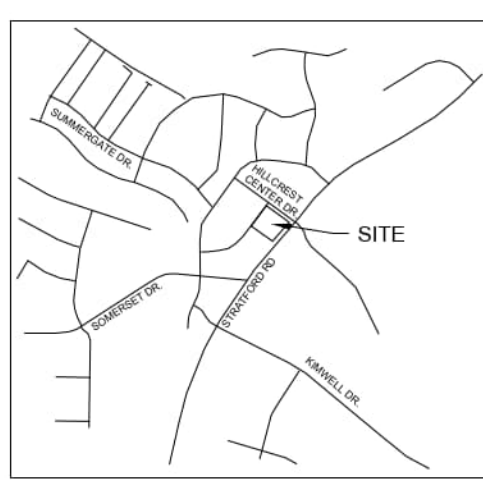


VICINITY MAP



SITE DATA

Jurisdiction	City of Winston-Salem, NC	
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.	
Zoning	Existing Zoning: MU-S, HB-S Proposed Zoning: GB-S	
Site Acreage	Total Site Acreage: 1.78 Acres +/- 77,669 SF +/-	
Watershed Data	The site is not located within a water supply watershed district	
Site Coverage	Proposed Building: 2,500 SF Proposed Pavement: 35,362 SF Existing Pavement: 3,638 SF	
Maximum Impervious Area Permitted:	NA %	
Building to Land:	0.06 Acres +/- 3.22 %	
Pavement to Land:	0.90 Acres +/- 50.30 %	
Open Space:	0.83 Acres +/- 46.48 %	
Parcel Total:	1.78 Acres +/- 100.00 %	
Proposed Impervious:	0.95 Acres +/- 53.52 %	
Infrastructure	Water: Public Sewer: Public Road: NA LF +/-	
Building Data	Max. Building Height: Unlimited ft Proposed Height: 24 ft +/- Building Size: 2,500 SF +/-	
Parking Calculations	Vehicular Parking Restaurant (with drive-through) - 1 space per 100 SF GFA; Outdoor Dining Area - 1 space per 100 SF Required Building Parking: 25 Spaces Required Outdoor Dining: 5 Spaces Required Parking Total: 30 Spaces Provided Parking: 36 Spaces	
Bicycle Parking	Restaurant w Bicycle Parking Required: 2 Spaces Bicycle Parking Provided: 2 Space +/-	
Stacking Spaces	Stacking Spaces Required: 5 Spaces Stacking Spaces Provided: 17 Spaces +/-	
Building Setbacks	Front: none Rear: none Side: none Street: none	
Bufferyards	None Required	
Streetyards	Type Required: 10' Type Provided: 10'	

SEALS:
PRELIMINARY DRAWING

 NOT APPROVED FOR CONSTRUCTION
 PROJECT NAME & LOCATION:

Streetside- Hillcrest Starbucks
 Winston-Salem, NC (Previous Docket: W-2922)

WINSTON-SALEM TREE SAVE AREA CALCULATIONS

New Development	Total Site Size (in square feet)	77,669	Additions to Existing Development Phase 1 Area		Total Limits of Land Disturbance (in Square Feet)	
Total Site Area Excluded From TSA	Square Feet of Proposed R.O.W.s:	0	Square Feet of Existing Water Bodies and Stormwater Ponds:		0	
	Square Feet of Existing Utility Easements:	2,927	Total Excluded Area:		2,927	
Minimum Tree Save Area Required:	X	10%	12%			
Total Required Tree Save Area (in square feet)	77,669		X	0.10	7,474	
Total Site Size / or / Limits of Land Disturbance	Excluded Area			Minimum TSA	Total Required Tree Save Area	
Individual Tree Method Used:	Yes	X	No	Tree Stand Method Used:		
DBH: 0 X 500 SF = 0	List the Area of Each Tree Stand Being Saved:		Area 1:		Planted	
DBH: 0 X 750 SF = 0	Area 2:		Area 3:		10 X 750 SF = 7,500	
DBH: 0 X 1800 SF = 0	Area 4:		The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.			
DBH: 0 X 3000 SF = 0	Tree Save Areas		Canopy Trees Added			
DBH: 0 X 4000 SF = 0	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:		0		Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	
Total Required TSA (in square feet)			7,474			
Total TSA Provided (in square feet)			7,500			

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

NOTES

- Boundary Information**
 Master Plat dated July 25, 2005 by Regional Land Surveyors, Inc.
- Topographic Information**
 Winston-Salem Forsyth County GIS
- General Notes**
- Architectural footprints may change per final architectural design. Modifications to the building footprint and any subsequent site layout modifications shall require review by Planning Staff.
 - Landscape within buffers, streetyards, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
 - Site is part of an overall development with an existing stormwater management plan. City of Winston-Salem's Post Construction Stormwater Management ordinance will not apply.

Streetside - Hillcrest Starbucks

OWNERS/PETITIONERS:
 PIN#: 6804-80-2132
 Deed Bk & Pg: 3002, 2039

Hillcrest Property Development LLC
 500 State Street, Suite D
 Greensboro NC 27405
 C/O Mike Murray
 P: (336) 315-8500
 E: mike@hclinc.net

PREPARED BY:

 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

601 N. TRADE STREET, SUITE 200
 WINSTON-SALEM, NC 27101
 P: 336.723.1067 F: 336.723.1069
 E: frontdesk@stimmelpa.com
 www.stimmelpa.com

SCALE: 1" = 30'

PLANS FOR:

<input type="checkbox"/>	PRE-SUBMITTAL
<input type="checkbox"/>	SUBMITTAL
<input checked="" type="checkbox"/>	REVISED SUBMITTAL

CLIENT:
 STREETSIDE RETAIL
 13799 Park Boulevard N, D#246
 Seminole, Florida 33776

10/2/2023	Per City Comments	
10/24/2023	Per City Comments	
MARK	DATE	DESCRIPTION
SUBMITTAL DATE: 09.25.2023		
PROJECT NO: 23-036		
DRAWN BY: SCT		
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Re zoning
 Submittal
 RZ-1