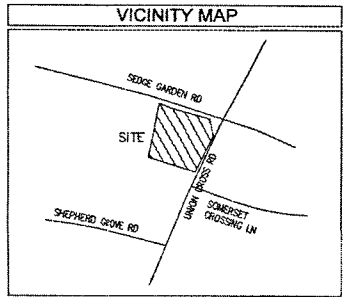


CONCEPTUAL EXHIBIT
NOT FOR CONSTRUCTION



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 PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.

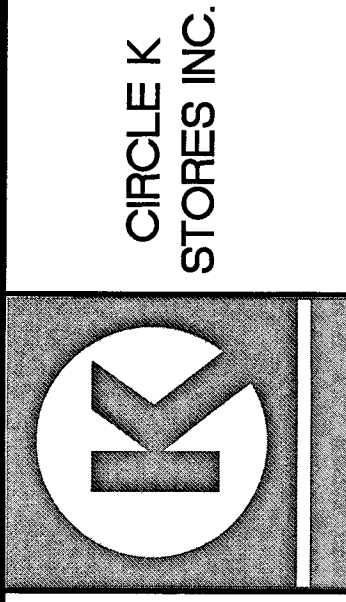
NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.

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



Bowman Consulting Group, Ltd.
Pater Doster - Engineer
paterdoster@bowmanconsulting.com
4350 Main Street
Suite 200
Harrisburg, NC 28075
Phone: (704) 412-7424
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

CONCEPTUAL DESIGN
KERNERSVILLE (UNION CROSS RD), NC
GAS STATION
N.W. 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		

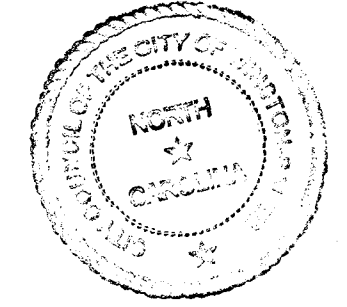
"Attachment A"

W-3464

Special Use District Permit for GB-S (Two-Phase)
Convenience Store; Restaurant (with drive-through service); Restaurant (without drive-through service); Services, A; Offices; Retail Store; and Food or Drug Store

approved by the Winston-Salem City Council
the 17 day of May, 2021

Sandra Keener
City Clerk



Conditions: W-3464

- PRIOR TO THE ISSUANCE OF ANY PERMITS FOR LATER PHASES:**
 - a. Developer shall submit a Final Development Plan, to be reviewed and approved by the Planning Board.
- PRIOR TO THE ISSUANCE OF GRADING PERMITS:**
 - a. Developer shall have a stormwater management study submitted for review by the City of Winston-Salem. If required, an engineered stormwater management plan shall be submitted and approved. Relocation or installation of any stormwater management device into any buffer areas, vegetation designated to remain, or in close proximity to adjacent residentially zoned land shall require a Staff Change approval at minimum and may require a Site Plan Amendment.
 - b. Developer shall obtain a driveway permit from the City of Winston-Salem and NCDOT; additional improvements may be required prior to issuance of the driveway permit(s). Required improvements include:
 - Dedication of 75 feet of right-of-way from the centerline of Union Cross Road and 40 feet of right-of-way from the centerline of Sedge Garden Road; and
 - Installation of sidewalk along the Sedge Garden Road frontage.
- PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS:**
 - a. Developer shall complete all requirements of the driveway permit.
- OTHER REQUIREMENTS:**
 - a. Freestanding signage shall be limited to one monument sign for each parcel along Union Cross Road and one monument sign along Sedge Garden Road. Each sign shall have a maximum height of 6 feet and a maximum copy area of 36 square feet.
 - b. Developer shall install the plantings required in a 10-foot Type I bufferyard in place of a streetyard, as shown on the proposed site plan. Spacing of shrubs in this bufferyard shall not be greater than 18 inches, measured tip to tip

Notice of Site Plan Compliance

All development that occurs on the subject property shall be in conformance with this elected body approved site plan. Deviations from this site plan are not allowed without prior, proper approval. Any changes or modifications to this site plan must be reviewed in advance by the Planning Department to determine if it requires an amendment to the plan previously approved by the elected body.

Notice of Vested Rights:

The site plan approval establishes a vested right for two years, as defined, and subject to the conditions and limitations stated in UDO ClearCode section 2.7, to undertake and complete the development and use of the property under the terms and conditions of the approval. Permittees are advised to educate themselves with respect to the law and regulations affecting vested rights and consult with an attorney when necessary.