

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		
	2,509	X 0.10	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
Number of Trees 6-9"			Number of Large Variety Trees Planted	6	X 750 SF = 4,500
DBH: 0 X 500 SF = 0					
Number of Trees 9.01-12"					
DBH: 0 X 750 SF = 0					
Number of Trees 12.01-24"					
DBH: 0 X 1800 SF = 0					
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					
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA:	0	Total Square Footage of Tree Stands Used to Satisfy Minimum TSA:	0	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 #	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	6823-76-8387-00	Joyful Opportunities LLC	4915 Salem Glen Blvd Clemmons, NC 27012	HB-S
2	6823-76-7572-00	S & H Investment Group Inc	902 Waughlow St Winston-Salem, NC 27107	HB-S
3	6823-77-5021-00	South Park Shopping Center LLC	2217 Stanonsburg Rd Greensboro, NC 27824	HB-S
4	6823-98-3872-00	Cook, Bryant & Jewell	1157 Orchard View Dr Winston-Salem, NC 27127	RS9
5	6823-98-2528-00	McGuire, Thelma G	1160 Peach Ave Winston-Salem, NC 27127	RS9
6	6823-98-3528-00	Hanes, Kent Allen	1039 Orchard View Dr Winston-Salem, NC 27127	MH
7	6823-98-4652-00	EBH LLC	1599 Westbrook Plaza Dr, Ste 200 Winston-Salem, NC 27103	RS9
8	6823-98-5458-00	ALA V LLC	1059 Squire St Winston-Salem, NC 27101	RS9
9	6823-98-3698-00	Redeemed Missionary Baptist Church Inc	1170 W Clemmons Rd Winston-Salem, NC 27127	RS9
10	6823-98-0535-00	D-2/Dairi O LLC	PO Box 287 King, NC 27021	HB-S
11	6823-75-9932-00	J T Thrift LLC	20423 State Rd 7 F6-473 Boca Raton, FL 33498	HB-S

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

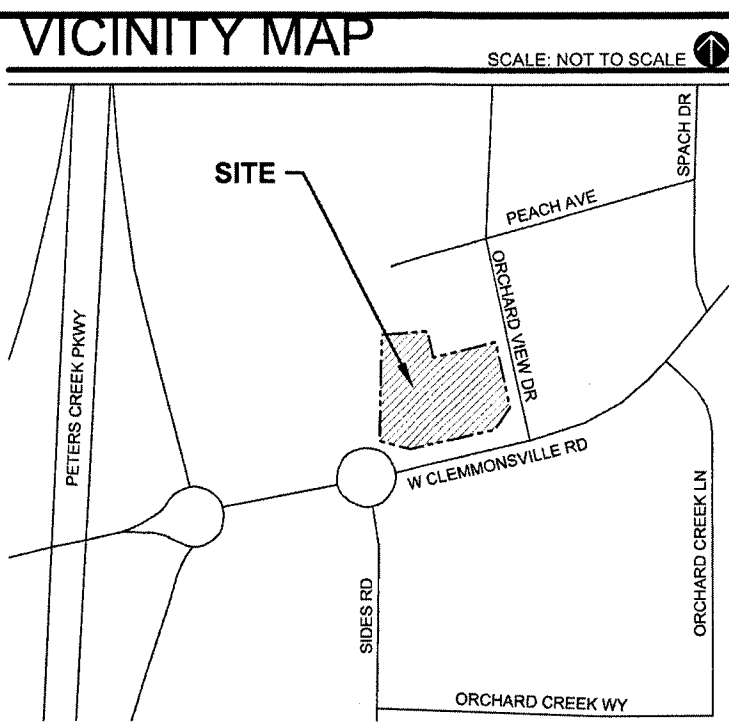
- No changes are proposed to the existing building.
- Landscaping within buffers, streets, and parking lots are conceptual. Final landscape plans shall be required to meet ordinance requirements and any additional conditions as part of the zoning approval.
- Proposed stormwater management devices, storm drainage, and utility layouts are schematic. Final layout may change per final engineering 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°39'25"E	24.53'
L5	N75°39'34"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'



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

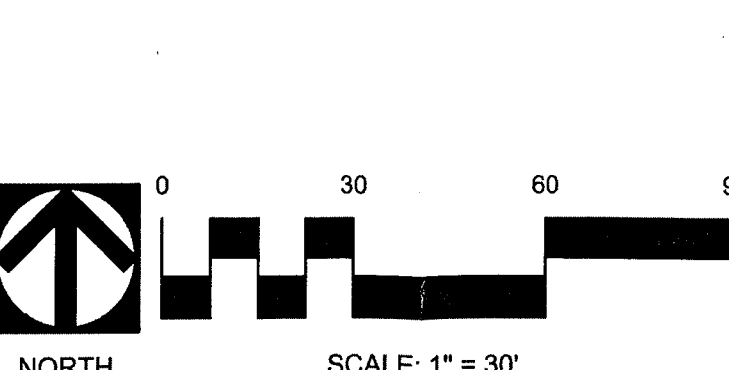
Bicycle Parking
Restaurant with Drive-Through Service
(1 space per 5,000 SF GFA, 2 space minimum, 20 space maximum): 4,580 SF < 5,000 SF = 2 spaces
Bicycle Parking Required: 2 Spaces
Bicycle Parking Provided: 6 Spaces

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
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
2 Deciduous Trees
9 Primary Evergreens
6 Supplemental Evergreen Shrubs

Streetscapes
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.



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
WINSTON-SALEM, NC
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

DATE	DESCRIPTION
07/07/2020	Original Submittal Date
SUBMITTAL DATE:	07/30/2020
PROJECT NO:	20-034
DRAWN BY:	SO, BR, GH
© STIMMEL ASSOCIATES, P.A.	

Rezoning Submittal

RZ-1

"Attachment "A" W-3450

Special Use District Permit for **HB-S (Offices; Parking, Commercial; Restaurant (with drive-through service); School, Vocational or Professional; Services, A; and Services, B)**

Approved by the Winston-Salem City Council
the 30 day of September 2020
Clerk, City of Winston-Salem

Conditions: W-3450

PRIOR TO THE ISSUANCE OF GRADING PERMITS:

- Developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater treatment device into any buffer areas, vegetation designated to remain, or close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum, and may require a Site Plan Amendment.
- Developer shall obtain a driveway permit from the City of Winston-Salem; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - Improving Orchard View Drive between West Clemmonsville Road and the proposed driveway to twenty-two (22) feet in width, with curb and gutter as shown on the site plan.

PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:

- Developer shall complete all requirements of the driveway permit.

OTHER REQUIREMENTS:

- As volunteered by the petitioner, no new freestanding signage shall be permitted on the site.

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 this elected body 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 elected body.