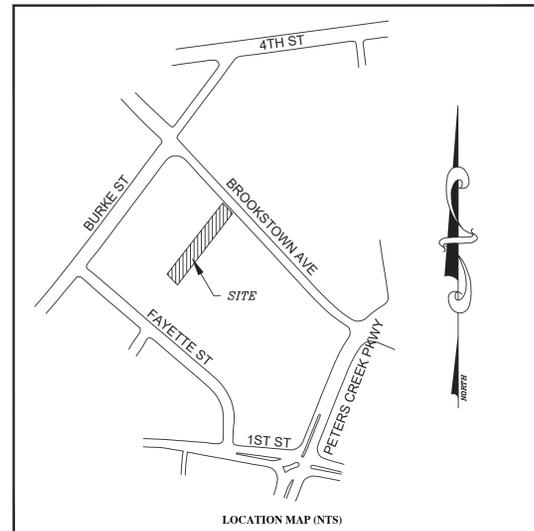


AERIAL FOR REFERENCE ONLY: NO SCALE



LOCATION MAP (NTS)

**PRELIMINARY;
NOT FOR
CONSTRUCTION**

OWNER/ PETITIONER INFORMATION	
OWNER/ PETITIONER:	BRYAN LEDBETTER
ADDRESS:	1004 BROOKSTOWN AVE. WINSTON-SALEM, NC 27101
PHONE:	336-775-8367
EMAIL:	led@airtype.com

PARKING CALCULATIONS			
USE	S.F.	CALC	REQUIRED SPACES
RESTAURANT (WITHOUT DRIVE THROUGH SERVICE)	4437	1/100	45
TOTAL	4437	--	45

PARKING REDUCTION CALCULATIONS	
REDUCTION	CALCULATION
30% PB REDUCTION	14
3% SIDEWALK REDUCTION	1
TOTAL SPACES REQUIRED (PLUS TWO BICYCLE SPACES)	30
TOTAL SPACES PROVIDED	4

REQUEST FOR A SPECIAL USE PERMIT REDUCTION IN GMA2 FOR THE USE: RESTAURANT (WITHOUT DRIVE THROUGH SERVICE)

- TYPE OF REVIEW:
- SPECIAL USE REZONING
 - SITE PLAN AMENDMENT
 - SPECIAL USE PERMIT
 - FINAL DEVELOPMENT PLAN
 - PRELIMINARY SUBDIVISION
 - PLANNING BOARD REVIEW

- JURISDICTION:
- CITY OF WINSTON-SALEM
 - FORSYTH COUNTY
 - VILLAGE OF CLEMMONS
 - TOWN OF WALKERTOWN

PURPOSE STATEMENT: REQUEST FOR A SPECIAL USE PERMIT REDUCTION IN GMA2 FOR THE USE: RESTAURANT (WITHOUT DRIVE THROUGH SERVICE)

INFRASTRUCTURE	TYPE OF REVIEW	
	PUBLIC	PRIVATE
WATER	<input checked="" type="checkbox"/>	
SEWER	<input checked="" type="checkbox"/>	
STREETS	<input checked="" type="checkbox"/>	

PROPERTY ADDRESS:
950 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27101

PIN: 6825-86-8081

TOTAL ACREAGE: 0.28 AC.
BUILDING SQUARE FOOTAGE: 4437 SF
BUILDING HEIGHT: 1 STORY

ZONING: PB

USES: RESTAURANT (WITHOUT DRIVE THROUGH SERVICE)

ADJOINING ZONING: PB

REVISIONS	DATE

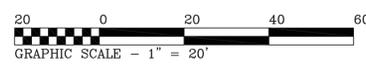


STEVEN JONES, PE, PLS
2424 CAUDLE STREET
GERMANTON, NC 27019
PHONE: 336-972-5806
skj128@gmail.com

**SPECIAL USE PERMIT REQUEST FOR:
RESTAURANT WITHOUT DRIVE THROUGH SERVICE
950 BROOKSTOWN AVE.
WINSTON-SALEM, NC 27101
PIN: 6825-86-8081**

JOB NO.	2103
DATE	25 APRIL 2022
DRAWN BY	JB
CHECKED BY	SJ
SHEET NO.	1
PRELIMINARY; CONSTRUCTION	SITE

NOTE: SITE INFORMATION OBTAINED FROM EXISTING PUBLIC PLANEMETRIC DATA. ALL SITE INFORMATION TO BE VERIFIED BY A LICENSED SURVEYOR AS REQUIRED.



SITE LAYOUT