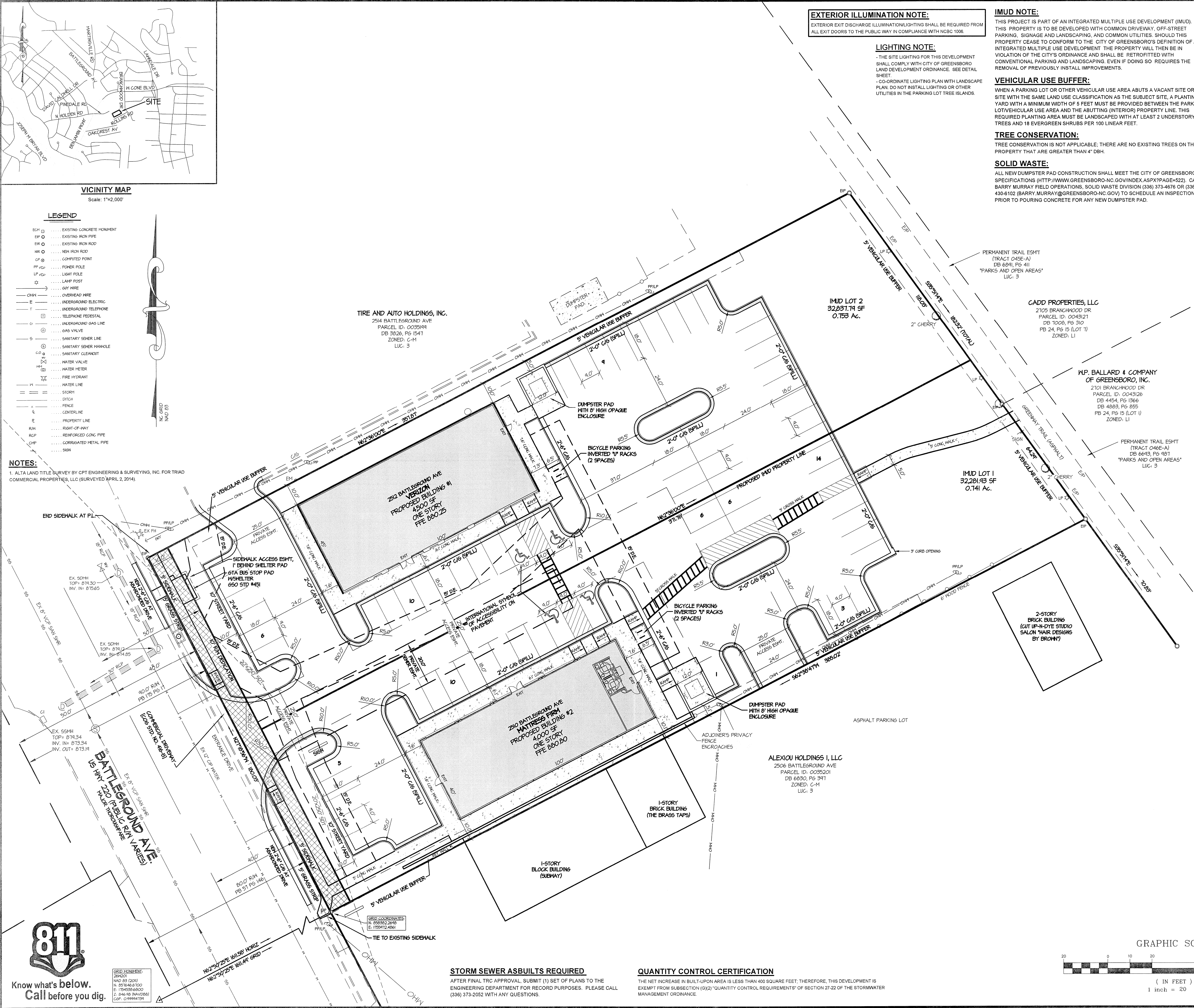


VICINITY MAP
Scale: 1"=2,000'

LEGEND

- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIPE
- EXISTING IRON ROD
- NEW IRON ROD
- COMPUTED POINT
- POKER POLE
- LAMP POST
- 60V HIRE
- OVERHEAD WIRE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- TELEPHONE PEDESTAL
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- WATER LINE
- STORM
- DITCH
- FENCE
- CENTERLINE
- PROPERTY LINE
- RIGHT-OF-WAY
- REINFORCED CONC PIPE
- CORRUGATED METAL PIPE
- SIGN

NOTES:
1. ALTA LAND TITLE SURVEY BY CPT ENGINEERING & SURVEYING, INC. FOR TRIAD COMMERCIAL PROPERTIES, LLC (SURVEYED APRIL 2, 2014).



EXTERIOR ILLUMINATION NOTE:
EXTERIOR EXIT DISCHARGE ILLUMINATION/LIGHTING SHALL BE REQUIRED FROM ALL EXIT DOORS TO THE PUBLIC WAY IN COMPLIANCE WITH NCBC 1006.

LIGHTING NOTE:

- THE SITE LIGHTING FOR THIS DEVELOPMENT SHALL COMPLY WITH CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE. SEE DETAIL SHEET.
- COORDINATE LIGHTING PLAN WITH LANDSCAPE PLAN. DO NOT INSTALL LIGHTING OR OTHER UTILITIES IN THE PARKING LOT TREE ISLANDS.

IMUD NOTE:

THIS PROJECT IS PART OF AN INTEGRATED MULTIPLE USE DEVELOPMENT (IMUD). THIS PROPERTY IS TO BE DEVELOPED WITH COMMON DRIVEWAY, OFF-STREET PARKING, SIGNAGE AND LANDSCAPING, AND COMMON UTILITIES. SHOULD THIS PROPERTY CEASE TO CONFORM TO THE CITY OF GREENSBORO'S DEFINITION OF AN INTEGRATED MULTIPLE USE DEVELOPMENT, THE PROPERTY WILL THEN BE IN VIOLATION OF THE CITY'S ORDINANCE AND SHALL BE RETROFITTED WITH CONVENTIONAL PARKING AND LANDSCAPING, EVEN IF DOING SO REQUIRES THE REMOVAL OF PREVIOUSLY INSTALL IMPROVEMENTS.

VEHICULAR USE BUFFER:

WHEN A PARKING LOT OR OTHER VEHICULAR USE AREA ABUTS A VACANT SITE OR A SITE WITH THE SAME LAND USE CLASSIFICATION AS THE SUBJECT SITE, A PLANTING YARD WITH A MINIMUM WIDTH OF 5 FEET MUST BE PROVIDED BETWEEN THE PARKING LOT/VEHICULAR USE AREA AND THE ABUTTING (INTERIOR) PROPERTY LINE. THIS REQUIRED PLANTING AREA MUST BE LANDSCAPED WITH AT LEAST 2 UNDERSTORY TREES AND 18 EVERGREEN SHRUBS PER 100 LINEAR FEET.

TREE CONSERVATION:

TREE CONSERVATION IS NOT APPLICABLE; THERE ARE NO EXISTING TREES ON THE PROPERTY THAT ARE GREATER THAN 4" DBH.

SOLID WASTE:

ALL NEW DUMPSTER PAD CONSTRUCTION SHALL MEET THE CITY OF GREENSBORO SPECIFICATIONS (HTTP://WWW.GREENSBORO-NC.GOV/INDEX.ASPX?PAGE=622). CALL BARRY MURRAY FIELD OPERATIONS, SOLID WASTE DIVISION (336) 373-4676 OR (336) 430-6102 (BARRY.MURRAY@GREENSBORO-NC.GOV) TO SCHEDULE AN INSPECTION PRIOR TO POURING CONCRETE FOR ANY NEW DUMPSTER PAD.

SITE INFORMATION:

- SITE STREET ADDRESS: 2512 BATTLEGROUND AVENUE
- PARCEL ID: 0035200
- SITE ACREAGE:
NEW LOT 1: 0.741 Ac. (32,281.93 sq. ft.)
NEW LOT 2: 0.753 Ac. (32,837.79 sq. ft.)
RAW DEDICATION: 0.042 Ac. (1,800.34 sq. ft.)
TOTAL: 1.536 Ac. (66,920.06 sq. ft.)
- DEED REFERENCE: DB 3869, PG 269
- ZONING: C-M (COMMERCIAL - MEDIUM)
- EXISTING USE: CONVENIENCE STORE W/ FUEL PUMPS
- EXISTING LAND USE CLASS (LUC): 3
- PROPOSED USE: RETAIL SALES AND SERVICE
- PROPOSED LAND USE CLASS (LUC): 3
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/ STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/ STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/ STRUCTURES.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE NORTH CAROLINA FLOODPLAIN MAPPING PROGRAM AND THE FEMA NATIONAL FLOOD INSURANCE PROGRAM PER COMMUNITY PANEL NO. 3710765500, EFFECTIVE DATE JUNE 18, 2007.
- TOTAL NUMBER OF PROPOSED LOTS: 2 (IMUD)

BUILDING INSPECTION GENERAL NOTES:

- ANY STRUCTURE TO BE REMOVED SHALL REQUIRE A DEMOLITION PERMIT FROM BUILDING INSPECTIONS.
- EXTERIOR EXIT DISCHARGE ILLUMINATION/ LIGHTING SHALL BE REQUIRED FROM ALL EXIT DOORS TO THE PUBLIC WAY IN COMPLIANCE WITH NCBC 1006.

PARKING REQUIREMENTS:

RETAIL SALES AND SERVICE (DIRECTLY ACCESSIBLE TO GREENWAY):
1 SPACE PER 500 SF

(4) FOR USES DIRECTLY ACCESSIBLE TO AN EXISTING OR PLANNED GREENWAY (AS SHOWN ON THE ADOPTED BIPED PLAN) VIA A CONNECTING PATH, PARKING RATIO SHALL BE 1 PER 500 SQUARE FEET. ANY OUTDOOR SEATING AREAS ASSOCIATED WITH THESE USES WILL NOT BE COUNTED IN THE TOTAL SQUARE FOOTAGE USED TO CALCULATE MINIMUM PARKING. NO ADDITIONAL REDUCTIONS FOR TRANSIT OR BICYCLE FACILITIES WILL BE GRANTED AND BICYCLE PARKING EQUIVALENT TO 1 BICYCLE SPACE PER EVERY 10 SPACES IN REDUCED VEHICLE PARKING SHALL BE PROVIDED.

REQUIRED VEHICLE PARKING SPACES: (8,500 SF / 500 SF) = 17 SPACES
PROVIDED VEHICLE PARKING= 70 SPACES (INCLUDES 4 H.C. SPACES)

REQUIRED BICYCLE PARKING SPACES: (11 / 10) = 2 SPACES
REDUCED VEHICLE PARKING: (8,500 SF / 300 SF) = 28 SPACES
(8,500 SF / 500 SF) = 17 SPACES
11 SPACES

PROVIDED BICYCLE PARKING= 4 SPACES (INVERTED U-RACKS)

SETBACKS:

STREET SETBACK: 15 FT.
SIDE & REAR SETBACKS: 0'
* NO SETBACK IS REQUIRED. IF SETBACK IS PROVIDED IT MUST BE A MINIMUM OF 5 FT.

SIGN NOTE:

WITH 180 FEET OF STREET FRONTAGE, IMUD WILL LIMIT SITE TO ONE FREESTANDING SIGN FOR BOTH LOTS. (NOTE: THIS WILL BE APPLIED FOR AND PERMITTED SEPARATELY.)

BUILT UPON AREA (BUA) CALCULATION:

EXISTING BUA: 47,899.99 SF
PROPOSED BUA: 45,408.75 SF
DECREASE OF 2,291.24 SF

*BUA ALLOCATION REMAINING: 2,291.24 SF

THEREFORE, THE SITE WILL NOT HAVE AN INCREASE IN BUA.

OWNER:

RSSG INVESTMENTS, INC.
2512 BATTLEGROUND AVENUE
GREENSBORO, NC 27408

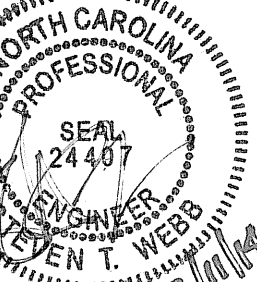
DEVELOPER:

BATTLEGROUND VENTURES, LLC
1845 ST. JULIAN PLACE
COLUMBIA, SC 29204

CONTACT: EDWARD C. MANN, III
("BUD"), MANAGER
PHONE: (803) 238-8999
FAX: (803) 782-0056

REVISIONS

ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
NCELS FIRST LICENSE NO. C-9157



SITE PLAN
2512 BATTLEGROUND AVENUE
MOREHEAD TOWNSHIP ~ GUILFORD COUNTY
GREENSBORO ~ NORTH CAROLINA

SITE ADDRESS:
2512 BATTLEGROUND AVENUE
GREENSBORO, NC 27408

SCALE: 1" = 20'

DATE: 12/11/2014

PROJECT: 1240-14

DRAWN BY: TGL/STW

SHEET C-3



Know what's below.
Call before you dig.

GRID MONUMENT:
200007
NAD 83 (2011)
N: 82 1640.6100
E: 174050.9000
Z: 846.78 (NAVD88)
GEOID: 1000000.00

STORM SEWER ASBUILTS REQUIRED

AFTER FINAL TRC APPROVAL, SUBMIT (1) SET OF PLANS TO THE ENGINEERING DEPARTMENT FOR RECORD PURPOSES. PLEASE CALL (336) 373-2052 WITH ANY QUESTIONS.

QUANTITY CONTROL CERTIFICATION

THE NET INCREASE IN BUILT-UPON AREA IS LESS THAN 400 SQUARE FEET; THEREFORE, THIS DEVELOPMENT IS EXEMPT FROM SUBSECTION (9)(2) "QUANTITY CONTROL REQUIREMENTS" OF SECTION 27-22 OF THE STORMWATER MANAGEMENT ORDINANCE.

GRAPHIC SCALE

