



W-3514 Emmanuel Retirement Village Phase 2 (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

hobart Jones
Ujima CDC, Inc
1605 Village Meadow Circle
Winston-Salem, NC 27101

Project Name: W-3514 Emmanuel Retirement Village Phase 2 (Site Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 667822

Thursday, December 30, 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: 15

Engineering

General Issues

13. General comments

<p>City of Winston-Salem Matthew Gantt 336-727-8000 matthewg@cityofws.org 12/9/21 8:36 AM 01.13) Application for Site Plan Amendment - 2</p>	<p>1. The driveway connection for first phase of this project was issued under permit #16-0024. The initial driveway connection will also service phase 2 of the Emmanuel Retirement Village project. No further comments from Engineering.</p>
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Erosion Control

General Issues

17. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
12/13/21 10:24 AM
01.13) Application for Site Plan Amendment - 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/>

Ujima CDC, Inc
hobart Jones
3368936934
ujimacdc@gmail.com
12/22/21 4:22 PM
01.13) Application for Site Plan Amendment - 2

Please see attached Grading/Erosion Permit

18. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
12/13/21 10:24 AM
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).

Ujima CDC, Inc
hobart Jones
3368936934
ujimacdc@gmail.com
12/22/21 4:23 PM
01.13) Application for Site Plan Amendment - 2

Permit was obtained and is attached.

Fire/Life Safety

General Issues

19. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 12/14/21 1:51 PM 01.13) Application for Site Plan Amendment - 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>
<p>Ujima CDC, Inc hobart Jones 3368936934 ujimacdc@gmail.com 12/22/21 4:39 PM 01.13) Application for Site Plan Amendment - 2</p>	<p>Fire Hydrants are located as follow:</p> <ol style="list-style-type: none"> 1. Upon entry to the property from Barbara Jane Ave, immediately to right of the entry gate. 2. Between Duplex Unit 1630 and 1640. Immediately to the right edge of Duplex Unit 1630. 3. Between the Dumpster Pad and Duplex Unit 1670. <p>The Apartment Building is the only structure equipped with sprinklers. The FDC is located at the east wing rear door. Please see attached site plan, indicating the FDC.</p>

MapForsyth Addressing Team

General Issues

15. Addressing & Street Naming

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
12/9/21 2:37 PM
01.13) Application for Site Plan Amendment - 2

Please send the floor plans and elevation for the 1 bedroom building. My email is alfordgd@forsyth.cc

Planning

Updated Site Plan - Mike Otto.pdf [16 redlines] (Page 1)

10. Council Member Contact B

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/30/21 3:02 PM
Pre-Submittal Workflow - 1

Please ensure that you have contacted your appropriate Council Member. They may also wish to participate in any community outreach which is to take place prior to the Planning Board Hearing.

Ujima CDC, Inc
hobart Jones
3368936934
ujimacdc@gmail.com
11/30/21 4:51 PM
Pre-Submittal Workflow - 1

Councilwoman Scippio has been contacted and is aware and versed on this request.

General Issues

11. Site Plan Requirements

City of Winston-Salem
Bryan Wilson
336-747-7042
bryandw@cityofws.org
12/8/21 12:24 PM
01.13) Application for Site Plan Amendment - 2

All pre-submittal requirements need to be met on the face of the plan.

14. Historic Resources

City of Winston-Salem
Heather Bratland
336-727-8000
heatherb@cityofws.org
12/9/21 9:02 AM
01.13) Application for Site Plan Amendment - 2

No comments

Sanitation

Updated Site Plan - Mike Otto.pdf [23 redlines]

27. Bulk Container Information

[City of Winston-Salem](#) Locations are fine for bulk containers.

Jennifer Chrysson
336-727-8000

jennifer@cityofws.org

12/21/21 2:57 PM

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Site Plan Amendment -
2

[Ujima CDC, Inc](#) 2 bulk containers strategically located for all tenants use.

hobart Jones
3368936934

ujimacdc@gmail.com

12/22/21 4:43 PM

01.13) Application for
Site Plan Amendment -
2

Stormwater

General Issues

12. Stormwater Management As-Builts Required

[City of Winston-Salem](#)

Joe Fogarty
336-747-6961

josephf@cityofws.org

12/8/21 3:28 PM

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2

This development submitted for a Stormwater management permit review back in 2014 and finally had a Stormwater management permit issued in 2017. The Stormwater management ordinance and hence the permit requires that once a Stormwater management system is constructed and functioning the owner is required to have their design engineer of record submit to the City Stormwater Divisions a set of complete and adequate set of as-built records of the system that verify the system was built and is functioning per the approved design. This then allows the City to inspect the system with the as-builts in hand and if they find everything to be in order then they will notify the owner to begin their Operation and Maintenance responsibilities per their recorded Operation and Maintenance Agreement that they entered into at the time of permitting. The City has not received any such as-built records. I therefore will not approve any such site plan amendment proposed on this plan until the owner becomes compliant with their permit and thus either (a) submits the required as-built records to me, or (b) if the system is not yet fully built and functioning to provide me with a written timeframe of when such as-builts will be submitted in the future.

Utilities

General Issues

20. General Comments

[City of Winston-Salem](#)

Charles Jones
336-727-8000

charlesj@cityofws.org

12/20/21 8:43 AM

01.13) Application for
Site Plan Amendment -
2

Public sewer was extended in phase 1. There should be a RPA BFP already behind the 6" Water Meter. No comments from Utilities unless this has changed.
[Ver. 2] [Edited By Charles Jones]

Ujima CDC, Inc This has not changed.
hobart Jones
3368936934
ujimacdc@gmail.com
12/22/21 4:43 PM
01.13) Application for
Site Plan Amendment -
2

WSDOT

General Issues

16. General Comments

City of Winston-Salem • FYI city is in the design phase of a sidewalk that will connect to the sidewalk along
David Avalos the barbara jane.
336-727-8000
david@cityofws.org
12/10/21 1:58 PM
01.13) Application for
Site Plan Amendment -
2

Ujima CDC, Inc Will be great for the community.
hobart Jones
3368936934
ujimacdc@gmail.com
12/22/21 4:44 PM
01.13) Application for
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2

Zoning

General Issues

29. Zoning

City of Winston-Salem Interdepartmental review for resolution deadline, items to be addressed by the
Elizabeth Colyer deadline are in **BOLD**:
336-747-7427
elizabethrc@cityofws.org Any required erosion control plan will necessitate a landscape plan that demonstrates
12/22/21 8:51 AM compliance with Tree Save Area standards on the plan and includes a completed Tree
01.13) Application for Save Area legend. **Please provide the completed Tree Save Area legend on the**
Site Plan Amendment - 2 **site plan. TSA was on the previously approved site plan for W-3062 in 2010.**

Please update all applicable site plan legend items to reflect the proposed
changes from the previously approved site plan. Please provide the total
number of apartment units and duplex units in the legend. The parking
calculation of 0.75 space/unit applies to Elderly, Multifamily only, which this
appears to be.

Please ensure that all applicable conditions of the Use-Specific Standards are
met for Section 5.2.71 RESIDENTIAL BUILDING, MULTIFAMILY;
TOWNHOUSE; OR TWIN HOME (W).

Elderly housing, life care communities, and other developments occupied exclusively
by persons who are at least fifty-five (55) years old or disabled are exempt from the
requirements of Section 7.6.1 Common Recreation Areas.

Please update Common Recreation Area (CRA) calculations for all existing

and proposed units, if applicable, at 100 sf per unit for the entire development. Please show the location of the CRAs on the site plan and provide the square footage of each area. The total common recreation area may be divided into areas not less than four thousand (4,000) square feet each where the average length of the space does not exceed twice the average width, if applicable.

Common recreation areas shall be easily accessible by pedestrian walkways so they can be conveniently and safely reached and used. Common recreation outdoor areas shall be constructed on land where the average finished grade of the slope does not exceed five percent (5%), is well drained, and is otherwise capable of serving the purposes intended.

Common recreation areas shall be attractively landscaped and provided with sufficient natural or constructed screening to minimize any negative impacts upon adjacent residences within the development. Additionally, one large variety tree shall be required for every two thousand five hundred (2,500) square feet of common recreation area. Please provide the CRA tree calculation, if applicable.

Please show the dimensions of all proposed drive aisles, parking spaces, and driveways, where missing.

Please consider more directional arrows to indicate internal site traffic circulation.

Please consider adding more crosswalks to improve pedestrian movement throughout the development to allow safe crossing of the private street/parking areas, and to allow pedestrians to safely cross near the main entrance to the sidewalk along Barbara Jane Ave.

Please show proposed dumpster setbacks from residential property lines as 50 feet or greater.

Please note the location of any proposed mail kiosk, if applicable.

Please delineate any required 10' Streetyard for MVSA screening that is within 100 feet of a street, and not blocked from view by an intervening building.

Please delineate and label the previously approved Type III 30 foot bufferyard adjacent to RS9 zoning.

Please provide MVSA calculations for all proposed MVSA at 1 large variety tree per 5,000 square feet of proposed MVSA. Please demonstrate that all proposed parking spaces are within 75 feet of a large variety tree trunk.

For permitting:

When the erosion control plan is submitted, please submit the landscape plan that includes the noted Tree Save Area calculations/completed legend and demonstrates compliance to the standard on the landscape plan. Please also provide the planting type, height, caliper, and spacing requirements for all required landscaping.

A photometric plan that is compliant with UDO Section 6.6 will be required for review for any proposed/new site lighting.

Any signage will require separate sign permit applications.

[Ver. 2] [Edited By Elizabeth Colyer]

Ujima CDC, Inc
hobart Jones
3368936934
ujimacdc@gmail.com
12/22/21 5:00 PM
01.13) Application for
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All indicated has been completed in Phase 1 Construction.

[Ver. 2] [Edited By hobart Jones]

[City of Winston-Salem](#) DW should align?
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
12/20/21 3:14 PM
01.13) Application for
Site Plan Amendment - 2

[Ujima CDC, Inc](#) Not applicable?
hobart Jones
3368936934
ujimacdc@gmail.com
12/22/21 4:47 PM
01.13) Application for
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24. Text Box B

[City of Winston-Salem](#) Crosswalk?
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
12/20/21 3:50 PM
01.13) Application for
Site Plan Amendment - 2

[Ujima CDC, Inc](#) Not applicable?
hobart Jones
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ujimacdc@gmail.com
12/22/21 4:47 PM
01.13) Application for
Site Plan Amendment - 2