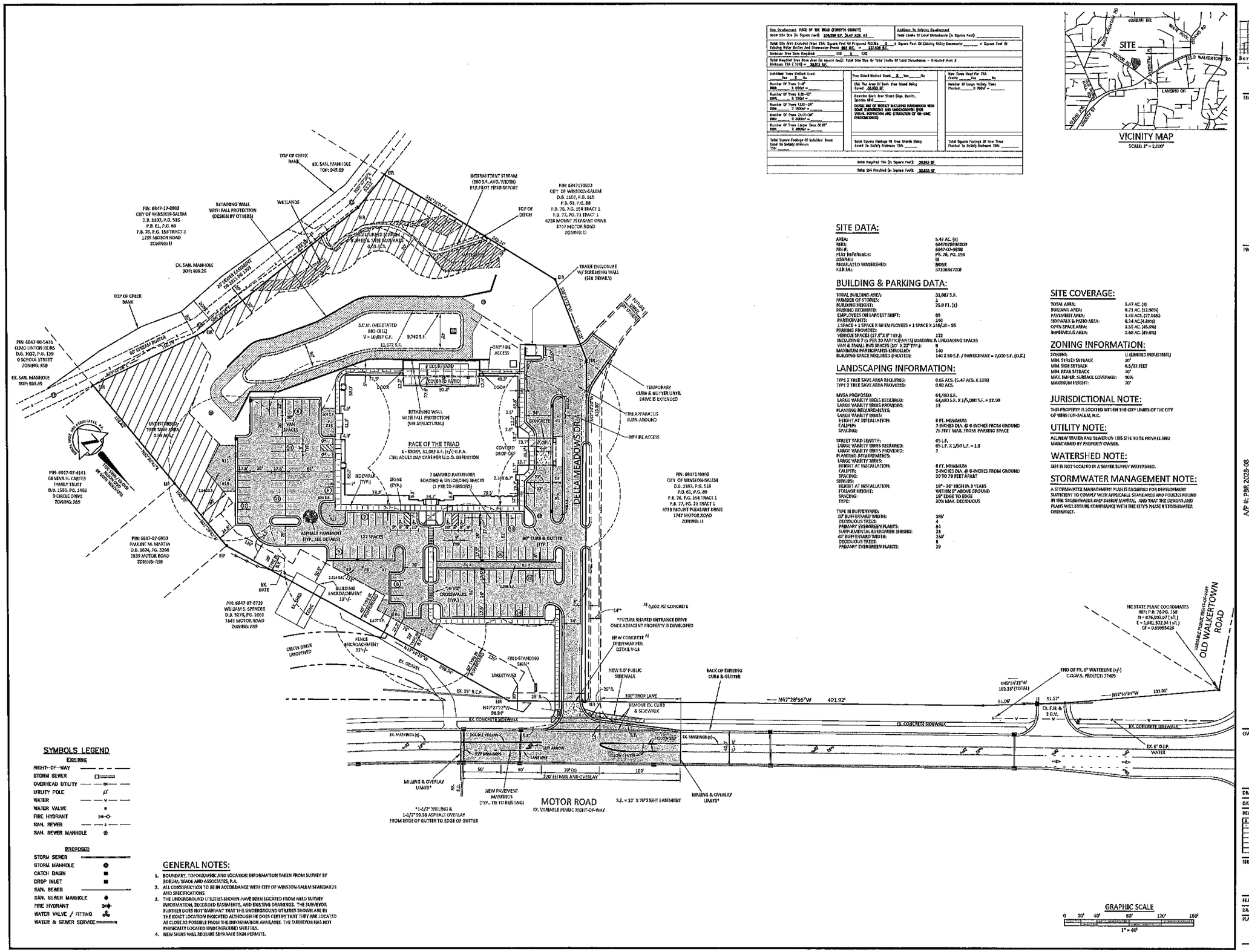

Site Development: PACE OF THE TRIAD (GREATER FORSYTH COUNTY)	Addition To Existing Development:
Total Site Size (In Square Feet): 239,299 SF, (5.47 AGR. ±)	Total Limits Of Land Disturbance (In Square Feet):
Total Site Area Excluded From TSA: Square Feet Of Proposed ROW's 0 + Square Feet Of Existing Water Bodies And Stormwater Ponds 101,806 SF. = 101,806 SF.	+ Square Feet Of Existing Utility Easements + Square Feet Of
Maximum Tree Save Required: 102 X 170	
Total Required Tree Save Area (In square feet): Total Site Size Or Total Limits Of Land Disturbance – Excluded Area 3	
Minimum TSA (35%) = 83,755 SF.	
Individual Trees Without Limit: Yes X No	Tree Stand Method Used: X Yes No
Number Of Trees 0-8" DBH: X 0000 =	Qualifying Tree Stand Area: 30,850 SF.
Number Of Trees 8.01-15" DBH: X 7500 =	Number Of Large Valley Trees Planted: X 10000 =
Number Of Trees 15.01-24" DBH: X 19000 =	Remarks:
Number Of Trees 24.01-30" DBH: X 30000 =	
Number Of Trees Larger Than 30.01" DBH: X 40000 =	
Total Square Footage Of Individual Trees Used To Satisfy Minimum TSA:	Total Square Footage Of Tree Stands Used To Satisfy Minimum TSA:
	Total Square Footage Of New Trees Planted To Satisfy Minimum TSA:
Total Required TSA (In Square Feet): 83,755 SF.	
Total TSA Provided (In Square Feet): 83,855 SF.	

SITE DATA:

AREA:	5.47 AC. (±)
PIN #:	6847078988000
PLAT REFERENCE:	6847-07-9988
ZONING:	PB 76, PG. 158
REGULATED WATERSHED:	LI
F.I.R.M.#:	NONE
	3710684703J

BUILDING & PARKING DATA:

TOTAL BUILDING AREA:	31,087 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	28.8 FT. (±)
PARKING REQUIRED:	
EMPLOYEES ON LARGEST SHIFT:	69
PARTICIPANTS:	160
1 SPACE + 1 SPACE X 69 EMPLOYEES + 1 SPACE X 160/20 = 95	
PARKING PROVIDED:	
VEHICLE SPACES (17.5' X 9' TYP.):	122
INCLUDING 7 (1 PER 20 PARTICIPANTS) LOADING & UNLOADING SPACES	
VAN & SMALL BUS SPACES (10' X 22' TYP.):	8
MAXIMUM PARTICIPANTS (UNROLLED):	160
BUILDING SPACE REQUIRED (HEATED):	160 X 50 S.F. / PARTICIPANT = 7,000 S.F. (O.E.)

LANDSCAPING INFORMATION:

TYPE 2 TREE SAVE AREA REQUIRED:	0.66 ACS. (5.47 ACS. X 12%)
TYPE 2 TREE SAVE AREA PROVIDED:	0.82 ACS.
MVSA PROPOSED:	64,680 S.F.
LARGE VARIETY TREES REQUIRED:	64,680 S.F. X 1/5,000 S.F. = 12.90
LARGE VARIETY TREES PROVIDED:	13
PLANTING REQUIREMENTS:	
LARGE VARIETY TREES:	
HEIGHT AT INSTALLATION:	8 FT. MINIMUM
CALIPER:	2-INCHES DIA. @ 6-INCHES FROM GROUND
SPACING:	75 FEET MAX. FROM PARKING SPACE
STREET YARD LENGTH:	65 L.F.
LARGE VARIETY TREES REQUIRED:	65 L.F. X 1/50 L.F. = 1.3
LARGE VARIETY TREES PROVIDED:	2
PLANTING REQUIREMENTS:	
LARGE VARIETY TREES:	
HEIGHT AT INSTALLATION:	8 FT. MINIMUM
CALIPER:	2-INCHES DIA. @ 6-INCHES FROM GROUND
SPACING:	20 TO 70 FEET APART
SHRUBS:	
HEIGHT AT INSTALLATION:	18" - 30" HIGH IN 3 YEARS
FOLIAGE HEIGHT:	WITHIN 6" ABOVE GROUND
SPACING:	18" EDGE TO EDGE
TYPE:	30% MAX. DECIDUOUS
TYPE 50 BUFFERYARD:	
20' BUFFERYARD WIDTH:	100'
DECIDUOUS TREES:	4
PRIMARY EVERGREEN PLANTS:	84
SUPPLEMENTAL EVERGREEN SHRUBS:	28
60' BUFFERYARD WIDTH:	250'
DECIDUOUS TREES:	8
PRIMARY EVERGREEN PLANTS:	29

SITE COVERAGE:

TOTAL AREA:	5.47 AC. (±)
BUILDING AREA:	0.71 AC. (12.98%)
PAVEMENT AREA:	1.48 ACS. (27.06%)
SIDEWALK & PATIO AREA:	0.34 AC.(6.21%)
OPEN SPACE AREA:	2.55 AC. (45.0%)
IMPERVIOUS AREA:	2.68 AC. (49.0%)

ZONING INFORMATION:

ZONING:	LI (LIMITED INDUSTRIAL)
MIN. STREET SETBACK:	20'
MIN. SIDE SETBACK:	0.5/12 FEET
MIN. REAR SETBACK:	20'
MAX. IMPER. SURFACE COVERAGE:	90%
MAXIMUM HEIGHT:	70'

JURISDICTIONAL NOTE:

THIS PROPERTY IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF WINSTON-SALEM, N.C.

UTILITY NOTE:

ALL NEW WATER AND SEWER ON THIS SITE TO BE PRIVATE AND MAINTAINED BY PROPERTY OWNER.

WATERSHED NOTE:

SITE IS NOT LOCATED IN A WATER SUPPLY WATERSHED.

STORMWATER MANAGEMENT NOTE:

A STORMWATER MANAGEMENT PLAN IS REQUIRED FOR DEVELOPMENT SUFFICIENT TO COMPLY WITH APPLICABLE STANDARDS AND POLICIES FOUND IN THE STORMWATER AND DESIGN MANUAL AND THAT THE DESIGNS AND PLANS WILL ENSURE COMPLIANCE WITH THE CITY'S PHASE II STORMWATER ORDINANCE.

SYMBOLS LEGEND

EXISTING

RIGHT-OF-WAY	
STORM SEWER	
OVERHEAD UTILITY	OH
UTILITY POLE	
WATER	W
WATER VALVE	
FIRE HYDRANT	
SAN. SEWER	S
SAN. SEWER MANHOLE	

PROPOSED

STORM SEWER	
STORM MANHOLE	
CATCH BASIN	
DROP INLET	
SAN. SEWER	
SAN. SEWER MANHOLE	
FIRE HYDRANT	
WATER VALVE / FITTING	
WATER & SEWER SERVICE	

GENERAL NOTES:

1. BOUNDARY, TOPOGRAPHIC AND LOCATION INFORMATION TAKEN FROM SURVEY BY BORUM, WADE AND ASSOCIATES, P.A.
2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF WINSTON-SALEM STANDARDS AND SPECIFICATIONS.
3. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, RECORDED EASEMENTS, AND EXISTING DRAWINGS. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS CLOSE AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES.
4. NEW SIGNS WILL REQUIRE SEPARATE SIGN PERMITS.

GRAPHIC SCALE
0 20' 40' 80' 120' 160'
1" = 40'

BWA Engineers Planners Surveyors
Borum, Wade and Associates, P.A.
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PO Box 21367 Greensboro, NC 27420-1367
Phone: 336-274-6471 Fax: 336-275-2329
Web: www.borum-wade.com
N.C. License #: C-0649

SEALS:

FOR PERMIT REVIEW NOT FOR CONSTRUCTION

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 2700 JEFFREY L. HAYES 8/1/23

LSAP PROJECT NUMBER: DRDS-22445
ISSUE DATE: May 1, 2023

PROJECT:

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

A/P #: PBR 2023-08

PACE OF THE TRIAD
ALL-INCLUSIVE CARE FOR THE ELDERLY

1741 MOTOR ROAD
WINSTON TOWNSHIP, FORSYTH COUNTY
WINSTON-SALEM, NORTH CAROLINA

OWNER/DEVELOPER:
PACE OF THE TRIAD
3471 E. CONE BOULEVARD
GREENSBORO, NORTH CAROLINA
CONTACT: JERRY HAYES
336-545-5391

DRAWN BY: KLM
DATE: MAY 1, 2023
REVISIONS:

#	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

SHEET TITLE:
SITE PLAN

FILE NO.: P:\ACTIVE\PROJECTS\1741 MOTOR ROAD\DRAWING\SITE PLAN\1741 MOTOR ROAD SITE PLAN.DWG
DRAWING SCALE: 1" = 40'
PLAN SHEET NO.
C1.0