Erosion Control Permit Revisions Required

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
7/8/21 2:07 PM
01.13) Application for Site Plan Amendment - 2

If this submittal contains land disturbing activity not included in the current approved Erosion Control Plan (Grading Permit # EN200206), then a revised Erosion Control Plan including these areas must be submitted for review.

Fire/Life Safety

General Issues

7. Notes

[City of Winston-Salem](#) Show where hydrant is to be relocated.
(Fire)
Douglas Coble
(336) 734-1290
douglasc@cityofwsfire.org
7/14/21 1:24 PM
01.13) Application for Site
Plan Amendment - 2

MapForsyth Addressing Team

General Issues

8. Addressing & Street Naming

[Forsyth County](#) Parking lot address is 1155 W Clemmons Rd.
[Government](#)
Gloria Alford
3367032337
alfordgd@forsyth.cc
7/14/21 2:57 PM
01.13) Application for
Site Plan Amendment -
2

NCDOT

General Issues

12. NCDOT Comments

[NCDOT Division 9](#) • No comments
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
7/16/21 8:41 AM
01.13) Application for
Site Plan Amendment -
2

Planning

2021.06.28 Presubmittal - signed(21-171).pdf [1 redline] (Page 1) [1] 21-171 REZN-24x36 REZN

1. Council Member Contact B

[City of Winston-Salem](#) Please ensure that you have contacted your appropriate Council Member. They may
Bryan Wilson also wish to participate in any community outreach which is to take place prior to the
336-747-7042 Planning Board Hearing.
bryandw@cityofws.org
6/29/21 1:51 PM
Pre-Submittal Workflow -
1

[Stimmel Associates, PA](#) Noted: Council Memeber will be contacted prior to any neighborhood outreach
Gaines Hunter
(336)7231067
ghunter@stimmelpa.com
7/6/21 10:15 AM
Pre-Submittal Workflow -
1

General Issues

4. Historic Resources

[City of Winston-Salem](#) No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
7/8/21 4:38 PM
01.13) Application for
Site Plan Amendment -
2

Sanitation

General Issues

13. No Issues with Dumpster Enclosure

[City of Winston-Salem](#) No issues with the existing dumpster enclosure.
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
7/19/21 11:20 AM
01.13) Application for
Site Plan Amendment -
2

Stormwater

General Issues

2. Stormwater Management - No Comments

[City of Winston-Salem](#) The changes or amendments to this site plan will not trigger any of the provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance to apply. Therefore, a Stormwater Management plan and permit is not required for this development and hence no further comments.
Joe Fogarty
336-747-6961
josephf@cityofws.org
7/8/21 1:55 PM
01.13) Application for
Site Plan Amendment -
2

Utilities

General Issues

11. General Comments

City of Winston-Salem
Charles Jones
336-727-8000
charlesj@cityofws.org
7/15/21 10:12 AM
01.13) Application for
Site Plan Amendment -
2

Any existing connections not intended for reuse must be terminated at the main. Utilities Plan Review will have to look at the grading plan to ensure the existing sewer line is not compromised in any way. Any cut/fill over existing sewer line will need approval from utilities plan review. CCTV post construction on existing sewer line will be required. CCTV pre-construction is strongly encouraged.

[Ver. 3] [Edited By Charles Jones]

WSDOT

General Issues

10. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
7/21/21 8:53 AM
01.13) Application for
Site Plan Amendment -
2

- Is there proper access to the dumpsters
- ADA curb ramp for handicap parking
- Refer to UDO for minimum parking dimensions and drive aisles.
- Pedestrian access from public sidewalk to building must be ADA.

[Ver. 4] [Edited By David Avalos]

2021.07.06 Submittal-signed (21-171).pdf [1 redline] (Page 1) [1] 21-171 REZN-24x36 REZN

9. Callout B

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
7/14/21 3:32 PM
01.13) Application for
Site Plan Amendment -
2

Need a formalized crossing

Zoning

General Issues

15. Zoning

City of Winston-Salem
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
7/19/21 4:57 PM
01.13) Application for
Site Plan Amendment - 2

Please demonstrate that no more than 25% of the proposed/existing off-street parking spaces for the site are compact spaces.

Please label an unobstructed five-foot-wide pedestrian walkway(s) from a main entrance to the existing sidewalk along the private drive to the sidewalk on W. Clemmons Road.

Please show the location of any proposed on-premises freestanding sign(s) on the site plan. Any freestanding sign may not encroach into sight distance triangles at driveways or intersections.

Any proposed exterior site lighting, other than required emergency egress lighting must, at minimum, meet the standards of UDO Section 6.6.

Please provide MVSA calculations, one large variety tree is required per every 5,000 square feet of proposed MVSA. All proposed parking spaces must be within 75 feet of a large variety tree trunk.