



W-3479 New Facility for Delta Kappa Epsilon (Site Plan Amendment)

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

Bobby Patterson
Architectural Design Associates
P. O. Box 888
Clemmons, NC 27012

Project Name: W-3479 New Facility for Delta Kappa Epsilon
(Site Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 541190

Thursday, May 20, 2021

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

Addressing

[DKE Event Center Site Plan Revised 050321.pdf \[4 redlines\]](#) (Page 1)

18. Text Box B

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
5/13/21 5:40 PM
01.13) Application for Site Plan Amendment -
2

Engineering

General Issues

9. Driveway Permit required

<p>City of Winston-Salem Ryan Newcomb 3367278063 ryancn@cityofws.org 5/5/21 3:55 PM 01.13) Application for Site Plan Amendment - 2</p>	<p>Due to the additional structure proposed, a City driveway permit will be required for the to reconstruct the existing access to Polo Road and bring it to City standards. The access will need to be a heavy duty concrete apron to support dumpster pickup traffic (8" 4,000 psi concrete over 6" compacted ABC). The concrete apron shall extend from the edge of pavement on Polo Road to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required) and/or the commercial building permit for the proposed structure.</p>
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Erosion Control

General Issues

12. Erosion Control Plan Needed

<p>City of Winston-Salem Matthew Osborne 336-747-7453 matthewo@cityofws.org 5/6/21 1:57 PM 01.13) Application for Site Plan Amendment - 2</p>	<p>If the proposed project creates more than 10,000 sq. feet of land disturbance, an Erosion Control/Grading Permit will be required prior to the start of work. In order to obtain this permit you must submit a professionally designed Erosion and Sedimentation 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

14. Notes

<p>City of Winston-Salem (Fire) Douglas Coble (336) 734-1290 douglasc@cityofwfsfire.org 5/11/21 8:54 AM 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>An approved Turnaround Is Required.</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> <p>[Ver. 2] [Edited By Douglas Coble]</p>
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Planning

General Issues

13. Historic Resources

<p>City of Winston-Salem Heather Bratland 336-727-8000 heatherb@cityofwfs.org 5/10/21 4:18 PM 01.13) Application for Site Plan Amendment - 2</p>	<p>No comments</p>
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DKE Event Center Site Plan Revised 050321.pdf [4 redlines] (Page 1)

16. Text Box B

City of Winston-Salem Fraternity or Sorority
Bryan Wilson
336-747-7042
bryandw@cityofws.org
5/13/21 9:36 AM
01.13) Application for
Site Plan Amendment -
2

Site Plan 042621.pdf [14 redlines] (Page 1)

8. COUNCIL MEMBER CONTACT B

City of Winston-Salem 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.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
4/27/21 3:10 PM
Pre-Submittal Workflow
- 1

Architectural Design Associates The owner has been advised
Bobby Patterson
336-712-1629
bpatterson@ada-nc.com
5/3/21 5:48 PM
Pre-Submittal Workflow
- 1

Stormwater

General Issues

11. Exempt from Stormwater Permitting - No Comments

City of Winston-Salem This development will not obviously disturb more than 1 acre during construction and will therefore be exempt from the water quality provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance as only developments that exceed 1 acre of disturbance have to comply with those provisions. It's also obvious that it will be exempt from the water quantity provisions of the ordinance since they only apply to developments that create more than 20,000 sq.ft. of net new impervious area.
Joe Fogarty
336-747-6961
josephf@cityofws.org
5/5/21 5:51 PM
01.13) Application for
Site Plan Amendment -
2
As the development will meet both of the above specified exemptions it will not be required to apply for and be issued with a Post Construction Stormwater Management permit and therefore I have no further comments.

Utilities

General Issues

15. General Comments

City of Winston-Salem

Charles Jones
336-727-8000

charlesj@cityofws.org

5/12/21 6:05 AM

01.13) Application for
Site Plan Amendment -
2

If a new water meter is desired for this building, system development fee will apply and will be due at the time of meter purchase.

WSDOT

General Issues

10. General Comments

City of Winston-Salem

David Avalos
336-727-8000

davida@cityofws.org

5/5/21 3:59 PM

01.13) Application for
Site Plan Amendment -
2

- Be aware that a 2018 Bond project is in the works for pedestrian accommodations and signal improvements plus a median that would make the driveway a right in right out.
- Provide a pedestrian connection to the new building from the public sidewalk.

[Ver. 2] [Edited By David Avalos]

Zoning

General Issues

20. Zoning

City of Winston-Salem

Elizabeth Colyer

336-747-7427

elizabethrc@cityofws.org

5/18/21 9:41 AM

01.13) Application for
Site Plan Amendment - 2

Any erosion control permit will require completed Tree Save Area legend on a landscape plan that demonstrates how the site meets the standards of UDO Section 6.5.1.

Please ensure that all Use-Specific Standards are met for the use of "Fraternity or Sorority" in UDO Section 5.2.33.

No structure, or outdoor gathering, or recreation area shall be located less than forty (40) feet from any property line adjacent to property zoned for residential use.

Public address systems shall not be permitted, except within buildings.

Bicycle racks that can accommodate two bicycles are required for the zoning use. The racks must be located within 50 feet of a principal building entrance, not located in parking areas.

Please label the width of all proposed driveways, drive aisles and sidewalks. Gravel parking surface requires anchored wheel stops.

The dumpster shown on the site plan must be screened per UDO Section 6.2.1.F.

Any proposed exterior lighting, including attached wall packs must meet the requirements of UDO Section 6.6. If a photometric plan is required, then this plan and the required fixture information must be submitted for review at the time of permitting. If there is no proposed exterior lighting, then please place a statement to that effect on the site plan.

The total allowable site accessory square footage allowance of 5% of the lot is approximately 2,352 square-feet. The proposed accessory structure is shown to be 2,250 square-feet, leaving approximately 102 square-feet for additional accessory structures. Any additional proposed accessory structure(s) exceeding this size would require some type of Planning approval, based on the scope, and a Special Use Permit approved by the City Zoning Board of Adjustment.

[Ver. 4] [Edited By Elizabeth Colyer]