



W-3455 Silas Data Center - Security and Infrastructure Remediation Project (Site Plan Amendment)



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

Phone: 336-747-7065

City of W-S Planning

Travis Pruitt
Pruitt & Associates, Inc.
4317 Park Drive
Suite 400
Norcross, GA 30093

Project Name: W-3455 Silas Data Center - Security and Infrastructure Remediation Project (Site Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 431390

Wednesday, September 16, 2020

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

25. Driveway Permit required

<p>City of Winston-Salem James Mitchell 336-727-8000 jamestm@cityofws.org 9/9/20 3:57 PM 01.13) Application for Site Plan Amendment - 2</p>	<p>A City driveway permit will be required for the proposed access point onto Sunnyknoll Ct. 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 Sunnyknoll act to the right-of-way line. The driveway permit must be issued prior to issuance of a grading permit (if required).</p> <p>An 8' concrete apron is needed to delineate public r/w from private property. [Ver. 2] [Edited By James Mitchell]</p>
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Erosion Control

General Issues

23. Erosion Control Plan Needed

City of Winston-Salem
 Matthew Osborne
 336-747-7453
matthewo@cityofws.org
 9/8/20 3:19 PM
 01.13) Application for Site Plan Amendment - 2

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 at the following link: <https://winston-salem.idtplans.com/secure/>

Fire/Life Safety

General Issues

20. Notes

Winston-Salem Fire Department
 Mike Morton
 336-747-6935
michaelm@cityofwsfire.org
 9/3/20 1:38 PM
 01.13) Application for Site Plan Amendment - 2

Ensure fire apparatus access roads meet fire code requirements, and that roads are designed, built and maintained in accordance with WSFD fire apparatus maneuverability specifications.

Gates are not allowed across fire apparatus access roads without approval by the WSFD. Approval requires plan submittal that demonstrates compliance with fire code requirements including NCFC Section 503.6.

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. 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

29. Addressing & Street Naming

Forsyth County Government
 Gloria Alford
 3367032337
alfordgd@forsyth.cc
 9/14/20 1:38 PM
 01.13) Application for Site Plan Amendment - 2

If address is needed, will assign at the time of permitting.

Planning

General Issues

22. Historic Resources

City of Winston-Salem No comments
Heather Bratland
336-727-8000
heatherb@cityofws.org
9/8/20 8:24 AM
01.13) Application for
Site Plan Amendment -
2

Silas Security & Infrastructure - SPA Plan and Elevations - 8-31-2020.pdf [1 redline] (Page 1)

28. Text Box B

City of Winston-Salem Add note if you are preserving existing vegetation
Samuel Hunter
336-727-8000
samuelp@cityofws.org
9/10/20 10:07 AM
01.13) Application for
Site Plan Amendment -
2

Sanitation

General Issues

19. Bulk Container Information

City of Winston-Salem **Does this location have bulk container already or use roll out?**
Jennifer Chrysson
336-727-8000
jenniferc@cityofws.org
9/3/20 11:55 AM
01.13) Application for
Site Plan Amendment -
2

Bulk Containers: All surfaces constructed for the placement of bulk containers shall be constructed of concrete with a thickness of at least eight inches. All surfaces constructed for the placement of bulk containers shall be at least 16 feet in length and at least 12 feet in width.

Location and placement: Bulk containers shall be located to provide easy ingress and egress by a container tender truck to the containers. The location of the container shall be free from any overhanging wires or other obstructions which have less than 35 feet of vertical clearance and 40 feet linear clearance of overhead obstruction in the dumping area. All screens or enclosures shall be open on one side for easy access and provide a three-foot clearance on all sides from the bulk container.

Stormwater

General Issues

18. Exempt from Stormwater Permitting

City of Winston-Salem This development already has a Stormwater management plan and facility associated with it that was approved and implemented/constructed prior to the adoption of the current Stormwater management ordinance in 2008. These site plan proposals are within the allotted Stormwater design impervious percentage approved under the existing plan and therefore nothing further is required as regards Stormwater management permitting and its exempt from the current Stormwater management ordinance provisions.
Joe Fogarty
336-747-6961
josephf@cityofws.org
9/3/20 8:54 AM
01.13) Application for
Site Plan Amendment -
2

Utilities

General Issues

21. General Comment

[City of Winston-Salem](#) No Comments.
Charles Jones
336-727-8000
charlesj@cityofws.org
9/4/20 6:40 AM
01.13) Application for
Site Plan Amendment -
2

WSDOT

General Issues

26. General Comments

[City of Winston-Salem](#) • How does a vehicle turn around if they can't get through the gate?
David Avalos
336-727-8000
davida@cityofws.org
9/15/20 1:42 PM
01.13) Application for
Site Plan Amendment -
2
[Ver. 2] [Edited By David Avalos]

Zoning

General Issues

30. Zoning

[City of Winston-Salem](#) The only principal zoning use allowed is "Services, A" and only under SIC 737 Computer
Elizabeth Colyer Data Center.
336-747-7427
elizabethrc@cityofws.org All conditions of W-3440 shall apply.
9/15/20 8:29 AM The Tree Save Area(s) must be delineated and the square footage(s) labelled.
01.13) Application for If the expanded scope of work is to be permitted under C2000540, then submit the
Site Plan Amendment - 2 approved site plan for the next revision.
Label the angle of the proposed parking. Label the width of all sidewalks, drive aisles and
driveways.
Any proposed exterior lighting must meet the requirements of UDO ClearCode Section 6.6.
Provide MVSA calculations.