



W-3456 BigTyme (Site Plan Amendment)



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

Phone: 336-747-7065

City of W-S Planning

Jonathan Brown
Jonathan Brown - Homeowner
2401 Gardenia Rd
Winston-Salem, NC 27107

Project Name: W-3456 BigTyme (Site Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 446171

Wednesday, October 21, 2020

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: 11

Engineering

General Issues

29. Driveway Permit required

City of Winston-Salem
Ryan Newcomb
3367278063
ryancn@cityofws.org
10/21/20 7:39 AM
01.13) Application for Site Plan Amendment -
2

A City driveway permit will be required for the access point onto Waughtown Street. The access will need to be a standard concrete apron to support dumpster pickup traffic (minimum of 6" 3,000 psi concrete over 6" compacted ABC). The concrete apron shall extend from the edge of pavement on Waughtown Street to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required). Waughtown Street is a State-maintained roadway, so a driveway permit from NCDOT will also be required.

Erosion Control

General Issues

19. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
10/7/20 10:55 AM
01.13) Application for
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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/>

Fire/Life Safety

General Issues

21. Notes

City of Winston-Salem
(Fire)
Douglas Coble
(336) 734-1290
douglasc@cityofwsfire.org
10/7/20 12:57 PM
01.13) Application for Site
Plan Amendment - 2

Approved Turnaround required
Provide hydrant locations
Gravel drive shall carry the imposed weight of Fire Apparatus of 75,000 lbs.
[Ver. 2] [Edited By Douglas Coble]

Inspections

General Issues

25. Zoning

City of Winston-Salem
Jeff Hunter
336-727-2626
jeffph@cityofws.org
10/21/20 11:41 AM
01.13) Application for
Site Plan Amendment -
2

-A grading plan with a tree save area summary calculations table included on the plan is required if more than 10,000 square feet of area is disturbed.

<https://www.cityofws.org/DocumentCenter/View/1055/Tree-Save-Legend--Used-with-Landscaping-and-Tree-Preservation-PDF>

-EXPANSION, REDEVELOPMENT OR REPLACEMENT OF EXISTING BUILDINGS Section 6.2.1(D)(1)(d)

1. When fifty percent (50%) or less of the original gross floor area of an existing building is expanded, or replaced, the developer shall install motor vehicle surface area plantings at a rate corresponding to the area of the expansion, redevelopment, or replacement.
2. One (1) large variety tree shall be required in all cases.
3. iii. For expansion or redevelopment areas between fifty-one percent (51%) and eighty percent (80%) of the original gross floor area of an existing building, the developer shall install fifty percent (50%) of required motor vehicle surface area plantings in accordance with Section 6.2.1D.3, Interior Motor Vehicle Surface Area Plantings.
4. For expansion or redevelopment areas greater than eighty percent (80%) of the original gross floor area of an existing building, the developer shall fully install required motor vehicle surface area plantings in accordance with Section 6.2.1D.3, Interior Motor Vehicle Surface Area Plantings. FIGURE 6.2.1.D: LANDSCAPING REQUIREMENTS FOR EXPANSIONS
5. Plantings for the above requirements may be dispersed throughout the entire motor vehicle surface area.
6. The provisions of this section shall preempt the spacing requirement contained in Section 6.2.1D.3.e, Distance of Parking Spaces to Trees.

-Document the type of vegetation, height and spacing requirements of the additional large variety trees for the expanded parking lot.

-Any new exterior lighting must comply with Section 6.6 of the UDO "Exterior Lighting." This includes but is not limited to submitting a photometric plan, parking lot lighting shall utilize fixtures certified as full cut-off or LED BUG-rated fixtures with an upright rating of U0 and a maximum glare rating of G3. Wall packs must be shielded or are otherwise prohibited.

[Ver. 2] [Edited By Desmond Corley]

MapForsyth Addressing Team

General Issues

23. Addressing & Street Naming

Forsyth County
Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
10/21/20 8:50 AM
01.13) Application for
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No address address assign at this time, will assign at permitting.
[Ver. 2] [Edited By Gloria Alford]

NCDOT

General Issues

27. NCDOT Comments

[NCDOT Division 9](#)
Victoria Kildea
336-747-7900
vrkildea@ncdot.gov
10/19/20 4:26 PM
01.13) Application for
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- A driveway permit would need to be submitted.
- An encroachment agreement would be required if there is going to be any work or utility ties needed within the right of way.
- On the site Plans, Note # 7 indicates a proposed gravel driveway. However, per the Driveway Manual, it states that "Paved driveway turnouts in a curb and gutter section should begin at the edge of the state roadway and extend 20' along the centerline of the new driveway."

Planning

General Issues

20. Historic Resources

[City of Winston-Salem](#) No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
10/7/20 11:22 AM
01.13) Application for
Site Plan Amendment -
2

Stormwater

General Issues

18. No Comment

[City of Winston-Salem](#) The proposed plans changes shown are minimal and will not cause the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions to be applicable. A Post Construction Stormwater Management permit will not be required. Therefore no comment.
Joe Fogarty
336-747-6961
josephf@cityofws.org
10/6/20 4:53 PM
01.13) Application for
Site Plan Amendment -
2

Utilities

General Issues

22. General Comments

[City of Winston-Salem](#) All water connections will be required to have a backflow preventer.
Charles Jones [Ver. 3] [Edited By Charles Jones]
336-727-8000
charlesj@cityofws.org
10/21/20 8:52 AM
01.13) Application for
Site Plan Amendment -
2

WSDOT

General Issues

30. General Comments

City of Winston-Salem No Comments

David Avalos

336-727-8000

davida@cityofws.org

10/21/20 8:50 AM

01.13) Application for
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Zoning

WAUGHTOWN ST 92920.pdf [21 redlines] (Page 1)

26. Text Box B

City of Winston-Salem 15 foot

Jeff Hunter

336-727-2626

jeffph@cityofws.org

10/19/20 2:06 PM

01.13) Application for
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