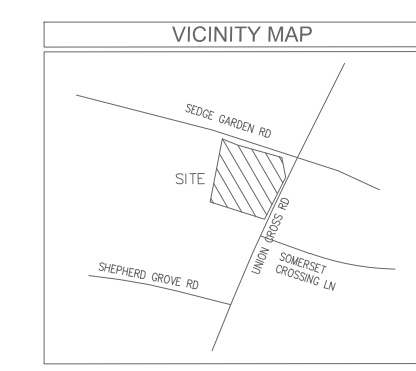


CONCEPTUAL EXHIBIT  
NOT FOR CONSTRUCTION



SITE DATA TABLE			
SITE NAME:		CIRCLE K - KERNERSVILLE, NC	
ADDRESS:		1400 UNION CROSS RD - KERNERSVILLE - NC	
PARCEL INFORMATION:			
PARCEL NO.	OWNER	ACERAGE	ZONING
6875-41-4968	Donald A Joyce	0.42	LB
6875-41-3898	Donald A Joyce	0.50	LB
6875-41-2797	Rachel Joyce Maxcy	0.36	RS9
6875-41-2962	Donald A Joyce	1.33	RS9
6875-42-1075	Donald A Joyce	0.63	RS9
JURISDICTION:		WINSTON-SALEM	
EXISTING ZONING:		LB & RS9 (RESIDENTIAL/RETAIL)	
PROPOSED ZONING:		GB-S TWO PHASE (GENERAL BUSINESS-SPECIAL USE)	
WATERSHED:		NOT LOCATED IN A WATER SUPPLY WATERSHED	
PARCEL SIZE:		±3.22 ACRES	
CK PARCEL:		±2.30 ACRES	
OUTPARCEL:		±0.92 ACRES	
PARKING:			
REQUIRED:		1 SPACE FOR EVERY 225 SF FLOOR AREA = 24 SPACES	
PROPOSED FIRST PHASE:		28	
		CK STANDARD (10'X20')	= 26
		CK ADA SPACE (8'X20')	= 2
		CK TOTAL SPACES	= 28
SETBACKS:			
	BUILDING	BUFFER	
ROW (UNION CROSS RD)	XX'	10'	
ROW (SEGE GARDEN RD)	XX'	10' (CORNER LOT)	
ADJACENT PROPERTY:			
SIDE (UNION CROSS RD)	40'	10'	
SIDE (RESIDENTIAL)	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.

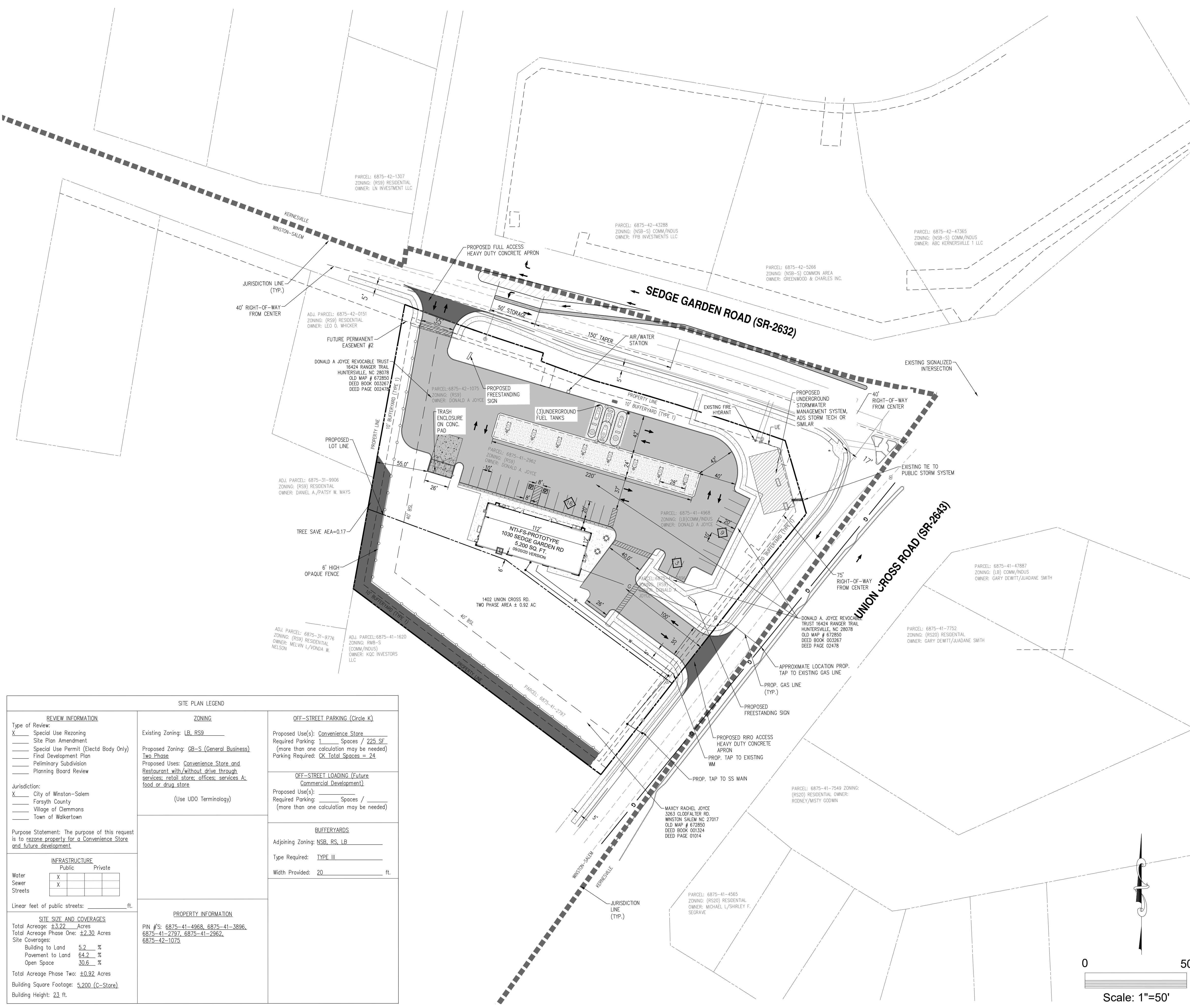
NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.

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.

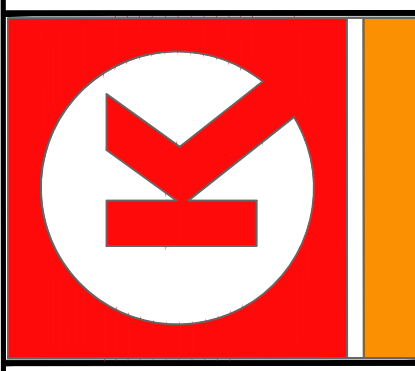
PROPOSED LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	BUFFER
	PARKING COUNT
	PROPOSED BUILDING
	PROPOSED SIDEWALK
	HEAVY DUTY CONCRETE
	PATIO

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



SITE PLAN LEGEND		
<b>REVIEW INFORMATION</b> Type of Review: <input checked="" type="checkbox"/> Special Use Rezoning <input type="checkbox"/> Site Plan Amendment <input type="checkbox"/> Special Use Permit (Elect 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 rezone property for a Convenience Store and future development.	<b>ZONING</b>  Existing Zoning: LB, RS9  Proposed Zoning: GB-S (General Business) Two-Phase Proposed Uses: Convenience Store and Restaurant with/without drive through services; retail store; offices; services A; food or drug store  (Use UDO Terminology)	<b>OFF-STREET PARKING (Circle K)</b>  Proposed Use(s): Convenience Store Required Parking: 1 Spaces / 225 SF (more than one calculation may be needed) Parking Required: CK Total Spaces = 24  <b>OFF-STREET LOADING (Future Commercial Development)</b>  Proposed Use(s): Required Parking: Spaces / (more than one calculation may be needed)
<b>INFRASTRUCTURE</b> Public Private Water <input checked="" type="checkbox"/> <input type="checkbox"/> Sewer <input checked="" type="checkbox"/> <input type="checkbox"/> Streets <input type="checkbox"/> <input type="checkbox"/>  Linear feet of public streets: _____ ft.	<b>PROPERTY INFORMATION</b>  PIN #'S: 6875-41-4968, 6875-41-3898, 6875-41-2797, 6875-41-2962, 6875-42-1075	<b>BUFFERYARDS</b>  Adjoining Zoning: NSB, RS, LB  Type Required: TYPE III  Width Provided: 20 _____ ft.
<b>SITE SIZE AND COVERAGES</b> Total Acreage: ±3.22 Acres Total Acreage Phase One: ±2.30 Acres Site Coverages: Building to Land 5.2 % Pavement to Land 64.2 % Open Space 30.6 %  Total Acreage Phase Two: ±0.92 Acres Building Square Footage: 5,200 (C-Store) Building Height: 23 ft.		

CIRCLE K  
STORES INC.

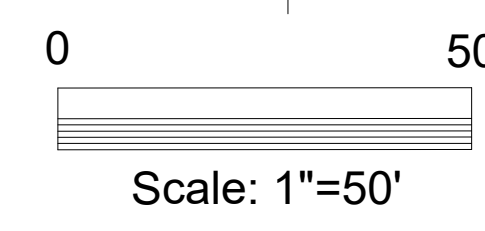


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CONCEPTUAL DESIGN  
KERNERSVILLE (UNION CROSS RD), NC  
GAS STATION  
NW CORNER OF UNION CROSS RD AND  
SEGE GARDEN RD

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

DW DSGN	DW DRAWN	PD CHKD
SCALE 1" = 50'		
VERSION 1.0		



CONCEPTUAL EXHIBIT ZONING