



W-3539 Hanes Mill Road MSE Wall (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

Emily Tucker
HDR Engineering
440 South Church Street
charlotte, NC 28202

Project Name: W-3539 Hanes Mill Road MSE Wall (Site Plan
Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 800764

Wednesday, July 20, 2022

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: 10

Engineering

General Issues

11. General comments

<p>City of Winston-Salem Matthew Gantt 336-727-8000 matthewg@cityofws.org 7/7/22 7:44 AM 01.13) Application for Site Plan Amendment - 2</p>	<p>1. Access to the active landfill is provided through the existing facility. Therefore, no City driveway permit is required.</p>
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Erosion Control

General Issues

10. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
7/6/22 12:47 PM
01.13) Application for
Site Plan Amendment -
2

If this project will use any public funds, then Erosion Control Plan approval will need to be completed through NCDEQ - DEMLR. The contact for NCDEQ - DEMLR at the Winston-Salem Regional Office is Tamera Eplin (336-776-9800).

Fire/Life Safety

General Issues

15. Notes

City of Winston-Salem (Fire)
Raven Byrd
336-734-2492
ravenb@cityofws.org
7/14/22 2:04 PM
01.13) Application for
Site Plan Amendment -
2

Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.

For those buildings on this site that are equipped with sprinkler or standpipe systems, indicate the location of each FDC, ensuring no FDC is more than 100 feet from a fire hydrant.

Ensure fire apparatus access roads are provided, designed, built and maintained in compliance with fire code requirements. These requirements include but are not limited to the following items:

- Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds;
- Clear width requirements of not less than 20 feet for two-way traffic;
- Clear height requirements of not less than 13 feet, 6 inches;
- Design, construction and maintenance of approved turnaround designs for fire apparatus access roads when the dead-end length of the required access road is more than 150 feet.
- Gates may not obstruct fire apparatus access roads unless approved by the Winston-Salem Fire Department; approval requires compliance with all applicable fire code requirements.

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. Buildings that are equipped with sprinkler systems throughout are exempt from this requirement. Refer to Section 507 of the 2018 NC Fire Code for further information. Approved calculation methods include the following options:

- Appendix B of the 2018 NC Fire Code; or
- the ISO Fire Suppression Rating Schedule (as described in <https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf>).

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.

MapForsyth Addressing Team

General Issues

16. Addressing & Street Naming

Forsyth County
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
7/20/22 9:37 AM
01.13) Application for
Site Plan Amendment -
2

Address issue at permitting.
[Ver. 2] [Edited By Gloria Alford]

Planning

General Issues

7. COUNCIL MEMBER CONTACT

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
6/28/22 1:47 PM
Pre-Submittal Workflow -
1

Please ensure that you have contacted the appropriate Council Member and/or the Community Assistance Liaison for their office prior to the Planning Board Hearing. Be advised that Council Members may want to participate in any community outreach efforts . Information for each Council Member can be found on their website here: <https://www.cityofws.org/564/City-Council>

HDR Engineering
Emily Tucker
7043386700
emily.tucker@hdrinc.com
7/5/22 10:49 AM
Pre-Submittal Workflow -
1

The appropriate Council Member and/or the Community Assistance Liaison, including Mayor Pro Tempore Denise Adams of the North Ward and Council Member Barbara Burke of the Northeast Ward, are being made aware of this project as well as the Neighborhood Meeting.
[Ver. 2] [Edited By Emily Tucker]

12. Environmental Features/Greenways

City of Winston-Salem
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
7/8/22 9:49 AM
01.13) Application for
Site Plan Amendment - 2

A greenway is proposed along Grassy Creek in the *Greenway Plan Update*. A 40 ft. greenway easement is requested along the eastern side of the creek. The easement must begin outside of the undisturbed portion of the required stream buffer per the Stormwater Management Ordinance, if no Stormwater provisions apply, then the easement shall begin 10 feet from top of bank.
The Unified Development Ordinances require the easement be recorded through a plat.

13. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
7/11/22 8:25 AM
01.13) Application for
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2

No comments

17. Height of Wall

City of Winston-Salem What is the average height of MSE wall?

Marc Allred

336-727-8000

marca@cityofws.org

7/19/22 3:01 PM

01.13) Application for
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2

18. Timeline

City of Winston-Salem - Corrections to site plan is due July 28.

Marc Allred

336-727-8000

marca@cityofws.org

7/19/22 3:02 PM

01.13) Application for
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2

- Community Outreach is due August 3.
- Planning Board is August 11 at Arnold G. King Public Meeting Room on the fifth floor of the Bryce Stuart Municipal Building, 100 East First Street, Winston-Salem, North Carolina, at 4:30 P.M.

Stormwater

General Issues

9. Exempt from Stormwater Management

City of Winston-Salem

Joe Fogarty

336-747-6961

josephf@cityofws.org

7/6/22 11:59 AM

01.13) Application for
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2

This development will be exempt from having to do any Stormwater management under the City of Winston-Salem's Post Construction Stormwater Management ordinance as impervious area additions, if any, are minimal and therefore the development thresholds that require management for either quality or quantity will not be exceeded.