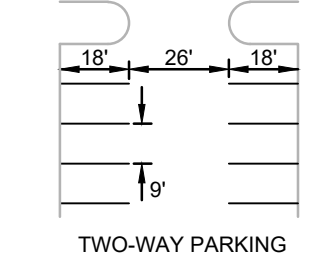


**TYPICAL PARKING DIMENSIONS**



**GENERAL NOTES**

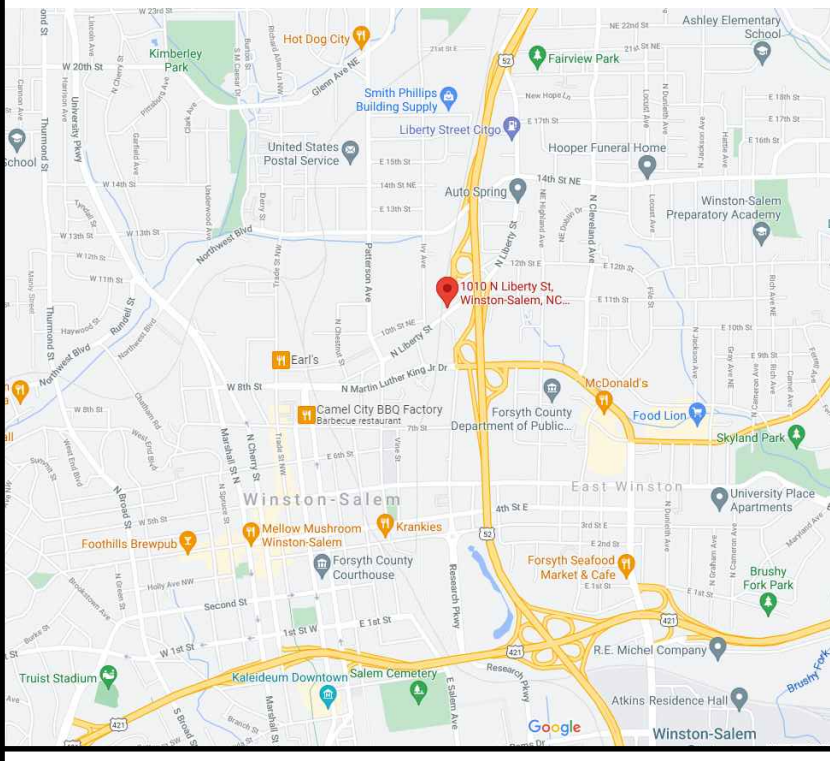
1. ALL DEVELOPMENT SHALL CONFORM WITH THE WINSTON-SALEM/FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
3. EXISTING SITE BOUNDARY AND LOCATION INFORMATION TAKEN FROM SURVEY BY ALLIED ASSOCIATES, P.A. TOPOGRAPHIC INFORMATION TAKEN FROM FORSYTH COUNTY PLANIMETRIC MAPS.
4. THE EXISTING BUILDING AND/OR KENNEL ENCLOSES INTO THE REQUIRED TYPICAL BUILDING AND/OR KENNEL USE SETBACKS. THE SETBACK ENCROACHMENT WILL REQUIRE APPROVAL OF THIS SPECIAL USE PERMIT.
5. USE OF THE OUTDOOR ENCLOSURE SHALL BE RESTRICTED TO BETWEEN THE HOURS OF 8AM AND 8PM. USE OF THE OUTDOOR ENCLOSURE OUTSIDE OF THESE HOURS WOULD REQUIRE ANIMALS TO BE SUPERVISED AS WELL AS ON LEASHES.
6. NO LOADING SPACE WILL BE REQUIRED PER UDO 261.
7. GATE FROM OUTSIDE ENCLOSURE MUST BE OPENABLE FROM THE INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE, AS EXTENSION OF BUILDING EXITS.

**PROPERTY INFORMATION:**  
 PARCEL ID NUMBER: 6836-40-3338  
 6836-40-4237  
 6836-40-4414  
 ZONING: HB  
 ACREAGE: 0.95 AC

**PROPERTY OWNER:**  
 ARBIE G. SMITH  
 BRENDA P. SMITH  
 1010 N. LIBERTY STREET  
 WINSTON-SALEM, NC 27101  
 EMAIL: MORGANLESTER@HOTMAIL.COM

**PROPERTY DEVELOPER:**  
 LARK INC.  
 COLE & KIM PARSONS  
 210 N. PINE VALLEY RD.  
 WINSTON-SALEM, NC 27102  
 PHONE: (336) 765-2377  
 EMAIL: COLEKIM12@YAHOO.COM

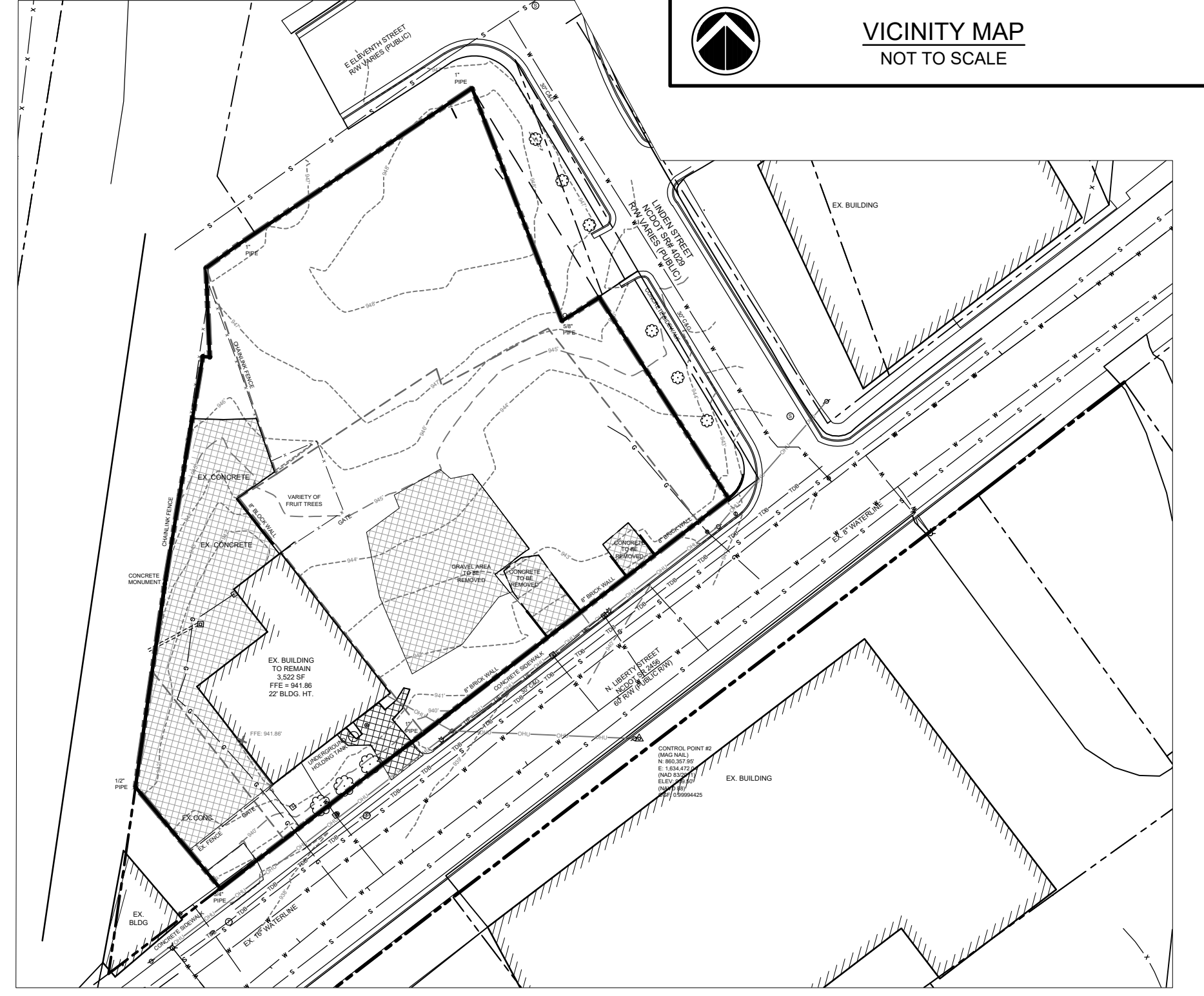
**ENGINEER:**  
 ALLIED DESIGN, INC.  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, N.C. 27103  
 PHONE: (336) 765-2377  
 EMAIL: SCAUSEY@ALLIED-ENGSURV.COM



**Allied Design, Inc.**  
 CIVIL ENGINEERING & LAND SURVEYING  
 4720 KESTER MILL ROAD  
 WINSTON-SALEM, NC 27103  
 Phone: (336) 765-2377  
 Fax: (336) 760-8986  
 http://www.allied-ensurvey.com

**LEGEND**

- EXISTING GRAVEL TO BE REMOVED
- PROPOSED ASPHALT
- LARGE VARIETY TREE
- MEDIUM VARIETY TREE
- SHRUBS



**TREE SAVE AREA SUMMARY CALCULATIONS**

<b>NEW DEVELOPMENT:</b>	
TOTAL SITE SIZE (IN SQUARE FEET):	41,709
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.'s = 0 + SQUARE FEET OF EXISTING UTILITY EASEMENTS = 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS = 0 = 0	
MINIMUM TREE SAVE AREA REQUIRED:	10% X 12%
TOTAL REQUIRED TREE SAVE AREA: TOTAL SITE SIZE 41,709 - EXCLUDED AREA 0 x MINIMUM TSA (12%) =	5,005 SF
NEW TREES USED FOR TSA CREDIT: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
NUMBER OF LARGE VARIETY TREES PLANTED: 5 x 750 SF =	3,750
NUMBER OF MEDIUM VARIETY TREES PLANTED: 3 x 500 SF =	1,500
TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA:	5,250
TOTAL REQUIRED TSA (IN SQUARE FEET):	5,005
TOTAL PROVIDED TSA (IN SQUARE FEET):	5,250

**REVIEW INFORMATION**

TYPE OF REVIEW:  
 SPECIAL USE PERMIT (CITY COUNCIL)

JURISDICTION:  
 CITY OF WINSTON-SALEM

PURPOSE STATEMENT:  
 THE PURPOSE OF THIS REQUEST IS FOR APPROVAL OF A SPECIAL USE PERMIT FOR THE REDUCTION/ELIMINATION OF THE KENNEL USE SETBACKS AND FOR THE APPROVAL OF AN OUTDOOR ENCLOSURE.

**ZONING**

EXISTING ZONING: GB  
 PROPOSED ZONING: GB

PROPOSED USES: KENNEL INDOOR AND RESTAURANT WITH DRIVE THROUGH

**OFF-STREET LOADING**

LOADING/UNLOADING SPACES REQUIRED: SEE GENERAL NOTE 6  
 LOADING/UNLOADING SPACES PROVIDED: N/A  
 SIZE: \_\_\_\_\_ FT X \_\_\_\_\_ FT

**BUFFERYARDS**

ADJOINING ZONING: GB, GI, LI  
 TYPE REQUIRED: NONE  
 WIDTH PROVIDED: N/A FT

**INFRASTRUCTURE**

WATER:	<input checked="" type="checkbox"/>	PRIVATE	
SEWER:	<input checked="" type="checkbox"/>		
STREETS:	<input checked="" type="checkbox"/>		
LINEAR FEET OF PUBLIC STREETS:		N/A	FT

**PARKING CALCULATIONS**

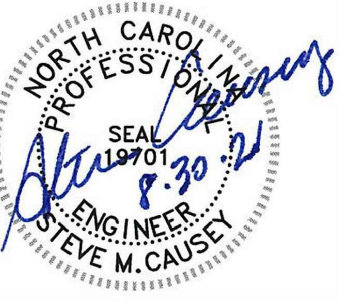
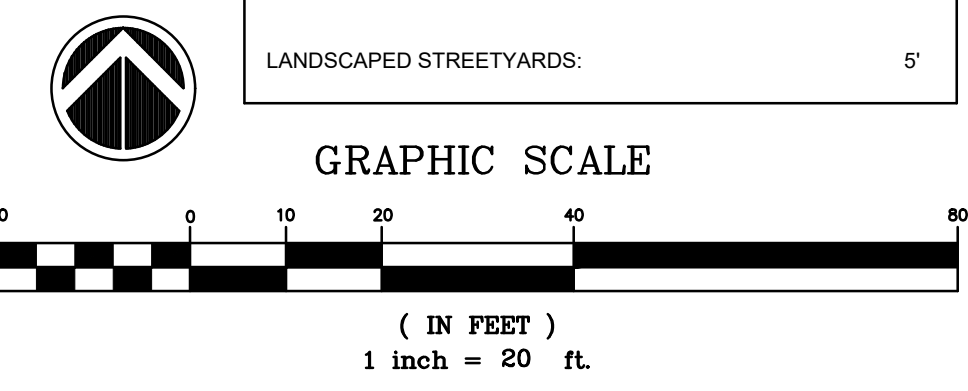
Use	Sq. Ft.	Table 6.1.2	Total Spaces	Bike Spaces
Restaurant w/o Drive Thru	567	1 Space Per 100 SF GFA	6	2 Minimum
Outdoor Dining	1148	1 Space Per 100 SF GFA	11	
kennel, Indoor (Existing Building)	3522	1 Space Per 400 SF GFA	9	Exempt
kennel Indoor, (Proposed Building)	5948	1 Space Per 400 SF GFA	15	Exempt
Storage Area Excluded from Parking Requirements	1750		-4	
Activity Area Seating		0.25 Space per Seats: 1 Seat per 18" of Bench - Assume 4 6' Benches = 288" = 16 seats	4	
Subtotal			40	
GB Zoning Reduction	30%		12	
Sidewalks	3%		1	
WSTA Route	5%		2	
Total Reduction			15	
Net Required Spaces			25	
Spaces Provided				
Regular			24	
Handicap			1	
Motorcycle			0	
<b>TOTAL</b>			<b>25</b>	

**BUA CALCULATIONS**

SQ. FT.	ACRE
<b>TOTAL SITE AREA:</b>	41,709 0.95
<b>EXISTING BUA (FROM 2005 PLANIMETRIC PLANS - EXISTING BUA AS SHOWN ON SITE PLAN IS FROM CURRENT SURVEY)</b>	
BUILDING:	3,522 0.08
CONCRETE/PAVEMENT:	19,700 0.45
NT/GRAVEL:	23,222 0.53
<b>TOTAL:</b>	<b>23,222 0.53</b>
PERCENT BUA:	56.12%
<b>EXISTING BUA TO BE REMOVED</b>	
BUILDING:	0 0.00
PAVEMENT/GRAVEL:	19,150 0.44
<b>TOTAL:</b>	<b>19,150 0.44</b>
<b>PROPOSED BUA</b>	
KENNEL:	5,947 0.14
BAR/PATIO:	1,715 0.04
ASPHALT PAVEMENT:	7,816 0.17
CONCRETE:	3,083 0.07
<b>TOTAL:</b>	<b>18,361 0.42</b>
<b>FINAL DEVELOPMENT BUA</b>	
BUILDING:	11,154 0.26
PAVEMENT/GRAVEL:	11,249 0.26
<b>TOTAL:</b>	<b>22,433 0.51</b>
PERCENT BUA:	54.21%

**YARD AND SETBACK REQUIREMENTS**

FRONT SETBACK: N/A  
 REAR SETBACK: N/A  
 SIDE SETBACK: N/A  
 STREET SETBACK: N/A  
 SIDE SETBACK FOR KENNEL: 20'  
 REAR SETBACK FOR KENNEL AND ADJOINING SINGLE-FAMILY RESIDENTIAL: 40'  
 LANDSCAPED STREET/YARDS: 5'



**PRELIMINARY SITE PLAN**

FOR PLANNING BOARD REVIEW ONLY

1010 N. LIBERTY STREET  
 LARK, INC.  
 WINSTON-SALEM, NORTH CAROLINA

PROJECT NO.: 21-028  
 DRAWN BY: HLK  
 CHECKED BY: SMC  
 DATE: 08/24/15

NO.	DATE	DESCRIPTION
A	08/30/2021	ISSUED FOR PRELIMINARY SITE PLAN REVIEW
B	09/07/2021	ISSUED FOR PLANNING BOARD REVIEW
C	09/30/2021	REVISED PER PLANNING STAFF COMMENTS
D	10/05/2021	REVISED PER PLANNING STAFF COMMENTS
E	10/06/2021	REVISED PER PLANNING STAFF COMMENTS
F	10/07/2021	REVISED SPACE WIDTH
G	10/19/2021	REVISED PER STAFF COMMENTS

**PRELIMINARY SITE PLAN**

SHEET

**C1**