

2 PROPERTY INFORMATION
SD-2.0

OWNER: FORSYTH COUNTY
OWNER ADDRESS: 201 NORTH CHESTNUT STREET, WINSTON SALEM, NC 27101

PARCEL A
PIN: 6863-37-8175
REID: 6863378175000
ACREAGE: 291,096.12 SF / 6.68 AC

PARCEL B
PIN: 6863-46-4958
REID: 6863464958000
ACREAGE: 744,004.80 SF / 17.08 AC (GIS +/-)

3 PROJECT DATA
SD-2.0

REVIEW INFORMATION
REVIEW TYPE: SPECIAL USE DISTRICT ZONING
REVIEW JURISDICTION: CITY OF WINSTON-SALEM
PURPOSE: THE PURPOSE OF THIS APPLICATION IS TO REZONE FROM IP TO GB-S WITH THE PROPOSED USE OF GROUP CARE FACILITY C.

ZONING
EXISTING ZONING: IP INSTITUTIONAL AND PUBLIC (313,685.5 SF / 7.2013 AC)
PROPOSED ZONING: GB-S GENERAL BUSINESS, SPECIAL USE (313,685.5 SF / 7.2013 AC)
PROPOSED USES: GROUP CARE FACILITY

ADOPTED PLANS: SOUTHEAST FORSYTH AREA PLAN
FUTURE LAND USE PLAN: INSTITUTIONAL
GROWTH MANAGEMENT PLAN: SUBURBAN NEIGHBORHOODS (GMA-3)
OVERLAYS: N/A

SITE SIZE AND COVERAGE
PROJECT AREA: 313,685.5 SF / 7.2013 AC
297,437.8 SF / 6.8282 AC AFTER ROW DEDICATION

SITE COVERAGE BLDG. TO LAND: 63,958 SF (21.50% SHOWN ON PLAN)
SITE COVERAGE PAVE TO LAND: 98,661 SF (33.17% SHOWN ON PLAN)
SITE COVERAGE OPEN SPACE: 134,818.8 SF (45.33% SHOWN ON PLAN)

EXISTING IMPERVIOUS: 119,838 SF / 2.75 AC (38.20% OF PROJECT AREA BEFORE ROW DEDICATION)
PROPOSED IMPERVIOUS: 162,619 SF / 3.73 AC (54.67% OF PROJECT AREA AFTER ROW DEDICATION) (42,781 SF INCREASE PROPOSED)
LAND DISTURBANCE: LESS THAN 10 ACRES FOR NEW IMPROVEMENTS

EXISTING BLDG. SF: 29,165 SF
PROPOSED BLDG. SF: 57,163 SF
TOTAL BLDG. SF: 86,328 SF

BUILDING SETBACKS:
FRONT - N/A PER UDO SEC. 2-1.3(1)
REAR - N/A
INTERIOR SIDE - N/A
STREET YARD - 10'

BLDG. HT.: NO HEIGHT LIMIT PER UDO SEC. 2-1.3(1)

DENSITY CALCULATIONS
OF UNITS / LOTS: N/A
UNITS PER ACRE: N/A
RESIDENTS: NO MORE THAN 250 RESIDENTS ALLOWED

INFRASTRUCTURE
WATER: CONNECTION TO EX. PUBLIC MAIN / PRIVATE ON-SITE
SEWER: CONNECTION TO EX. PUBLIC MAIN / PRIVATE ON-SITE
STREETS: CONNECTION TO EX. PUBLIC STREET / PRIVATE ON-SITE (0 LF PUBLIC STREETS)

BUFFER ZONES
LANDSCAPE BUFFERS:
NORTH - N/A
EAST - N/A
SOUTH - N/A
WEST - N/A

TREE SAVE AREA
TREE SAVE REQUIRED: 10% OF DEVELOPMENT SITE. SEE TREE SAVE AREA SUMMARY CALCS. THIS SHEET (UDO SEC. 3-4.2.1.A.1a.3)

OPEN SPACE
COMMON REC. AREAS: N/A - GROUP CARE FACILITY C

WATERSHED CALCULATIONS
RIVER BASIN: YADKIN-PEE DEE RIVER BASIN (SOUTH FORK MUDDY CREEK / SAWMILL BRANCH)
WATERSHED OVERLAYS: N/A - SITE IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED DISTRICT

OFF STREET PARKING
VEHICULAR REQUIRED:
0.25 SPACES PER RESIDENT + 1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT
250 RESIDENTS X 0.25 = 62.5, ROUNDS TO 63 PARKING SPACES
20 EMPLOYEES ON THE LARGEST SHIFT X 1 = 20 PARKING SPACES
63 + 20 = 83 TOTAL MINIMUM VEHICULAR PARKING SPACES REQUIRED
83 X 1.75 = 145 SPACES MAXIMUM ALLOWED PRIOR TO ADDITIONAL LANDSCAPING REQUIRED
84 PARKING SPACES INCLUDING 7 ACCESSIBLE HC SPACES PROVIDED

BICYCLE REQUIRED:
1 SPACE PER 20,000 SF GFA, 2 SPACE MINIMUM AND 30 SPACE MAXIMUM
86,328 CSF / 20,000 = 4.3, ROUNDS TO 5 BIKE PARKING SPACES REQUIRED
3 BIKE RACKS, 6 BIKE PARKING SPACES PROVIDED

APPLICANT:
TROSA, INC.
1850 JAMES STREET
DURHAM, NC 27707
PHONE: 919-419-1059 EXT. 1221
CONTACT: KEITH ARTIN, COO

CONSULTANTS:

LANDSCAPE ARCHITECT:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
PHONE: 919-682-0368
CONTACT: ANDREW PORTER, RLA

CIVIL ENGINEER:
COULTER JEWELL THAMES, PA
111 WEST MAIN STREET
DURHAM, NC 27701
PHONE: 919-682-0368
CONTACT: PRESTON ROYSTER, PE

ARCHITECT:
MORRIS
501 WASHINGTON STREET, SUITE G
DURHAM, NC 27701
919-682-2870
CONTACT: JARED MARTINSON, AIA

PROJECT NAME: W-3439 TROSA-TRIAD 1931 UNION CROSS ROAD
JURISDICTION: CITY OF WINSTON-SALEM
PROJECT #: 368444

- SPECIAL USE DISTRICT ZONING**
- 1st SUBMITTAL: FEBRUARY 24, 2020
 - 2nd SUBMITTAL: MARCH 2, 2020
 - 3rd SUBMITTAL: MARCH 26, 2020

- LIST OF SHEETS**
- SD-2.0 SPECIAL USE DISTRICT ZONING SITE PLAN
 - AR101 DINING HALL ELEVATIONS
 - AR102 BUILDING TYPE A ELEVATIONS
 - AR103 BUILDING TYPE B ELEVATIONS

PROJECT NOTES

- BOUNDARY AND SITE SURVEY PERFORMED BY COULTER JEWELL THAMES, PA - OCTOBER 2019.
- ADDITIONAL LINE WORK AND FEATURES PER FORSYTH COUNTY GIS AND FIELD OBSERVATIONS.

RESOURCE ORDINANCE COMPLIANCE

FLOODPLAIN PROTECTION: NO FLOODPLAIN AS PER FEMA MAP NUMBER 3710686300K (EFFECTIVE 3/16/2009)
STEEP SLOPE PROTECTION: THERE ARE NO STEEP SLOPES ON THIS SITE.
WETLANDS PROTECTION: THERE ARE NO WETLANDS ON THIS SITE.
STREAM BUFFERS: THERE ARE NO STREAMS ON THIS SITE.

EX. GRAVITY SEWER TO EX. DOWNSTEAM PUMP STATION ON PARK PROPERTY.
DOWNSTEAM LIFT STATION WILL BE UPGRADED AS NECESSARY AS TROSA OCCUPANCY INCREASES.

5 TREE SAVE/REPLACEMENT SUMMARY CALCULATIONS
SD-2.0

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): 267,252
Total Site Area Excluded From TSA: Surface Area proposed Stormwater Pond = 12,561 SF	
Minimum Tree Save Area Required: X 10% 12%	
Total Required Tree Save Area (in square feet): 267,252 SF - 12,561 SF = 254,691 X 1.1 (10%) = 25,469.1 SF Minimum TSA	
Individual Trees Method Used:	New Trees Used For TSA
Yes ___ No ___	Credit: ___ Yes ___ No ___
Number of Trees 6-8" DBH: X 500 sf = ___	Number of Large Variety Trees Planted: 31 X 750 SF = 23,250 SF
Number of Trees 9.01-12" DBH: X 750 sf = ___	
Number of Trees 12.01-24" DBH: X 1800 sf = ___	
Number of Trees 24.01-36" DBH: X 3000 sf = ___	
Number of Trees Larger Than 36.01" DBH: X 4000 sf = ___	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: X	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 23,250 SF
Total Required TSA (in Square Feet): 25,469.1 SF	Total Provided TSA (in Square Feet): 25,958 SF

1 SPECIAL USE DISTRICT ZONING SITE PLAN
SD-2.0
1" = 40'-0"

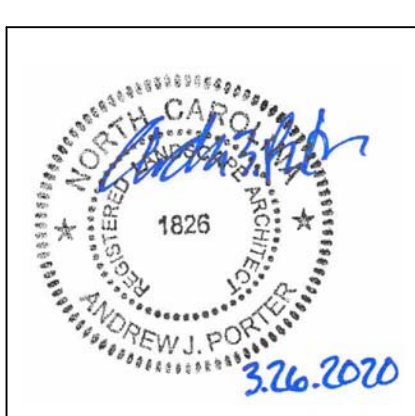
6 EROSION CONTROL NOTES
SD-2.0

- IF THE PROPOSED PROJECT CREATES MORE THAN 10,000 SQ. FEET OF LAND DISTURBANCE, AN EROSION CONTROL (BORROWING 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 (FRFO) FORM FOR REVIEW AND APPROVAL. PLEASE SUBMIT THE PLAN THROUGH THE ELECTRONIC PLAN REVIEW PORTAL AT THE FOLLOWING LINK: [HTTPS://WINSTON-SALEM.IDPLANS.COM/SECURE/](https://winston-salem.idplans.com/secure/).
- IF THIS PROJECT WILL USE ANY PUBLIC FUNDS THEN EROSION CONTROL PLAN APPROVAL WILL NEED TO BE COMPLETED THROUGH NCDOT-DEMUR. THE CONTACT FOR NCDOT-DEMUR AT THE WINSTON-SALEM REGIONAL OFFICE IS TAMARA EPLN (336-776-9800).



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NC BOARD OF EXAMINERS FOR ENGINEERS AND SURVEYORS LIC# C-1209
NC BOARD OF LANDSCAPE ARCHITECTS LIC# 6-104



SPECIAL USE DISTRICT ZONING SITE PLAN NOT ISSUED FOR CONSTRUCTION

Project
TROSA Triad
1931 UNION CROSS RD.
WINSTON-SALEM, NC
FORSYTH COUNTY
NORTH CAROLINA

PARCEL #'S
6863-37-8175
6863-46-4958

Job Number 1964

Checked	MTC, AJP, PBR
Drawn	AJP, PBR
Date	2/24/2020
Revisions	1. 3/2/2020 2. 3/26/2020

Sheet Title

SPECIAL USE DISTRICT ZONING SITE PLAN

Sheet Number

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