



W-3413 Maple Chase Residential (Special Use District Rezoning)



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

John Lipka
LPK Consulting, PA
7750 Seasons Hollow Rd
Lewisville, NC 27023

Project Name: W-3413 Maple Chase Residential (Special Use District Rezoning)
Jurisdiction: City of Winston-Salem
ProjectID: 270159

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: 16

Engineering

General Issues

24. ROW Dedication

[City of Winston-Salem](#) Dedicate ROW on Germantown Road (NC 8) 40 LF from center.
Ryan Newcomb
336-727-8000
ryancn@cityofws.org
4/17/19 4:09 PM
01.03) Rezoning-
Special Use District - 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
4/15/19 9:41 AM
01.03) Rezoning-
Special Use District - 2

Fire/Life Safety

General Issues

18. Notes

City of Winston-Salem (Fire) 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.

Douglas Coble
(336) 734-1290
douglasc@cityofwsfire.org
4/11/19 7:22 AM
01.03) Rezoning-Special Use District - 2

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.

Inspections

General Issues

27. Zoning Use

City of Winston-Salem -Grading plan with tree save area summary calculations table is required.

Jeff Hunter
336-727-2626
jeffph@cityofws.org
4/22/19 10:35 AM
01.03) Rezoning-
Special Use District - 2

-It appears that some of the building footprints may be in the required 15' Type II bufferyard and may not meet the rear setbacks?

MapForsyth Addressing Team

General Issues

20. Addressing & Street Naming

Forsyth County Government Addresses will assigned once subdivision is approved.

Gloria Alford
3367032178
alfordgd@forsyth.cc
4/11/19 3:56 PM
01.03) Rezoning-
Special Use District - 2

NCDOT

General Issues

28. NCDOT Comments

[NCDOT Division 9](#)
Jeffrey Moncus
336-747-7900
jwmoncus@ncdot.gov
4/22/19 3:49 PM
01.03) Rezoning-
Special Use District - 2

Encroachment Agreements for Concrete Sidewalk and any Utility Ties within Right of Way of NC 8.

Planning

General Issues

13. CPAD

[City of Winston-Salem](#)
Kirk Ericson
336-747-7045
kirke@cityofws.org
4/10/19 11:38 AM
01.03) Rezoning-
Special Use District - 2

the Northeast Suburban Area Plan update recommends this site for commercial recreation.

14. CAC/Greenway

[City of Winston-Salem](#)
Amy Crum
336-747-7051
amyc@cityofws.org
4/10/19 12:14 PM
01.03) Rezoning-
Special Use District - 2

No comment.

19. Historic Resources

[City of Winston-Salem](#)
Heather Bratland
336-727-8000
heatherb@cityofws.org
4/11/19 3:27 PM
01.03) Rezoning-
Special Use District - 2

Parcel 6828-98-3508.00 includes the Cox/Zimmerman Family Cemetery and is the site of the no longer extant Barrow-Cox House (FY0678). The Cox/Zimmerman family resided on this land beginning ca. 1787. Burials date from the late nineteenth century.

23. Design

[City of Winston-Salem](#)
Gary Roberts
336-747-7069
garyr@cityofws.org
4/24/19 9:36 AM
01.03) Rezoning-
Special Use District - 2

Put the same calls listed on the approved partial lot description around the subject property. Put your email address on site plan. Define "Hardscape Planted Screen". Which Family Group Home is being requested? A? Can the row of White Pine trees along Germanton Road be saved?
[Ver. 5] [Edited By Gary Roberts]

Stormwater

General Issues

17. Stormwater Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
4/10/19 2:23 PM
01.03) Rezoning-
Special Use District - 2

This development will require a Post Construction Stormwater Management permit to be applied for and obtained. The site is high density per the water quality provisions of the ordinance as there is greater than 24% built upon area proposed and also more than 2 units/acre. Therefore the first inch of runoff must be treated in an approved Stormwater management device. You are currently showing a bio-retention cell on the plan so I would assume this is provided to meet that particular need. The site will also create more than 20,000 sq.ft. of net new impervious area and thus the water quantity provisions of the ordinance will also apply. This requires that the Stormwater management system is designed to attenuate the post developed runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration, to at or below the pre development runoff rates for those same events. It also requires management of the increase in volume for the 25 year storm event. I would assume the underground system shown on the plan is provided to meet this particular need.

For any Stormwater management system designed and approved, as part of the permitting process the developer needs to provide a non-refundable financial surety. If there is a HOA involved then the developer needs to establish the HOA and create an escrow account that is satisfactory to the City. The developer needs to front load this account with an amount equal to 15% of the construction cost of the Stormwater management system. The HOA will then have to contribute additional funds in future years per the ordinance requirements. If the developer does not intend to have a HOA operate and maintain this system in perpetuity and intends to take charge of that long term responsibility then they just need to provide a non-refundable surety equal to 4% of the construction cost of the Stormwater management system into a city maintained replacement account. Also, as part of the permitting process the developer will need to have approved before recording a satisfactory Operation and Maintenance Agreement. If there is going to be a HOA involved the agreement will be a 3 party agreement between the City, developer and HOA. If there is not going to be an HOA the agreement will be between the City and the developer.

Stormwater Management

MC Rezoning Site Plan 04-08-19.pdf [14 redlines] (Page 1)

15. Text Box B

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
4/10/19 2:12 PM
01.03) Rezoning-
Special Use District - 2

As currently shown, based on the grades, a good portion of this site is bypassing the stormwater management devices? All of the site development area must be conveyed to the stormwater management system.

16. Text Box B

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
4/10/19 2:12 PM
01.03) Rezoning-
Special Use District - 2

What is this box? It looks like a pretreatment chamber but its at the downstream end of the detention system?

Utilities

General Issues

26. General Comments

[City of Winston-Salem](#) Submit water/sewer extension plans to Utilities Plan Review for permitting/approval.
Charles Jones Water meters purchased through COWS. Be aware of the New System Development
336-727-8000 Fees that begin May 1, 2019. NCDOT Encroachment Agreement required for the utility
charlesj@cityofws.org ties in the R/W.
4/22/19 9:18 AM We will need a public utility easement for the waterline.
01.03) Rezoning- [Ver. 2] [Edited By Charles Jones]
Special Use District - 2

WSDOT

General Issues

25. General Comments

[City of Winston-Salem](#) Dedicate R/W 40' from center. NAE along Germanton Rd. Turn around and interior
Jeffrey Fansler street must be built to current IDS standards.
336-727-8000
jeffreygf@cityofws.org
4/17/19 4:10 PM
01.03) Rezoning-
Special Use District - 2

Zoning

MC Rezoning Site Plan 04-08-19.pdf [14 redlines]

30. Buffer Conflicts, Streetscapes, and TCEs

[City of Winston-Salem](#) Utility easements cannot be placed within a required bufferyard. Please relocate the
Desmond Corley buffer so that it is outside the easement. You have the option to locate all or a portion of
336-727-8000 the bufferyard on adjacent property within a permanent easement dedicated to such
desmondc@cityofws.org purpose. You may also be eligible for approval of a plan for alternative compliance.
4/24/19 12:57 PM
01.03) Rezoning- Please be more specific about the screening along Germanton Road. A 10-foot
Special Use District - 2 streetyard is required between the proposed private street and the right-of-way for
Germanton Road. You may supplement the streetyard with hardscape, but more
information will be necessary.

Please show temporary construction easements for work proposed on portions of the
site under separate ownership.
[Ver. 2] [Edited By Desmond Corley]