

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 Stimme 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.
 - 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.
 - All existing utilities to remain unless specifically called out otherwise.

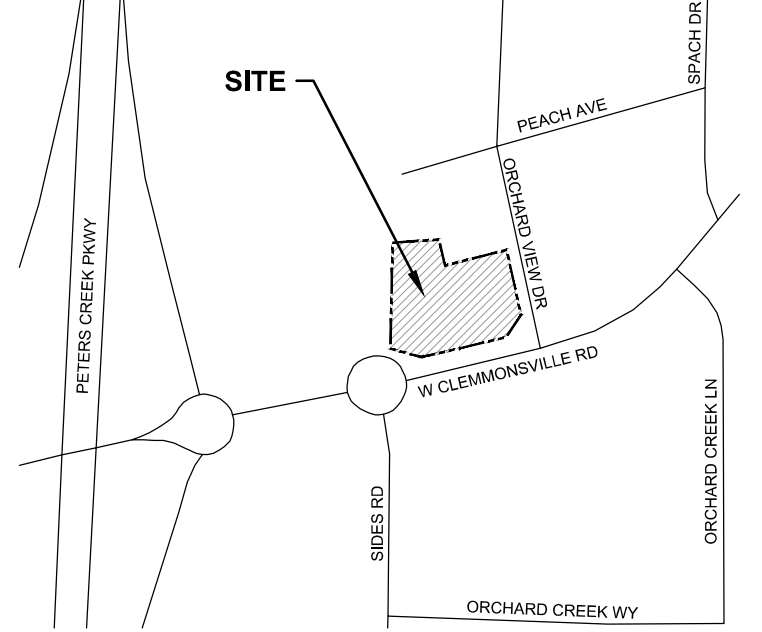
PROPOSED USES

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

BEARINGS

Segment	Bearing	Distance
L1	N86°17'19"E	40.34'
L2	N86°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 rezoning to add the Uses of Restaurant with Drive-Through Service and Parking, Commercial to the approved site plan.

Previous Docket: W-2759

Zoning
 Existing Zoning: HB-S
 Proposed Zoning: HB-S

Site Acreage
 Total Site Acreage: 1.04 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:	0.88 Acres +/-
Pavement to Land:	0.68 Acres +/- 65.38 %
Open Space:	0.36 Acres +/- 34.62 %
Parcel Total:	1.04 Acres +/- 100.00 %

Proposed Impervious: 0.68 Acres +/- 65.38 %
 Existing Impervious: N/A

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 plus
 1,265 SF +/- additional outdoor area = 1,665 SF / 100 =
 17 additional spaces required
 Total Parking Required: 69 Spaces

Existing Parking Provided: 54 Spaces
 Parking Removed: -11 Spaces
 New Parking Provided: +31 Spaces
 New Trailer/Bus Parking Provided: 7 Spaces
 Total Parking Provided: 81 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
 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

stimmel
 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

SEALS:
PRELIMINARY DRAWING

 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

DATE	DESCRIPTION
07/07/2020	Original Submittal Date

SUBMITTAL DATE: 07/30/2020
PROJECT NO: 20-034
DRAWN BY: SO, BR, GH
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Rezoning Submittal
RZ-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)	
Total Site Area Excluded From TSA			
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
Minimum Tree Save Area Required:	X 10%	12%	
Total Required Tree Save Area (in square feet)	45,469		4,296
Total Site Size / or / Limits of Land Disturbance Excluded Area Minimum TSA Total Required Tree Save Area			
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 9-11"	Area 2:		
DBH: 0 X 750 SF = 0	Area 3:		
Number of Trees 12-21"	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 24-31"			
DBH: 0 X 3000 SF = 0			
Number of Trees Larger Than 36.01"			
DBH: 0 X 4000 SF = 0			
	Tree Save Areas		Canopy Trees Added
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	4,500
Total Required TSA (in square feet)			4,296
Total TSA Provided (in square feet)			4,500

ADJACENT OWNERS

Lot #	PI#N	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
2	6823-76-7572 00	2743-3550	S & H Investment Group Inc	902 Waughtown n St	Winston-Salem, NC 27107
3	6823-77-9021 00	1947-1428	South Park Shopping Center LLC	2217 Startonsburg Rd	Greensboro, NC 27634
4	6823-98-2872 00	945-363	Cook, Bryant & Jewell	1137 Orchard View Dr	Winston-Salem, NC 27127
5	6823-98-2528 00	0-0	McGuire, Thelma G	1160 Peach Ave	Winston-Salem, NC 27127
6	6823-98-3528 00	3118-843	Hanes, Kent Allen	1039 Orchard View Dr	Winston-Salem, NC 27127
7	6823-98-4652 00	2870-3033	EBH LLC	1588 Westbrook Plaza Dr, Ste 200	Winston-Salem, NC 27103
8	6823-98-5458 00	2825-3312	ALA V LLC	1056 Burke St	Winston-Salem, NC 27101
9	6823-85-3808 00	3108-2307	Redeemed Missionary Baptist Church Inc	1170 W Clemmonsville Rd	Winston-Salem, NC 27127
10	6823-98-0535 00	3097-3178	D-2/Dairi-O LLC	PO Box 267	King, NC 27021
11	6823-75-9832 00	3439-827	J T Thrift LLC	20423 State Rd 7 F6-473	Boca Raton, FL 33498

DAIRI-O - CLEMMONSVILLE ROAD

OWNERS/PETITIONERS: PREVIOUS DOCKET #: W-2759
 PIN#: 6823-86-2492.000
 Deed Bk-Pg: 3458-855
 Zoning: HB-S
 Owner: D-2/Dairi-O LLC
 PO Box 2167
 King, NC 27021
 (336) 710-8525
 Email: jschultz@dairi-o.com
 PREPARED BY:

 LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

