



W-2936 DPJ - 920 Brookstown (Final Development Plan-City Council)

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

Gaines Hunter
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-2936 DPJ - 920 Brookstown (Final Development Plan-City Council)
Jurisdiction: City of Winston-Salem
ProjectID: 718840

Wednesday, March 23, 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: 11

Engineering

General Issues

17. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
3/11/22 2:16 PM
01.05) Final
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1. A City driveway permit will be required for the permanent connections to Fayette Street and Brookstown Avenue. Also, please show the locations of the proposed construction entrances for site demolition, grading, and construction. Please submit a driveway permit application, along with a copy of the site plan, to the Engineering Division for review. One driveway permit for this project would cover the two permanent entrances and any needed construction entrances. There is also a required \$200 review fee for the driveway permit. All items may be submitted through IDT Plans.
2. As part of the driveway permit, please include all design calculations associated with the permanent storm drainage system. All design calculations may be submitted in tabular form.
3. Please show all existing and proposed storm drainage features throughout the project. If any existing structures will be abandoned, please note them on the plan. Provide design elevations as well.
4. Please note any curb cuts on West First Street, Second Street, Fayette Street or Brookstown Avenue that will be filled in with curb and gutter.
5. Please include construction details for all items such as, driveway connections to City streets, curbing, storm drainage features, sidewalks, wheelchair ramps, etc. Please refer to the City IDS Manual for minimum requirements and construction details. [Ver. 3] [Edited By Matthew Gantt]

Erosion Control

General Issues

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

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/10/22 3:28 PM
01.05) Final
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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/>

15. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
3/10/22 3:28 PM
01.05) Final
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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

19. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 3/15/22 2:13 PM 01.05) Final Development Plan Approval - 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>
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Planning

2022.03.08 Submittal-signed (21-322).pdf [2 redlines] (Page 1) [1] 21-322 RZ-1-30x42

13. Text Box B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 3/8/22 3:24 PM Pre-Submittal Workflow - 1</p>	<p>need bearings and distances for perimeter.</p>
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General Issues

12. COUNCIL MEMBER CONTACT

City of Winston-Salem 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>
Bryan Wilson
336-747-7042
bryandw@cityofws.org
3/1/22 3:36 PM
Pre-Submittal Workflow -
1

Stimmel Associates, PA Council member has been contacted. Community Outreach letters have already been sent to adjacent neighbors within and beyond the 500' radius
Gaines Hunter
(336)7231067
ghunter@stimmelpa.com
3/7/22 9:17 AM
Pre-Submittal Workflow -
1

18. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
3/14/22 9:43 AM
01.05) Final
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Stormwater

General Issues

16. Stormwater Management Required

City of Winston-Salem This parcel development is part of an overall Stormwater management master plan approved for the overall Brookstown development back in 2007. The master plan was approved prior to the adoption of the current City of Winston-Salem's Post Construction Stormwater Management ordinance and so is not subject to that ordinance's provisions since other areas of the overall master plan have already been developed and hence the adequate progress criteria for grandfathering to apply is also met. It is instead subject to the old Stormwater management requirements that were implemented before the ordinance adoption, namely management in an approved Stormwater management system of the post developed peak runoff rates for the 10 year design storm to at, or below, the pre developed rate. No Operation and Maintenance Agreement are required or financial sureties to be provided.

The plan is showing four "potential" Stormwater management areas. I would advise that you try to tie down exactly how many you will have and what specific types of Stormwater Control Measures (SCM's) they will be as the Planning Board may want to know this for approval. If changes are made at later time to the location, number and type of SCM's it may require coming back before the Planning Board for approval of such changes.

Utilities

General Issues

21. General Comments

City of Winston-Salem

Robert Wall

336-727-8000

robertw@cityofws.org

3/17/22 2:44 PM

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Any existing connections not intended for reuse must be terminated at the main. Submit public sewer relocation plans to Utilities Plan Review through IDT for approval/permitting. Due to the anticipate depth of the relocated sewer, the sewer will need to be farther off building. Water and sewer interior to the site will be private. Site will be master metered with a Reduced Pressure Assembly Backflow Preventer matching meter size. Fire line will be a separate tap with a RPDA Backflow Preventer. Riser room will be allowed if there is no place outside to place BFP's. Pool discharge will drain to atmosphere, it CANNOT discharge to sanitary sewer. System development fees due at the time of meter purchase on domestic and irrigation. Fire line will be billed monthly as well as private hydrants.

[Ver. 2] [Edited By Robert Wall]

WSDOT

General Issues

20. General Comments

City of Winston-Salem

David Avalos

336-727-8000

davida@cityofws.org

3/23/22 9:02 AM

01.05) Final

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- Submit parking deck design to WSDOT for review.
- **Coordinate with WSDOT on Northwest corner of 1st/2nd/peters creek.**
- Relocate sidewalk and crosswalks at entrances closer to the intersection.
- Submit tree pit design to WSDOT for review.
- Show ADA accommodations
- Show existing traffic signal equipment
- Close all unused curb cuts

TIA comments

- Right slip lane required at Fayette St and 1st, 0 to 12' over 100'
- WSDOT will require a \$50,000 safety bond for 2nd and Brookstown and Fayette and 1st in cause of a accident problem developing. (to cover the cost of correcting the issue i.e. median installation etc.) **bond would last 1 year post CO.**

[Ver. 6] [Edited By David Avalos]

Zoning

General Issues

24. Zoning

City of Winston-Salem

Amy McBride

336-727-8000

amym@cityofws.org

3/22/22 6:27 PM

01.05) Final

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The common rec area calculations appear correct. Please list which areas you will be using to meet this and their sf.