

PROPOSED USES:
ARTS AND CRAFTS STUDIO; BANKING AND FINANCIAL SERVICES; FOOD OR DRUG STORE; FUNERAL HOME; FURNITURE AND HOME FURNISHINGS STORE; GOVERNMENT OFFICES; NEIGHBORHOOD ORGANIZATION, OR POST OFFICE; HOTEL OR MOTEL; LIBRARY, PUBLIC; MUSEUM OR ART GALLERY; OFFICES; RECREATION SERVICES, INDOOR; RESTAURANT (WITH DRIVE-THROUGH SERVICE); RESTAURANT (WITHOUT DRIVE-THROUGH SERVICE); RETAIL STORE; SERVICES A; STORAGE SERVICES, RETAIL; VETERINARY SERVICES; ADULT DAY CARE CENTER; CHILD CARE, SICK CHILDREN; CHILD DAY CARE CENTER.

OWNER
HILLCREST PROPERTY DEVELOP LLC
500 STATE STREET
GREENSBORO, NC 27405

DEVELOPER:
MCDONALD'S USA, LLC
101 N. CARPENTER STREET
CHICAGO, IL 60607
EMAIL: tammy.kahm@us.mcd.com
CONTACT: TAMMY KAHM

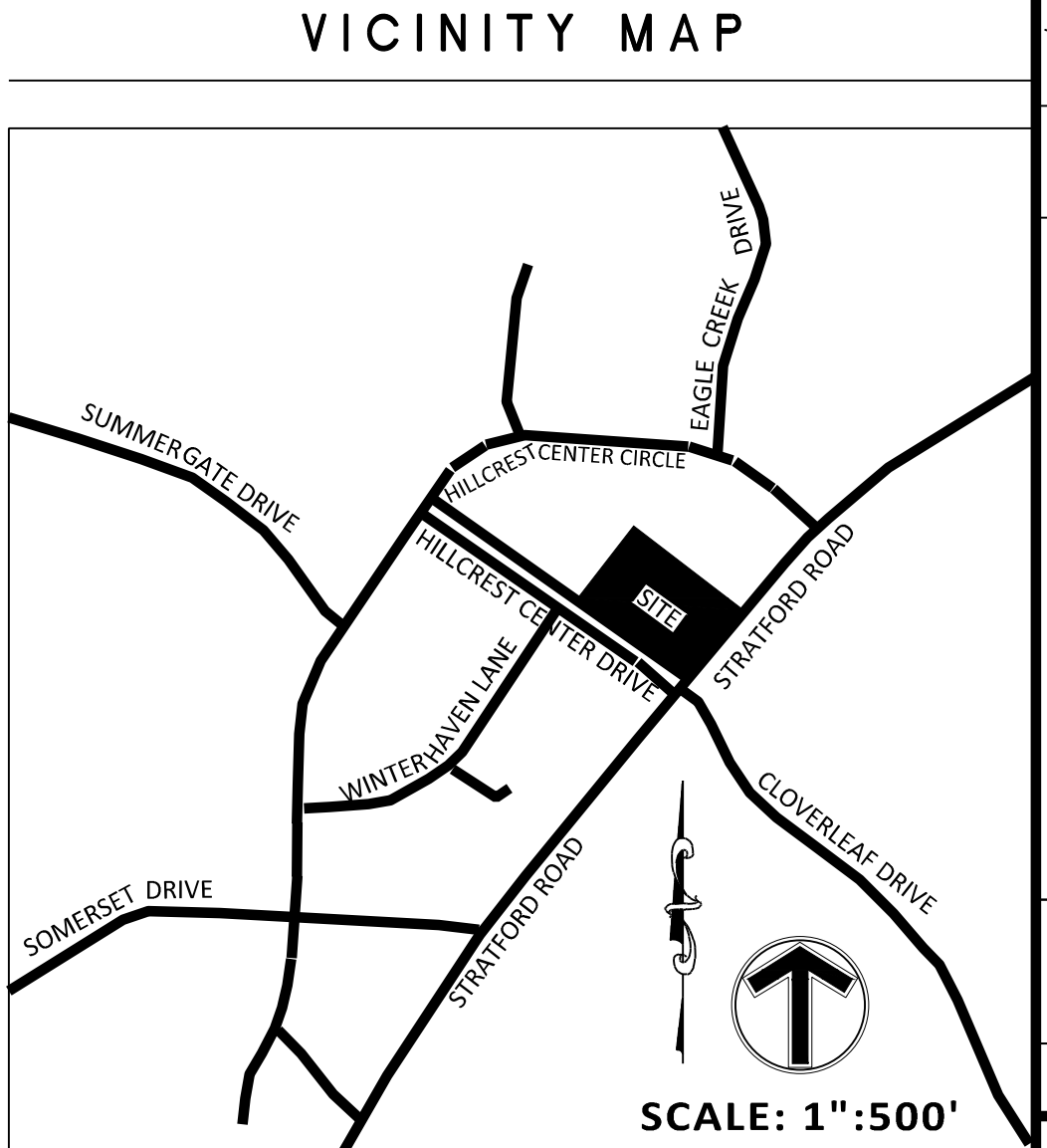
CIVIL ENGINEER
SAMBATEK NC PC
8312 CREEDMOOR ROAD
RALEIGH, NC 27613
TEL 919-848-6121
EMAIL: bsoltz@sambatek.com
CONTACT: (919) 848-6121

N/F
KOSTIS PROPERTIES, LLC
DEED BOOK 3435, PAGE 1768
LOT 2C
PLAT BOOK 50, PAGE 181
PIN: 6804-80-2621
6255 TOWN CENTER DRIVE
CLEMMONS, NC 27012
ZONING: MU-S
USE: VACANT

N/F
KOSTIS PROPERTIES, LLC
DEED BOOK 3482, PAGE 1724
LOT 2B
PLAT BOOK 50, PAGE 181
PIN: 6804-80-5597
6255 TOWN CENTER DRIVE
CLEMMONS, NC 27012
ZONING: MU-S
USE: VACANT

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

New Development: Total Site Size (in Square Feet): 68,743	Additions to Existing Development: Total Limits of Land Disturbance (in Square Feet): 0
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s + Square Feet of Existing Utility Easements + Square Feet of Existing Water Bodies and Stormwater Ponds = 2,882	
Minimum Tree Save Area Required: 10% - 12%	
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (10% - 12%) = 6,874	
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 3,500	
Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 0	
Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 3,500	
Total Required TSA (in Square Feet): 6,874	
Total TSA provided (in Square Feet): 11,750	



REV	DATE	DESCRIPTION	BY	ISSUE/REF
1	01-31-24	STAFF COMMENTS	JDC	
2	02-25-24	STAFF COMMENTS #2	KL	
3	02-29-24	STAFF COMMENTS #3	RCN	

Attachment A-Site Plan W-3611

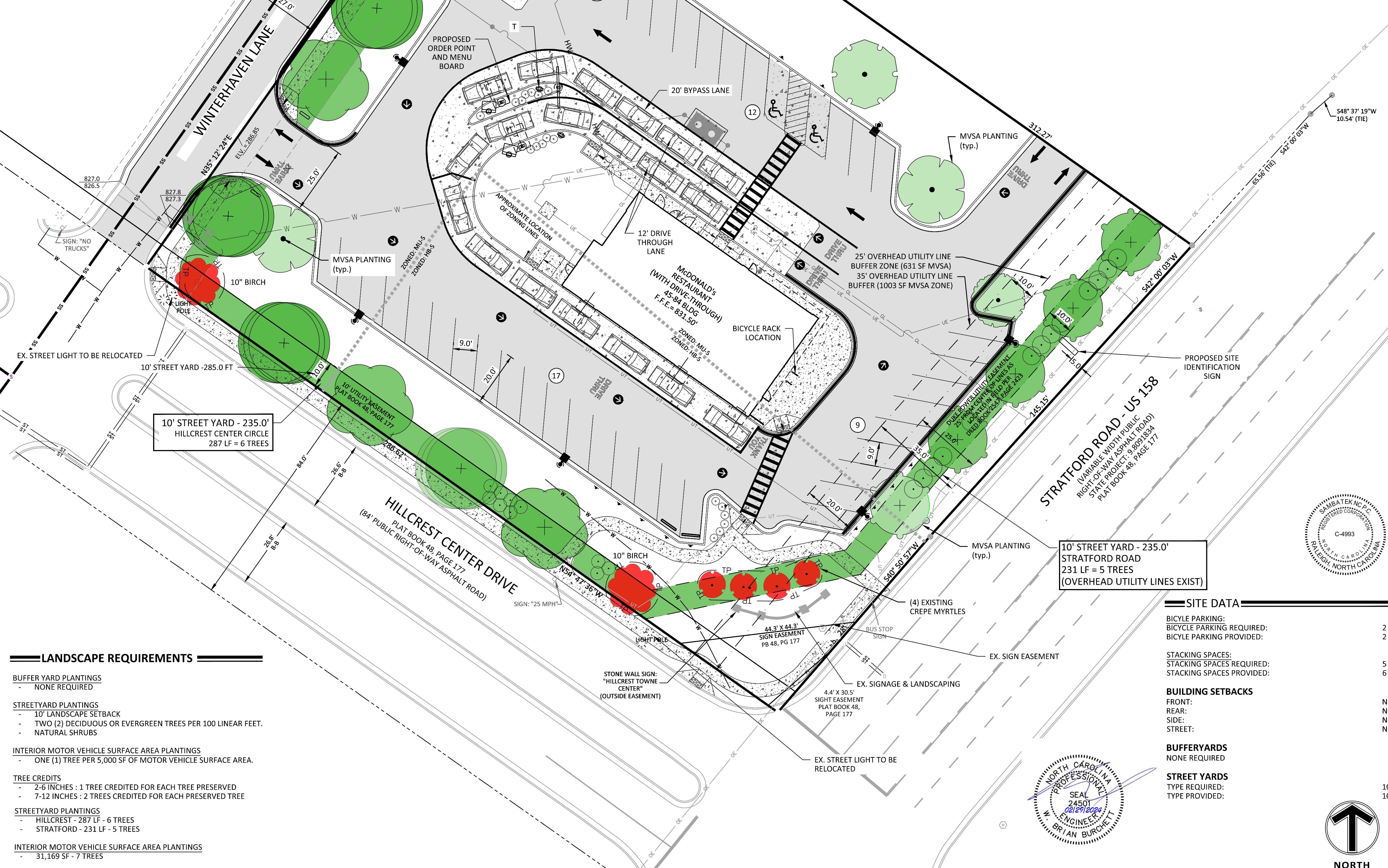
Special Use District Permit for GB-S (Arts and Crafts Studio; Banking and Financial Services; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices, Neighborhood Organization, or Post Office; Hotel or Motel; Library, Public; Museum or Art Gallery; Offices; Recreation Services, Indoor; Restaurant (With Drive-Through Service); Restaurant (Without Drive-Through Service); Retail Store; Services A; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; and Child Day Care Center)

Approved by the Winston-Salem City Council

the ____ day of _____, 20__

Clerk, City of Winston-Salem

Conditions: W-3611



SITE DATA
CITY OF WINSTON-SALEM

PURPOSE STATEMENT
THE PURPOSE OF THIS PROJECT IS TO REZONE THE EXISTING MU-S AND HB-S PROPERTIES TO GB-S TO ALLOW FOR A RESTAURANT (WITH DRIVE-THROUGH) USE.

PURPOSE STATEMENT
EXISTING ZONING: MU-S, HB-S
PROPOSED ZONING: GB-S

SITE ACREAGE
TOTAL SITE ACREAGE: 68.743 SF OR 1.58 ACRES

WATERSHED DATA
THE SITE IS NOT LOCATED WITHIN A WATER SUPPLY WATERSHED DISTRICT.

SITE COVERAGE
PROPOSED BUILDING: 3,692 SF
PROPOSED PAVEMENT: 33,241 SF
EXISTING PAVEMENT: 0 SF
MAXIMUM IMPERVIOUS AREA PERMITTED: N/A
BUILDING TO LAND: .08 ACRES ± 5.37%
PAVEMENT TO LAND: .76 ACRES ± 48.36%
OPEN SPACE: .74 ACRES ± 46.27%
PARCEL TOTAL: 1.58 ACRES ± 100.00%

PROPOSED IMPERVIOUS: 0.85 ACRES ± 53.73%

INFRASTRUCTURE
WATER: PUBLIC
SEWER: PUBLIC
ROAD: N/A LF ±

BUILDING DATA
MAXIMUM BUILDING HEIGHT: UNLIMITED FT
PROPOSED HEIGHT: ±18'-9"
BUILDING SIZE: 3,692 SF

PARKING CALCULATIONS
VEHICULAR PARKING: RESTAURANT (WITH DRIVE-THROUGH) - 1 SPACE PER 100 SF OF GROSS FLOOR AREA
REQUIRED BUILDING PARKING: 37 SPACES
PROVIDED PARKING: 36 REGULAR SPACES, 2 HANDICAP SPACES, 38 TOTAL SPACES



McDonald's
AT HILLCREST CENTER

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF MCDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

OFFICE ADDRESS: 110 N. CARPENTER STREET, CHICAGO, ILLINOIS 60607

LANDSCAPE REQUIREMENTS

BUFFER YARD PLANTINGS
- NONE REQUIRED

STREET YARD PLANTINGS
- 10' LANDSCAPE SETBACK
- TWO (2) DECIDUOUS OR EVERGREEN TREES PER 100 LINEAR FEET.
- NATURAL SHRUBS

INTERIOR MOTOR VEHICLE SURFACE AREA PLANTINGS
- ONE (1) TREE PER 5,000 SF OF MOTOR VEHICLE SURFACE AREA.

TREE CREDITS
- 2-6 INCHES : 1 TREE CREDITED FOR EACH TREE PRESERVED
- 7-12 INCHES : 2 TREES CREDITED FOR EACH PRESERVED TREE

STREET YARD PLANTINGS
- HILLCREST - 287 LF - 6 TREES
- STRATFORD - 231 LF - 5 TREES

INTERIOR MOTOR VEHICLE SURFACE AREA PLANTINGS
- 31,169 SF - 7 TREES

TREE CREDITS
- TWO (2) BIRCH (10") - 4 TREES CREDITED

SITE DATA

BICYCLE PARKING:
BICYCLE PARKING REQUIRED: 2 SPACES
BICYCLE PARKING PROVIDED: 2 SPACES

STACKING SPACES:
STACKING SPACES REQUIRED: 5
STACKING SPACES PROVIDED: 6 PER LANE

BUILDING SETBACKS
FRONT: NONE
REAR: NONE
SIDE: NONE
STREET: NONE

BUFFER YARDS
NONE REQUIRED

STREET YARDS
TYPE REQUIRED: 10 FEET
TYPE PROVIDED: 10 FEET

PARKING INFORMATION

TOTAL SPACES	2 HANDICAP SPACES	8 X 20 @ 60'
38	36 SPACES	9 X 20 @ 60'

UTILITY INFORMATION

SIZE	TYPE	LOCATION
8"	PVC	ALONG NW PROPERTY LINE
8"	DIP	SW CORNER OF PROPERTY
18"	RCP	NORTH SIDE OF HILLCREST CENTER CIR.
	OVERHEAD	ALONG STRATFORD ROAD
		TO BE DETERMINED

SURVEY INFORMATION

PREPARED BY: SAMBATEK NC PC
8312 CREEDMOOR ROAD
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 848-6121, FAX: (919) 848-3741
DATE OF ORIGINAL FIELD SURVEY: DECEMBER 20, 2023

PLAN SCALE: 1" = 20'

STREET ADDRESS: 2285 WINTERHAVEN LANE

CITY: WINSTON SALEM STATE: NORTH CAROLINA
COUNTY: FORSYTH

TAX PARCEL NUMBER: 6804-80-4359 LOCATION CODE NUMBER: 32-1740

SAMBATEK FILENAME: MCD-2324-RZ

REZONING SUBMITTAL: RZ-1

PLAN APPROVAL

DATE	SIGNATURE (2 REQUIRED)	CO-SIGN SIGNATURES

STATUS DATE BY

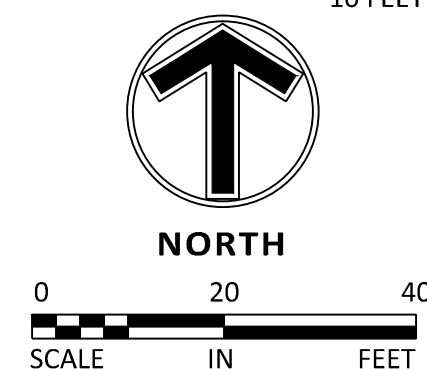
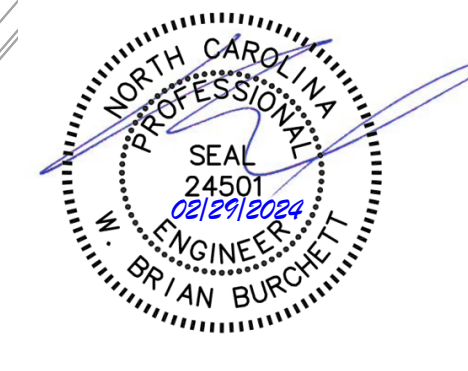
FINAL	-	-
PLAN CHECKED	-	-
AS-BUILT	-	-

Notice of Vested Rights:

The site plan approval establishes a vested right for two years, as defined, and subject to the conditions and limitations stated in UDO ClearCode section 2.7, to undertake and complete the development and use of the property under the terms and conditions of the approval. Permittees are advised to educate themselves with respect to the law and regulations affecting vested rights and consult with an attorney when necessary.

Notice of Site Plan Compliance

All development that occurs on the subject property shall be in conformance with approved site plan. Deviations from this site plan are not allowed without prior, proper approval. Any changes or modifications to this site plan must be reviewed in advance by the Planning Department to determine if it requires an amendment to the plan previously approved by the Planning Board and/or elected body.



PRELIMINARY AND NOT FOR CONSTRUCTION