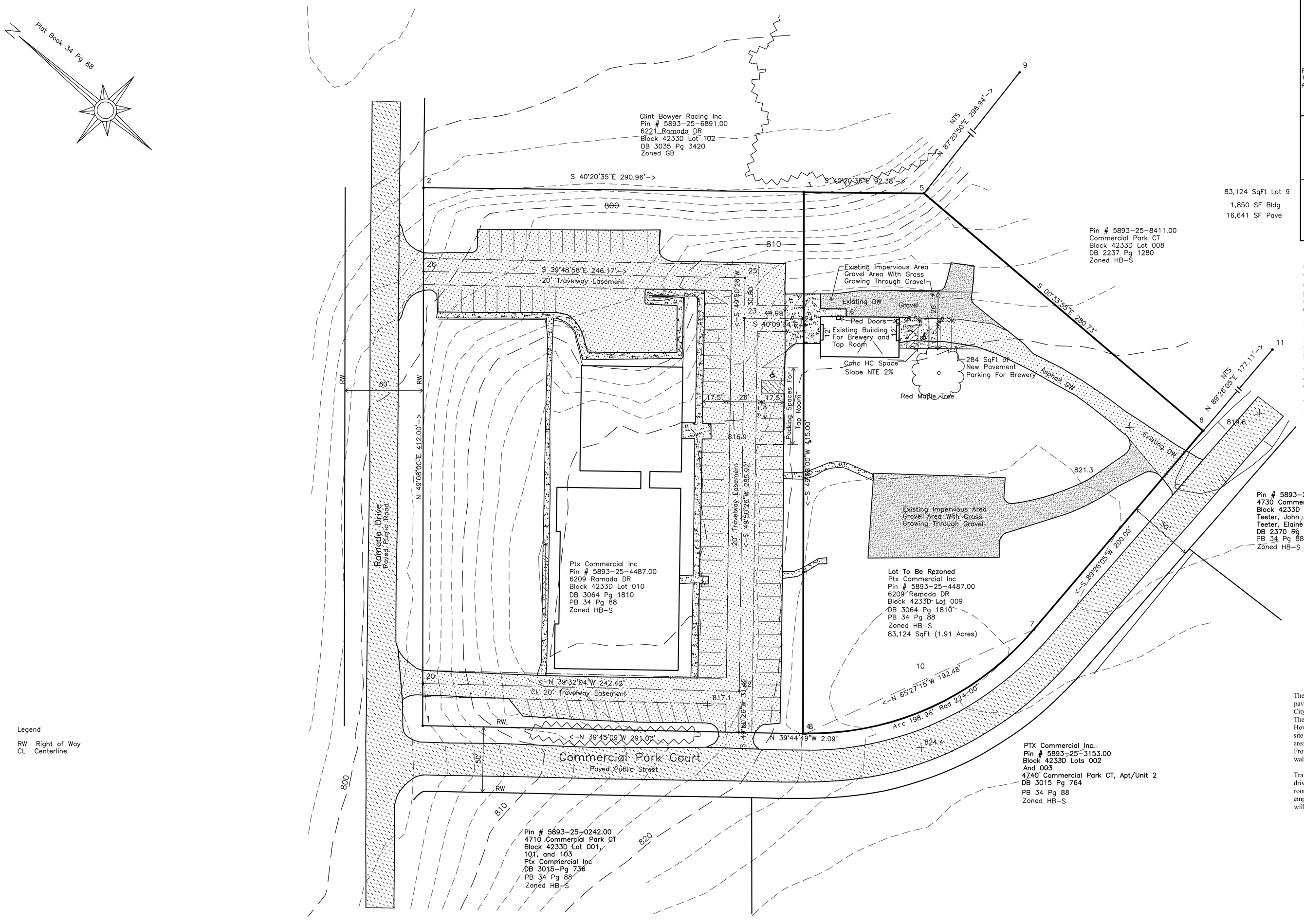

Legend

RW Right of Way
CL Centerline

40 0 40 80 120
GRAPHIC SCALE – FEET

SITE PLAN LEGEND
ZONING

REVIEW INFORMATION
Type of Review:
__X_Special Use Rezoning
____Site Plan Amendment
____Special Use Permit
(Elected Body Only)
____Final Development Plan
____Preliminary Subdivision
____Planning Board Review
Jurisdiction
__X_Village of Clemmons
Purpose Statement. The purpose of this request is to obtain rezoning from HB-S to GB-S.

Existing Zoning: HB-S
Proposed Zoning: GB-S
Proposed Uses: Restaurant without drive through and manufacturing A.
(Use UDO Terminology)

OFF-STREET PARKING (if applicable)
Proposed Use(s) See calculations below
6 spaces Required
Required Parking: ____ Spaces
(more than one calculation may be needed)
Parking Provided: 8 Shown

OFF-STREET LOADING (if applicable)
Loading/Unloading Spaces Required:
Loading/Unloading Spaces Provides:
Size: ft. X ft.

BUFFERYARDS
Adjoining Zoning: HB-S and GB
Type Required: NA
Width Provided: ____ ft.

INFRASTRUCTURE

	Public	Private
Water	X	
Sewer	X	
Streets	X	

Linear feet of public streets: NA ft.

DENSITY CALCULATIONS
# of Units or Lots: ____
Density: ____ Units/Lots per Acre
(Note: If more than one type of residential product is proposed, provide the number of units & density broken down by type.)

WATERSHED CALCULATIONS
This section only needs to be completed for projects located within designated water supply watersheds. See reverse side for calculation legend.
> WS-III Watersheds - Salem Lake, Abbotts Creek, and Lake Brandt
> WS-IV Watersheds - Oak Hollow/Randleman Lake, Kernersville Lake, Yadkin River, and Dan River

This property is not located in a flood zone or a watershed.

SITE SIZE AND COVERAGES
Total Acreage: 1.91 Acres
Site Coverages:
Building to Land 2.2 %
Pavement to Land 20.0 %
Open Space 77.8 %
Building Square Footage: 1,850 sf.
Building Height: ____ ft.

PROPERTY INFORMATION
PIN #'s 5893-25-4487.00
Tax Block(s) 4233
Lot(s) 009

83,124 SqFt (1.91 Acres)

Block 4233D Lot 009

This project will not include any grading or removal of any trees. There will be a small increase in the amount of pavement for the new parking spaces. The handicapped space will need to be paved. The pavement impervious are shown above includes the new pavement of approximately 280 square feet for the parking as shown on this map.

Plant 1 red maple tree for the 280 square feet of new pavement.

Required tree must be a minimum of eight (8) feet in height at installation and shall be at least two (2) inches in diameter measured six (6) inches above ground level.

This project will not require a grading permit and no trees will be cut down for this project. This subdivision plat was recorded on 05/11/90, which is before the tree save ordinance.

There are no new parking lots to be within 100' of the right of way.

Parking Calculations For Manufacturing A
Spaces for Lot 9 zoned GB-S.

1 space/employee x 2 employees =	2 spaces
0 Company Vehicles	0
Handicapped Spaces	1
Total Spaces For Lot 9	3 spaces

2 Required, 3 Shown

Parking Calculations For Restaurant Without Drive Through
Spaces For Lot 10.

1 space/100 sqft GFA x 400 sqft	4 spaces total
Handicapped Spaces	1 space
Total Spaces For Lot 10	5 spaces

4 Required 5 Shown

This project will not include any grading or removal of any trees. There will be a small increase in the amount of pavement for the new parking spaces. The handicapped space will need to be paved.

Lot 10 will not be changed with regards to pavement. The developers of lot 9 will use parking and driveways only with no change to the site . Lot 10 is shown to include the access easement across the travelway for lot 9.

The developer of lot 9, Mr. Lynn Johnson, of Have Another! Brewing Company LLC, is in the process of making an agreement with the owner of Lot 10 to rent 5 of the parking spaces as shown on this map. These 5 spaces will be used by the "Restaurant without the drive through" during evening hours from 6:00 PM till 2:00 AM only for 7 days each week. The operators of the office building on lot 10 will use these 5 spaces from 6:00 AM till 6:00 PM. The agreement will also include the right to use the 20' wide easements, which are shown as being centered in the 20' wide travelways in the parking lot to access Ramada Drive and Commercial Park Court. The agreement has not yet been finalized, but they have agreed in principal.

PTX Commercial Inc will continue to own this lot being rezoned and Have Another! Brewing Company LLC will manage the manufacturing A facility and the restaurant without drivethrough.

The impervious areas shown on this map are gravel and pavement. The shape and locations shown were taken from the City of Winston Salem aerial topographic maps available on line. The impervious areas were not field located by a survey crew. However, a Kale Engineering representative has walked over the site and the gravel in still there. At this point in time, the gravel areas have grass growing through the gravel and the gravel. From a distance the gravel is not visible. However, when you walk over the gravel, it is visible and impervious.

Traffic visiting the restaurant without drive through can use the driveways and parking spaces as indicated while visiting this tap room. Traffic coming onto this site for brewery business or employment will be required to use the driveway for this lot and will not be allowed to use the adjoining parking lot or driveways.

This map was prepared by Kale Engineering based on the records available at time of mapping. Kale Engineering has not provided a field survey to confirm or deny the accuracy of this survey. The boundary is based on Plat Book 34 Page 88 of the Forsyth County Register of Deeds. The locations of the improvements and topographic lines are based on the aerial topographic survey map provided by the City of Winston Salem/Forsyth County. Field surveying services will be provided for this project as needed.

These professional services were ordered by Mr. Lynn Johnson. He can be contacted at
Mr. Lynn Johnson
Have Another! Brrewing Company LLC
4818 Hampton Oak Court
Clemmons, NC 27012

336-416-0114
dljohns14@triad.rr.com
johnst@rjrt.com

Preliminary–Not For Construction

Date	Rezoning Map For
07/28/16	**Have Another! Brewing Company LLC**
08/03/16	Pin # 5893-25-4487.00
08/04/16	6209 Ramada DR Block 4233D Lot 009
	DB 3064 Pg 1810; PB 34 Pg 88
	Village Of Clemmons, Forsyth County, NC
	Kale Engineering
	3550 Vest Mill Road
	Winston Salem, N.C. 27103
	kaleengr@bellsouth.net
	(336) 768-0250, Fax (336) 768-0251

Scale	Drawn By	Job No.	Cadd File
1" = 40'	RGK	16122	16122

Randall G. Kale

NORTH CAROLINA PROFESSIONAL SEAL 10748 ENGINEER RANDALL G. KALE