

**NOTES**

- Boundary Information...**  
 Provided from a combination of digital GIS tax parcel data and previous site plan by Allied Design, Inc. Bearings and distances generated by Stimmel Associates, P.A.
- Topographic Information...**  
 Provided from digital point cloud data from NC Spatial Data Download (<https://sdd.nc.gov/sdd/NCIDLogin.aspx>)
- General Notes**
- No changes are proposed to the existing building.
  - 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.
  - 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.
  - All existing utilities to remain unless specifically called out otherwise.

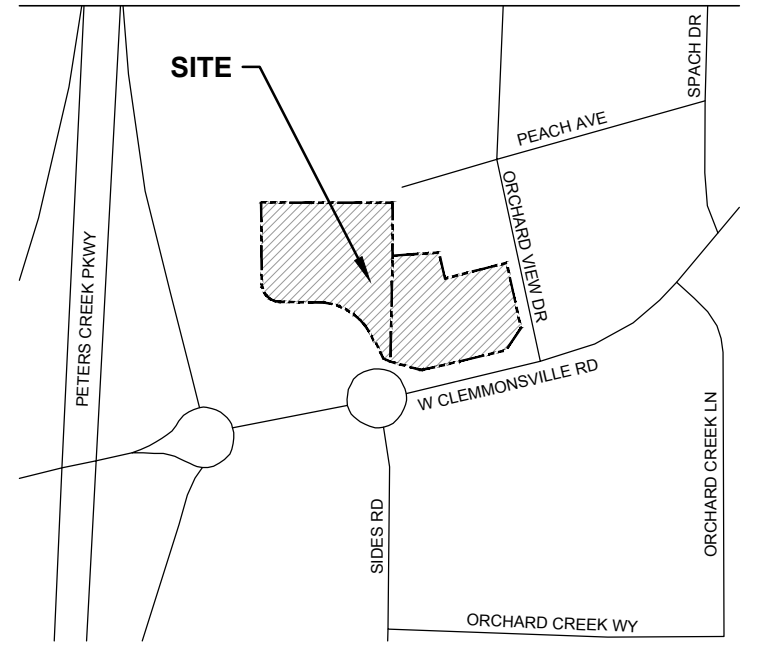
**PROPOSED USES**

Offices; Restaurant (with Drive-Through Service); School, Vocational or Professional, Services, A, Services, B

**BEARINGS**

Segment	Bearing	Distance
L1	N88°17'19"E	40.34'
L2	N88°17'19"E	25.31'
L3	N75°39'37"E	24.92'
L4	N75°38'25"E	24.33'
L5	N75°38'34"E	24.68'
L6	N75°38'28"E	24.98'
L7	S76°39'52"W	24.60'
L8	S76°40'18"W	5.34'
L9	S77°21'56"W	19.71'
L10	S89°00'59"W	5.04'

**VICINITY MAP**



**SITE DATA**

**Jurisdiction**  
Winston-Salem, NC

**Purpose Statement**  
 The purpose of this request is for a site plan amendment to the previously approved site plan W-3157. The goal of the site plan amendment is to add a second drive through lane to the existing restaurant.

**Previous Docket:** W-3157 / W-2759 / W-3450

**Zoning**  
Existing Zoning: HB-S

**Site Acreage**  
 Dairi-O Lot: 1.29 Acres +/-  
 Parking Lot: 1.06 Acres +/-  
 Total Site Acreage: 2.35 Acres +/-

**Watershed Data**  
 The site is not located within a water supply watershed district.

**Site Coverage**

Maximum Impervious Area Permitted:	85.00 %
Maximum Impervious Area:	2.00 Acres +/-
Building to Land:	0.11 Acres +/- 4.68 %
Pavement to Land:	1.71 Acres +/- 72.77 %
Open Space:	0.53 Acres +/- 22.55 %
Parcel Total:	2.35 Acres +/- 100.0 %

**Proposed Impervious:** 1.82 Acres +/- 77.45 %  
**Previous Impervious:** 1.82 Acres +/- 77.45 %

**Infrastructure**

Water	Public
Sewer	Public
Road	N/A

**Building Data**

Max. Building Height:	60'
Total Building Size:	N/A

**Parking Calculations**

**Vehicle Parking**  
 Restaurant with Drive-Through Service  
 (1 space per 100 SF GFA plus 5 stacking spaces per lane): 4,580 SF / 100 = 46 spaces + 5 stacking spaces = 52 total

**Outdoor Seating**  
 (1 space per 100 SF): 400 SF +/- existing outdoor area = 4 additional spaces required

**Total Parking Required:** 56 Spaces

**Existing Parking Provided:** 33 Spaces +/-  
*Note: Existing Parking proposes restriping and modification to allow for ADA compliance / 12 compact spaces +/-*

**Prev. Approved Provided:** 30 Spaces +/-  
**Prev. Approved Trailer/Bus Parking Provided:** 7 Spaces +/-  
**Total Parking Provided:** 70 Spaces  
 (12 compact/70 total=17.14 % +/- Of Total Parking Provided to be Compact Spaces.)

**Bicycle Parking**  
 Restaurant with Drive-Through Service  
 (1 space per 5,000 SF GFA, 2 space minimum, 20 space maximum): 4,580 SF < 5,000 SF = 2 spaces  
 Bicycle Parking Required: 2 Spaces  
 Bicycle Parking Provided: 6 Spaces

**Building Setbacks**

Front:	N/A
Rear:	N/A
Side:	N/A
Street:	N/A

**Bufferyards**  
 Type Required: Min. 20' Type III adjacent to RS9 & MH zoned parcels

**Type Provided:** 20' Type III

**Provided Per 100 LF:** 2 Deciduous Trees  
 18 Primary Evergreens  
 12 Supplemental Evergreen Shrubs

**20' Type III With 6' Opaque Fence**  
 Provided Per 100 LF: 2 Deciduous Trees  
 9 Primary Evergreens  
 6 Supplemental Evergreen Shrubs

**Streetyards**  
 Type Required: Min. 10'  
 Type Provided: 10'  
 Provided Per 100 LF: 2 Deciduous Trees  
 Shrub row at a minimum of eighteen (18) inches in height at installation, with a minimum height of thirty-six (36) inches within three (3) years after installation.

SEALS:  
**PRELIMINARY DRAWING**  
 SEAL  
 NOT APPROVED FOR CONSTRUCTION  
 PROJECT NAME & LOCATION:

**DAIRI-O - CLEMMONSVILLE ROAD**  
 WINSTON-SALEM, NC

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

**CLIENT:**  
 Mr. Joe Schultz  
 Dairi-O Restaurants  
 300 S. Stratford Road, Suite D  
 Winston-Salem, NC 27103

**REV. SUBMITTAL DATE:** 07/29/2021  
**SUBMITTAL DATE:** 07/06/2021  
**PROJECT NO.:** 21-171  
**DRAWN BY:** GH  
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**Site Plan Amendment SPA-1**

**TREE SAVE AREA CALCULATIONS**

New Development		Additions to Existing Development Phase 1 Area	
Total Site Size (in square feet)	45,469	Total Limits of Land Disturbance (in Square Feet)	2,008
<b>Total Site Area Excluded From TSA</b>			
Square Feet of Proposed R.O.W.s:	0	Square Feet of Existing Water Bodies and Stormwater Ponds:	1,419
Square Feet of Existing Utility Easements:	1,089	Total Excluded Area:	2,509
<b>Minimum Tree Save Area Required:</b>			
X	10%	X	12%
<b>Total Required Tree Save Area (in square feet)</b>	4,477	2,509	4,497
<b>Total Site Size / or / Limits of Land Disturbance Excluded Area Minimum TSA Total Required Tree Save Area</b>			
Individual Tree Method Used:	Tree Stand Method Used:	New Trees Used for TSA Credit:	
Yes X No	Yes X No	X	Yes No
Number of Trees 6"-9"	List the Area of Each Tree Stand Being Saved:	Number of Large Variety Trees Planted	
DBH: 0 X 500 SF = 0	Area 1:	Planted 6 X 750 SF = 4,500	
Number of Trees 9.01"-12"	Area 2:		
DBH: 0 X 750 SF = 0	Area 3:		
Number of Trees 12.01"-24"	Area 4:		
DBH: 0 X 1800 SF = 0	The tree stands contain a mix of evergreens and hardwoods, mainly oaks and maples. Trees are mature and healthy.		
Number of Trees 24.01"-36"			
DBH: 0 X 3000 SF = 0			
Number of Trees Larger Than 36.01"			
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 Individual Trees Used to Satisfy Minimum TSA:</b> 4,500	
<b>Total Required TSA (in square feet)</b> 4,497		<b>Total TSA Provided (in square feet)</b> 4,500	

**ADJACENT OWNERS**

Lot #	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning	
1	6823-76-8387 00	3284-3490 Joyful Opportunities LLC	4915 Salem Glen Blvd	Clemmons, NC 27012	HB-S
2	6823-76-7572 00	2743-3560 S & H Investment Group Inc	902 Waughtown N St	Winston-Salem, NC 27107	HB-S
3	6823-77-9021 00	1947-1428 South Park Shopping Center LLC	2217 Siantonsburg Rd	Greenville, NC 27634	HB-S
4	6823-86-2872 00	945-363 Cook, Bryant & Jewell	1137 Orchard View Dr	Winston-Salem, NC 27127	RS9
5	6823-86-2528 00	0-0 McGuire, Thelma G	1160 Peach Ave	Winston-Salem, NC 27127	RS9
6	6823-86-3528 00	3118-843 Hanes, Kent Allen	1039 Orchard View Dr	Winston-Salem, NC 27127	MH
7	6823-86-4652 00	2870-3033 EBH LLC	1598 Westbrook Plaza Dr, Ste 200	Winston-Salem, NC 27103	R99
8	6823-86-5458 00	2825-3312 ALA V LLC	1056 Burke St	Winston-Salem, NC 27101	RS9
9	6823-85-3836 00	3198-2307 Redeemed Missionary Baptist Church Inc	1170 W Clemmonsville Rd	Winston-Salem, NC 27127	RS9
10	6823-75-9932 00	3439-927 JT Thrift LLC	20423 State Rd 7 F6-473	Boca Raton, FL 33468	HB-S

**DAIRI-O - CLEMMONSVILLE ROAD**

**OWNERS/PETITIONERS:**  
 PIN#: 6823-86-2492.000 & 6823-86-0535.000  
 Deed Bk-Pg: 3458-855 & 3097-3178  
 Zoning: HB-S  
 Owner: D-2/Dairi-O LLC  
 PO Box 2167  
 King, NC 27021  
 (336) 710-9525  
 Email: jschultz@dairi-o.com

Phone#: 336-710-9525  
 Email: jschultz@dairi-o.com

PREPARED BY: STIMMEL ASSOCIATES, P.A.  
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LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

