

- NOTES**
1. GEOMETRIC AND TOPOGRAPHIC DATA FROM PARTIAL TOPOGRAPHIC SURVEY BY SACKS SURVEYING AND MAPPING, PC, 3308-B EDGEFIELD ROAD, GREENSBORO, NC 27409 DATED FEBRUARY 28, 2022.
  2. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL 3710684500-J, EFFECTIVE JANUARY 2, 2009, PORTIONS OF THE SITE ARE LOCATED WITHIN THE FEMA 100-YEAR (ZONE AE) AND 500-YEAR (ZONE X) FLOOD ZONES. THE LIMITS OF THE FLOOD ZONES ARE SHOWN HEREON PER FEMA GIS DATA. A FLOOD ELEVATION STUDY HAS NOT BEEN PERFORMED.
  3. THE SITE IS NOT LOCATED WITHIN A DESIGNATED WATER SUPPLY WATERSHED.
  4. THE PROPERTY IS IN THE YADKIN-PEE DEE RIVER BASIN.

- SITE DATA**
1. CURRENT PROPERTY OWNER  
CONCRETE SUPPLY COMPANY, LLC  
P. O. BOX 5247  
CHARLOTTE, NC 28299  
CONTACT: HENRY BATTEN PH:704-372-2930 EMAIL: Henry.Batten@concretesupplyco.com
  2. DEVELOPER  
CENTRAL CAROLINA CONCRETE, LLC  
296 S EDWARDIA DRIVE  
GREENSBORO, NC 27409  
CONTACT: HENRY BATTEN PH:704-372-2930 EMAIL: Henry.Batten@concretesupplyco.com
  3. REFERENCES  
D.B. 3841 P. 441
  4. ADDRESS  
2840 LOWERY STREET  
WINSTON-SALEM, NORTH CAROLINA 27101
  5. PARCEL NUMBER AND REID  
6845-66-1127 (6845661127000)
  6. ZONING DISTRICT  
GI - GENERAL INDUSTRIAL DISTRICT
  7. EXISTING USE: ASPHALT AND CONCRETE PLANT
  8. ON-SITE SOIL TYPES  
HeB, VuB, VuC
  9. LOT SIZE = 11.13 ACRES TOTAL (484,823 sf)  
EXISTING BUILT UPON AREA = 4.41 ACRES (39.62%)  
TO BE DEMOLISHED = 0.56 ACRES (5.03%)  
PROPOSED BUILT UPON AREA = 0.532 ACRES (2.98%)  
TOTAL BUILT UPON = 4.182 ACRES (37.57%)  
DISTURBED AREA = 1.30 ACRES (11.68%)  
BUILDING TO LAND = 4.711484,823 = 0.97%  
PAVEMENT TO LAND = 165,534/484,823 = 34.14%  
OPEN SPACE TO LAND = 303,613/484,823 = 62.62%
  10. JURISDICTION: CITY OF WINSTON-SALEM

**PURPOSE STATEMENT**  
THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT SILOS FOR THE LOADING AND UNLOADING CEMENT TO BE USED IN THE PRODUCTION OF CONCRETE AT THE EXISTING CONCRETE PLANT. THE SILOS WILL BE LOCATED ADJACENT TO THE EXISTING RAIL SPUR THAT WAS CONSTRUCTED TO FACILITATE LOADING AND UNLOADING OF THE CEMENT TO BE USED IN THE PLANT OPERATIONS.

**Tree Save Area Summary Calculations - To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist**

New Development:		Additions to Existing Development:	
Total Site Size (in Square Feet): N/A		Total Limits of Land Disturbance (in Square Feet): 56,628	
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s 0 + Square Feet of Existing Utility Easements 0 + Square Feet of Existing Water Bodies and Stormwater Ponds 0 = 0			
Minimum Tree Save Area Required: <input checked="" type="checkbox"/> 10% <input type="checkbox"/> 12%			
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (10 %) = 5,663			
Individual Trees Method Used: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Tree Stand Method Used: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	New Trees Used For TSA Credit: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Number of Trees 6-9" DBH: <input type="checkbox"/> X 500sf =	List the Area of Each Tree Stand Being Saved: 6,490 sf in SW corner of site	Number of Large Variety Trees Planted: <input type="checkbox"/> X 750sf =	
Number of Trees 9.01-12" DBH: <input type="checkbox"/> X 750sf =		Describe Each Tree Stand (Age, Health, Species Mix) Healthy stand of oaks, poplars and maples ranging in size from 6"DBH to 30" DBH	
Number of Trees 12.01-24" DBH: <input type="checkbox"/> X 1800sf =			
Number of Trees 24.01-36" DBH: <input type="checkbox"/> X 3000sf =			
Number of Trees Larger Than 36.01" DBH: <input type="checkbox"/> X 4000sf =			
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: _____	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 6,490 sf	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: _____	
Total Required TSA (in Square Feet): 5,663 sf		Total TSA provided (in Square Feet): 6,490 sf	

**WAIVER REQUEST**

THE OWNER IS REQUESTING A WAIVER OF THE BUFFER AND SETBACK REQUIREMENTS FOUND IN 5.2.9.B.2 WHICH STATES THAT ALL BUILDINGS AND OPERATIONS MUST BE A MINIMUM OF FIVE HUNDRED (500) FEET FROM ANY SCHOOL, LIBRARY, OR CHURCH ZONING LOT OR FROM ANY PROPERTY ZONED RS, RM, AG, YR, IP, OR C. THIS WAIVER REQUEST IS PER 5.2.9.C.4 WHICH STATES THAT "BUFFER YARD REQUIREMENTS AND THE BUILDING/OPERATIONS SET BACK REFERRED TO IN SECTION 5.2.9B.1 SHALL BE WAIVED WHERE A RAILROAD SIDING USED FOR LOADING/UNLOADING PURPOSES FOR AN ASPHALT AND CONCRETE PLANT IS LOCATED AT THE PERIMETER OF THE PROPERTY". THE PROPOSED SILOS WILL BE LOCATED BESIDE AN EXISTING RAIL SPUR THAT WAS CONSTRUCTED AT THE PERIMETER OF THE PROPERTY TO SERVE THE SITE. THE PROPOSED SILOS WILL BE LOCATED APPROXIMATELY 195 FEET FROM THE IP ZONED PROPERTY. THE IP ZONED PROPERTY IMMEDIATELY ADJACENT TO THE CONCRETE PLANT SITE CONSISTS OF RAILROAD RIGHT OF WAY AND CITY OF WINSTON-SALEM OWNED VACANT PROPERTY.

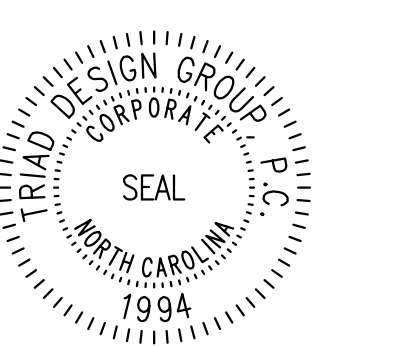
NOTE: FOOTING DIMENSIONS AND SPACING SHOWN FOR REFERENCE ONLY. SEE FOUNDATION PLANS FOR EXACT DIMENSIONS.



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**PRELIMINARY**

NOT FOR CONSTRUCTION

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**CEMENT SILOS AND SCALES**  
CENTRAL CAROLINA CONCRETE  
2840 LOWERY STREET  
WINSTON SALEM, NORTH CAROLINA

**SUBMITTALS:**

DATE	DESCRIPTION
1 11-28-25	INITIAL SUBMISSION
2 01-08-26	CITY COMMENTS
3 01-28-26	CITY COMMENTS
4 02-16-26	OWNER REVISION

**REVISIONS:**

NO	DATE	DESCRIPTION

SHEET TITLE:  
**SITE PLAN SPECIAL USE PERMIT**

Date: MAY, 2025  
Drawn: CAD Check: LAH  
Job Number: 25-030  
Sheet:

**C101**

DRAWING NAME: A:\2025\05-03D Central Carolina Concrete - C101 SITE\_C101.dwg - C101 SPEC USE - 2/20/2025 9:48 AM