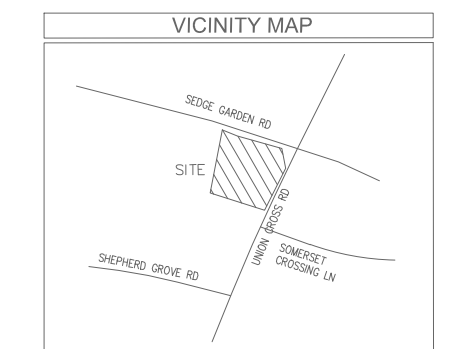


CONCEPTUAL EXHIBIT
NOT FOR CONSTRUCTION



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
6875-41-3896	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 (GENERAL BUSINESS-SPECIAL USE)	
WATERSHED:		NOT LOCATED IN A WATER SUPPLY WATERSHED	
PARCEL SIZE:		±3.22 ACRES	
PARKING:			
REQUIRED:		1 SPACE FOR EVERY 225 SF FLOOR AREA = 24 SPACES	
PROPOSED SITE:		30	
	CK STANDARD (10'X20')	= 28	
	CK ADA SPACE (8'X20')	= 2	
	CK TOTAL SPACES	= 30	
SETBACKS:		BUILDING	BUFFER
ROW (UNION CROSS RD)		XX'	10'
ROW (SEGE GARDEN RD)		XX'	10' (CORNER LOT)
ADJACENT PROPERTY:			
SIDE (UNION CROSS RD)		40'	20'
SIDE (RESIDENTIAL)		40'	20'

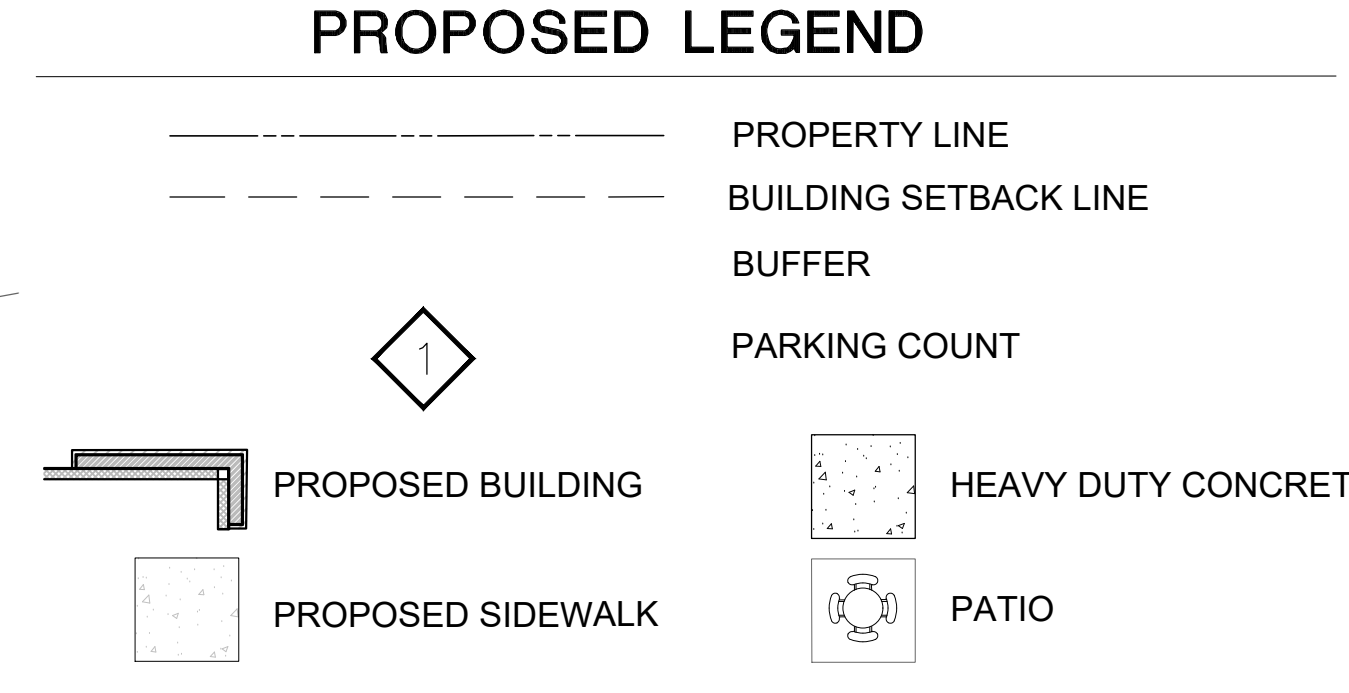
CONCEPTUAL PLAN NOTES:
CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.

BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURPOSE 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.

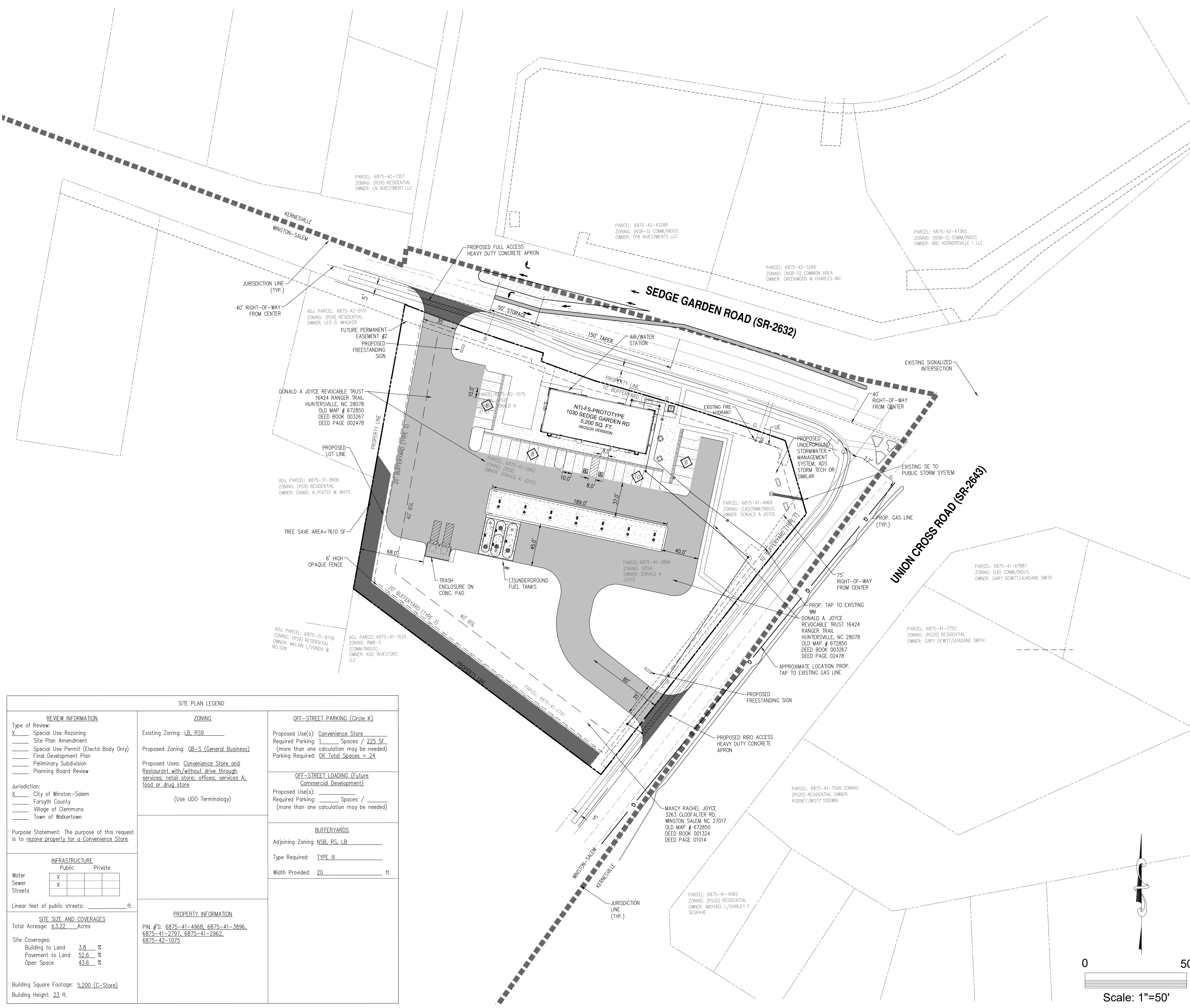
THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.

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



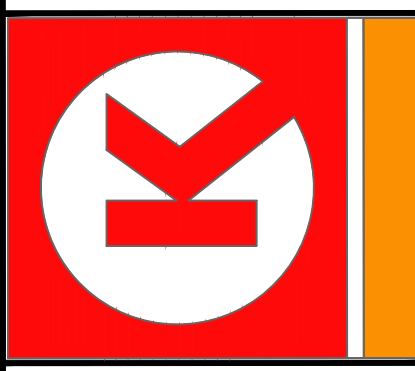
CONCEPTUAL EXHIBIT ZONING

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



SITE PLAN LEGEND																				
<p>REVIEW INFORMATION</p> <p>Type of Review:</p> <p><input checked="" type="checkbox"/> Special Use Rezoning</p> <p><input type="checkbox"/> Site Plan Amendment</p> <p><input type="checkbox"/> Special Use Permit (Elect Body Only)</p> <p><input type="checkbox"/> Final Development Plan</p> <p><input type="checkbox"/> Preliminary Subdivision</p> <p><input type="checkbox"/> Planning Board Review</p> <p>Jurisdiction:</p> <p><input checked="" type="checkbox"/> City of Winston-Salem</p> <p><input type="checkbox"/> Forsyth County</p> <p><input type="checkbox"/> Village of Clemmons</p> <p><input type="checkbox"/> Town of Walkertown</p> <p>Purpose Statement: The purpose of this request is to rezone property for a Convenience Store.</p> <p>INFRASTRUCTURE</p> <table style="width: 100%; text-align: center;"> <tr> <td></td> <td>Public</td> <td>Private</td> </tr> <tr> <td>Water</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Streets</td> <td><input type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> <p>Linear feet of public streets: _____ ft.</p> <p>SITE SIZE AND COVERAGES</p> <p>Total Acreage: ±3.22 Acres</p> <p>Site Coverages:</p> <table style="width: 100%; text-align: center;"> <tr> <td>Building to Land</td> <td>3.8 %</td> </tr> <tr> <td>Pavement to Land</td> <td>52.6 %</td> </tr> <tr> <td>Open Space</td> <td>43.6 %</td> </tr> </table> <p>Building Square Footage: 5,200 (C-Store) Building Height: 23 ft.</p>		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"/>	Building to Land	3.8 %	Pavement to Land	52.6 %	Open Space	43.6 %	<p style="text-align: center;">ZONING</p> <p>Existing Zoning: LB, RS9</p> <p>Proposed Zoning: GB-S (General Business)</p> <p>Proposed Uses: Convenience Store and Restaurant with/without drive through services; retail store; offices; services A; food or drug store.</p> <p>(Use UDO Terminology)</p> <p style="text-align: center;">OFF-STREET PARKING (Circle K)</p> <p>Proposed Use(s): Convenience Store</p> <p>Required Parking: 1 Spaces / 225 SF (more than one calculation may be needed)</p> <p>Parking Required: CK Total Spaces = 24</p> <p style="text-align: center;">OFF-STREET LOADING (Future Commercial Development)</p> <p>Proposed Use(s): _____</p> <p>Required Parking: _____ Spaces / _____ (more than one calculation may be needed)</p> <p style="text-align: center;">BUFFERYARDS</p> <p>Adjoining Zoning: NSB, RS, LB</p> <p>Type Required: TYPE III</p> <p>Width Provided: 20 _____ ft.</p> <p style="text-align: center;">PROPERTY INFORMATION</p> <p>PIN #'S: 6875-41-4968, 6875-41-3896, 6875-41-2797, 6875-41-2962, 6875-42-1075</p>	<p style="text-align: center;">OFF-STREET PARKING (Circle K)</p> <p>Proposed Use(s): Convenience Store</p> <p>Required Parking: 1 Spaces / 225 SF (more than one calculation may be needed)</p> <p>Parking Required: CK Total Spaces = 24</p> <p style="text-align: center;">OFF-STREET LOADING (Future Commercial Development)</p> <p>Proposed Use(s): _____</p> <p>Required Parking: _____ Spaces / _____ (more than one calculation may be needed)</p> <p style="text-align: center;">BUFFERYARDS</p> <p>Adjoining Zoning: NSB, RS, LB</p> <p>Type Required: TYPE III</p> <p>Width Provided: 20 _____ ft.</p>
	Public	Private																		
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>																		
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Building to Land	3.8 %																			
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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		