



W-3529 Somerset Heights (Special Use Rezoning RS9 to RM5-S)



Phone: 336-747-7040

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

[City of W-S Planning](#)

Stephen Owen
Stimmel Associates, PA
601 North Trade Street
Suite 200
Winston Salem, NC 27101

Project Name: W-3529 Somerset Heights (Special Use
Rezoning RS9 to RM5-S)
Jurisdiction: City of Winston-Salem
ProjectID: 738611

Wednesday, April 20, 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: 12

Engineering

General Issues

10. General comments

<p>City of Winston-Salem Matthew Gantt 336-727-8000 matthewg@cityofws.org 4/6/22 10:03 AM 01.03) Rezoning-Special Use District - 2</p>	<p>1. A City driveway permit will be required for the proposed permanent connections to Somerset Drive and Lockwood Drive. Please complete and sign a City driveway permit application and submit 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.</p> <p>2. On the site plan, please include design calculations for all proposed permanent drainage systems (large culvert design, inlet design, etc.). Gutter spread calculations are required for proposed curb inlets. Design information may be submitted in tabular form on the plan sheets.</p> <p>3. When possible, please use construction details from the City IDS Manual including details for cul-de-sacs (V--9), commercial driveways (V-13), residential driveways (V-14), and road cross sections. For the large stream crossings of the tributaries to Little Creek, the final culvert and headwall designs are required when applying for the storm drainage review portion of the driveway permit.</p> <p>4. When showing storm drain layout, please be sure to include permanent drainage easements and permanent access points for storm water BMP maintenance.</p> <p>5. Please designate areas to be used as temporary construction entrances on the clearing and initial erosion control plans. Temporary construction entrances will be permitted in conjunction with permanent access points.</p> <p>[Ver. 3] [Edited By Matthew Gantt]</p>
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Erosion Control

General Issues

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

<p>City of Winston-Salem Matthew Osborne 336-747-7453 matthewo@cityofws.org 4/5/22 3:59 PM 01.03) Rezoning-Special Use District - 2</p>	<p>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/</p>
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Fire/Life Safety

General Issues

12. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 4/11/22 2:11 PM 01.03) Rezoning-Special Use District - 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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MapForsyth Addressing Team

General Issues

13. Addressing & Street Naming

<p>Forsyth County Government Gloria Alford 3367032337 alfordgd@forsyth.cc 4/11/22 4:32 PM 01.03) Rezoning-Special Use District - 2</p>	<p>The road names Wheat Hill Way, Amber Gate Way, Stepping Stone Way, Weathered Edge Way and Cannington Way.</p>
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Planning

General Issues

3. COUNCIL MEMBER CONTACT

City of Winston-Salem
 Bryan Wilson
 336-747-7042
bryandw@cityofws.org
 3/30/22 10:50 AM
 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>

Stimmel Associates, PA
 Stephen Owen
 (336)7231067
sowen@stimmelpa.com
 4/5/22 10:50 AM
 Pre-Submittal Workflow
 - 1

Have contacted and reviewed with council member

11. Historic Resources

City of Winston-Salem
 Heather Bratland
 336-727-8000
heatherb@cityofws.org
 4/7/22 11:12 AM
 01.03) Rezoning-Special Use District - 2

No comments

19. Environmental Features/Greenways

City of Winston-Salem
 Elizabeth Colyer
 336-747-7427
elizabethrc@cityofws.org
 4/18/22 6:43 PM
 01.03) Rezoning-Special Use District - 2

Greenways: A greenway is proposed along Little Creek in the *Greenway Plan Update*. A 40 ft. greenway easement is requested along both sides of the creek. The easement shall begin outside of the undisturbed portion of the required stream buffer per the Stormwater Management Ordinance.

Ordinance: The easement should be recorded through a plat.

The National Wetlands Inventory Map shows a 1.15 acre existing freshwater pond located on the northwest portion of the site as shown on the site plan, that is to remain. Also, a 6.38 acre freshwater forested/shrub wetland area is located on the northwestern portion of the site where no development is proposed. A 1.73 acre riverine wetland area is located on the southern portion of the site, with a proposed roadway crossing over and through this area.

Farmland/VAD: N/A
 Natural Heritage Sites: N/A

Stormwater

General Issues

8. Stormwater Management Permit Required

City of Winston-Salem
 Joe Fogarty
 336-747-6961
josephf@cityofws.org
 4/5/22 5:46 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 all of the applicable provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.

Its not clear (see my plan comment) what the proposed impervious area will be. However, even if it is under 24% I am going to require this to be permitted as a high

density development in terms of the water quality provisions of the ordinance as with the amount of curb and gutter streets etc. I do not see how you can use vegetative conveyances to any great effect or dispersed flow from the lots which are key low density requirements. Therefore this will be permitted under the ordinance high density provisions which require that the first inch of runoff is managed in an approved Stormwater management system. Stormwater Management will be required in any case for quantity controls (see later in my comments) so managing for a high density water quality development will not make much difference to things. The water quality provisions also require that buffers be provided off of all perennial and intermittent stream and surface waters such as wetlands and existing ponds. Your plan is not showing these buffers with any great clarity. There is only one label for such buffers (on Sheet RS-01 - in the vicinity of Lots 15-18). Please label the buffers and the 100' required width in a few more places as there are multiple stream segments and other surface water areas on the site area. Also greenway easements may not be located within the first zone (the first 50' closest to the water) of any buffer. Your plan is showing such greenway easements, but without the two buffer zones shown and clearly labeled I cannot tell at this point if you are compliant with this requirement. Please clarify that more clearly on your plan.

The quantity provisions of the ordinance require that the post developed peak runoff rates for the 2, 10 and 25 year storm events of minimum 6 hour duration be managed in an approved Stormwater management system to at, or below the peak pre developed runoff rates and also that the increase in the 25 year volume from the pre to the post condition is stored in the management system and released over a 2 to 5 day period.

You are showing three "Stormwater management areas" on your plan so I would assume you have checked already that three will suffice to manage to address the quality and quantity requirements for the entire development area. If you find that more are required in the future as you progress in your design then that may need for you to come back to the Planning Board for approval of such plan changes. You should also specify what type of Stormwater controls you are proposing as the Planning Board members and the general public in the public hearing part of the Planning Board meeting like to know what type of systems will actually be built. I would assume these are going to be wet detention ponds but perhaps you plan on something else. Specific notes will therefore help.

A financial surety will be required as part of the permit process. I'm assuming that there will be a Home Owners Association (HOA) set up to manage the management system in perpetuity and that the developer will not want to be that operation and maintenance entity in the long term. If this assumption is correct then the surety shall consist of the developer establishing an escrow account and depositing 15% of the estimated construction cost of the Stormwater management system into this account and the HOA will be required to add further funds in the future. The developer will also have to enter into an escrow agreement with the city at the time of permitting and have this agreement recorded at the Forsyth County Register of Deeds office once approved by the City. Finally an Operation and Maintenance Agreement (O&M) will be required as part of the permitting process. This will be a three party agreement between the City, the Developer and the HOA and once approved by the city this will also need to be recorded at The Forsyth County Register of Deeds office.

Stormwater Management

2022.04.05 REZN 01 (22-060).pdf [3 redlines] (Page 1)

7. Text Box B

City of Winston-Salem shouldn't this be the "proposed" impervious or if its not where is the "proposed" figure.
Joe Fogarty This comment applies to the other sheets too
336-747-6961
josephf@cityofws.org
4/5/22 5:11 PM
01.03) Rezoning-
Special Use District - 2

Utilities

General Issues

9. General Comments

City of Winston-Salem Submit water/sewer extension plans to utilities plan review for permitting/approval.
Chris Jones Water meters purchased through the COWS. System development fees due at the time
336-747-7499 of meter purchase. No heavy cut/fill over existing sewer lines without permission from
charlesj@cityofws.org Utilities Plan Review. Sections of sewer that are built over, such as new roads, may
4/6/22 8:24 AM require sewer main replacement in those areas. REMINDER: Downstream sewer must
01.03) Rezoning- be permitted, accepted, platted and have a construction final before any phases
Special Use District - 2 upstream can get platted.
[Ver. 3] [Edited By Chris Jones]

WSDOT

General Issues

14. General Comments

City of Winston-Salem TIA Comments
David Avalos
336-727-8000
davida@cityofws.org
4/20/22 9:42 AM
01.03) Rezoning-
Special Use District - 2

- Show sight distance on somerset drive. Needs to be 100' per 10mph design speed.
 - entrance may need to be moved to the west to achieve sight distance minimums
- Right slip lane required at somerset entrance 0'-12' over 100'
- Left turn lane with 25' of storage required at somerset entrance.

General Comments

- There is an unfunded project for a Stratford and ebert connector which would realign somerset.
 - Contact Byron Brown for more information at BYRONB@CITYOFWS.ORG
- All internal streets need to be built to city standard with curb and gutter and sidewalk on one side.
- Remove mail kiosk pulloff area.
- Dedicate right of way 30' from center along somerset drive
- Fee in lieu of sidewalk along somerset drive

[Ver. 2] [Edited By David Avalos]

Zoning

General Issues

16. Zoning

<p>City of Winston-Salem</p> <p>Amy McBride</p> <p>336-727-8000</p> <p>amym@cityofws.org</p> <p>4/20/22 9:55 AM</p> <p>01.03) Rezoning- Special Use District - 2</p>	<p>A buffer is not required along the frontage of Somerset but we recommend the 15' Type II buffer to the north and east be continued through this area (from lot 44 and 1-4)</p> <p>Double check the greenway. Make sure the easement is outside of the stream buffer.</p> <p>Label the sf of the common recreation area.</p> <p>Please note per UDO 6.3.3.A Required bufferyard plantings shall not be installed on cut or fill slopes with slope ratios greater than two-to-one (2:1). Where bufferyards include any part of a cut slope greater than ten (10) feet in height, grading for such cut slope shall not encroach closer than ten (10) feet to the property line.</p> <p>[Ver. 3] [Edited By Amy McBride]</p>
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