



W-3531 Oak Village Townhomes (Special Use Rezoning LB to RM8-S)

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

Steve Causey
Allied Design, Inc.
4720 Kester Mill Road
Winston-Salem, NC 27103

Project Name: W-3531 Oak Village Townhomes (Special Use
Rezoning LB to RM8-S)
Jurisdiction: City of Winston-Salem
ProjectID: 757073

Wednesday, May 18, 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: 25

Engineering

General Issues

9. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
5/5/22 10:48 AM
01.03) Rezoning-
Special Use District - 2

Comments to be addressed by the presubmittal deadline for Planning Board:

1. A City driveway permit will be required for the permanent connection to Arnold Avenue. Please complete a driveway permit application and submit it, along with a copy of the site plan, for approval. A \$200 processing fee will also be required. Please submit all items through IDT plans.

Comments to be addressed during Permitting review:

1. Please submit storm drain design calculations for all proposed storm drainage systems. Also include calculation designs for gutter spread at all street curb inlets.

2. Submit construction details for all proposed storm drainage systems, sidewalks, wheelchair ramps, and street design. Where possible, please use construction details from the City IDS Manual. In particular, please include detail V-13 for the connection to Arnold Avenue.

3. For the proposed dumpster location, please note that eight inches of 4,000 psi concrete will be used for the dumpster pads. The pad must be placed over six inches of compacted ABC stone. Since dumpster traffic will be present, also specify the use of 4,000 psi concrete for the driveway apron located off of Arnold Avenue.

Erosion Control

General Issues

7. Grading/Erosion Control Permit and Erosion Control Plan needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
5/4/22 2:24 PM
01.03) Rezoning-
Special Use District - 2

If the proposed project creates more than 10,000 sq. ft. of land disturbance (20,000 sq. ft. of land disturbance for Single-Family Dwelling construction), a Grading/Erosion Control Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion 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 as application type **04.02 Grading/Erosion Control Permit** at the following link: <https://winston-salem.idtplans.com/secure/>

8. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
5/4/22 2:25 PM
01.03) Rezoning-
Special Use District - 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

17. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 5/16/22 11:46 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Indicate locations of fire hydrants (existing and proposed) to demonstrate compliance with fire code requirements and City development standards.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>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:</p> <ul style="list-style-type: none"> • 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). <p>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.</p>
---	--

2022-04-28 Issued for Planning Board Review.pdf [12 redlines] (Page 1) [1] PRELIMINARY

18. WS - Fire/Life Safety B

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 5/16/22 11:48 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Approved fire apparatus turnaround required to be built to specifications provided by City of Winston-Salem</p>
---	--

MapForsyth Addressing Team

General Issues

16. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 5/16/22 11:00 AM 01.03) Rezoning- Special Use District - 2</p>	<p>Oak Village Dr is approved for the road name.</p>
--	--

Planning

General Issues

3. COUNCIL MEMBER CONTACT

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 4/26/22 1:22 PM Pre-Submittal Workflow - 1</p>	<p>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</p>
--	--

<p>Allied Design, Inc. Steve Causey 336-765-2377 scausey@allied-engsurv.com 4/28/22 5:49 PM Pre-Submittal Workflow - 1</p>	<p>noted</p>
--	--------------

10. Historic Resources

<p>City of Winston-Salem Heather Bratland 336-727-8000 heatherb@cityofws.org 5/5/22 11:30 AM 01.03) Rezoning- Special Use District - 2</p>	<p>No comments</p>
--	--------------------

11. Environmental Features/Greenways

<p>City of Winston-Salem Elizabeth Colyer 336-747-7427 elizabethrc@cityofws.org 5/10/22 9:04 AM 01.03) Rezoning-Special Use District - 2</p>	<p>No comments.</p>
--	---------------------

29. Add Uses

City of Winston-Salem - Cottage Court
Marc Allred - Residential Building, Duplex
336-727-8000 - Residential Building, Single Family
marca@cityofws.org - Residential Building, Town Home
5/17/22 3:59 PM
01.03) Rezoning-
Special Use District - 2

30. Additional Buffer

City of Winston-Salem Add buffer around the rear lot and side lot of PIN # 6833-36-1113 until it gets into
Marc Allred conflict with your force main easement.
336-727-8000
marca@cityofws.org This is a residential house.
5/17/22 4:00 PM
01.03) Rezoning-
Special Use District - 2

31. Switch Dumpster with Fire Turnaround

City of Winston-Salem Is it possible to switch dumpster and fire turnaround so that the playground is not beside
Marc Allred the dumpster?
336-727-8000
marca@cityofws.org
5/17/22 4:01 PM
01.03) Rezoning-
Special Use District - 2

32. Timeline/Due Dates

City of Winston-Salem - Corrections are due May 26.
Marc Allred - Community Outreach is due June 1.
336-727-8000
marca@cityofws.org - Planning Board is June 9 at Arnold G. King Public Meeting Room on the fifth floor of the
5/18/22 9:27 AM Bryce Stuart Municipal Building, 100 East First Street, Winston-Salem, North Carolina, at 4:30
01.03) Rezoning- P.M.
Special Use District - 2 [Ver. 2] [Edited By Marc Allred]

Stormwater

General Issues

6. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
5/4/22 10:13 AM
01.03) Rezoning-
Special Use District - 2

This development will be required to apply for and be issued with a Post Construction Stormwater Management permit that shows compliance with all of the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance.

The plan states that the impervious percentage will be 32.5% and the units/acre will be 6.45. Therefore, since these exceed 24% impervious and 2 units per acre it will be considered a high density development in terms of the water quality provisions of the ordinance. The high density provisions require that the first inch of runoff from the development be managed in an approved Stormwater management system.

The water quantity provisions of the ordinance will also apply as more than 20,000 sq.ft. of new impervious area will obviously be created by this development and that is the threshold for the quantity provisions to become applicable. The quantity provisions require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration be managed back to at, or below, the pre developed rates and also that the increase in the pre versus post developed 25 year volume be stored in the management system and released over a 2 to 5 day period.

Your plan does appear to be showing one Stormwater Control Measure (SCM) so its likely that you are aware of the requirements to manage both for quality and quantity of Stormwater runoff. The type of SCM is not labeled so you may want to do that so members of the Planning Board know what type of SCM will actually be used/implemented and hence approved by them.

The Stormwater management permit will require a financial surety to be provided at the time of permitting. The surety type and amount will depend on who the long term Operation and Maintenance (O&M) entity is proposed to be. If the developer is to be that long term O&M entity then the surety shall consists of a one time non refundable payment made to the city at the time of permitting that equals 4% of the estimated construction cost of the Stormwater management system. If a Home Owners Association (HOA) is proposed as the long term O&M entity then the surety shall consist of the developer establishing an escrow account and depositing 15% of the estimated construction cost of the Stormwater management system into that account. The HOA will then be required to add further funds in future years to this account. An escrow agreement in the case of HOA involvement will also have to be provided to the city for approval and once approved recorded at The Forsyth County Register of Deeds office.

The permit will also require than an O&M Agreement be approved as part of the permit process and once approved recorded also at the Forsyth County Register of Deeds office. If the long term O&M entity is to be the developer then the agreement shall be a 2 party agreement between the developer and the city. If a HOA is to be the long term O&M entity then the agreement shall be a 3 party agreement between the developer, the city and the HOA.

Utilities

2022-04-28 Issued for Planning Board Review.pdf [12 redlines] (Page 1) [1] PRELIMINARY

14. Text Box B

City of Winston-Salem WATER

Chris Jones

336-747-7499

charlesj@cityofws.org

5/11/22 10:03 AM

01.03) Rezoning-

Special Use District - 2

General Issues

12. General Comments

City of Winston-Salem

Chris Jones

336-747-7499

charlesj@cityofws.org

5/11/22 10:04 AM

01.03) Rezoning-

Special Use District - 2

Submit water extension plans in IDT to Utilities Plan Review. Water meters purchased through COWS. System development fees due at the time of meter purchase. Label easement as 20' Public Water Easement. Sewer interior to the site will be private.

[Ver. 2] [Edited By Chris Jones]

WSDOT

General Issues

15. General Comments

City of Winston-Salem

David Avalos

336-727-8000

davida@cityofws.org

5/13/22 2:08 PM

01.03) Rezoning-

Special Use District - 2

- sidewalk required on arnold ave frontage. (6' sidewalk at back of curb is an option.
- fee in lieu of sidewalk on main st frontage.
- dedicate 45' of right of way from center along main st frontage.
- Show ada accommodations
- pedestrian connection required from internal sidewalk to public sidewalk

[Ver. 4] [Edited By David Avalos]

Zoning

General Issues

19. Zoning

City of Winston-Salem

Amy McBride

336-727-8000

amym@cityofws.org

5/17/22 11:36 AM

01.03) Rezoning-

Special Use District - 2

A streetyard is required along Arnold where the parking is within 100' of the ROW.

Correct the tree save calc to show the number of new tree planting.

Correct the TO buffer to be a 20' Type II.

Show location of the existing billboard.

[Ver. 2] [Edited By Amy McBride]

25. Elevations

City of Winston-Salem

Marc Allred

336-727-8000

marca@cityofws.org

5/17/22 1:54 PM

01.03) Rezoning-

Special Use District - 2

Need side elevations

34. Connect Sidewalks

[City of Winston-Salem](#) Connect sidewalk from townhome development to proposed sidewalk on Arnold Avenue.
Marc Allred
336-727-8000
marca@cityofws.org
5/18/22 10:33 AM
01.03) Rezoning-
Special Use District - 2

2022-04-28 Issued for Planning Board Review.pdf [12 redlines] (Page 1) [1] PRELIMINARY

20. Text Box B

[City of Winston-Salem](#) Per UDO 4.9.3.B.5.g the TO bufferyard shall be met using a 20' Type II bufferyard
Amy McBride
336-727-8000
amym@cityofws.org
5/17/22 11:37 AM
01.03) Rezoning-
Special Use District - 2

21. Text Box B

[City of Winston-Salem](#) ? Revise this number
Amy McBride
336-727-8000
amym@cityofws.org
5/17/22 11:37 AM
01.03) Rezoning-
Special Use District - 2

22. Text Box B

[City of Winston-Salem](#) Show existing billboard location
Amy McBride
336-727-8000
amym@cityofws.org
5/17/22 11:37 AM
01.03) Rezoning-
Special Use District - 2

23. Text Box B

[City of Winston-Salem](#) Streetyard required where parking is within 100' of the ROW
Amy McBride
336-727-8000
amym@cityofws.org
5/17/22 11:37 AM
01.03) Rezoning-
Special Use District - 2

24. Text Box B

City of Winston-Salem Streeyard calculations needed

Amy McBride

336-727-8000

amym@cityofws.org

5/17/22 11:37 AM

01.03) Rezoning-
Special Use District - 2