



# W-3521 Murray Heights (Site Plan Amendment)



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100 East First Street, Suite 225  
Winston-Salem, NC 27101  
Fax: 336-748-3163

Phone: 336-747-7040

City of W-S Planning

Meredith Hammill  
Latham-Walters Engineering, Inc.  
16507 Northcross Drive  
Suite A  
Huntersville, NC 28078

Project Name: W-3521 Murray Heights (Site Plan Amendment)  
Jurisdiction: City of Winston-Salem  
ProjectID: 718561

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: 10**
- Engineering**
- General Issues**
- 17. General comments**

City of Winston-Salem  
Matthew Gantt  
336-727-8000  
[matthewg@cityofws.org](mailto:matthewg@cityofws.org)  
3/11/22 1:57 PM  
01.13) Application for  
Site Plan Amendment -  
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1. A City driveway permit is required for the permanent connection to Murray Road. Concrete driveway aprons will be required on either end of the fire access road. Please complete and sign a driveway permit application and submit it, along with a copy of the site plan to the Engineering Division for review. Also, please include a review fee of \$200. All items may be submitted through IDT plans.
2. Please show all proposed storm drainage design calculations and construction details. Design calculations for the storm water system may be submitted on the plan sheets in tabular form.
3. Please show all proposed permanent storm drainage easements that will be needed throughout the project. Also include permanent access points for detention pond maintenance.
4. When submitting construction details, please include driveway apron construction details V-13 and V-14 from the City IDS Manual.  
[Ver. 2] [Edited By Matthew Gantt]

## Erosion Control

### General Issues

#### 15. Grading/Erosion Control Permit and Erosion Control Plan needed

City of Winston-Salem  
Matthew Osborne  
336-747-7453  
[matthewo@cityofws.org](mailto:matthewo@cityofws.org)  
3/10/22 3:30 PM  
01.13) Application for  
Site Plan Amendment -  
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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/>

## Fire/Life Safety

### General Issues

#### 19. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 3/15/22 2:18 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"> <li>• Design, construction and maintenance of fire apparatus access roads to carry an imposed load of not less than 75,000 pounds;</li> <li>• Clear width requirements of not less than 20 feet for two-way traffic;</li> <li>• Clear height requirements of not less than 13 feet, 6 inches;</li> <li>• 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.</li> <li>• 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.</li> </ul> <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"> <li>• Appendix B of the 2018 NC Fire Code; or</li> <li>• the ISO Fire Suppression Rating Schedule (as described in <a href="https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf">https://www.isomitigation.com/siteassets/downloads/guide-determinerequiredfireflow.pdf</a>).</li> </ul> <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**

**MURRAY HEIGHTS-PRELIMINARY SITE PLAN - rev 022422.pdf [17 redlines] (Page 1) [1] PRELIMINARY SITE PLAN**

**1. Council Member Contact B**

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 3/1/22 9:40 AM Pre-Submittal Workflow - 1</p>	<p>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.</p>
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<p>Latham-Walters Engineering, Inc. Meredith Hammill 704-895-8484 meredith@lwengineer.com 3/7/22 11:29 AM Pre-Submittal Workflow - 1</p>	<p>I have made the applicant aware of this requirement which he was familiar with from the original site plan approval [Ver. 2] [Edited By Meredith Hammill]</p>
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General Issues

**9. COUNCIL MEMBER CONTACT**

**City of Winston-Salem**  
Bryan Wilson  
336-747-7042  
[bryandw@cityofws.org](mailto:bryandw@cityofws.org)  
3/1/22 3:21 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>

**Latham-Walters Engineering, Inc.**  
Meredith Hammill  
704-895-8484  
[meredith@lwengineer.com](mailto:meredith@lwengineer.com)  
3/7/22 11:29 AM  
Pre-Submittal Workflow - 1

I made the applicant aware of this requirement which he was familiar with from the original site plan approval

**18. Historic Resources**

**City of Winston-Salem** No comments  
Heather Bratland  
336-727-8000  
[heatherb@cityofws.org](mailto:heatherb@cityofws.org)  
3/14/22 9:21 AM  
01.13) Application for  
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2

**Stormwater**

General Issues

**16. Stormwater Management Permit Required**

City of Winston-Salem  
Joe Fogarty  
336-747-6961  
[josephf@cityofws.org](mailto:josephf@cityofws.org)  
3/10/22 3:55 PM

01.13) Application for  
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This development will be required to apply for and be issued with a post construction Stormwater management permit that is in compliance with all of the applicable provisions of the City of Winston-Salem's Post Construction Stormwater Management ordinance.

The development will be subject to the water quality provisions of the ordinance. The site is proposed to be greater than 2 units per acre (3.95 on plan) and greater than 24% impervious area (35.07% when pavement and building percentages are added). Developments that exceed more than 2 units per acre and exceed 24% BUA are considered to be high density developments and are required to manage the first inch of runoff in an approved Stormwater management system.

The site is also creating more than 20,000 sq.ft. of new impervious area and therefore the water quantity provisions of the ordinance will also apply. These require the site to be managed so that the peak runoff rates for the post developed 2, 10 and 25 year storm events of minimum 6 hour duration shall be at, or below, the pre developed rates and also that the increase in the 25 year volume shall be stored in the Stormwater management system and released over a 2 to 5 day period. You have a note on your plan that states these requirements will be met so you are already aware of this by the looks of things.

The Stormwater management system that is permitted will require a non-refundable financial surety to be provided by the developer at the time of permitting. If the developer intends to establish a Home Owners Association (HOA) to be the entity responsible to assume the long term operation and maintenance (O&M) responsibilities for the system then the developer must establish and have approved an escrow agreement with the city and the developer must deposit into this escrow account a non-refundable surety amount equal to 15% of the estimated construction cost of the Stormwater management system. The HOA will then be required to add further funds in the future in accordance with the ordinance provisions. If the developer shall be the entity to assume the long term O&M of the system then the surety shall equal 4% of the estimated construction cost of the Stormwater management system and shall be deposited into a city maintained account with no need for an escrow agreement. An O&M Agreement will also be required to be approved and recorded at The Forsyth County Register of Deeds office as part of the permitting process. If there is to be an HOA involved then the agreement shall be a 3 party agreement between the City, the developer and the HOA whereas if there is to be no HOA involved then it shall just be a 2 party agreement between the City and the developer.

## Utilities

### General Issues

#### 21. General Comments

City of Winston-Salem  
Robert Wall  
336-727-8000  
[robertw@cityofws.org](mailto:robertw@cityofws.org)  
3/17/22 1:57 PM

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Submit water/sewer extension plans, in IDT, to utilities plan review for permitting/approval. Water meters purchased through COWS. System development fees are due at the time of meter purchase for both water and wastewater. If an easement is required across another property, it is the sole responsibility of the owner to obtain the easement. COWS will not assist in the acquisition. Please place a Hydrant on the end of the water line. All Hydrants and connections must be located on R/W line.

[Ver. 2] [Edited By Robert Wall]

## WSDOT

General Issues

20. General Comments

City of Winston-Salem

David Avalos

336-727-8000

[davida@cityofws.org](mailto:davida@cityofws.org)

3/23/22 8:35 AM

01.13) Application for Site Plan Amendment - 2

- Fee in lieu of signal design is required for Murray and beck church rd contact Jeff Fansler for the specifics. (JEFFREYGF@cityofws.org)(336-747-6883).
  - **Site will be disapproved by WSDOT until addressed.**
- Curb and Gutter and Sidewalk at intersection of Murray and Becks Church needs to wrap around the radius and the curb ramp needs to be relocated to better serve both crossing in the future.

[Ver. 7] [Edited By David Avalos]

Zoning

General Issues

24. Zoning

City of Winston-Salem

No Comments

Amy McBride

336-727-8000

[amym@cityofws.org](mailto:amym@cityofws.org)

3/21/22 7:49 PM

01.13) Application for Site Plan Amendment - 2