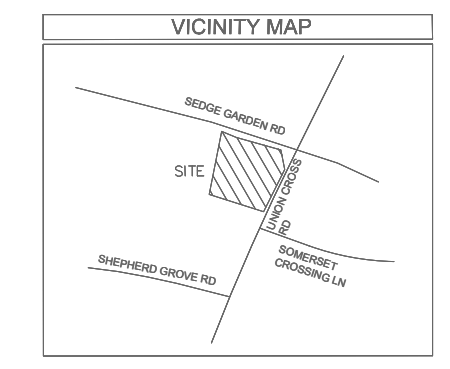


CONCEPTUAL EXHIBIT NOT FOR CONSTRUCTION

CHANGE TO PREVIOUS PLAN: STORMWATER MANAGEMENT WAS MODIFIED FROM BELOW GROUND DETENTION IN THE FRONT OF THE SITE TO A WET POND IN THE BACK OF THE SITE
PURPOSE OF SITE PLAN AMENDMENT: TO MOVE THE STORMWATER MANAGEMENT TO A WET POND IN BACK OF THE SITE.



SITE DATA TABLE			
SITE NAME:		CIRCLE K - KERNERSVILLE, NC	
ADDRESS:		1030 SEDGE GARDEN RD - KERNERSVILLE - NC	
PARCEL INFORMATION:			
PARCEL NO.	OWNER	ACERAGE	ZONING
6875-41-4968	Donald A Joyce	0.42	GB-S
6875-41-3896	Donald A Joyce	0.50	GB-S
6875-41-2797	Rachel Joyce Maxcy	0.36	GB-S
6875-41-2962	Donald A Joyce	1.33	GB-S
6875-42-1075	Donald A Joyce	0.63	GB-S
JURISDICTION:		WINSTON-SALEM	
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:		25	
		CK STANDARD (10'X20') = 23	
		CK ADA SPACE (8'X20') = 2	
		CK TOTAL SPACES = 25	
BICYCLE PARKING:			
REQUIRED:		2	
PROVIDED:		2	
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.

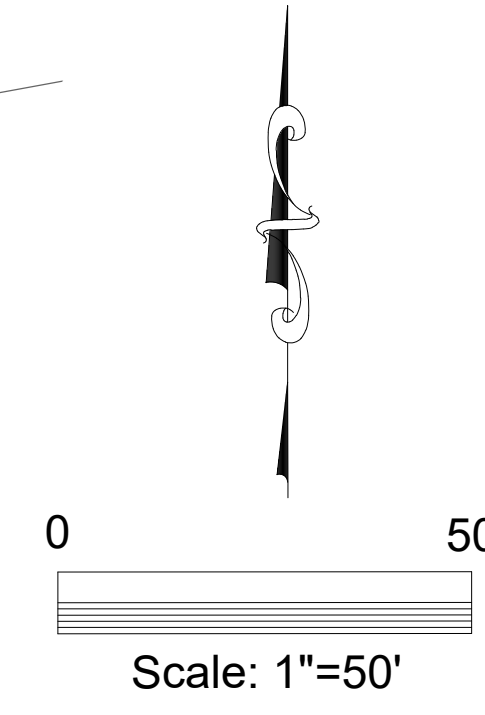
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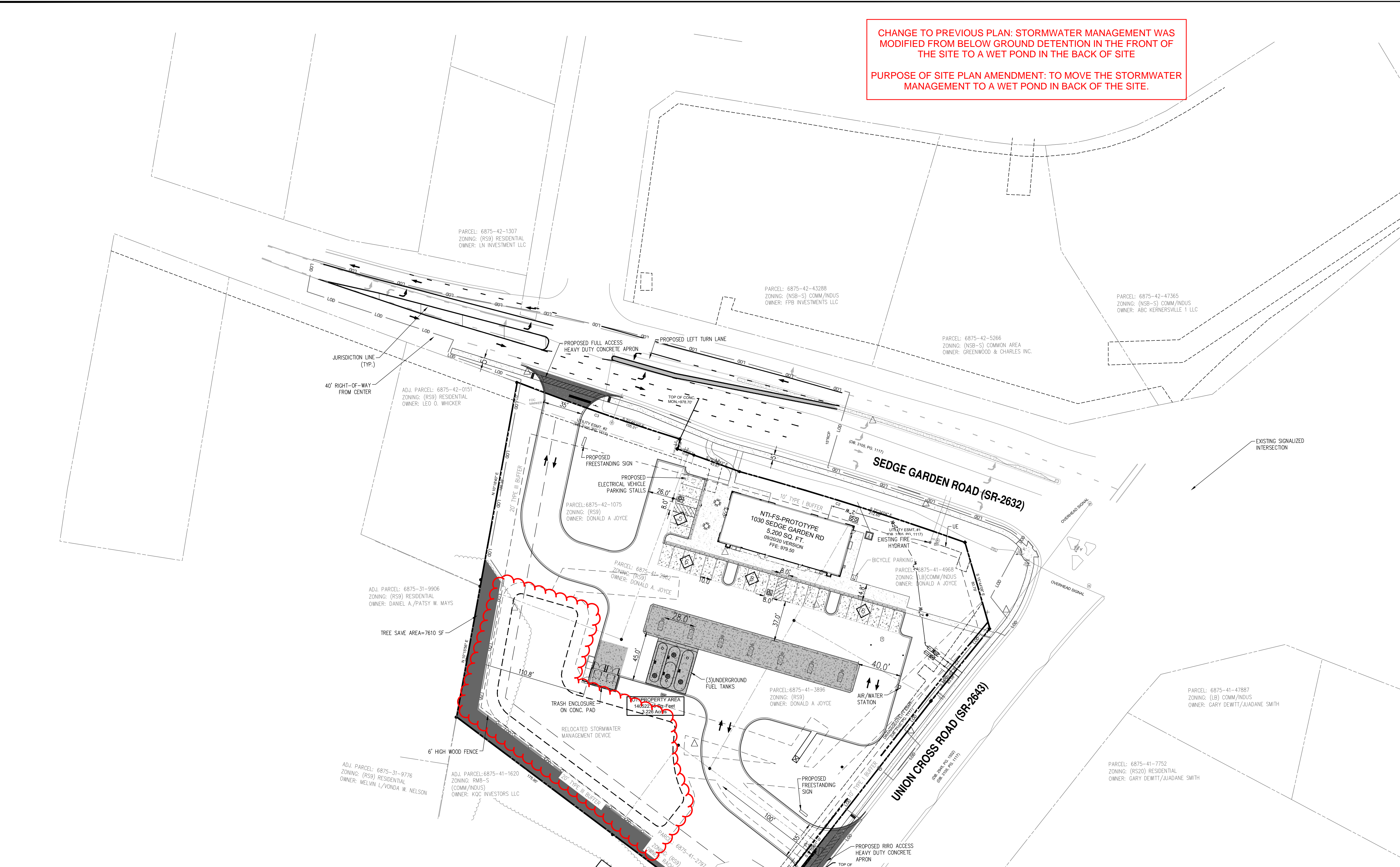
PROPOSED LEGEND	
	PROPERTY LINE
	BUILDING SETBACK LINE
	BUFFER
	PARKING COUNT
	PROPOSED BUILDING
	HEAVY DUTY CONCRETE
	PROPOSED SIDEWALK
	PATIO



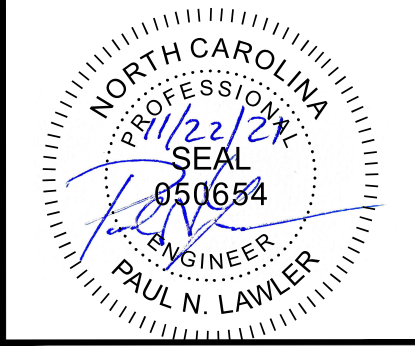
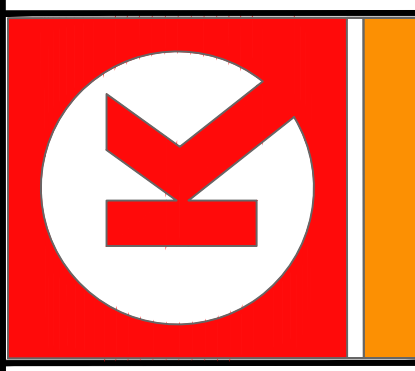
CONCEPTUAL EXHIBIT ZONING

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 (Elected 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 site plan amendment is to relocate the stormwater management device as shown.</p> <p>INFRASTRUCTURE</p> <table border="1"> <tr> <td>Water</td> <td>Public</td> <td>Private</td> </tr> <tr> <td>Sewer</td> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> <tr> <td>Streets</td> <td><input checked="" 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> <p>Building to Land 3.8 %</p> <p>Pavement to Land 52.0 %</p> <p>Open Space 43.6 %</p> <p>Building Square Footage: 5,200 (C-Store)</p> <p>Building Height: 23 ft.</p>	Water	Public	Private	Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>ZONING</p> <p>Existing Zoning: GB-S (General Business-Special)</p> <p>Approved Uses: Convenience Store and Restaurant with/without drive through services, retail stores, offices, services A, food or drug store.</p> <p>(Use UDO Terminology)</p> <p>PROPERTY INFORMATION</p> <p>PIN #'S: 6875-41-4968, 6875-41-3896, 6875-41-2797, 6875-41-2962, 6875-42-1075</p>
Water	Public	Private								
Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>								
<p>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>OFF-STREET LOADING (Future Commercial Development)</p> <p>Proposed Use(s): _____</p> <p>Required Parking: 1 _____ Spaces / (more than one calculation may be needed)</p> <p>BUFFERYARDS</p> <p>Adjoining Zoning: NSB, RS, LB</p> <p>Type Required: TYPE III</p> <p>Width Provided: 20 _____ ft.</p>										



CIRCLE K STORES INC.



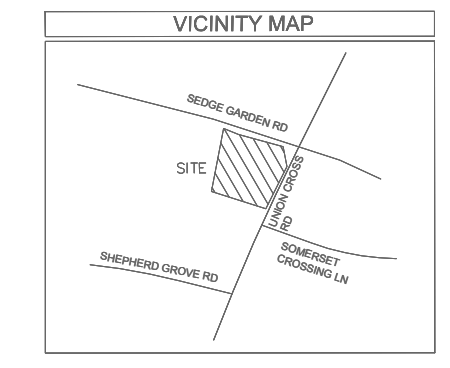
Bowman Consulting Group, Ltd.
Peter Deater - Engineer
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4350 Main Street
Suite 219
Harrisburg, NC 28075
Phone: (704)412-7424
www.bowmanconsulting.com
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CONCEPTUAL DESIGN
KERNERSVILLE (UNION CROSS RD), NC
GAS STATION
NW CORNER OF UNION CROSS RD AND SEDGE GARDEN RD



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

**CONCEPTUAL EXHIBIT
NOT FOR CONSTRUCTION**



SITE DATA TABLE			
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ZONING:	GB-S (GENERAL BUSINESS-SPECIAL USE)		
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PARCEL SIZE:	±3.22 ACRES		
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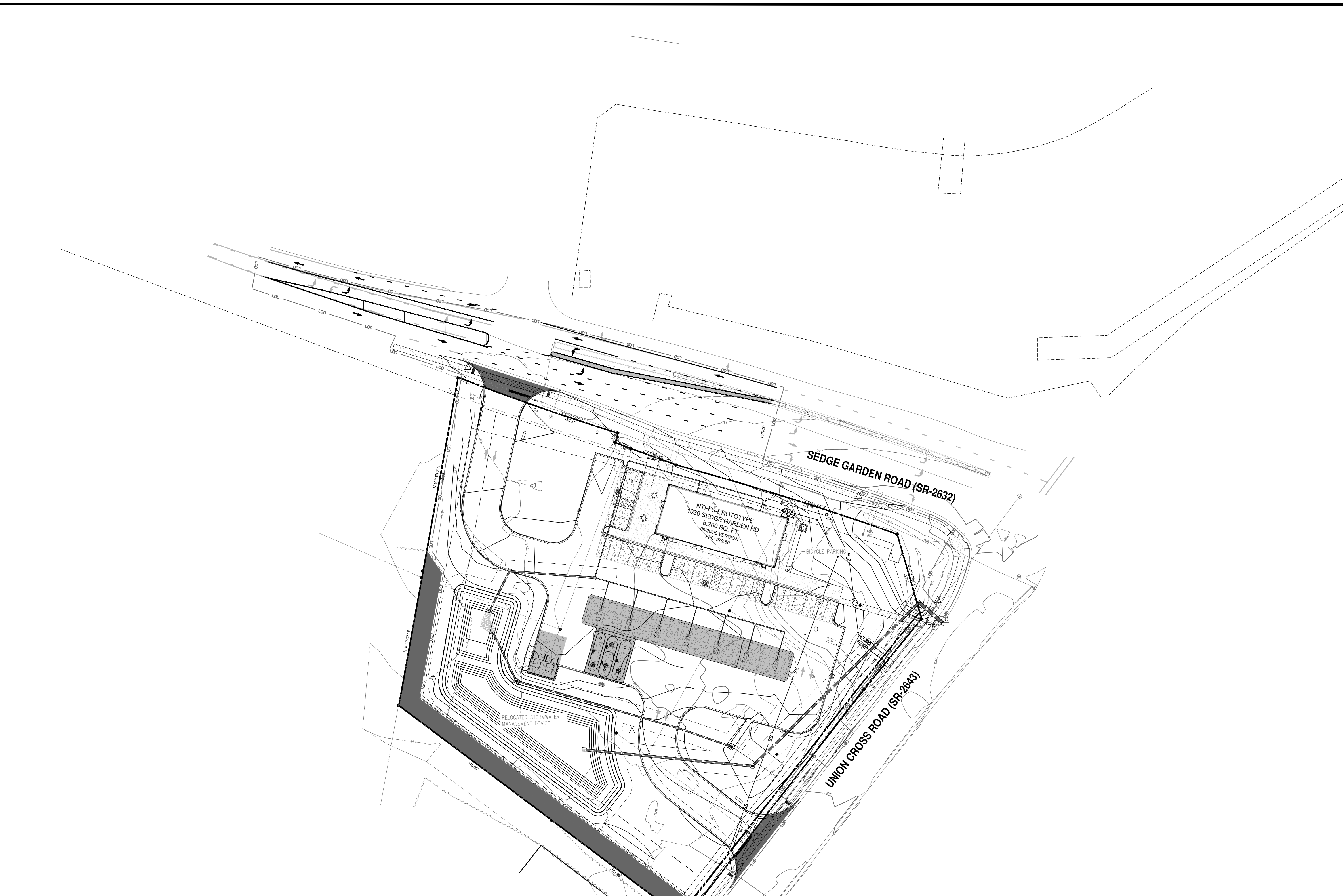
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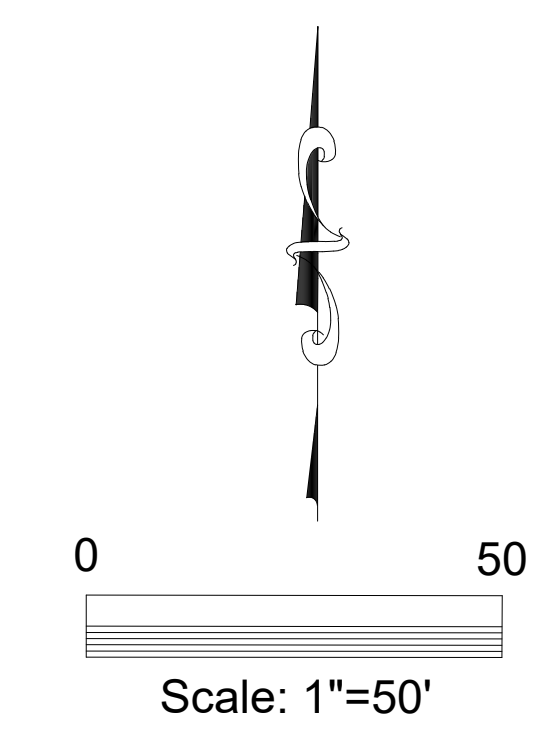
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	PATIO

CONCEPTUAL EXHIBIT ZONING

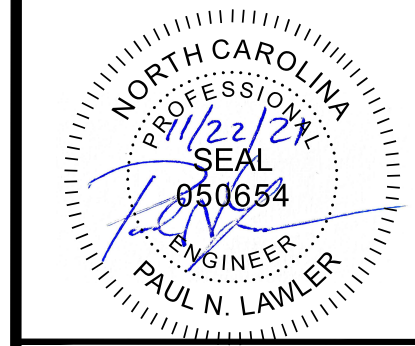
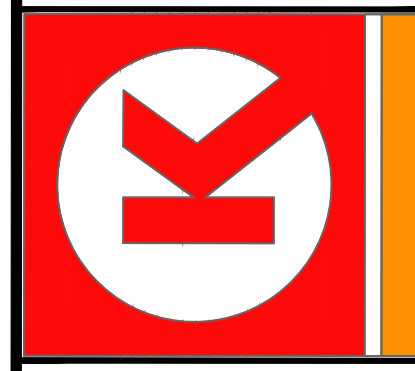
OWNER: CIRCLE K
CONTACT: ANDY PRIOLO
PHONE: 919-774-6700
EMAIL: apriolo@circlek.com



TREE SAVE LEGEND		
Tree Save Area Summary Calculations - To Be Used In Conjunction With the Inspections Division Landscaping and Tree Preservation Checklist		
New Development:	Additions to Existing Development:	
Total Site Size (in Square Feet): 140,263	Total Limits of Land Disturbance (in Square feet): N/A	
Total Site Area Excluded From TSA: Square Feet of Proposed R.O.W.s 0 + Square Feet of Existing Utility Easements 8,026 + Square Feet of Existing Water Bodies and Stormwater Ponds 0 = 8,026 SF		
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 %) = 13,224 SF		
Individual Trees Method Used: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Tree Stand Method Used: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	New Trees Used for TSA: <input type="checkbox"/> Yes <input checked="" 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: 18 X 750sf = 13,500
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 = _____		
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): 13,224 SF		
Total TSA provided (in Square Feet): 13,500 SF		



CIRCLE K
STORES INC.



Bowman Consulting Group, Ltd.
Peter Dosier - Engineer
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CONCEPTUAL DESIGN
KERNERSVILLE (UNION CROSS RD), NC
GAS STATION
NW CORNER OF UNION CROSS RD AND
SEDE GARDEN RD



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