



W-3506 Carter G. Woodson School (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

Garrett Neal
Davis-Martin-Powell
6415 Old Plank Road
High Point, NC 27265

Project Name: W-3506 Carter G. Woodson School (Site Plan Amendment)
Jurisdiction: City of Winston-Salem
ProjectID: 647934

Wednesday, November 17, 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: 16

Addressing

[Revised - Carter Woodson Modular Classroom - Site Plan Amendment.pdf \[10 redlines\]](#) (Page 1) [1] SITE

27. Text Box B

Forsyth County Government
Gloria Alford
3367032337
alfordgd@forsyth.cc
11/15/21 10:40 AM
01.13) Application for Site Plan Amendment -
2

Engineering

General Issues

16. General comments

City of Winston-Salem
Matthew Gantt
336-727-8000
matthewg@cityofws.org
11/3/21 11:13 AM
01.13) Application for
Site Plan Amendment -
2

1. A City driveway permit would be required for any temporary construction entrance off of either Vargrave Street or Goldfloss Street for minor grading and the placement of the modular classroom building.

Erosion Control

General Issues

17. Erosion Control Plan Needed

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
11/3/21 11:18 AM
01.13) Application for
Site Plan Amendment -
2

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

20. Notes

<p>Winston-Salem Fire Department Cory Lambert 336-747-7359 coryml@cityofwsfire.org 11/4/21 8:50 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>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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Planning

Cater Woodson School - Modular Classroom Building - Site Plan Amendment.pdf [20 redlines] (Page 1) [1]
SITE

14. Council Member Contact B

<p>City of Winston-Salem Bryan Wilson 336-747-7042 bryandw@cityofws.org 10/26/21 10:47 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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Davis-Martin-Powell Noted.
Garrett Neal
336 886-4821
gneal@dmp-inc.com
11/1/21 2:44 PM
Pre-Submittal Workflow
- 1

Revised - Carter Woodson Modular Classroom - Site Plan Amendment.pdf [10 redlines] (Page 1) [1] SITE

25. Text Box B

City of Winston-Salem The proposed off-site parking cannot be a part of this request as it is not within the boundary of the amendment area. Please remove it from the drawing. You will want to reference the number of parking spaces you are removing with this proposal and state that you will be providing 11 off-site parking spaces within the parking calculations. The off-site parking will then subsequently be approved through either an administrative staff change or through permitting.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/10/21 1:11 PM
01.13) Application for Site Plan Amendment -
2

29. Text Box B

City of Winston-Salem The scale appears to be 1"=30'. Please verify and correct.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/21 12:00 PM
01.13) Application for Site Plan Amendment -
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30. Text Box B

City of Winston-Salem Put this as a note in your information table, not on the face of the plan.
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/21 12:00 PM
01.13) Application for Site Plan Amendment -
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31. Text Box B

City of Winston-Salem is this for each modular unit? what is the total calculation?
Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/16/21 1:35 PM
01.13) Application for Site Plan Amendment -
2

General Issues

19. Design

City of Winston-Salem Gary Roberts
336-747-7069
garyr@cityofws.org
11/3/21 3:41 PM
01.13) Application for Site Plan Amendment - 2

Connect existing sidewalk along Goldfloss Street to the sidewalk along Vargrave Street and provide a lateral connection from the building entrance. Consider providing a replacement tree between the proposed building and Goldfloss Street.

32. Elevations

City of Winston-Salem Bryan Wilson
336-747-7042
bryandw@cityofws.org
11/17/21 10:24 AM
01.13) Application for Site Plan Amendment - 2

Staff has determined that this structure is a mobile school unit as defined by NC building code and the UDO.

Elevations will be required prior to resubmittal deadline if you cannot meet the minimum 40' setback requirement for the mobile school unit. You may use concept stock photos as necessary to simulate the final building. The approval for this building and the change in minimum setbacks will be a part of the legislative approval by City Council. Staff recommendation will be based on what type of remediation and elevations you resubmit with by next Wednesday November 24th.

Those elevations need to demonstrate the type of materials and architectural features you will propose to mitigate the increased visual impact of this building as you are not meeting the minimum setback requirements. Staff recommends you provide a permanent masonry brick foundation and additional plantings to soften the visual impacts on all street frontages.

The accessible ramp does not meet the standard setbacks for school, private. Staff has concerns about the proximity of the ramp to Vargrave Street.
[Ver. 3] [Edited By Bryan Wilson]

Sanitation

Revised - Carter Woodson Modular Classroom - Site Plan Amendment.pdf [10 redlines]

18. No Issues with Dumpster Enclosure

City of Winston-Salem Jennifer Chrysson
336-727-8000
jenniferch@cityofws.org
11/3/21 1:48 PM
01.13) Application for Site Plan Amendment - 2

No issues with dumpster enclosure.

Stormwater

General Issues

15. Stormwater Management - No Comments

City of Winston-Salem
Joe Fogarty
336-747-6961
josephf@cityofws.org

11/3/21 10:43 AM
01.13) Application for
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This development is going to be exempt from the water quality and water quantity provisions of The City of Winston-Salem's Post Construction Stormwater Management ordinance.

The plan does not state what the proposed disturbed area shall be but based on what I measure in terms of the modular classroom proposed and the new parking areas proposed it is clearly going to be less than 1 acre of disturbance as these proposals are not large in nature. Any development that disturbs less than 1 acre during construction is exempt from the water quality provisions of the ordinance.

The plan does not also state what the proposed new impervious area addition will be. From what I measure (and this doesn't even take into account the existing impervious area that will need to be removed in some areas) the proposed impervious area increase will be well less than 20,000 sq.ft. Developments that do not exceed 20,000 sq.ft. of new impervious area are exempt from the quantity provisions of the ordinance.

Based on this development appearing to meet these quality and quantity exemptions no Stormwater management will be required and hence a Stormwater management permit will not be required to be issued. Therefore no comments.

Utilities

General Issues

24. General Comments

City of Winston-Salem
Charles Jones
336-727-8000
charlesj@cityofws.org

11/10/21 11:13 AM
01.13) Application for
Site Plan Amendment -
2

Any existing connections not intended for reuse must be terminated at the main. Is this going to be hooked up to the existing water system or will new tap be needed? If new meter is needed, then system development fees will apply.
[Ver. 3] [Edited By Charles Jones]

WSDOT

General Issues

22. General Comments

City of Winston-Salem
David Avalos
336-727-8000
davida@cityofws.org

11/17/21 8:59 AM
01.13) Application for
Site Plan Amendment -
2

- Minimum Driveway aisle width is 26'.
 - 7' Sidewalk where parking abuts or install wheel stops
 - Sidewalk along goldfloss must be 6' wide if installed at the back of curb. Otherwise 3.5' grass strip is standard.
 - Check scale
- [Ver. 5] [Edited By David Avalos]

Zoning

General Issues

28. Zoning

City of Winston-Salem
Amy McBride
336-727-8000
amym@cityofws.org
11/17/21 10:01 AM
01.13) Application for
Site Plan Amendment -

2

The proposed modular building will need to meet the UDO use specifics 5.2.76 School, Public.

Per this section of the UDO a mobile school unit shall be setback no less than forty (40) feet from all property lines and shall be located no closer to the surrounding public street(s) than the principal school structure. The proposed mobile unit does not meet this requirement by Vargrave St and the alley on the north side.

Please clarify the parking calculations for what is being provided on the site with the proposed modular school and what is provided across the street at the main school. Remove the displayed parking across the street but do signify those new spaces within your calculation. Those new spaces need to be equal or greater in number than the spaces being removed by this project.

Bicycle parking is required at the rate of 1 space per 20,000 SF GFA, 2 space minimum, 20 space maximum. Please show where this parking is provided.

Per 5.2.76 Schools, Public section G: A landscape plan prepared per the requirements of Section 6.2.2H, Public or Private Schools, shall be prepared and installed for any new school or improvements to schools approved or constructed after the date of adoption of this Ordinance.

1. Please provide MVSA calculations per UDO 6.2.2C.3., one large variety tree is required per every 5,000 square feet of proposed MVSA. All proposed parking spaces must be within 75 feet of a large variety tree trunk.
2. Any proposed exterior site lighting (including parking lot), other than required emergency egress lighting must, at minimum, meet the standards of UDO Section 6.6.

[Ver. 3] [Edited By Bryan Wilson]