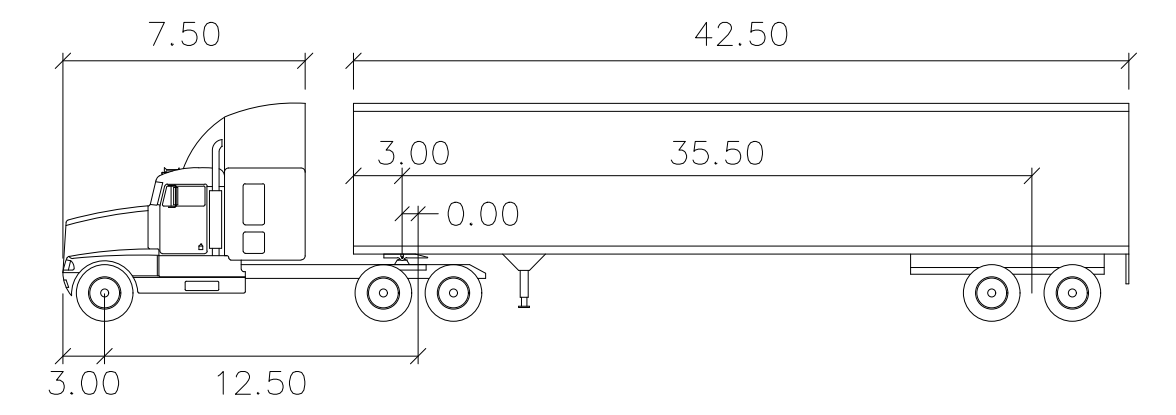
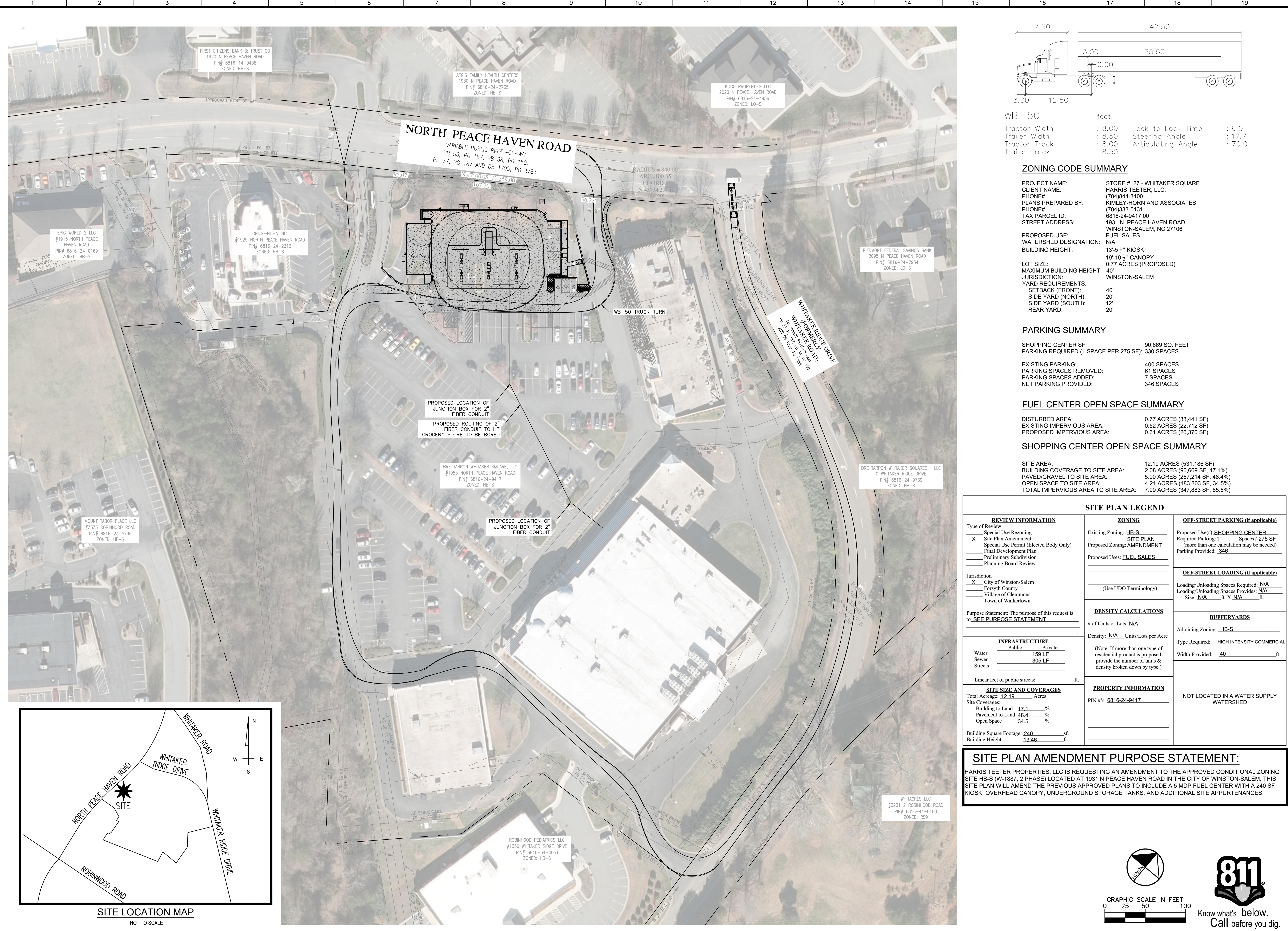


July 01, 2021 - 4:05pm By: jmh/baser

\\kimley-horn.com\SE\_CHEL\CHL\_PRA\015640 Harris Teeter V182 Whitaker Square Winston Salem NC Fuel Center\02 - DWG\Site Plan Amendment\C2-0 SITE PLANS.dwg



WB-50 feet

Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 17.7
Tractor Track	: 8.00	Articulating Angle	: 70.0
Trailer Track	: 8.50		

**ZONING CODE SUMMARY**

PROJECT NAME: STORE #127 - WHITAKER SQUARE  
 CLIENT NAME: HARRIS TEETER, LLC.  
 PHONE#: (704)844-3100  
 PLANS PREPARED BY: KIMLEY-HORN AND ASSOCIATES  
 PHONE#: (704)333-5131  
 TAX PARCEL ID: 6816-24-9417.00  
 STREET ADDRESS: 1931 N. PEACE HAVEN ROAD  
 WINSTON-SALEM, NC 27106  
 PROPOSED USE: FUEL SALES  
 WATERSHED DESIGNATION: N/A  
 BUILDING HEIGHT: 13'-5 1/2" KIOSK  
 19'-10 1/2" CANOPY  
 LOT SIZE: 0.77 ACRES (PROPOSED)  
 MAXIMUM BUILDING HEIGHT: 40'  
 JURISDICTION: WINSTON-SALEM  
 YARD REQUIREMENTS:  
 SETBACK (FRONT): 40'  
 SIDE YARD (NORTH): 20'  
 SIDE YARD (SOUTH): 12'  
 REAR YARD: 20'

**PARKING SUMMARY**

SHOPPING CENTER SF: 90,669 SQ. FEET  
 PARKING REQUIRED (1 SPACE PER 275 SF): 330 SPACES  
 EXISTING PARKING: 400 SPACES  
 PARKING SPACES REMOVED: 61 SPACES  
 PARKING SPACES ADDED: 7 SPACES  
 NET PARKING PROVIDED: 346 SPACES

**FUEL CENTER OPEN SPACE SUMMARY**

DISTURBED AREA: 0.77 ACRES (33,441 SF)  
 EXISTING IMPERVIOUS AREA: 0.52 ACRES (22,712 SF)  
 PROPOSED IMPERVIOUS AREA: 0.61 ACRES (26,370 SF)

**SHOPPING CENTER OPEN SPACE SUMMARY**

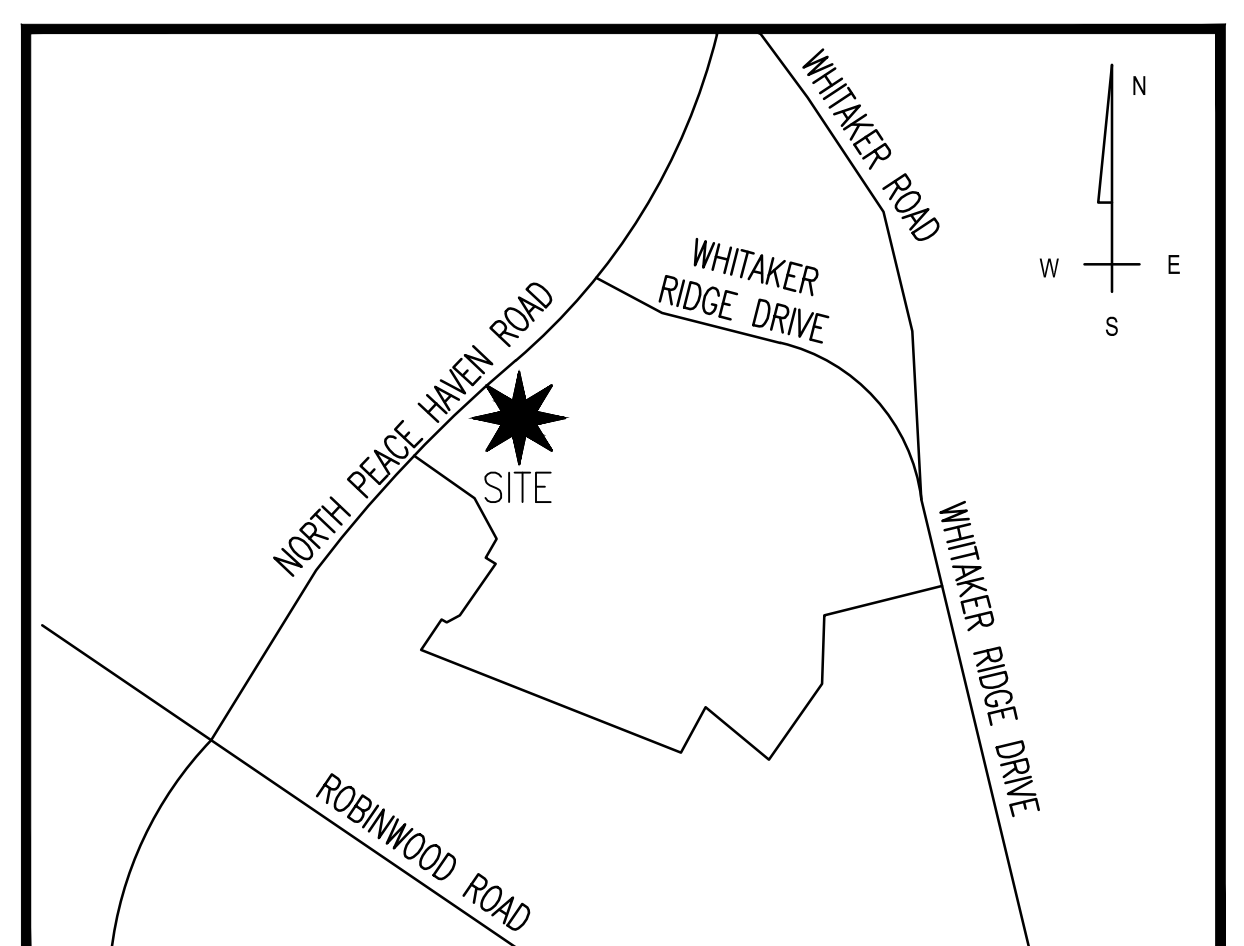
SITE AREA: 12.19 ACRES (531,186 SF)  
 BUILDING COVERAGE TO SITE AREA: 2.08 ACRES (90,669 SF, 17.1%)  
 PAVED/GRAVEL TO SITE AREA: 5.90 ACRES (257,214 SF, 48.4%)  
 OPEN SPACE TO SITE AREA: 4.21 ACRES (183,303 SF, 34.5%)  
 TOTAL IMPERVIOUS AREA TO SITE AREA: 7.99 ACRES (347,883 SF, 65.5%)

**SITE PLAN LEGEND**

<b>REVIEW INFORMATION</b> Type of Review: <input checked="" type="checkbox"/> Special Use Rezoning <input checked="" type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Elected Body Only) <input type="checkbox"/> Final Development Plan <input type="checkbox"/> Preliminary Subdivision <input type="checkbox"/> Planning Board Review  Jurisdiction <input checked="" type="checkbox"/> City of Winston-Salem <input type="checkbox"/> Forsyth County <input type="checkbox"/> Village of Clemmons <input type="checkbox"/> Town of Walkertown  Purpose Statement: The purpose of this request is to <b>SEE PURPOSE STATEMENT</b>	<b>ZONING</b> Existing Zoning: HB-S Proposed Zoning: <b>AMENDMENT</b> Proposed Uses: <b>FUEL SALES</b>  (Use UDO Terminology)	<b>OFF-STREET PARKING (if applicable)</b> Proposed Use(s) <b>SHOPPING CENTER</b> Required Parking: 1 _____ Spaces / 275 SF (more than one calculation may be needed) Parking Provided: <b>346</b>  <b>OFF-STREET LOADING (if applicable)</b> Loading/Unloading Spaces Required: N/A Loading/Unloading Spaces Provided: N/A Size: N/A _____ ft. X N/A _____ ft.												
	<b>DENSITY CALCULATIONS</b> # of Units or Lots: N/A Density: N/A _____ 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.)	<b>BUFFERYARDS</b> Adjoining Zoning: HB-S Type Required: <b>HIGH INTENSITY COMMERCIAL</b> Width Provided: <b>40</b> _____ ft.	<b>PROPERTY INFORMATION</b> PIN #'s <b>6816-24-9417</b>  NOT LOCATED IN A WATER SUPPLY WATERSHED											
<b>INFRASTRUCTURE</b> <table border="1"> <tr> <th></th> <th>Public</th> <th>Private</th> </tr> <tr> <td>Water</td> <td>159 LF</td> <td></td> </tr> <tr> <td>Sewer</td> <td>305 LF</td> <td></td> </tr> <tr> <td>Streets</td> <td></td> <td></td> </tr> </table> Linear feet of public streets: _____ ft.		Public	Private	Water	159 LF		Sewer	305 LF		Streets				
	Public	Private												
Water	159 LF													
Sewer	305 LF													
Streets														
<b>SITE SIZE AND COVERAGES</b> Total Acreage: <b>12.19</b> Acres Site Coverages: Building to Land <b>17.1</b> % Pavement to Land <b>48.4</b> % Open Space <b>34.5</b> %  Building Square Footage: <b>240</b> sq. ft. Building Height: <b>13.46</b> ft.														

**SITE PLAN AMENDMENT PURPOSE STATEMENT:**

HARRIS TEETER PROPERTIES, LLC IS REQUESTING AN AMENDMENT TO THE APPROVED CONDITIONAL ZONING SITE HB-S (W-1887, 2 PHASE) LOCATED AT 1931 N PEACE HAVEN ROAD IN THE CITY OF WINSTON-SALEM. THIS SITE PLAN WILL AMEND THE PREVIOUS APPROVED PLANS TO INCLUDE A 5 MDP FUEL CENTER WITH A 240 SF KIOSK, OVERHEAD CANOPY, UNDERGROUND STORAGE TANKS, AND ADDITIONAL SITE APPURTENANCES.



**SITE LOCATION MAP**  
NOT TO SCALE

**Kimley-Horn**  
 NC License #F-0102  
 200 SOUTH TRYON ST.  
 SUITE 200  
 CHARLOTTE, NC 28202  
 PHONE: (704) 333-5131  
 © 2021

**Matthew L. Edmister**  
 PROFESSIONAL ENGINEER  
 SEAL 032540  
 MATTHEW A. EDMISTER

07/01/2021

NO.	DATE	REVISIONS

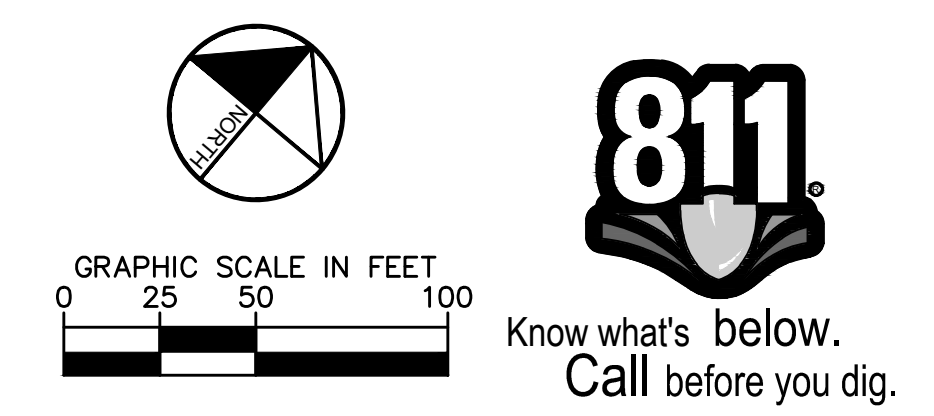
CLIENT: HARRIS TEETER

PROJECT: HARRIS TEETER FUEL CENTER STORE #127 WHITAKER SQUARE  
 1931 NORTH PEACE HAVEN ROAD  
 WINSTON-SALEM, NORTH CAROLINA 27106  
 FORSYTH COUNTY

TITLE: OVERALL SITE PLAN

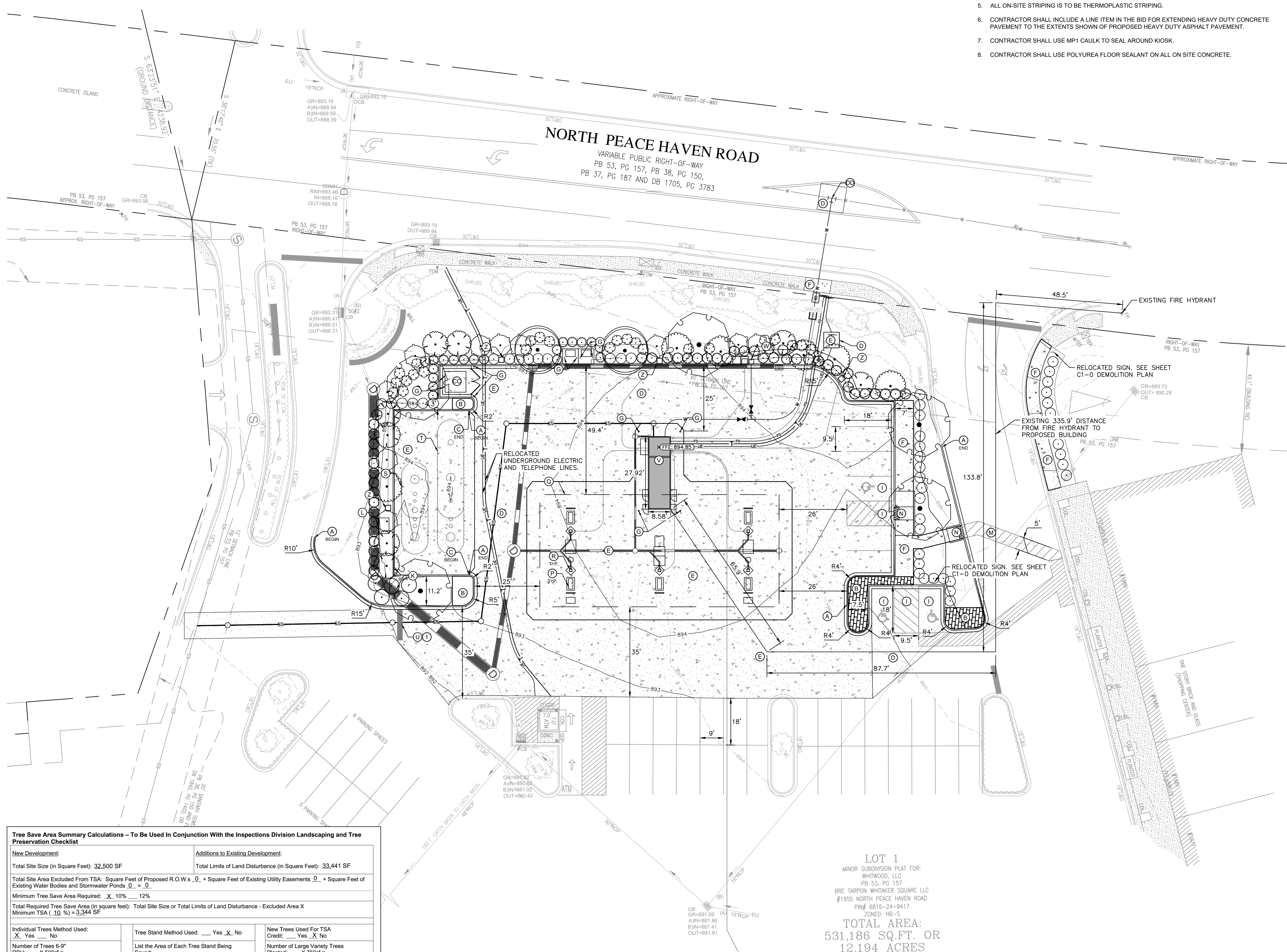
DESIGNED BY: MGF  
 DRAWN BY: SEM  
 CHECKED BY: MJH  
 DATE: 07/01/2021  
 PROJECT#: 015640162

**C2-0**





July 01, 2021 - 4:23pm By: Justin Bassier



### SITE NOTES

- ALL DIMENSIONS ARE BASED FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- SEE EXISTING CONDITIONS SHEET FOR COMPLETE BOUNDARY DESCRIPTION, ADJOINING PROPERTIES, ZONING AND USE.
- SEE GENERAL NOTES SHEET FOR SITE PLAN AND ZONING NOTES.
- THIS SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE INSURANCE RATE MAP, FIRM PANEL 3710550703J DATED NOVEMBER 5, 2008.
- ALL ON-SITE STRIPING IS TO BE THERMOPLASTIC STRIPING.
- CONTRACTOR SHALL INCLUDE A LINE ITEM IN THE BID FOR EXTENDING HEAVY DUTY CONCRETE PAVEMENT TO THE EXTENTS SHOWN OF PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
- CONTRACTOR SHALL USE MP1 CAULK TO SEAL AROUND KIOSK.
- CONTRACTOR SHALL USE POLYUREA FLOOR SEALANT ON ALL ON SITE CONCRETE.

### FUEL STATION SITE PLAN LEGEND

	PROPOSED 18" CURB AND GUTTER
	PROPOSED SITE NOTE
	PROPOSED PARKING SPACES
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED KIOSK
	PROPOSED CANOPY
	PROPOSED UNDERGROUND STORAGE TANK
	PROPOSED PROPERTY LINE
	STORM STRUCTURE
	PROPOSED STORM PIPE
	SANITARY SEWER STRUCTURE
	PROPOSED SANITARY SEWER
	WATER STRUCTURE
	PROPOSED WATER
	PROPOSED UNDERGROUND ELECTRIC
	PROPOSED TELEPHONE
	PROPOSED FIBER OPTIC CABLE

### SITE LEGEND

- (A) 18" CONCRETE CURB AND GUTTER TYPICAL (SEE SITE DETAIL SHEET)
- (B) RADIUS PROTECTOR (SEE SITE DETAIL SHEET)
- (C) INTEGRATED CONCRETE CURB (SEE SITE DETAIL SHEET)
- (D) HEAVY DUTY ASPHALT PAVEMENT (SEE SITE DETAIL SHEET)
- (E) HEAVY DUTY CONCRETE PAVEMENT (SEE SITE DETAIL SHEET)
- (F) STANDARD DUTY CONCRETE SIDEWALK (SEE SITE DETAIL SHEET)
- (G) 6" YELLOW Ø PIPE BOLLARD WITH GLASS CITY BOLLARD SLEEVE (SEE SITE DETAIL SHEET)
- (H) DUMPSTER ENCLOSURE WITH GATES (SEE SITE DETAIL SHEET)
- (I) ACCESSIBLE PARKING SPACE TYPICAL. SEE SITE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE AND SIGN ("VAN"-INDICATES VAN ACCESSIBLE SPACE)
- (J) PAINTED DIRECTIONAL ARROW, TYPICAL (SEE SITE DETAIL SHEET) - NOT USED
- (K) "STOP" SIGN. (SEE SITE DETAIL SHEET)
- (L) 4' X 6' CONCRETE PAD FOR VENT STACKS. VENT STACKS SHALL BE PAINTED BRONZE TO MATCH SITE LIGHTING POLES. (SEE UNDERGROUND STORAGE TANK PLANS BY GALLOWAY)
- (M) ADA PEDESTRIAN CROSSWALK (SEE SITE DETAIL SHEET)
- (N) HANDICAP ACCESSIBLE RAMP (SEE SITE DETAIL SHEET)
- (O) MONUMENT SIGN (SEE SITE SIGNAGE PLANS BY CASCO SIGNS) - NOT USED
- (P) DISPENSER (SEE UNDERGROUND STORAGE TANK PLANS BY GALLOWAY)
- (Q) OVERHEAD CANOPY (SEE CANOPY AND CANOPY LIGHTING PLANS BY MCGEE CORPORATION)
- (R) CANOPY COLUMN (SEE CANOPY COLUMN BRICK MASONRY WRAP SHEET)
- (S) 18,000 GALLON SPLIT FUEL TANK (10,000 DIESEL AND 8,000 ETHANOL FREE) (SEE UNDERGROUND STORAGE TANK PLANS BY GALLOWAY)
- (T) 28,000 GALLON FUEL TANK (20,000 REGULAR AND 8,000 PREMIUM) (SEE UNDERGROUND STORAGE TANK PLANS BY GALLOWAY)
- (U) STOP BAR (SEE SITE DETAIL SHEET)
- (V) KIOSK (SEE KIOSK PLANS BY FREY MOSS STRUCTURES)
- (W) 8' X 3' CONCRETE PAD FOR TRASH CAN, YARD HYDRANT, AND AIR/VAC
- (X) EXISTING MONUMENT SIGN TO REMAIN - NOT USED
- (Y) BRICK WALL (GC TO DESIGN/BUILD PER GRADING PLAN SEE HT BRICK SCHEDULE FOR TYPE AND COLOR) - NOT USED
- (Z) LIGHT POLE BASE (SEE STRUCTURAL SHEETS)
- (BB) 6"Ø BLUE PIPE BOLLARD WITH GLASS CITY BOLLARD SLEEVE IN FRONT OF HANDICAP SIGN (SEE SITE DETAIL SHEET)
- (CC) 8" HEAVY DUTY CONCRETE PAVEMENT FOR DUMPSTER PAD (SEE SITE DETAIL SHEET)

### STRIPING LEGEND

- (1) SINGLE WHITE SOLID LINE / 4" WIDE - NOT USED
- (2) SINGLE WHITE SOLID LINE / 24" WIDE

Tree Save Area Summary Calculations - To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist		
<b>New Development:</b>	<b>Additions to Existing Development:</b>	
Total Site Size (in Square Feet): 32,500 SF	Total Limits of Land Disturbance (in Square Feet): 33,441 SF	
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: X 10% 12%		
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X Minimum TSA (.10 / %) = 3,344 SF		
<b>Individual Trees Method Used:</b>	<b>Tree Stand Method Used:</b> ___ Yes ___ No	<b>New Trees Used For TSA Credit:</b> ___ Yes ___ No
Number of Trees 6-9" DBH: ___ X 500sf =	List the Area of Each Tree Stand Being Saved:	Number of Large Variety Trees Planted: ___ X 750sf =
Number of Trees 9.01-12" DBH: ___ X 750sf = 3,750 SF	Describe Each Tree Stand (Age, Health, Species Mix)	
Number of Trees 12.01-24" DBH: ___ X 1800sf =		
Number of Trees 24.01-36" DBH: ___ X 3000sf =		
Number of Trees Larger Than 36.01" DBH: ___ X 4000sf =		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: 3,750 SF	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: 0	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 0
Total Required TSA (in Square Feet): 3,344 SF		
Total TSA provided (in Square Feet): 3,750 SF		

### PROJECT OWNER AND CONSULTANT INFORMATION

<p><b>OWNER:</b> HARRIS TEETER, LLC 701 CRESTDALE ROAD MATTHEWS, NORTH CAROLINA 28105 (704) 844-3100 TEL CONTACT: MICHAEL BURDETTE</p>	<p><b>ENGINEER:</b> KIMLEY-HORN AND ASSOCIATES, INC. 200 SOUTH TRYON STREET, SUITE 200 CHARLOTTE, NORTH CAROLINA 28202 (704) 333-5131 TEL CONTACT: MATTHEW EDWARDS, P.E.(NC)</p>	<p><b>SURVEYOR:</b> JAMES MAUNEY &amp; ASSOCIATES, P.A. 6405 WILKINSON BLVD., SUITE 11, BELMONT, NORTH CAROLINA 28012 (704) 829-9623 TEL (704) 829-9625 FAX CONTACT: JAMES P. CAMERON, P.L.S.</p>
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LOT 1  
MINOR SUBDIVISION PLAT FOR:  
WHITWOOD, LLC  
PB 53, PG 157  
BRE TARPOUN WHITAKER SQUARE LLC  
#1955 NORTH PEACE HAVEN ROAD  
PIN# 6816-24-9417  
ZONED: HB-S  
**TOTAL AREA:  
531,186 SQ.FT. OR  
12.194 ACRES**

**Kimley-Horn**  
NC License #F-0102  
200 SOUTH TRYON ST.  
SUITE 200  
CHARLOTTE, NC 28202  
PHONE: (704) 333-5131

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Professional Engineer Seal  
Matthew A. Edwards  
07/01/2021

NO.	DATE	REVISIONS

CLIENT: HARRIS TEETER FUEL CENTER  
STORE #127 WHITAKER SQUARE  
1931 NORTH PEACE HAVEN ROAD  
WINSTON-SALEM, NORTH CAROLINA 27106  
FORSYTH COUNTY

TITLE: FUEL CENTER SITE PLAN

DESIGNED BY: MGF  
DRAWN BY: SEM  
CHECKED BY: MJH  
DATE: 07/01/2021  
PROJECT#: 015640162

C2-1