

# CONCEPTUAL EXHIBIT NOT FOR CONSTRUCTION

ADJ. PARCEL:  
6813-81-2432.000  
ZONING: RS9 (RES-LOT)  
OWNER: WHITAKER R. DARREN  
WHITAKER R. DARREN  
549 ASHMOOR LN LESINGTON, NC 27295  
OLD MAP: 618830  
DEED BOOK: 001980  
DEED PAGE: 02915

ADJ. PARCEL:  
6813-71-8761.000  
ZONING: RS9 (RES-LOT)  
OWNER: HANDY, RACHAEL A.  
HANDY, RACHAEL A.  
4179 EBERT RD  
WINSTON SALEM, NC 27127  
OLD MAP: 612830  
DEED BOOK: 003552  
DEED PAGE: 01774

ADJ. PARCEL: 6813-71-7683.000  
ZONING: LB (COMM/INDUS)  
OWNER: ASHAC, MAGDY N; ASHAC, ANGE A.  
ASHAC, MAGDY N; ASHAC, ANGE A.  
3519 GLENFIELD LN CLEMMONS NC 27012  
OLD MAP: 612830  
DEED BOOK: 003096  
DEED PAGE: 01771

PARCEL: 6813-71-7485.000  
ZONING: LB (COMM/INDUS)  
OWNER: MDC NC1 LP  
MDC NC1 LP  
11995 EL CAMINO REAL  
SAN DIEGO CA 92130  
OLD MAP: 612830  
DEED BOOK: 003439  
DEED PAGE: 03971

ADJ. PARCEL:  
6813-71-4570.000  
ZONING: LB  
OWNER: FD GROUP 12 LLC

ADJ. PARCEL: 6813-71-5368.000  
ZONING: LB  
OWNER: BLACKBURN, DARRELL C, BLACKBURN, JOHN R.

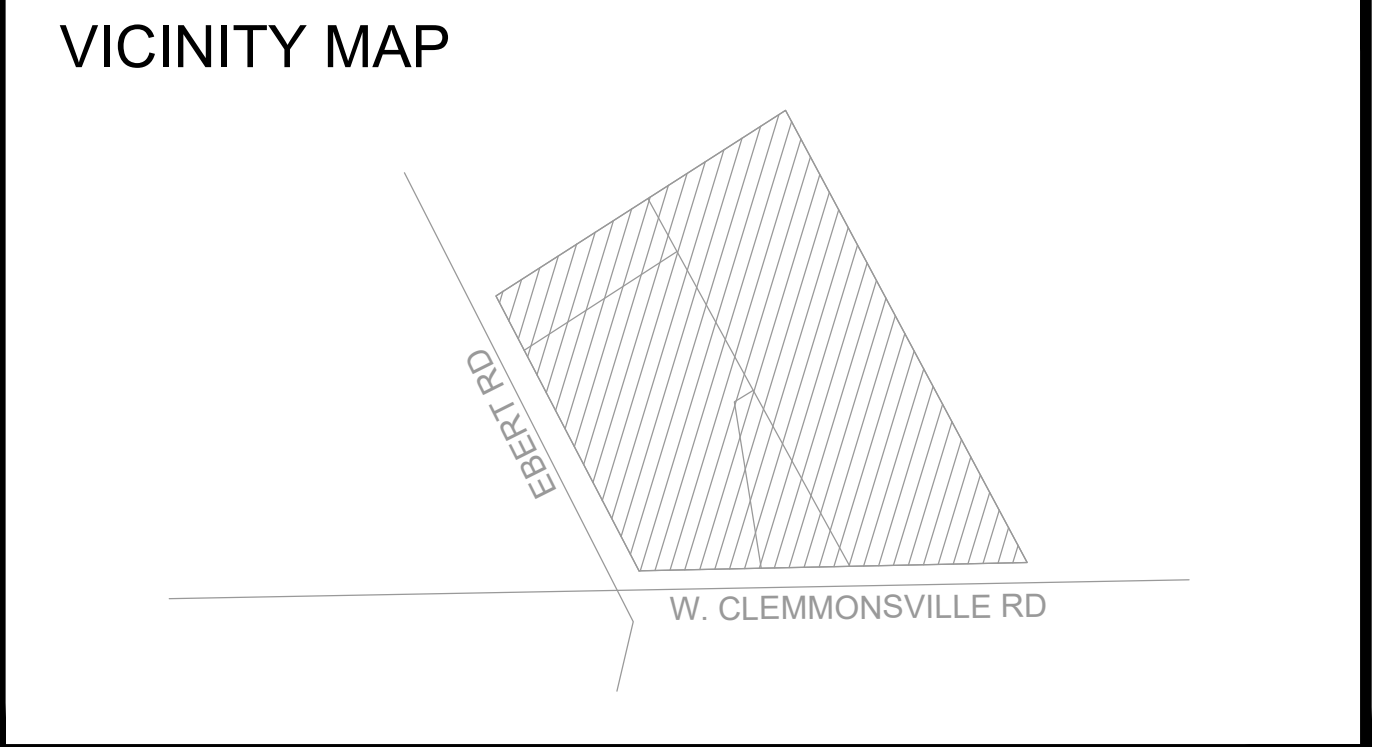
ADJ. PARCEL:  
6813-71-8053.000  
ZONING: RS9 (RES-LOT)  
OWNER: MOUNT CARMEL  
UNITED METHODIST

ADJ. PARCEL:  
6813-71-6112.000  
ZONING: IP

ADJ. PARCEL:  
6813-71-3138.000  
ZONING: LB  
OWNER: KILBY COMMERCIAL

SITE PLAN LEGEND		
<b>REVIEW INFORMATION</b>	<b>ZONING</b>	<b>OFF-STREET PARKING (Circle K)</b>
Type of Review: X Special Use Zoning Site Plan Amendment Special Use Permit (Electd Body Only) Final Development Plan Preliminary Subdivision Planning Board Review	Existing Zoning: <u>LB, RS9</u>  Proposed Zoning: <u>LB-S (Limited Business)</u>  Proposed Uses: <u>Convenience Store, Retail Store</u>  (Use UDO Terminology)	Proposed Use(s): <u>Convenience Store</u> Required Parking: <u>_____ Spaces / 225 SF</u> (more than one calculation may be needed) Parking Required: <u>CK Total Spaces = 24</u>  Proposed Parking: <u>CK Standard spaced: 25</u> <u>CK ADA Spaces: 2</u>
Jurisdiction: X City of Winston-Salem Forsyth County Village of Clemmons Town of Walkertown	<b>PROPERTY INFORMATION</b>	<b>BUFFERYARDS</b>
Purpose Statement: The purpose of this request is to rezone property for a Convenience Store.	PIN #'S: <u>6813-71-7485, 6813-71-9491, 6813-71-8269</u>	Adjoining Zoning: <u>IP, RS9, LB</u>  Type Required: <u>TYPE III</u>  Width Provided: <u>20</u> ft.
<b>INFRASTRUCTURE</b>		<b>SITE SIZE AND COVERAGES</b>
Water Sewer Streets	Public Private X X	Total Acreage: <u>±4.98</u> Acres Site Coverages: Building to Land <u>2.4</u> % Pavement to Land <u>32.37</u> % Open Space <u>65.23</u> %
Linear feet of public streets: _____ ft.		Building Square Footage: <u>5,200 (C-Store)</u> Building Height: <u>23</u> ft.
Proposed Uses: <u>Convenience Store</u>		

IMPERVIOUS AREA	
Existing Impervious	<u>31,924 SF</u>
Proposed Impervious:	<u>61,291 SF</u>
Increase in Impervious:	<u>29,367 SF</u>
Impervious % when Factoring in Existing Impervious %:	<u>15.9%</u>



SITE DATA TABLE			
SITE NAME:	CIRCLE K - N. CLEMMONSVILLE RD.		
ADDRESS:	2121 W. CLEMMONSVILLE RD, WINSTON-SALEM, NC		
PARCEL INFORMATION:			
PARCEL NO.	OWNER	ACERAGE	ZONING
6813-71-7485	MDC NC1 LP	2.01	LB
6813-71-9491	FREDERICK W. FOGG	2.60	RS9
6813-71-8269	LANIER WILLIAMS REAL ESTATE	0.37	LB
JURISDICTION:	WINSTON-SALEM		
EXISTING ZONING:	LB & RS9 (LIMITED BUSINESS / RESIDENTIAL)		
PROPOSED ZONING:	LB-S (LIMITED BUSINESS)		
WATERSHED:	NOT LOCATED IN A WATER SUPPLY WATERSHED		
PARCEL SIZE:	±4.98 ACRES		
PARKING:			
REQUIRED:	1 SPACE FOR EVERY 225 SF FLOOR AREA = 24 SPACES		
PROPOSED:	28		
	CK STANDARD (9.5'X20') = 26		
	BICYCLE PARKING = 5		
	CK ADA SPACE (9.5'X20') = 2		
	CK TOTAL SPACES = 28		
SETBACKS:			
	BUILDING	BUFFER	
FRONT	0'	10'	
SIDE	40'	10'	
REAR	40'	10'	

**CONCEPTUAL PLAN NOTES:**  
CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.

BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.

NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.

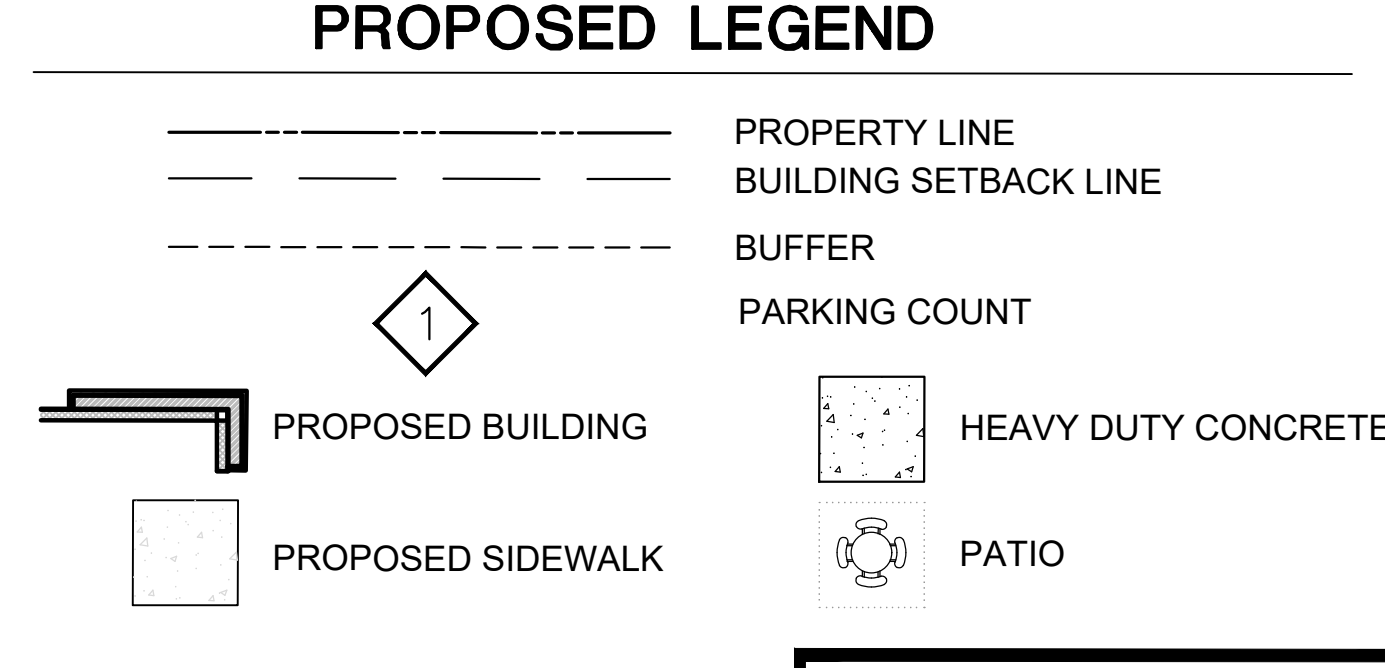
THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

PROPERTY LINES SHOWN ARE FROM COUNTY GIS AND ARE FOR CONCEPTUAL PURPOSES ONLY.

PROPOSED LEGEND		
	PROPERTY LINE	
	BUILDING SETBACK LINE	
	BUFFER	
	PARKING COUNT	
	PROPOSED BUILDING	
	PROPOSED SIDEWALK	
	HEAVY DUTY CONCRETE	
	PATIO	

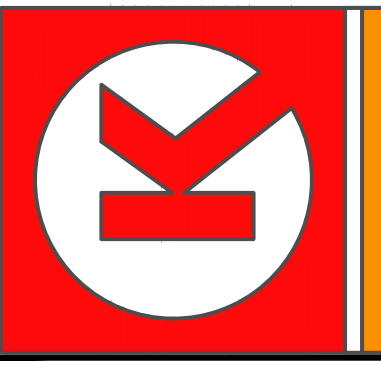
**CONCEPTUAL EXHIBIT ZONING**

OWNER: CIRCLE K  
CONTACT: ANDY PRIOLO  
ADDRESS: 1100 SITUS COURT, SUITE 100, RALEIGH, NC 27606  
PHONE: 919-774-6700  
EMAIL: apriolo@circlek.com



MCK DSGN	MCK DRAWN	PD CHKD
SCALE 1" = 30'		
VERSION 2.0		

CIRCLE K STORES INC.



Bowman Consulting Group, Ltd.  
Peter Doster - Engineer  
polder@bowmanconsulting.com  
4350 Main Street  
Suite 219  
Harrisburg, NC 28075  
Phone: (704)412-7424  
www.bowmanconsulting.com  
@Bowman Consulting Group, Ltd.

CONCEPTUAL DESIGN  
WINSTON - SALEM  
(W. CLEMMONSVILLE RD.), NC  
GAS STATION  
W CLEMMONSVILLE ROAD & EBERT RD.

**Bowman**  
CONSULTING  
Certificate of Authorization License No. 4523

CAD file name: V:\180001 - Circle K - Winston-Salem (Clemmonsville Rd.) NC - Concept 4.0.dwg 5/27/2021



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DEED BOOK: 003096  
DEED PAGE: 01771

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ZONING: RS9 (RES-LOT)  
OWNER: FOGG FREDERICK W  
FOGG FREDERICK W  
120 E. FISHER AVE GREENSBORO, NC 27401  
DEED BOOK: 001889  
DEED PAGE: 00057

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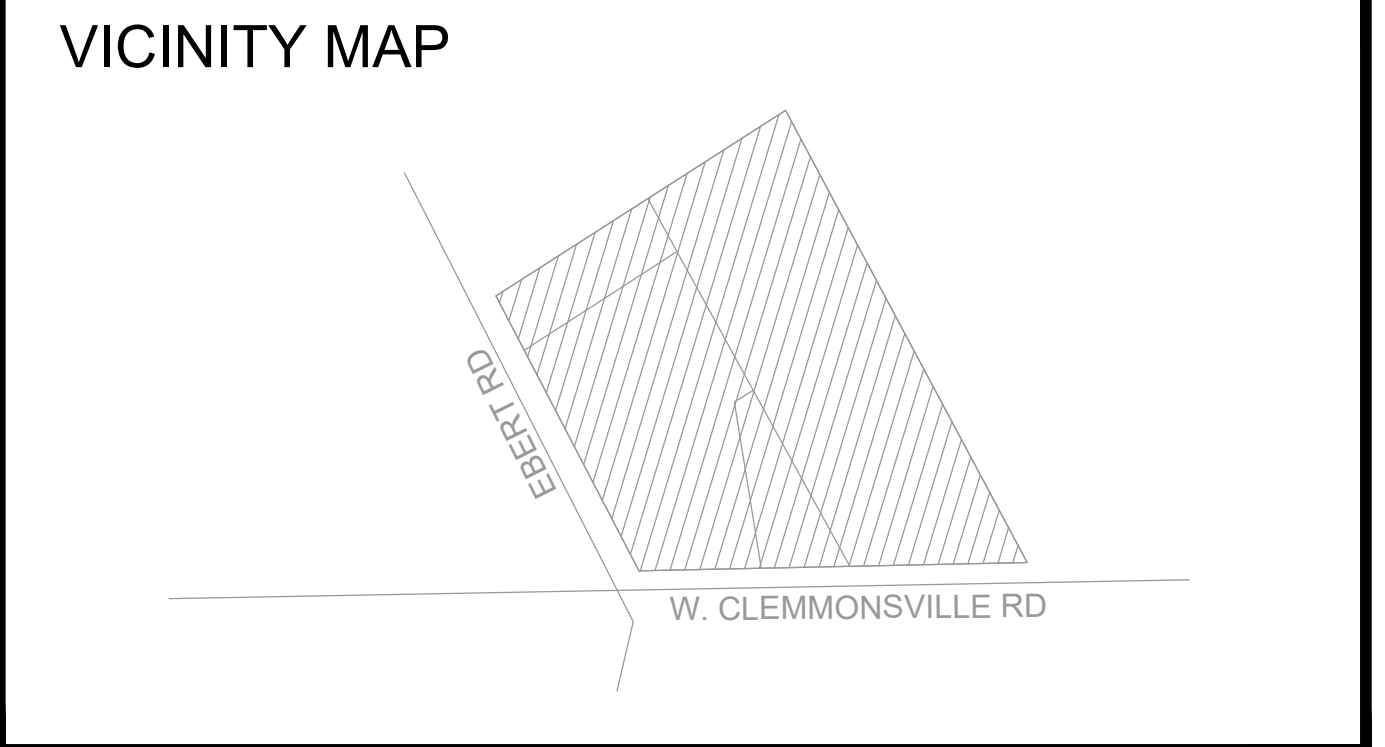
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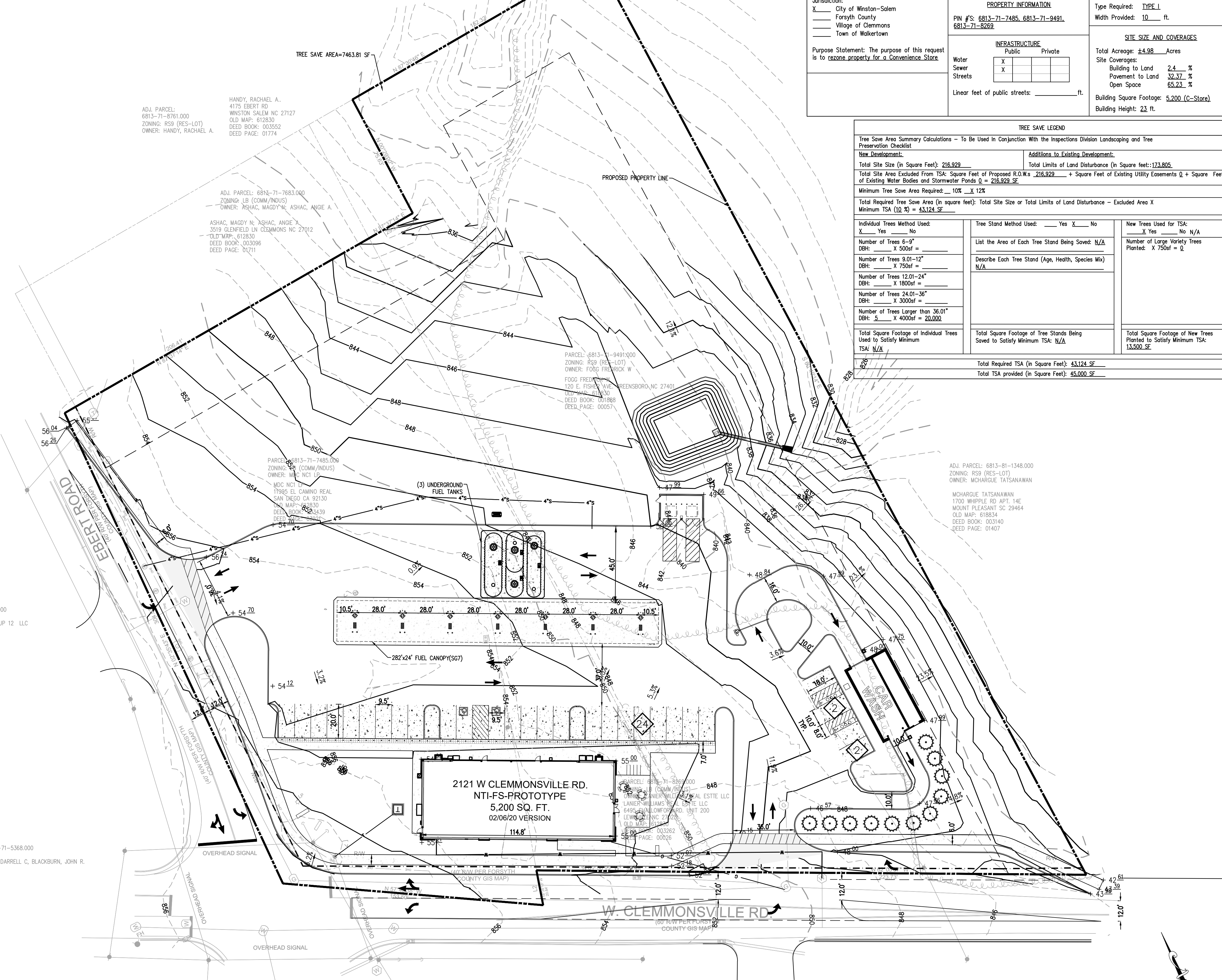
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UNITED METHODIST

SITE PLAN LEGEND		
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Type of Review: <input checked="" type="checkbox"/> Special Use Rezoning <input 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	Existing Zoning: LB, RS9 Proposed Zoning: LB-S (Limited Business) Proposed Uses: Convenience Stores, Retail Stores (Use UDO Terminology)	Proposed Use(s): Convenience Store Required Parking: _____ Spaces / 225 SF (more than one calculation may be needed) Parking Required: CK Total Spaces = 24
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	<b>INFRASTRUCTURE</b>	<b>SITE SIZE AND COVERAGES</b>
	Public Private Water _____ Sewer _____ Streets _____ Linear feet of public streets: _____ ft.	Total Acreage: ±4.98 Acres Site Coverages: Building to Land 2.4 % Pavement to Land 32.37 % Open Space 65.23 % Building Square Footage: 5,200 (C-Store) Building Height: 23 ft.



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TREE SAVE LEGEND		
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): 216,929	Total Limits of Land Disturbance (in Square Feet): 173,805	
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.'s = 216,929 + Square Feet of Existing Utility Easements Q + Square Feet of Existing Water Bodies and Stormwater Ponds Q = 216,929 SF		
Minimum Tree Save Area Required: 10% X 12%		
Total Required Tree Save Area (in square feet): Total Site Size or Total Limits of Land Disturbance - Excluded Area X		
Minimum TSA (10 %) = 43,124 SF		
<b>Individual Tree Method Used:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Tree Stand Method Used:</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>New Trees Used for TSA:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No N/A
Number of Trees 6-9" DBH: X 500sf = _____	List the Area of Each Tree Stand Being Saved: N/A	Number of Large Variety Trees Planted: X 750sf = Q
Number of Trees 9.01-12" DBH: X 750sf = _____	Describe Each Tree Stand (Age, Health, Species Mix): N/A	
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 = 20,000		
Total Square Footage of Individual Trees Used to Satisfy Minimum TSA: N/A	Total Square Footage of Tree Stands Being Saved to Satisfy Minimum TSA: N/A	Total Square Footage of New Trees Planted to Satisfy Minimum TSA: 13,500 SF
Total Required TSA (in Square Feet): 43,124 SF		
Total TSA provided (in Square Feet): 45,000 SF		



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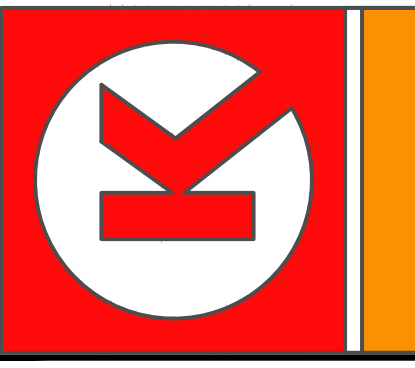
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	PARKING COUNT
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	HEAVY DUTY CONCRETE
	PATIO

**CONCEPTUAL EXHIBIT ZONING**

OWNER: CIRCLE K  
CONTACT: ANDY PRIOLO  
PHONE: 919-774-6700  
EMAIL: apriolo@circlek.com

CIRCLE K  
STORES INC.



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p.doster@bowmanconsulting.com  
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