



W-3554 Brighton Pointe (Special Use Rezoning from RS9 and RM12-S to RM12-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

Davis Ray
Wynnefield Properties, Inc
PO Box 395
Jamestown, NC 27282

Project Name: W-3554 Brighton Pointe (Special Use Rezoning
from RS9 and RM12-S to RM12-S)
Jurisdiction: City of Winston-Salem
ProjectID: 883912

Wednesday, November 16, 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: 18

Engineering

General Issues

15. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
11/16/22 9:48 AM
01.03) Rezoning-
Special Use District - 2

The following item is required before the driveway permit may be reviewed:

1. A City driveway permit will be required for the permanent connections to Stafford Place Boulevard and Cedar Post Road (if Cedar Post Road will be extended). Please complete and sign a driveway permit application and return it, along with a copy of the site plan, to the Engineering Division for review. A review fee of \$200 is also required. All items may be submitted through IDT Plans.

The following items are required as part of the detailed plan review:

2. As part of the driveway permit review, please include all storm drainage systems on the final plan. Calculations, storm drainage details, and construction details are required for all storm drainage elements. Also, include a design for the large culvert pipe that will be needed for the crossing of Sides Branch between the eastern and western developments. This culvert may not be designed "by others" and must be included on this plan for approval. Design calculations for all culverts may be provided in tabular form on the plan.

3. Please include construction details for sidewalks, wheelchair ramps, road cross sections, etc. Where possible, please use construction details from the City IDS Manual. In particular, please include construction detail V-13 for the permanent driveway connection.

4. Please include a construction detail for the proposed dumpster pads. Dumpster pads must be constructed using a 4,000 psi concrete mix and have a minimum thickness of 8". The concrete must be placed over 6" of compacted ABC stone. Additionally, the concrete driveway aprons must also be constructed using a 4,000 psi concrete mix.

5. Please provide elevations for all proposed retaining walls. Retaining walls greater than 10' in height must be approved by the Assistant City Manager.

[Ver. 3] [Edited By Matthew Gantt]

Erosion Control

General Issues

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

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
11/2/22 12:19 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/>

12. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
11/2/22 12:20 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).

19. Sketch Plans and Site Plans

Winston-Salem Fire Department
 Cory Lambert
 336-747-7359
coryml@cityofwsfire.org
 11/8/22 1:40 PM
 01.03) Rezoning-Special Use District - 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.

22. Addressing & Street Naming

Forsyth County Government
 Gloria Alford
 3367032337
alfordgd@forsyth.cc
 11/16/22 9:52 AM
 01.03) Rezoning-Special Use District - 2

Road names are approved.
 [Ver. 2] [Edited By Gloria Alford]

26. Text Box B

City of Winston-Salem Complete sidewalk connection
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/15/22 9:34 AM
01.03) Rezoning-
Special Use District - 2

27. Text Box B

City of Winston-Salem Need top and bottom elevations for all retaining walls.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/22 9:43 AM
01.03) Rezoning-
Special Use District - 2

General Issues

5. COUNCIL MEMBER CONTACT

City of Winston-Salem
Marc Allred
336-727-8000
marca@cityofws.org
10/24/22 3:19 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>

Wynnefield Properties, Inc
Davis Ray
336-822-0765
davis.ray@wynnefieldproperties.com
10/28/22 2:59 PM
Pre-Submittal Workflow - 1

Mr. Larson was contacted on 10/28/2022 via email with a copy of our proposed site plan to allow review and potential discussion.

16. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
11/4/22 10:04 AM
01.03) Rezoning-
Special Use District - 2

24. Environmental Features/Greenways

City of Winston-Salem The stream name is Sides Branch, no greenway easement is requested, per the Greenway Plan Update (2012) and the Parks and Open Space Plan Update (2019).
Elizabeth Colyer
336-747-7427
elizabethrc@cityofws.org
11/14/22 12:31 PM
01.03) Rezoning-Special
Use District - 2

25. CAC

City of Winston-Salem No comment.
Amy Crum
336-747-7051
amyc@cityofws.org
11/14/22 5:02 PM
01.03) Rezoning-
Special Use District - 2

28. Elevations

City of Winston-Salem Building elevations will be required prior to filing deadline.
Marc Allred [Ver. 2] [Edited By Marc Allred]
336-727-8000
marca@cityofws.org
11/16/22 10:59 AM
01.03) Rezoning-
Special Use District - 2

29. Extra Buffer

City of Winston-Salem Provide extra buffer between the Common Recreational Area and the Twin Cedars
Marc Allred Subdivision.
336-727-8000
marca@cityofws.org
11/16/22 10:58 AM
01.03) Rezoning-
Special Use District - 2

Stormwater

General Issues

13. Stormwater Management Permit Required

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org
11/2/22 5:08 PM
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 the City of Winston-Salem's Post Construction Stormwater Management ordinance provisions.

The development will be considered a high density development in terms of the water quality provisions of the ordinance since it exceeds 24% impervious area and exceeds 2 units per acre. The plan has two calls outs for the impervious percentage - it states 24% in one note and 33% in another note so there is a discrepancy (see my comment on the actual plan about that). The units per acre will be 10.19. Regardless of which percentage is correct they both are equal to, or exceed 24% and so this will be a high density development no matter which of these impervious percentages is correct. The high density provisions require that the first inch of runoff from the development is captured and treated in an approved Stormwater management system. The water quality provisions also require that stream buffers be provided off of all perennial and intermittent streams located on the property and there are a number of these on the property. The buffer width will be required to be 50' as measured from the top of bank on both sides of the conveyance. No built upon area is permitted in this 50' unless it is a right of way crossing, or a utility crossing, or a greenway. All other impervious area located within a buffer would have to apply for and be granted with a variance. The first 25' of this buffer zone closest to the bank must remain undisturbed at all times while the outer 25' may be disturbed during construction. You do appear to have the correct buffers and their widths labeled on this plan.

The water quantity provisions of the ordinance will apply since more than 20,000 sq.ft. of new impervious area is proposed to be created which will be the case here. These 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 to at or below the pre developed rates in an approved Stormwater management system. In addition the increase in the pre versus post 25 year volume must be stored in the system and released over a 2 to 5 day period.

Your plan is currently showing two "Stormwater Controls" and so I assume these will be adequate to capture and treat/attenuate the runoff from all of the proposed impervious surfaces. The types of controls are not stated and it may be something that the Planning Board want to know as part of their approval process. I do not need to know this myself at this point in time as I will ensure whatever controls are designed are adequate to meet our standards at the time of the permit review, but again, the Planning Board and public may want to know exactly what is intended in terms of types of Stormwater controls so just letting you know that this may be something they require you to do.

The Stormwater management permit process will require that a non-refundable financial surety be established. I'm assuming since these are apartments that the units will be rental units and therefore the developer will be the entity responsible for the long term Operation and Maintenance of the Stormwater management system rather than a Home Owners Association. If this assumption is correct then the surety shall consist of the developer providing the city with that surety which equals 4% of the estimated construction cost of the Stormwater management system.

The permit process will also require that an Operation and Maintenance Agreement for the Stormwater management system be approved by the City and once approved recorded at The Forsyth County Register of Deeds office.

[Ver. 2] [Edited By Joe Fogarty]

Stormwater Management

Brighton Pointe - WS REZONING 10-27-22.pdf [7 redlines] (Page 1)

14. Text Box B

City of Winston-Salem is it 24% or 33%?
Joe Fogarty
336-747-6961
josephf@cityofws.org
11/2/22 5:02 PM
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

17. General Comments

City of Winston-Salem Water/sewer interior to the site will be private. Site will be master metered with a Reduced Pressure Assembly Backflow Preventer matching the meter size. No heavy cut/fill over the existing sewer main or in the easement. No part of the storm water pond to be in the existing easement. CCTV of the existing sewer main before and after construction required. Any road/bridge design over existing sewer mains will need to be submitted and approved prior to plan approval. Water meters purchased through COWS. System development fees due at the time of meter purchase.
Chris Jones
336-747-7499
charlesj@cityofws.org
11/16/22 9:50 AM
01.03) Rezoning-
Special Use District - 2
[Ver. 2] [Edited By Chris Jones]

WSDOT

General Issues

20. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org
11/9/22 3:33 PM
01.03) Rezoning-
Special Use District - 2

- All internal streets need to be built to city standard with curb and gutter and sidewalk on one side.
- 7' sidewalk or wheel stops where parking abuts
- Any sidewalk up against the curb **not** abutting parking will need to be 6' wide minimum.
- Concrete apron will be required at cedar post connection to show change from public to private.

[Ver. 2] [Edited By David Avalos]

Zoning

General Issues

18. Zoning

City of Winston-Salem Correct the buffer width on the notes to be 40' (not 30')
Amy McBride
336-727-8000
amym@cityofws.org
11/16/22 9:44 AM
01.03) Rezoning-
Special Use District - 2
[Ver. 3] [Edited By Amy McBride]