



# W-3542 DPJ - 920 Brookstown -Update (Site Plan Amendment to EB Final Development Plan))

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-3542 DPJ - 920 Brookstown -Update (Site  
Plan Amendment to EB Final Development Plan))  
Jurisdiction: City of Winston-Salem  
ProjectID: 801086

Wednesday, July 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: 13

### Engineering

### General Issues

### 7. General comments

City of Winston-Salem  
Matthew Gantt  
336-727-8000  
[matthewg@cityofws.org](mailto:matthewg@cityofws.org)

7/20/22 9:01 AM  
01.05) Final  
Development Plan  
Approval - 2

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

1. A City driveway permit will be required for the permanent connection to Fayette Street. 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 permanent entrance 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.

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

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 on the plan sheets.

3. 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 show the locations of any temporary construction entrances that would be used for demolition and site development.

6. Please provide an exact height for the retaining wall proposed along Second Street. Any retaining wall with a height greater than 10 feet must be approved by the Assistant City Manager.

7. 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.

8. Please identify any natural gas lines on the plan that are located within the scope of work. Also, ensure that any new culverts will not interfere with existing gas lines.

[Ver. 4] [Edited By Matthew Gantt]

## Erosion Control

### General Issues

#### 5. 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)

7/6/22 12:34 PM  
01.05) Final  
Development Plan  
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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/>

#### 6. Erosion Control Plan Review to NCDEQ - DEMLR

City of Winston-Salem

Matthew Osborne  
336-747-7453

matthewo@cityofws.org

7/6/22 12:35 PM

01.05) Final

Development Plan

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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

13. Notes

City of Winston-Salem  
(Fire)

Raven Byrd

336-734-2492

ravenb@cityofws.org

7/14/22 2:37 PM

01.05) Final

Development Plan

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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.

MapForsyth Addressing Team

General Issues

14. Addressing & Street Naming

Forsyth County

Government

Gloria Alford

3367032337

[alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc)

7/20/22 9:03 AM

01.05) Final

Development Plan

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Contact me for the address, my email [alfordgd@forsyth.cc](mailto:alfordgd@forsyth.cc).

[Ver. 2] [Edited By Gloria Alford]

## Planning

### General Issues

#### 3. COUNCIL MEMBER CONTACT

City of Winston-Salem

Marc Allred

336-727-8000

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

6/28/22 1:31 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>**

Stimmel Associates, PA

Gaines Hunter

(336)7231067

[ghunter@stimmelpa.com](mailto:ghunter@stimmelpa.com)

7/1/22 9:32 AM

Pre-Submittal Workflow -

1

Noted, thank you

#### 8. Environmental Features/Greenways

City of Winston-Salem

Elizabeth Colyer

336-747-7427

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

7/8/22 10:32 AM

01.05) Final

Development Plan

Approval - 2

No comments.

#### 9. Historic Resources

City of Winston-Salem

Heather Bratland

336-727-8000

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

7/11/22 8:33 AM

01.05) Final

Development Plan

Approval - 2

No comments

#### 15. Average Height of Building

City of Winston-Salem What is the average height of the building from the street?

Marc Allred

336-727-8000

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

7/19/22 3:04 PM

01.05) Final

Development Plan

Approval - 2

## 16. Timeline

City of Winston-Salem

Marc Allred

336-727-8000

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

7/19/22 3:05 PM

01.05) Final

Development Plan

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- Corrections to site plan is due July 28.

- Community Outreach is due August 3.

- Planning Board is August 11 at Arnold G. King Public Meeting Room on the fifth floor of the Bryce Stuart Municipal Building, 100 East First Street, Winston-Salem, North Carolina, at 4:30 P.M.

## Stormwater

### General Issues

## 4. Stormwater Management Required

City of Winston-Salem

Joe Fogarty

336-747-6961

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

7/6/22 11:22 AM

01.05) Final

Development Plan

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This development is part of an overall Stormwater management master plan approved for the Brookstown Development area back in 2007 prior to the adoption of the current City of Winston-Salem Post Construction Stormwater management ordinance. It is therefore grandfathered from this current ordinance provisions. It therefore only has to meet the stormwater requirements that were in place at the time of the master plan approval and those just required management of the post developed 10 year peak runoff rate back to the pre developed rate. No financial sureties or O&M Agreements are required as they would be under the current ordinance as they were not a requirement under the prior Stormwater rules. The plan is showing Stormwater management areas so these will be checked when the development comes in for permitting to ensure compliance with the 10 year pre versus post rate requirement and thus in conformance with the master plan that I have mentioned.

[Ver. 2] [Edited By Joe Fogarty]

## Utilities

### General Issues

## 11. General Comments

City of Winston-Salem

Chris Jones

336-747-7499

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

7/18/22 10:52 AM

01.05) Final

Development Plan

Approval - 2

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. 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

## 12. General Comments

City of Winston-Salem

David Avalos

336-727-8000

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

7/14/22 2:29 PM

01.05) Final

Development Plan

Approval - 2

- Submit NCDOT Right Turn Lane Warrant analysis for Fayette and 1st St.
- WSDOT is considering a right in right out due to proximity to intersection. Model in Synchro and submit files to WSDOT for review.
- Remove existing street light at corner of 1st/2nd/peters creek.
- Remove existing type II pedestrian pedestal at corner of 1st/2nd/peters creek. Replace with ped signal heads directly on the existing strain pole and one pushbutton on the strain pole and the other on a separate type I pushbutton pedestal.
- Submit parking deck design to WSDOT for review.
- Submit tree pit design to WSDOT for review.
- Show ADA accommodations

[Ver. 4] [Edited By David Avalos]