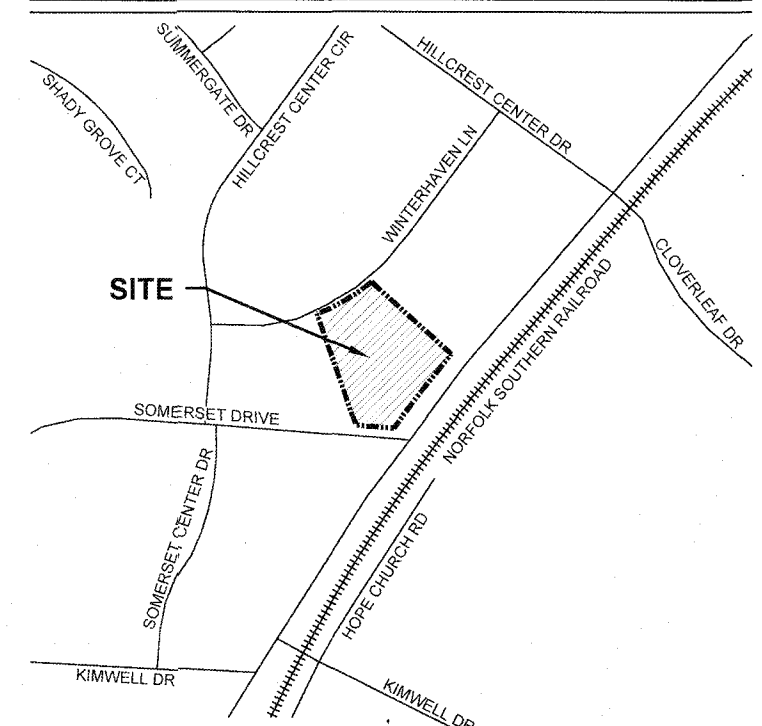


**ADJACENT OWNERS**

Lot #	PIN	Block Lot	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6803-79-6375.00	3902501	022716-02416	Executive Quarters LLC	PO BOX 1940 Ross CA 94957	NSB-S
2	6803-79-6781.00	6547001B	033245-03475	CITY OF WINSTON SALEM	P.O. BOX 2511 WINSTON SALEM NC 27102	MU-S
3	6804-70-8138.00	6547001A	033343-00428	NOVA/NT HEALTH REHABILITATION HOSPITAL OF WINSTON SALEM LLC	PO BOX 380546 BRMNGHAM AL 35238	MU-S
4	6803-99-0983.00	6547001D	033304-00427	Venis Properties LLC	4057 Green Drake DR WAKE FOREST NC 27587	MU-S
5				Norfolk Southern Railroad Right-of-Way		
6	6803-99-5613.00	3931106	002409-03017	Yukon Properties LLC	2475 S Stratford RD Winston-Salem NC 27103	GI
7	6803-99-0167.00	3931A001	001660-01640	Jessal Associates	3841 Kimwell DR Winston-Salem NC 27103	GI

**VICINITY MAP**



**SITE DATA**

**Jurisdiction:** Winston-Salem, NC  
**Purpose Statement:** The purpose of this request is to rezone from MU-S to MU-S to add the additional use of Storage Services, Retail. (W-2922)  
**Zoning:** Existing Zoning: MU-S, Proposed Zoning: MU-S  
**Site Acreage:** Parcel Acreage: 1.54 Acres +/-, (Includes 0.05 AC +/- Ex. Private Access/Public Utility Easement), Public ROW Dedication: 0.01 Acres +/-, Total Site Acreage: 1.53 Acres +/-  
**Watershed Data:** Site is not located within a water supply watershed district.  
**Site Coverage:** Maximum Impervious Area Permitted: N/A, Building to Land: 0.56 Acres +/- 36.60%, Pavement to Land: 0.51 Acres +/- 33.33%, Open Space: 0.46 Acres +/- 30.07%, Parcel Total: 1.53 Acres +/- 100.00%  
**Total Impervious:** 1.07 Acres +/- 69.93%  
**Infrastructure:** Water: Public, Sewer: Public, Road: N/A  
**Building Setbacks:** Front: N/A, Rear: N/A, Side: N/A, Street: N/A  
**Bufferyards:** Type Required: N/A  
**Streetyards:** Type Required: 10' Minimum, Type Provided: 10'  
**Building Data:** Max. Building Height: N/A, Total Building Size: 73,288 SF +/-  
**Parking Calculations:** Vehicular Parking: Storage Services, Retail (2 spaces plus 1 additional space for each 125 storage units, or fraction thereof, in excess of 500 units). Minimum 21-foot wide aisle width or building spacing shall be provided for parking at units: 516 Units so 2 + 1 = 3. Parking Required: 3 Spaces, Parking Provided: 10 Spaces +/-  
**Bicycle Parking:** Storage Services, Retail (exempt)  
**Loading Spaces:** Retail Buildings (GFA 40,001 - 75,000; 2 spaces). Loading Spaces Required: 2 Spaces, Loading Spaces Provided: 2 Space +/-

**PROPOSED USES**

Arts and Crafts Studio; Banking and Financial Services; Bed and Breakfast; Church or Religious Institution, Community, Church or Religious Institution, Neighborhood; Club or Lodge; College or University; Food or Drug Store; Funeral Home; Furniture and Home Furnishings Store; Government Offices; Neighborhood Organization, or Post Office; Hospital or Health Center; Hotel or Motel; Institutional/Vocational Training Facility; Library, Public; Museum or Art Gallery; Offices; Recreation Facility; Public; Recreation Services, Indoor; Restaurant (without drive-through service); Retail Store; Services A; Stadium, Coliseum or Exhibition Building; Storage Services, Retail (W); Swimming Pool, Private; Testing and Research Lab; Theater, Indoor; Veterinary Services; Adult Day Care Center; Child Care, Sick Children; Child Day Care Center

**NOTES**

- Boundary Information...**  
 Provided from bearings and distances recorded in Plat Book 53 Page 20 recorded September 6, 2007 by Regional Land Surveyors, Inc.
- Topographic Information...**  
 Provided from digital WSFC planimetric data.
- 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.
  - Landscaping 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.
  - Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineered documents. Modifications to the proposed location of stormwater devices shall require review by Planning Staff.
  - Proposed Tree Save Areas may shift per final engineering & grading plans.
  - All storage units are only accessible from within the building. Parking for all units is located at the entrance where the drive aisle width is 26 feet.
  - The site shall have No Access Easements along both the Somerset Drive and S Stratford Road frontages.

**TREE SAVE AREA CALCULATIONS**

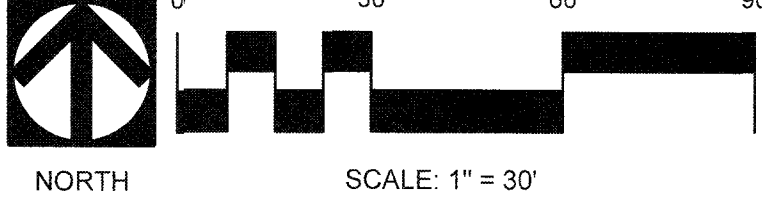
New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	66,918	Total Limits of Land Disturbance (in Square Feet)	
<b>Total Site Area Excluded From TSA</b>			
Square Feet of Proposed R.O.W.s:	395	Square Feet of Existing Water Bodies and Stormwater Ponds:	0
Square Feet of Existing Utility Easements:	2,015	Total Excluded Area:	2,409
<b>Minimum Tree Save Area Required:</b>	X 10%	12%	
<b>Total Required Tree Save Area (in square feet)</b>	66,918	2,409	X 0.10 = 6,451
<b>Total Site Size / or / Limits of Land Disturbance</b>		<b>Excluded Area</b>	<b>Minimum TSA</b>
			<b>Total Required Tree Save Area</b>
<b>Individual Tree Method Used:</b>		<b>Tree Stand Method Used:</b>	
Yes X No		Yes X No	
Number of Trees 6'-9"		List the Area of Each Tree Stand Being Saved:	
DBH: 0 X 500 SF = 0		Area 1:	
Number of Trees 9'-12"		Area 2:	
DBH: 0 X 750 SF = 0		Area 3:	
Number of Trees 12'-14"		The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.	
DBH: 0 X 1800 SF = 0			
Number of Trees 14'-18"			
DBH: 0 X 3000 SF = 0			
Number of Trees Larger Than 36.0"			
DBH: 0 X 4000 SF = 0			
<b>Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:</b>	0	<b>Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:</b>	0
		<b>Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:</b>	6,750
<b>Total Required TSA (in square feet)</b>	6,451		
<b>Total TSA Provided (in square feet)</b>	6,750		

**EVOLVE - HILLCREST STORAGE**

**OWNER/PETITIONER:**  
 PIN#: 6803-79-9726.00  
 Deed Bk-Pg: 3002-2039  
 Hillcrest Property Development, LLC  
 529 College Rd, Suite F  
 Greensboro, NC 27410  
 P: (336) 389-9992  
 E: mike@evolvecos.com

**PREPARED BY:**  
 stimmel  
 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

601 N. TRADE STREET, SUITE 200  
 WINSTON-SALEM, NC 27101  
 www.stimmelpa.com 336.723.1069  
 frontdesk@stimmelpa.com



**stimmel**  
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 P: 336.723.1067 F: 336.723.1069  
 E: frontdesk@stimmelpa.com  
 www.stimmelpa.com

SEALS:  

 PROJECT NAME & LOCATION:

**EVOLVE - HILLCREST STORAGE**  
 WINSTON-SALEM, NC

- PLANS FOR:**
- PRE-SUBMITTAL
  - SUBMITTAL
  - REVISED SUBMITTAL

**CLIENT:**  
 Mr. Mike Winstead, Jr.  
 Evolve Companies  
 2920-C Martinsville Road  
 Greensboro, NC 27408  
 (336) 389-9992  
 mike@evolvecos.com

08/13/18	Per City Comments
09/05/18	Per City Comments

**PREVIOUS DOCKET:** W-2922

MARK	DATE	DESCRIPTION

**SUBMITTAL DATE:** 08/07/18  
**PROJECT NO:** 16-266  
**DRAWN BY:** BR  
 © STIMMEL ASSOCIATES, P.A.  
**SHEET TITLE:**

**Rezoning Submittal**  
**G-801**

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