



W-3541 Ivybrook Academy - Plaza West (Special Use Rezoning GO-S to GO-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-3541 Ivybrook Academy - Plaza West (Special
Use Rezoning GO-S to GO-S)
Jurisdiction: City of Winston-Salem
ProjectID: 800541

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: 10

Engineering

General Issues

13. General comments

<p>City of Winston-Salem Matthew Gantt 336-727-8000 matthewg@cityofws.org 7/8/22 1:36 PM 01.03) Rezoning- Special Use District - 2</p>	<p>1. Since the driveway access to Vest Mill Road has been eliminated, no permitting is required from the Engineering Division. [Ver. 2] [Edited By Matthew Gantt]</p>
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Erosion Control

General Issues

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

City of Winston-Salem
Matthew Osborne
336-747-7453
matthewo@cityofws.org
7/6/22 12:30 PM
01.03) Rezoning-
Special Use District - 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

19. Notes

City of Winston-Salem (Fire)
Raven Byrd
336-734-2492
ravenb@cityofws.org
7/14/22 1:58 PM
01.03) Rezoning-
Special Use District - 2

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

20. Addressing & Street Naming

Forsyth County

Government

Gloria Alford

3367032337

alfordgd@forsyth.cc

7/18/22 12:02 PM

01.03) Rezoning-

Special Use District - 2

Use the address 1391 Plaza West Rd

Planning

General Issues

1. COUNCIL MEMBER CONTACT

City of Winston-Salem

Marc Allred

336-727-8000

marca@cityofws.org

6/27/22 4:17 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

Stephen Owen

(336)7231067

sowen@stimmelpa.com

7/5/22 9:38 AM

Pre-Submittal Workflow

- 1

Have contacted

14. Environmental Features/Greenways

City of Winston-Salem

Elizabeth Colyer

336-747-7427

elizabethrc@cityofws.org

7/8/22 8:25 AM

01.03) Rezoning-Special

Use District - 2

No comments.

15. Historic Resources

City of Winston-Salem

Heather Bratland

336-727-8000

heatherb@cityofws.org

7/11/22 8:18 AM

01.03) Rezoning-

Special Use District - 2

No comments

Stormwater

General Issues

11. Exempt from Stormwater Management

[City of Winston-Salem](#)

Joe Fogarty

336-747-6961

josephf@cityofws.org

7/6/22 10:50 AM

01.03) Rezoning-

Special Use District - 2

This development area already is almost fully impervious in the existing condition and the plan states that the increase with the redevelopment will be 0.04 acres. This is so minor that it will not trigger any of the City of Winston-Salem's Post Construction Stormwater Management ordinance requirements for any Stormwater management, either for quality treatment or quantity attenuation.

Utilities

General Issues

18. General Comments

[City of Winston-Salem](#)

Chris Jones

336-747-7499

charlesj@cityofws.org

7/14/22 7:14 AM

01.03) Rezoning-

Special Use District - 2

Any existing connections not intended for reuse must be terminated at the main. Any new water connections will require a payment of system development fee for both water and wastewater. Water meters purchased through COWS. All water connections will require a backflow preventer matching the meter size. A minimum 1,000 gallon in ground grease interceptor will be required if there is a kitchen. Size may be larger depending upon kitchen fixture schedule. No water/sewer connections located inside a driveway.

Zoning

General Issues

17. Zoning

[City of Winston-Salem](#)

Amy McBride

336-727-8000

amym@cityofws.org

7/13/22 6:30 PM

01.03) Rezoning-

Special Use District - 2

Per UDO 6.2.1D. A landscaped streetyard shall be required for all motor vehicle surface areas located within one hundred (100) feet of a street right-of-way or vehicular right-of-way, including controlled access highways, whether it may provide access to the site, unless separated by an intervening building.

Show the 10' streetyard and if you are taking credit for existing vegetation to fulfill the requirements note on the plan.

Per UDO 6.2.1D please provide MVSA calculations, 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. (Minimum planting area for a large tree is 600 sf)

[Ver. 2] [Edited By Amy McBride]