

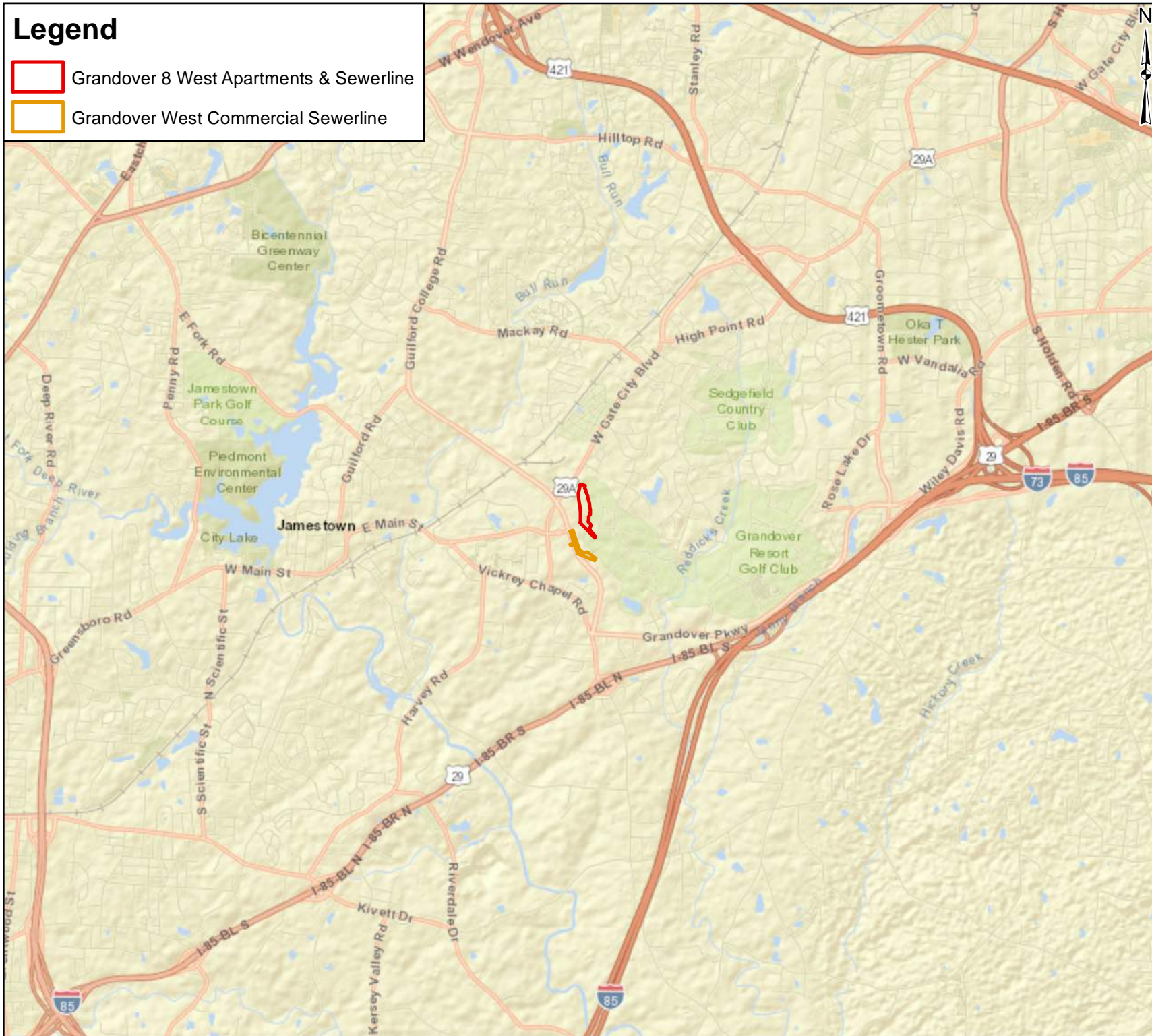
Legend



Grandover 8 West Apartments & Sewerline



Grandover West Commercial Sewerline



Client:

**KOURY
CORPORATION**

Project:

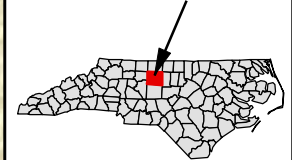
**GRANDOVER
WEST SITE**

**GUILFORD
COLLEGE ROAD
GREENSBORO,
NORTH CAROLINA**

Title:

**SITE LOCATION
MAP**

GUILFORD COUNTY



Drawn By:

PMS

Scale:

1" = 5,000'

Approved By:

WBF

Date:

2/11/2019

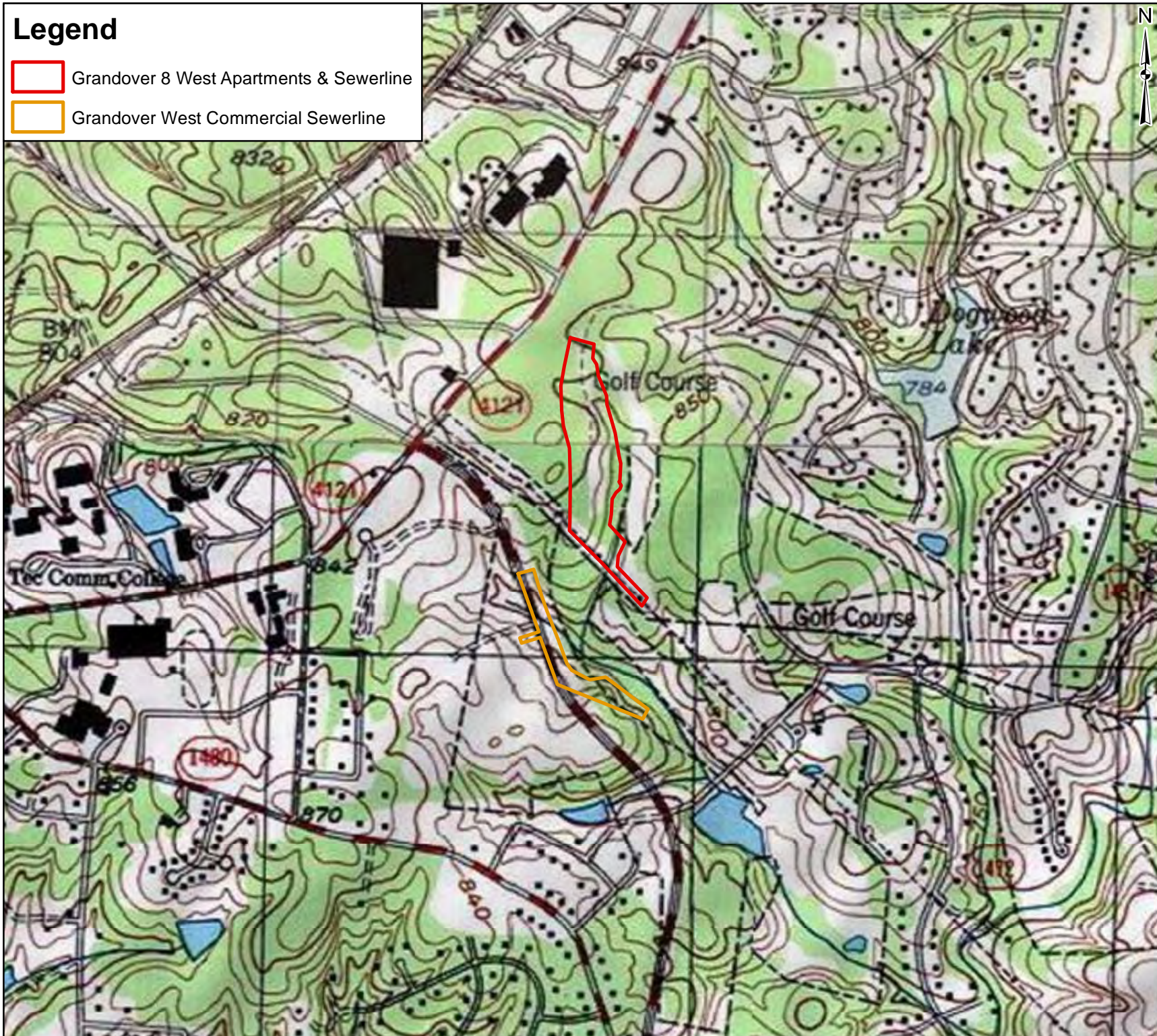
ECS Project No.

49:1671-C

FIGURE 1

Legend

- Grandover 8 West Apartments & Sewerline
- Grandover West Commercial Sewerline



Client:

KOURY
CORPORATION

Project:

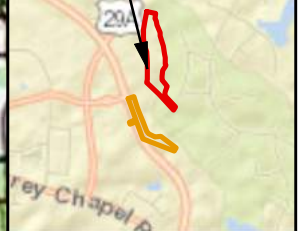
GRANDOVER
WEST SITE

GUILFORD
COLLEGE ROAD
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

USGS TOPOGRAPHIC
MAPS
GUILFORD, DATED: 1951,
REVISED: 1994;
HIGH POINT EAST,
DATED: 1950
NC QUADRANGLES

PROJECT STUDY AREA



Drawn By:

PMS

Scale:

1" = 1,000'

Approved By:

WBF

Date:

2/11/2019

ECS Project No.

49:1671-C

FIGURE 2

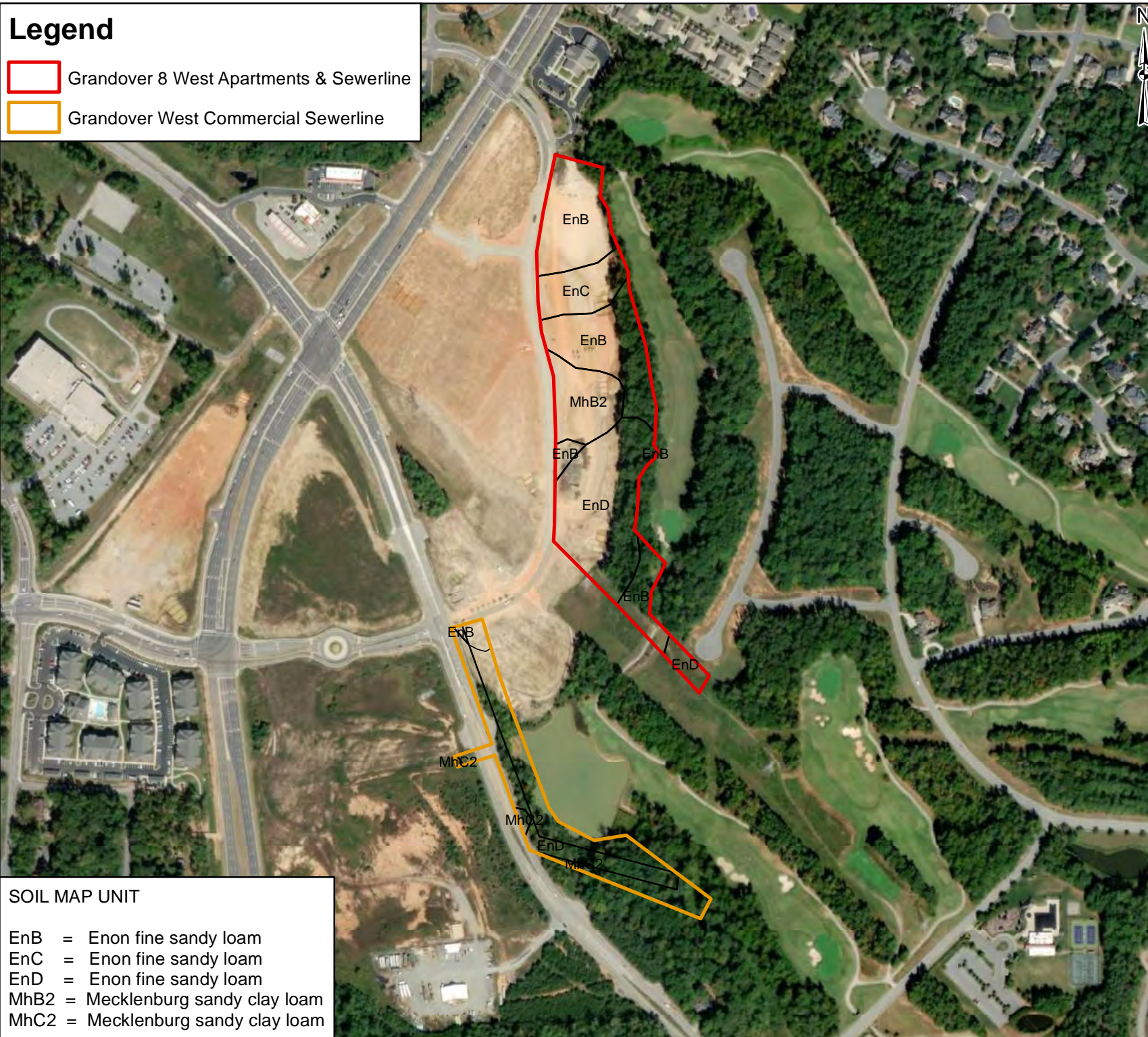
Legend



Grandover 8 West Apartments & Sewerline



Grandover West Commercial Sewerline



Client:

KOURY
CORPORATION

Project:

GRANDOVER
WEST SITE

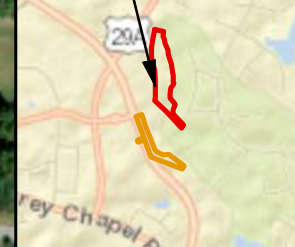
GUILFORD
COLLEGE ROAD
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

USDA - NRCS
WEB SOIL SURVEY

GUILFORD
COUNTY

PROJECT STUDY AREA



Drawn By:

PMS

Scale:

1" = 500'

Approved By:

WBF

Date:

2/11/2019

ECS Project No.

49:1671-C

FIGURE 3

SOIL MAP UNIT

EnB = Enon fine sandy loam

EnC = Enon fine sandy loam

EnD = Enon fine sandy loam

MhB2 = Mecklenburg sandy clay loam

MhC2 = Mecklenburg sandy clay loam

Legend

- Grandover 8 West Apartments & Sewerline
- Grandover West Commercial Sewerline

VN ETJ
DED)

371078320
eff. 6/18/20

AREA OF MINIMAL FLOOD HAZARD
Zone X



Client:

KOURY
CORPORATION

Project:

GRANDOVER
WEST SITE

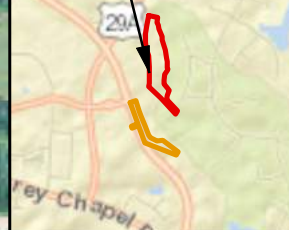
GUILFORD
COLLEGE ROAD
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

FEMA - NFHL
FLOOD ZONE MAP

PANELS: 3710783100J
& 3710783200J
DATED: 6/18/2007
GUILFORD COUNTY

PROJECT STUDY AREA



Drawn By:

PMS

Scale:

1 " = 500 '

Approved By:

WBF

Date:

2/11/2019

ECS Project No.

49:1671-C


FIGURE 4


Legend

 Grandover 8 West Apartments & Sewerline

 Grandover West Commercial Sewerline

Wetlands

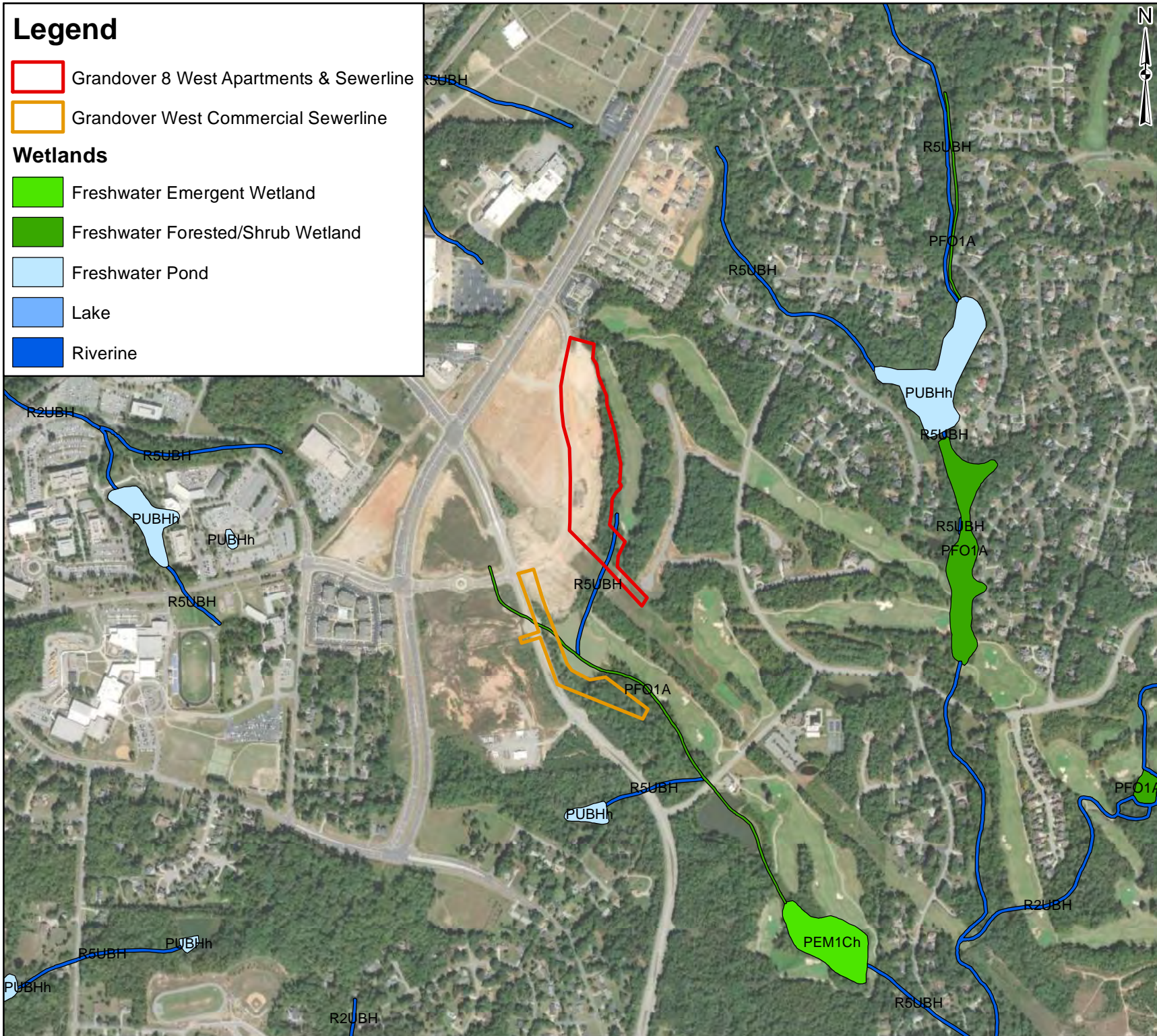
 Freshwater Emergent Wetland

 Freshwater Forested/Shrub Wetland

 Freshwater Pond

 Lake

 Riverine



Client:

**KOURY
CORPORATION**

Project:

**GRANDOVER
WEST SITE**

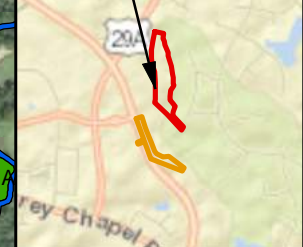
**GUILFORD
COLLEGE ROAD
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA**

Title:

**USFWS
NATIONAL WETLANDS
INVENTORY MAP**

HU8 03030003

PROJECT STUDY AREA



Drawn By:

PMS

Scale:

1" = 1,000'

Approved By:

WBF

Date:

2/11/2019

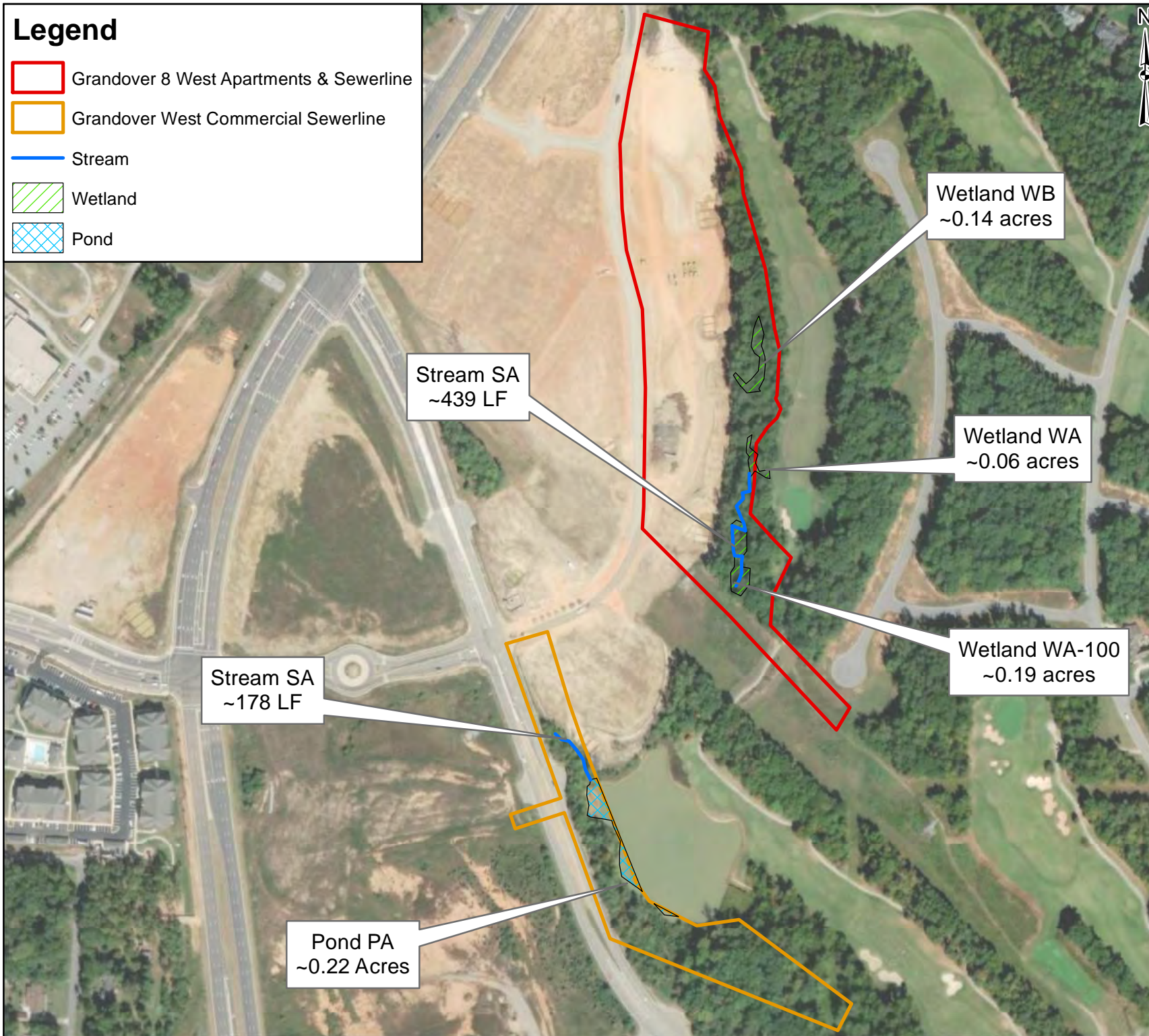
ECS Project No.

49:1671-C

FIGURE 5

Legend

- Grandover 8 West Apartments & Sewerline
- Grandover West Commercial Sewerline
- Stream
- Wetland
- Pond



Client:

**KOURY
CORPORATION**

Project:

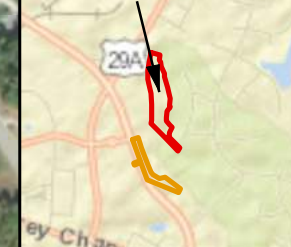
**GRANDOVER
WEST SITE**

**GUILFORD
COLLEGE ROAD
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA**

Title:

**WETLAND/STREAM
FLAGGING
LOCATION MAP**

PROJECT STUDY AREA



Drawn By:

PMS

Scale:

1" = 375'

Approved By:

WBF

Date:

2/12/2019

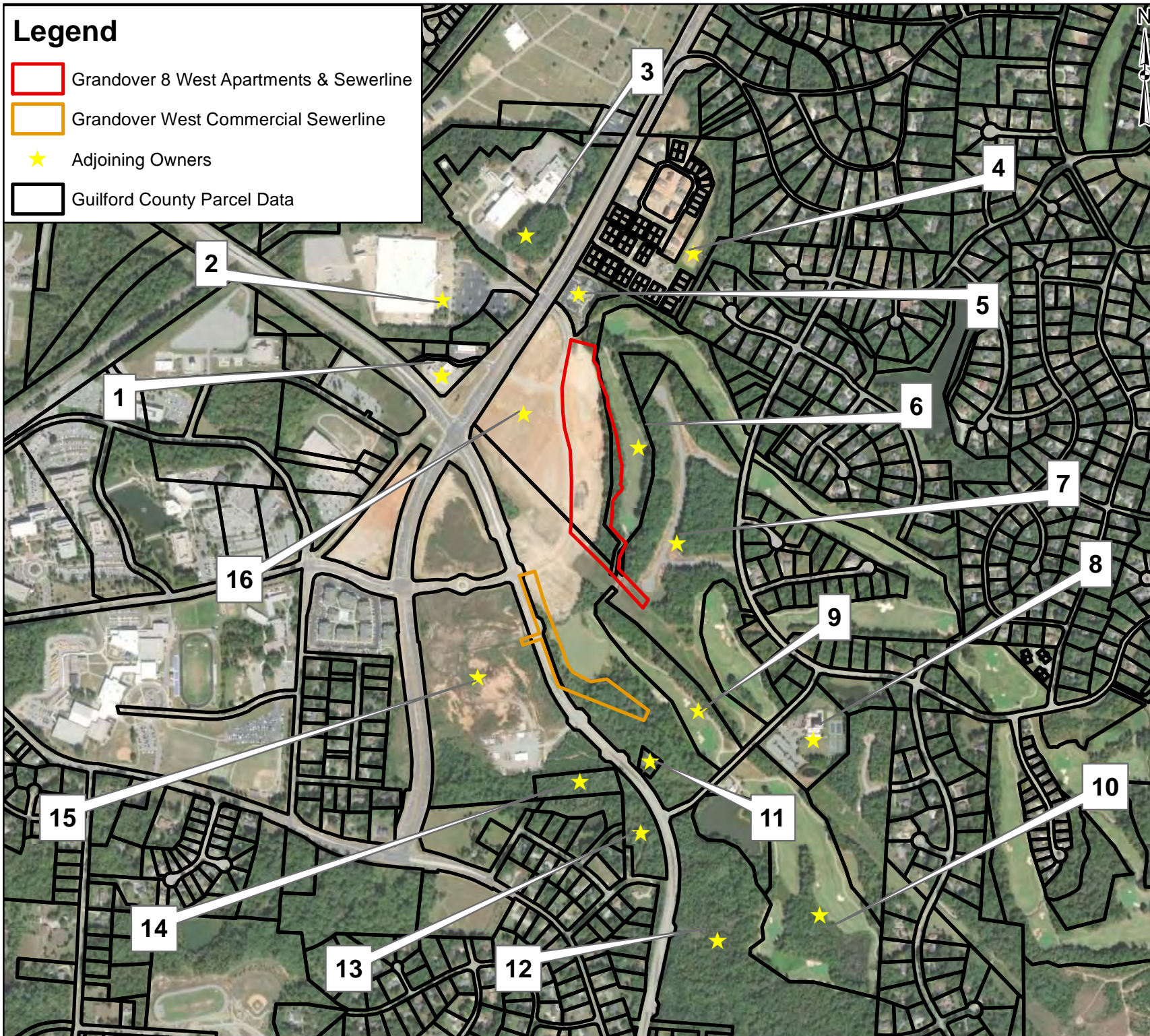
ECS Project No.

49:1671-C

FIGURE 6

Legend

- Grandover 8 West Apartments & Sewerline
- Grandover West Commercial Sewerline
- ★ Adjoining Owners
- Guilford County Parcel Data



Client:

**KOURY
CORPORATION**

Project:

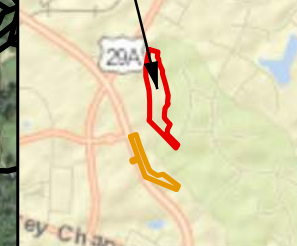
**GRANDOVER
WEST SITE**

**GUILFORD
COLLEGE ROAD
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA**

Title:

**ADJOINING
PROPERTY
FIGURE**

PROJECT STUDY AREA



Drawn By:

PMS

Scale:

1" = 1,000'

Approved By:

WBF

Date:

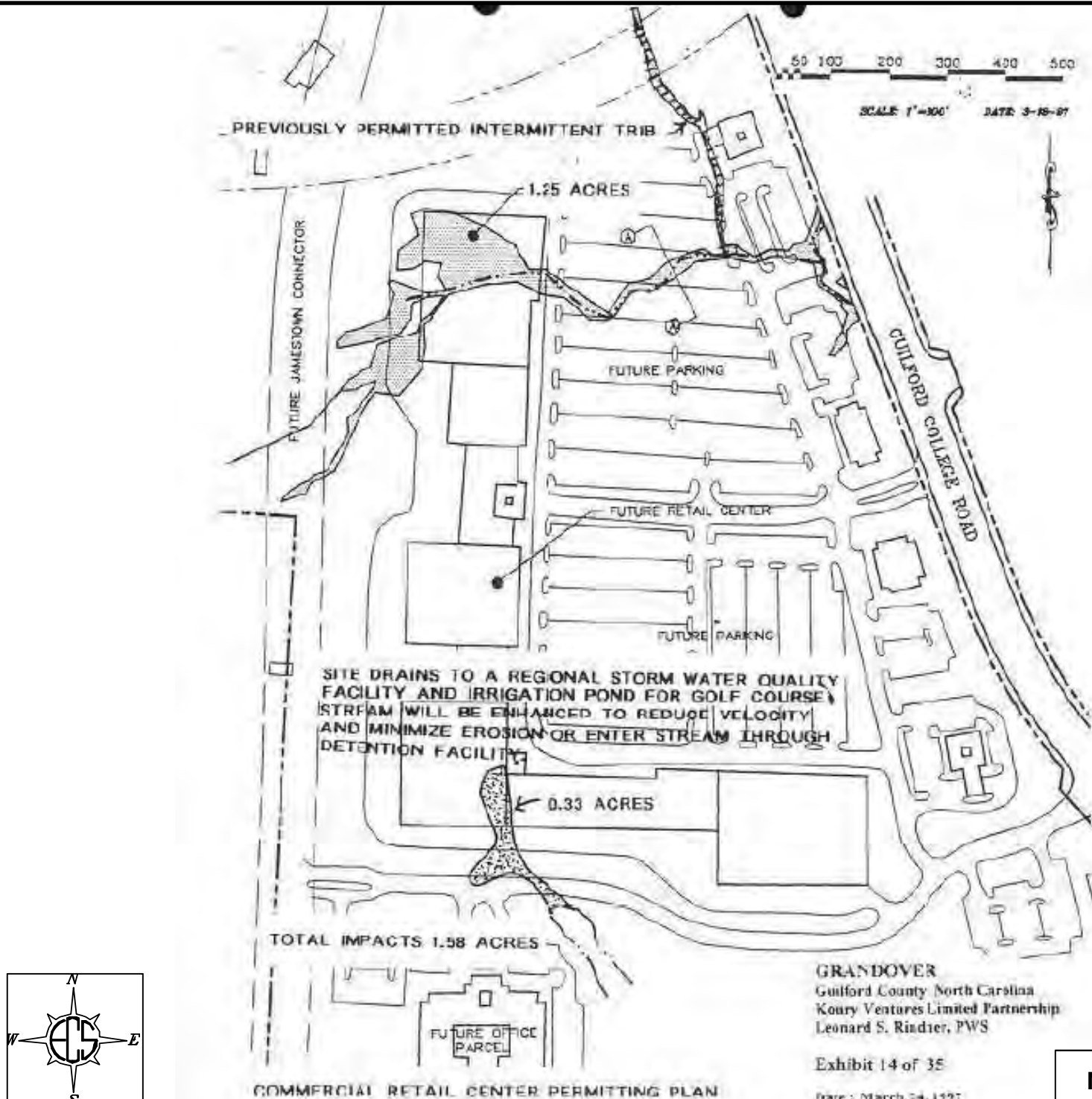
3/25/2019

ECS Project No.

49:1671-C

FIGURE 7

Map Number	PIN	Owner Name	Street Address	City	State	Zip
1	7832103677	Leomat Inc.	1926 Greentree Road	Cherry Hill	New Jersey	8003
2	7832110504	The Trustees of Guilford Technical Community College	PO Box 309	Jamestown	North Carolina	27282
3	7832210901	Alberdingk Boley Inc.	6008 West Gate City Boulevard	Greensboro	North Carolina	27407
4	7832310259	Villas at Sedgefield Homeowners Association Inc.	4125G Walker Avenue	Greensboro	North Carolina	27407
5	7832213289	State Employees Credit Union	PO Box 26807	Raleigh	North Carolina	27611
6	7831784393	Koury Ventures Limited Partnership	2275 Vanstory Street	Greensboro	North Carolina	27403
7	7831279972	Koury Ventures Limited Partnership	2275 Vanstory Street	Greensboro	North Carolina	27403
8	7831471899	Grandover Community Association Inc.	400 Four Seasons Town Center	Greensboro	North Carolina	27407
9	7831784393	Koury Ventures Limited Partnership	2275 Vanstory Street	Greensboro	North Carolina	27403
10	7831784393	Koury Ventures Limited Partnership	2275 Vanstory Street	Greensboro	North Carolina	27403
11	7831279921	Nowell, Sidney P.	4501 Guilford College Road	Greensboro	North Carolina	27407
12	7831279972	Koury Ventures Limited Partnership	2275 Vanstory Street	Greensboro	North Carolina	27403
13	7831279972	Koury Ventures Limited Partnership	2275 Vanstory Street	Greensboro	North Carolina	27403
14	7831274510	Clark, Thomas Russell	4705 Hollister Drive	Greensboro	North Carolina	27407
15	7831279972	Koury Ventures Limited Partnership	2275 Vanstory Street	Greensboro	North Carolina	27403
16	7832200210	KV Grandover Village LLC	2275 Vanstory Street, Suite 200	Greensboro	North Carolina	27403



Client:

KOURY CORPORATION

Project:

GRANDOVER
 WEST SITE

GUILFORD COLLEGE ROAD,
 GREENSBORO,
 GUILFORD COUNTY,
 NORTH CAROLINA

Title:

IMPACTED VS.
 PERMITTED MAP

GOOGLE AERIAL
 MAP
 DATED 2018



GUILFORD COUNTY,
 NORTH CAROLINA

Drawn By:
 PMS1

Impact Location:
 Impact # 1

Approved By:
 WBF

Date:
 4/2/2019

ECS Project No:
 49: 1671-C

Not to Scale

FIGURE 1

Legend



Approximate Site Location



Client:

KOURY CORPORATION

Project:

GRANDOVER
WEST SITE

GUILFORD COLLEGE ROAD,
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

IMPACTED VS.
PERMITTED MAP

GOOGLE AERIAL
MAP
DATED 2018



GUILFORD COUNTY,
NORTH CAROLINA

Drawn By:
PMS1

Impact Location:
Impact # 1

Approved By:
WBF

Date:
4/2/2019

ECS Project No:
49: 1671-C

FIGURE 2

Impact Area 1 - 1.25 Acres (Wetlands)

Impact Area 1 - 0.33 Acres (Wetlands)

Camelot-Dr

Millic-Rd

Roundtable-Rd

Vickrey Chapel Rd N

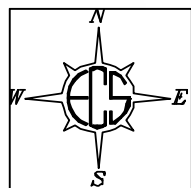
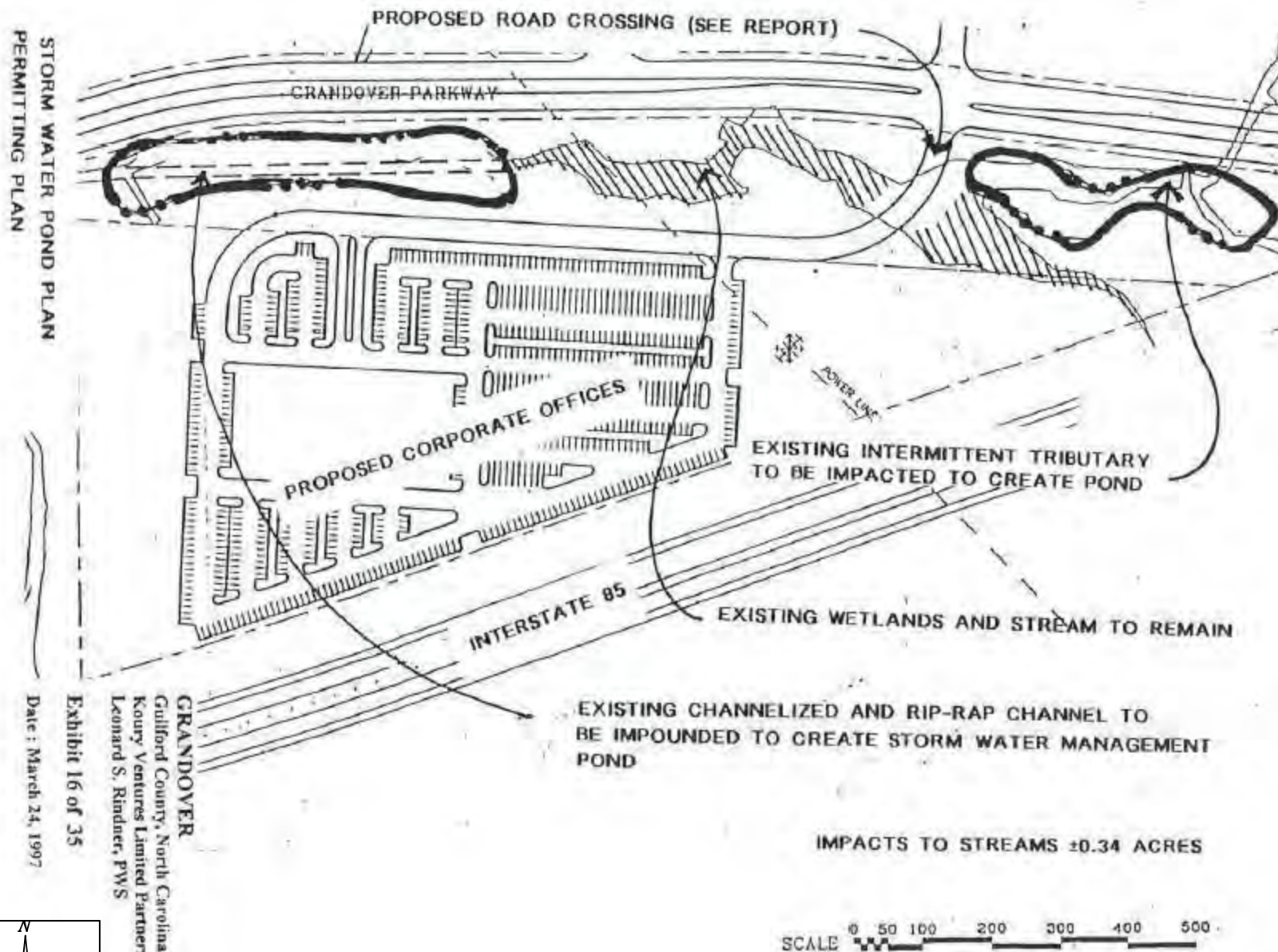
Guilford College Rd

Hollister-Rd

© 2018 Google

Not to Scale





Grandover
Guilford County, North Carolina
Koury Ventures Limited Partnership
Leonard S. Rindner, PWS

Exhibit 16 of 35

Date: March 24, 1997



Client:

KOURY CORPORATION

Project:

GRANDOVER
WEST SITE

GUILFORD COLLEGE ROAD,
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

IMPACTED VS.
PERMITTED MAP

GOOGLE AERIAL
MAP
DATED 2018



GUILFORD COUNTY,
NORTH CAROLINA

Drawn By:
PMS1

Impact Location:
Impact # 2

Approved By:
WBF

Date:
4/2/2019

ECS Project No:
49: 1671-C

FIGURE 3

Legend



Approximate Site Location



Client:

KOURY CORPORATION

Project:

GRANDOVER
WEST SITE

GUILFORD COLLEGE ROAD,
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

IMPACTED VS.
PERMITTED MAP

GOOGLE AERIAL
MAP
DATED 2018



GUILFORD COUNTY,
NORTH CAROLINA

Drawn By:
PMS1

Impact Location:
Impact # 2

Approved By:
WBF

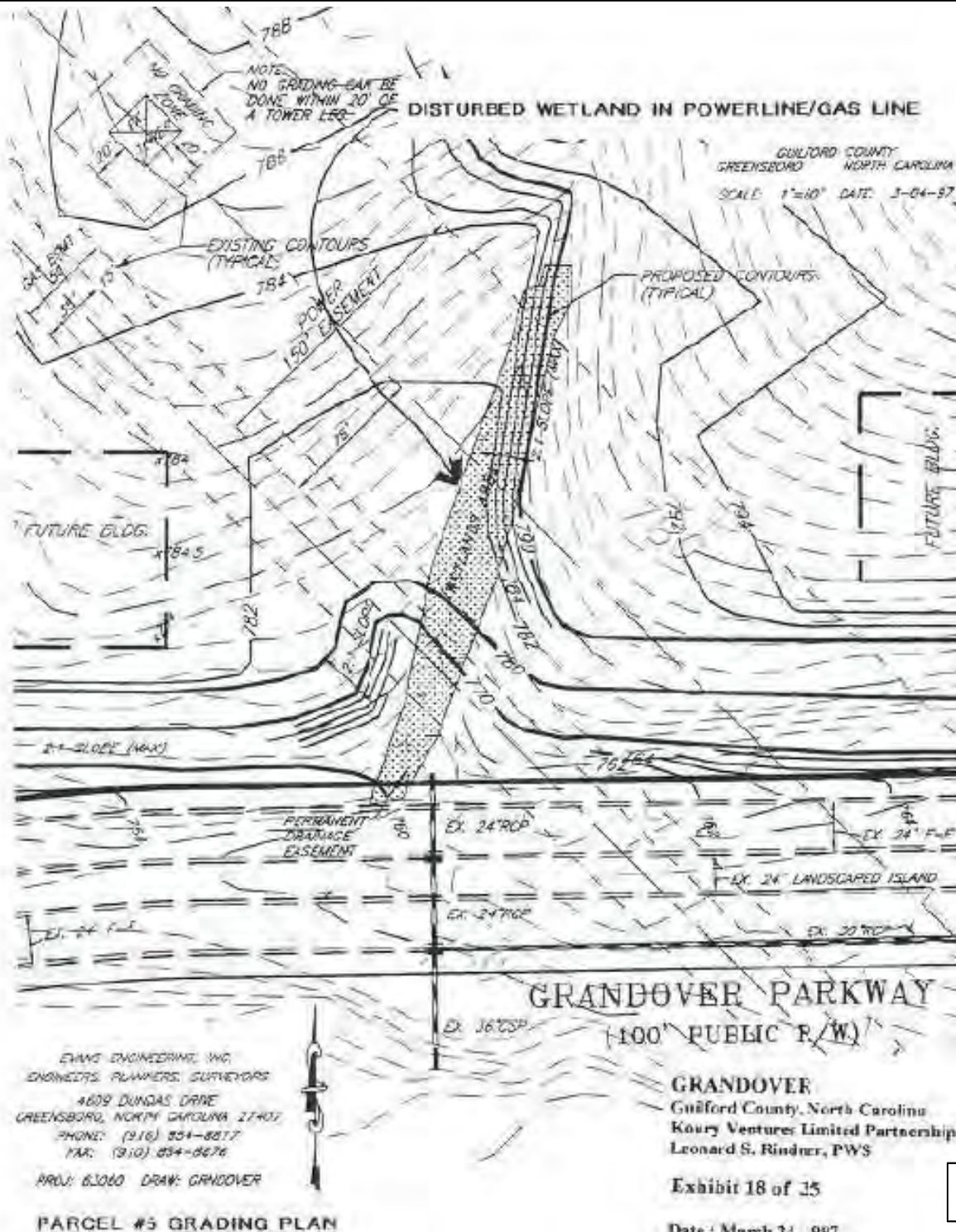
Date:
4/2/2019

ECS Project No:
49: 1671-C

Not to Scale

FIGURE 4





Client:
KOURY CORPORATION

Project:
GRANDOVER
WEST SITE
GUILFORD COLLEGE ROAD,
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:
IMPACTED VS.
PERMITTED MAP
GOOGLE AERIAL
MAP
DATED 2018



GUILFORD COUNTY,
NORTH CAROLINA

Drawn By:
PMS1

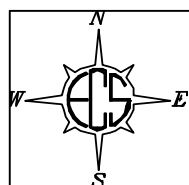
Impact Location:
Impact # 3-1

Approved By:
WBF

Date:
4/2/2019

ECS Project No:
49: 1671-C

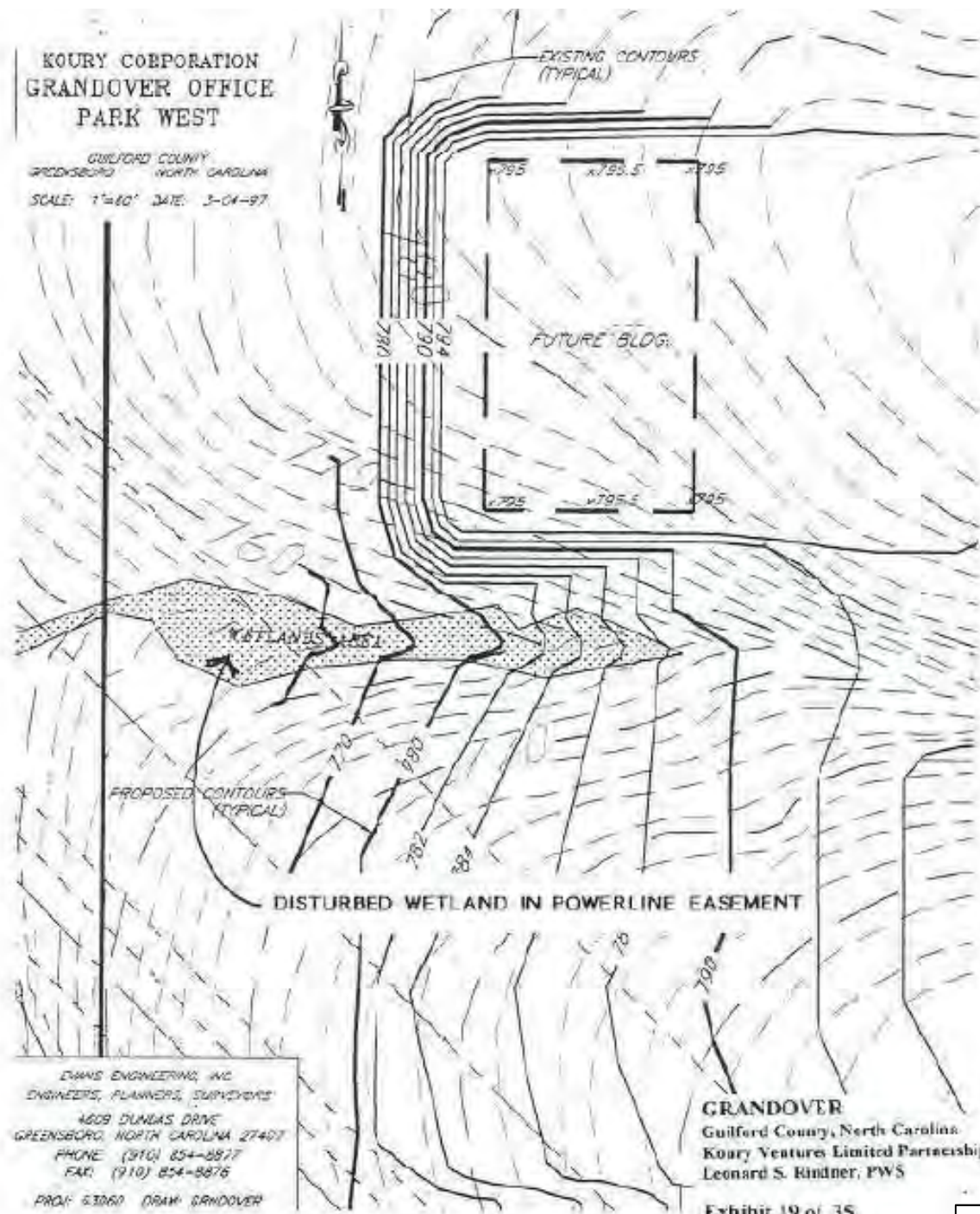
FIGURE 6



Not to Scale

KOURY CORPORATION
GRANDOVER OFFICE
PARK WEST

GUILFORD COUNTY
GREENSBORO NORTH CAROLINA
SCALE: 1"=40' DATE: 3-04-97



DWANE ENGINEERING, INC.
ENGINEERS, PLANNERS, SURVEYORS
4609 DUNDAS DRIVE
GREENSBORO, NORTH CAROLINA 27407
PHONE: (910) 854-8877
FAX: (910) 854-8876
PROJ: 63060 DRAW: GRANDOVER

PARCEL #5 GRADING PLAN

GRANDOVER
Guilford County, North Carolina
Koury Ventures Limited Partnership
Leonard S. Rindner, PWS

Exhibit 19 of 35

Date: March 31, 1997

Not to Scale



Client:

KOURY CORPORATION

Project:

GRANDOVER
WEST SITE

GUILFORD COLLEGE ROAD,
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

IMPACTED VS.
PERMITTED MAP

GOOGLE AERIAL
MAP
DATED 2018



GUILFORD COUNTY,
NORTH CAROLINA

Drawn By:
PMS1

Impact Location:
Impact # 3-2

Approved By:
WBF

Date:
4/2/2019

ECS Project No:
49: 1671-C

FIGURE 7

Legend



Approximate Site Location



Client:

KOURY CORPORATION

Project:

GRANDOVER
WEST SITE

GUILFORD COLLEGE ROAD,
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

IMPACTED VS.
PERMITTED MAP

GOOGLE AERIAL
MAP
DATED 2018



GUILFORD COUNTY,
NORTH CAROLINA

Drawn By:
PMS1

Impact Location:
Impact # 3

Approved By:
WBF

Date:
4/2/2019

ECS Project No:
49: 1671-C

FIGURE 8

Impact Area 3-2 - 0.28 Acres (Wetlands)

Impact Area 3-1 - 0.28 Acres (Wetlands)

Grandover Pkwy

© 2018 Google

Not to Scale





Client:

KOURY CORPORATION

Project:

GRANDOVER
WEST SITE

GUILFORD COLLEGE ROAD,
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

IMPACTED VS.
PERMITTED MAP

GOOGLE AERIAL
MAP
DATED 2018



GUILFORD COUNTY,
NORTH CAROLINA

Drawn By:
PMS1

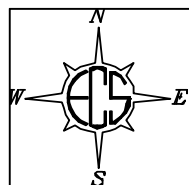
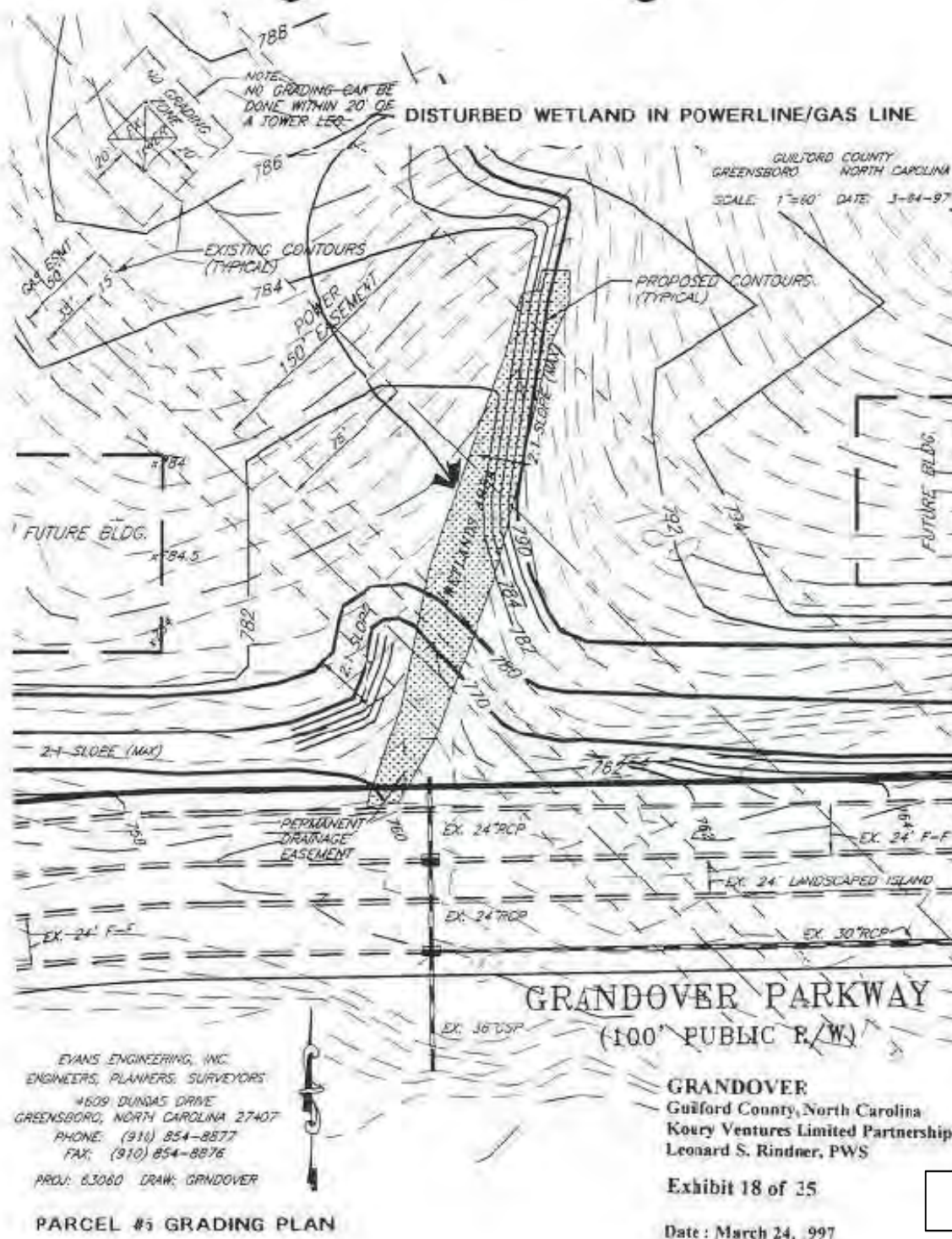
Impact Location:
Impact # 4

Approved By:
WBF

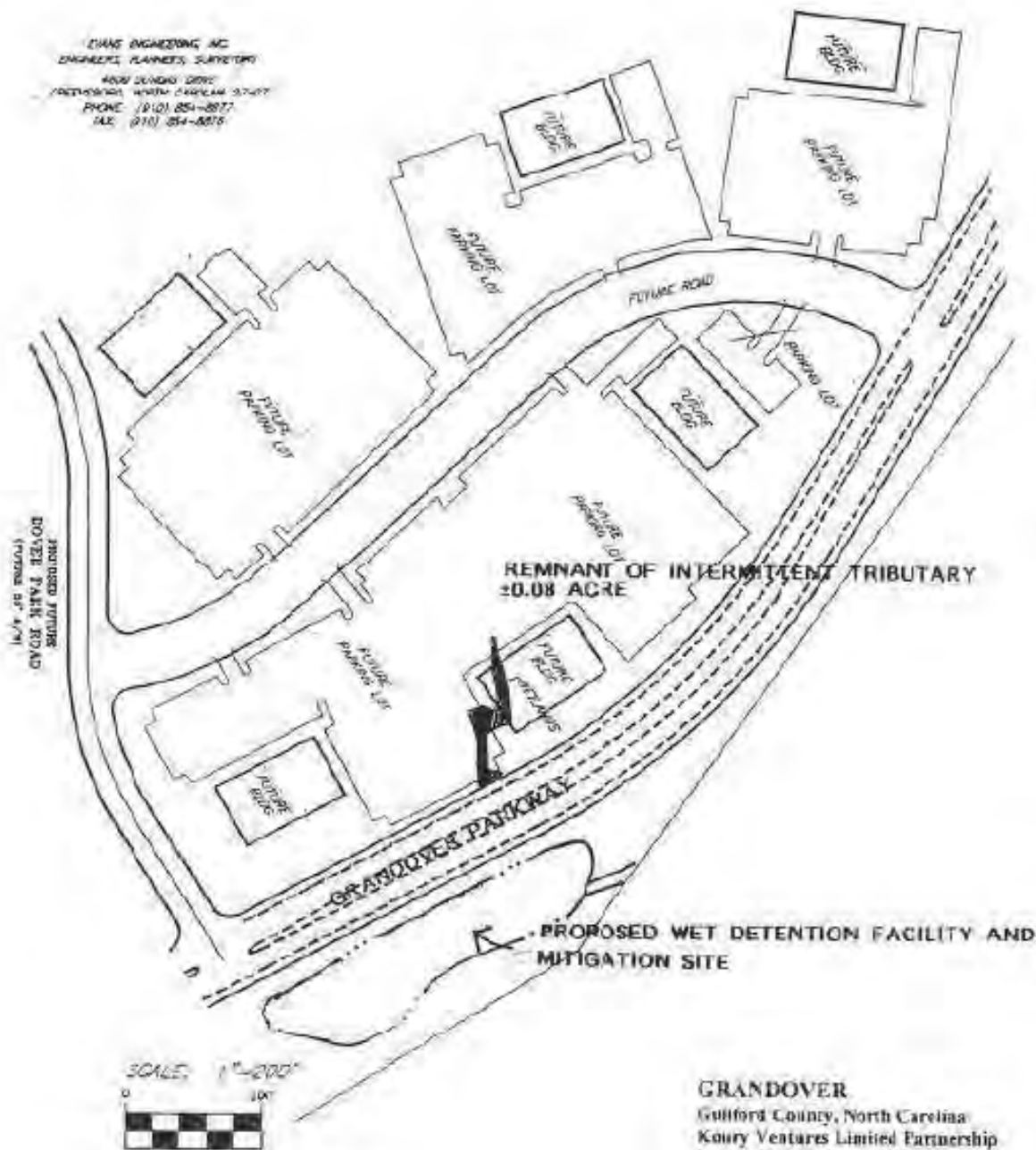
Date:
4/2/2019

ECS Project No:
49: 1671-C

FIGURE 9



Not to Scale



SCHEMATIC SITE PLAN
PARCEL - 8 PERMITTING PLAN

GRANDOVER
Guilford County, North Carolina
Koury Ventures Limited Partnership
Leonard S. Rindner, PWS

Exhibit 20 of 35

Date: March 24, 1997

Not to Scale



Client:

KOURY CORPORATION

Project:

GRANDOVER
WEST SITE

GUILFORD COLLEGE ROAD,
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

IMPACTED VS.
PERMITTED MAP

GOOGLE AERIAL
MAP
DATED 2018



GUILFORD COUNTY,
NORTH CAROLINA

Drawn By:
PMS1

Impact Location:
Impact # 4

Approved By:
WBF

Date:
4/2/2019

ECS Project No:
49: 1671-C

FIGURE 10

Legend



Approximate Site Location



Client:

KOURY CORPORATION

Project:

GRANDOVER
WEST SITE

GUILFORD COLLEGE ROAD,
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

IMPACTED VS.
PERMITTED MAP

GOOGLE AERIAL
MAP
DATED 2018



GUILFORD COUNTY,
NORTH CAROLINA

Drawn By:
PMS1

Impact Location:
Impact # 4

Approved By:
WBF

Date:
4/2/2019

ECS Project No:
49: 1671-C

Not to Scale

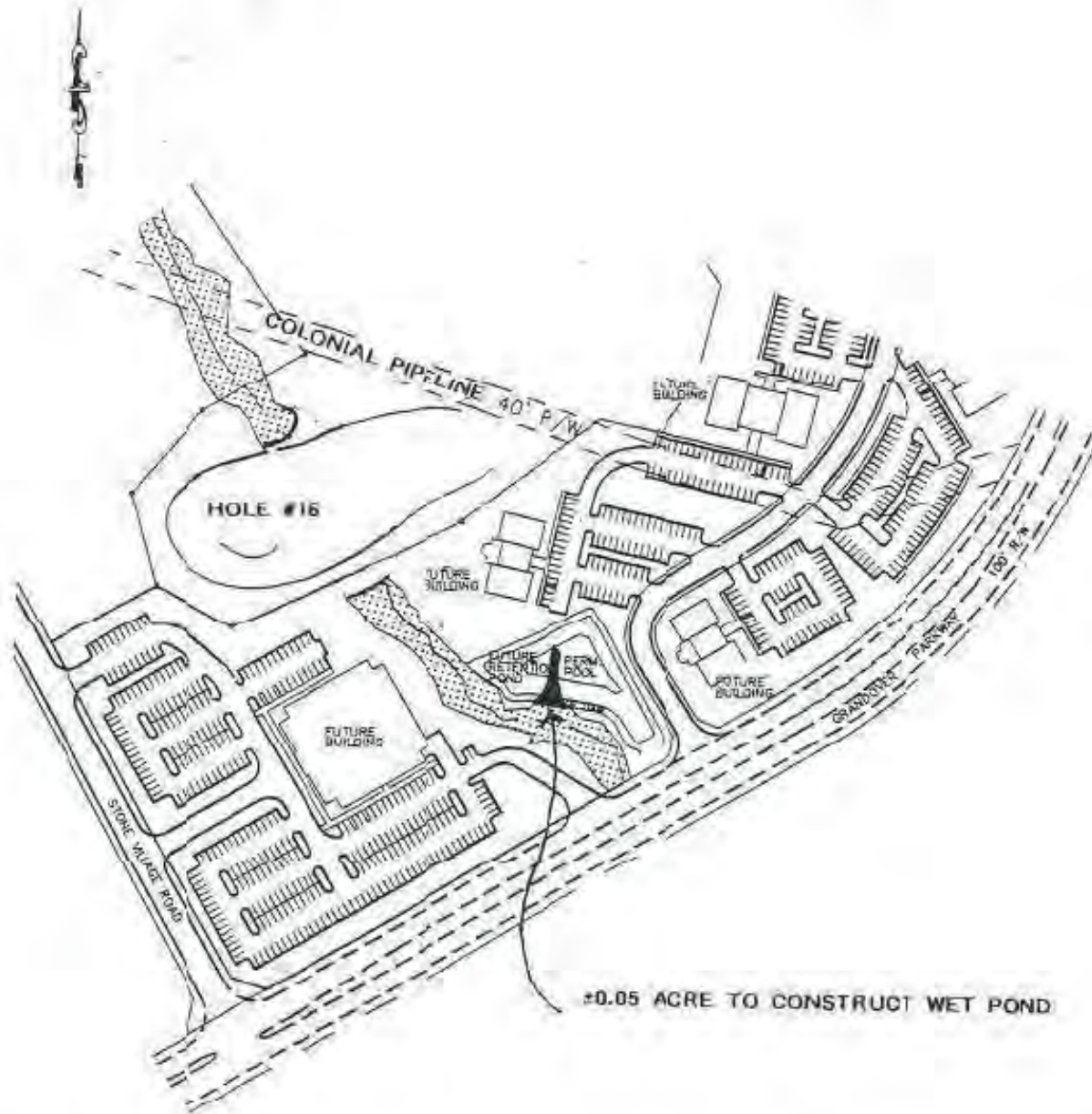
FIGURE 11

Dover Park Rd

Impact Area 4 - 0.08 Acres (Wetland)

© 2018 Google





SCALE: 1"=200'



PARCEL 9 - PERMITTING PLAN

GRANDOVER
 Guilford County, North Carolina
 Koury Ventures Limited Partnership
 Leonard S. Rindner, PWS

Exhibit 22 of 35

Date: March 24, 1997

Not to Scale



Client:

KOURY CORPORATION

Project:

GRANDOVER
 WEST SITE

GUILFORD COLLEGE ROAD,
 GREENSBORO,
 GUILFORD COUNTY,
 NORTH CAROLINA

Title:

IMPACTED VS.
 PERMITTED MAP

GOOGLE AERIAL
 MAP
 DATED 2018



GUILFORD COUNTY,
 NORTH CAROLINA

Drawn By:
 PMS1

Impact Location:
 Impact # 5

Approved By:
 WBF

Date:
 4/2/2019

ECS Project No:
 49: 1671-C

FIGURE 12

Legend



Approximate Site Location



Client:

KOURY CORPORATION

Project:

GRANDOVER
WEST SITE

GUILFORD COLLEGE ROAD,
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

IMPACTED VS.
PERMITTED MAP

GOOGLE AERIAL
MAP
DATED 2018



GUILFORD COUNTY,
NORTH CAROLINA

Drawn By:
PMS1

Impact Location:
Impact # 5

Approved By:
WBF

Date:
4/2/2019

ECS Project No:
49: 1671-C

Not to Scale

FIGURE 13

Impact Area 5 - 0.05 Acres (Wet Pond)



Grandover Pkwy

© 2018 Google

US Hwy 70





Client:

KOURY CORPORATION

Project:

GRANDOVER
WEST SITE

GUILFORD COLLEGE ROAD,
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

IMPACTED VS.
PERMITTED MAP

GOOGLE AERIAL
MAP
DATED 2018



GUILFORD COUNTY,
NORTH CAROLINA

Drawn By:
PMS1

Impact Location:
Impact # 6

Approved By:
WBF

Date:
4/2/2019

ECS Project No:
49: 1671-C

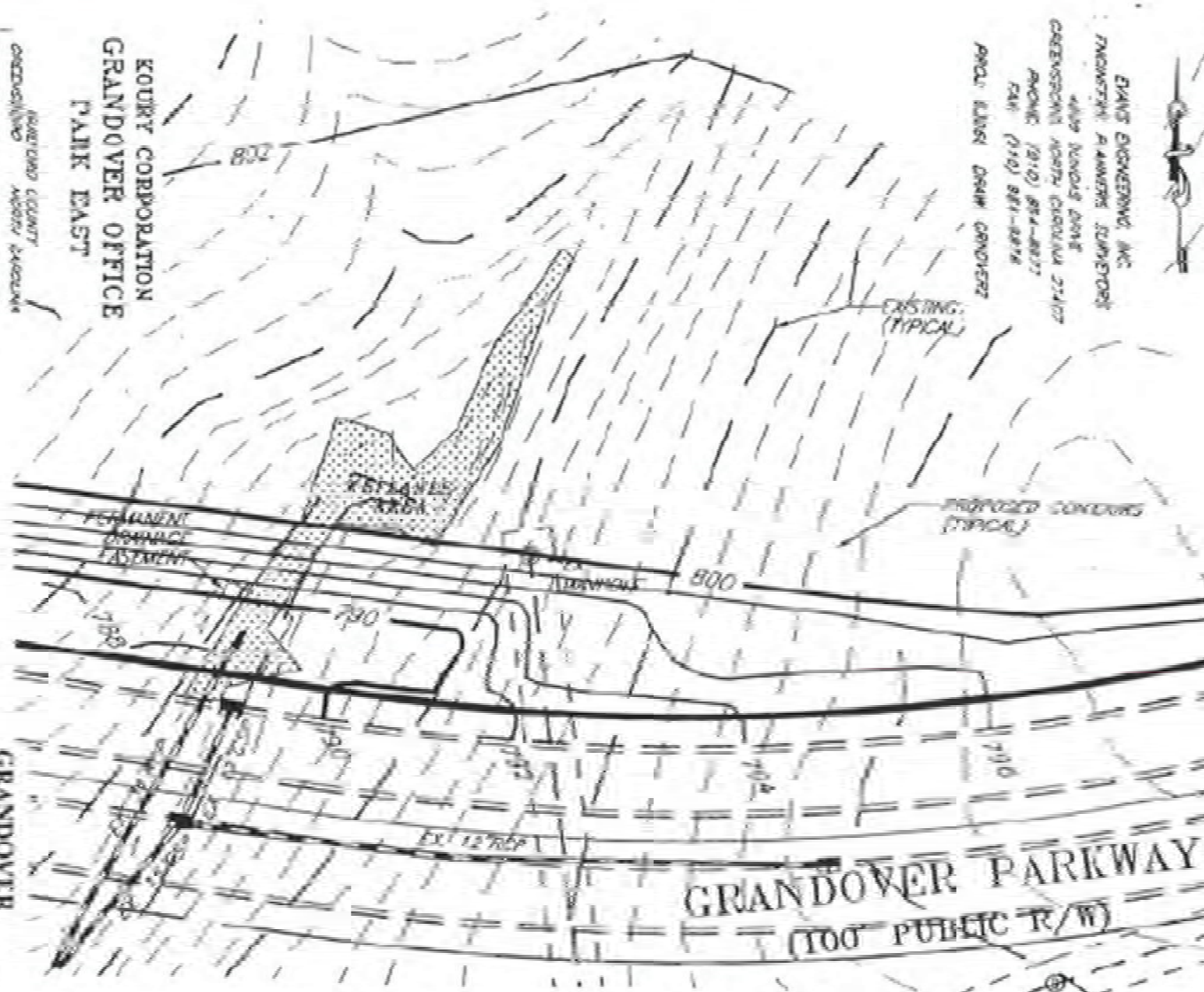
FIGURE 14

PARCEL #6 GRADING PLAN

GRANDOVER COUNTY
GREENSBORO
SCALE 1"=40' DATE 3-04-97

KOURY CORPORATION
GRANDOVER OFFICE
PAIRK EAST

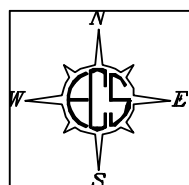
GIANT ENGINEERING, INC.
PROJECT: PLANNING STUDY
4409 NUNDALE DRIVE
GREENSBORO, NORTH CAROLINA 27407
PHONE: (710) 854-8877
FAX: (710) 851-8874
PROJ. LINE DRAIN CONVEY



GRANDOVER
Guilford County, North Carolina
Koury Ventures Limited Partnership
Leased S. Bladen, PWS

EXHIBIT 21 of 35

Date: March 24, 1997



Not to Scale

Legend



Approximate Site Location



Client:

KOURY CORPORATION

Project:

GRANDOVER
WEST SITE

GUILFORD COLLEGE ROAD,
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

IMPACTED VS.
PERMITTED MAP

GOOGLE AERIAL
MAP
DATED 2018



GUILFORD COUNTY,
NORTH CAROLINA

Drawn By:
PMS1

Impact Location:
Impact # 6

Approved By:
WBF

Date:
4/2/2019

ECS Project No:
49: 1671-C

FIGURE 15

Impact Area 6 - 0.3 Acres (Stream)

Grandover Pkwy

© 2018 Google



Not to Scale

MITIGATION SITE LOCATIONS

WETLAND MITIGATION SITE - CREATION



PROPOSED MITIGATION
 2.23 acres of wetland creation / restoration (1:1 Ratio)
 - 2,400 lf stream bank restoration on-site or approved off-site location

WETLAND MITIGATION SITE - CREATION

WETLAND MITIGATION SITE - RESTORATION / CREATION



Client:
 KOURY CORPORATION

Project:
 GRANDOVER
 WEST SITE
 GUILFORD COLLEGE ROAD,
 GREENSBORO,
 GUILFORD COUNTY,
 NORTH CAROLINA

Title:
 MITIGATION MAP
 GOOGLE AERIAL
 MAP
 DATED 2018



GUILFORD COUNTY,
 NORTH CAROLINA

Drawn By:
 PMS1

ALL MITIGATION
 LOCATIONS

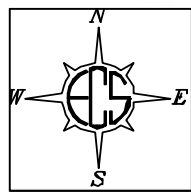
Approved By:
 WBF

Date:
 4/2/2019

ECS Project No:
 49: 1671-C

FIGURE 16

Not to Scale



GRANDOVER
 Guilford County, North Carolina
 Koury Ventures Limited Partnership
 Leonard S. Rindner, PWS
 Exhibit 25 of 35
 Date: March 24, 1997

Legend



Approximate Site Location



Client:

KOURY CORPORATION

Project:

GRANDOVER
WEST SITE

GUILFORD COLLEGE ROAD,
GREENSBORO,
GUILFORD COUNTY,
NORTH CAROLINA

Title:

MITIGATION MAP

GOOGLE AERIAL
MAP
DATED 2018



GUILFORD COUNTY,
NORTH CAROLINA

Drawn By:
PMS1

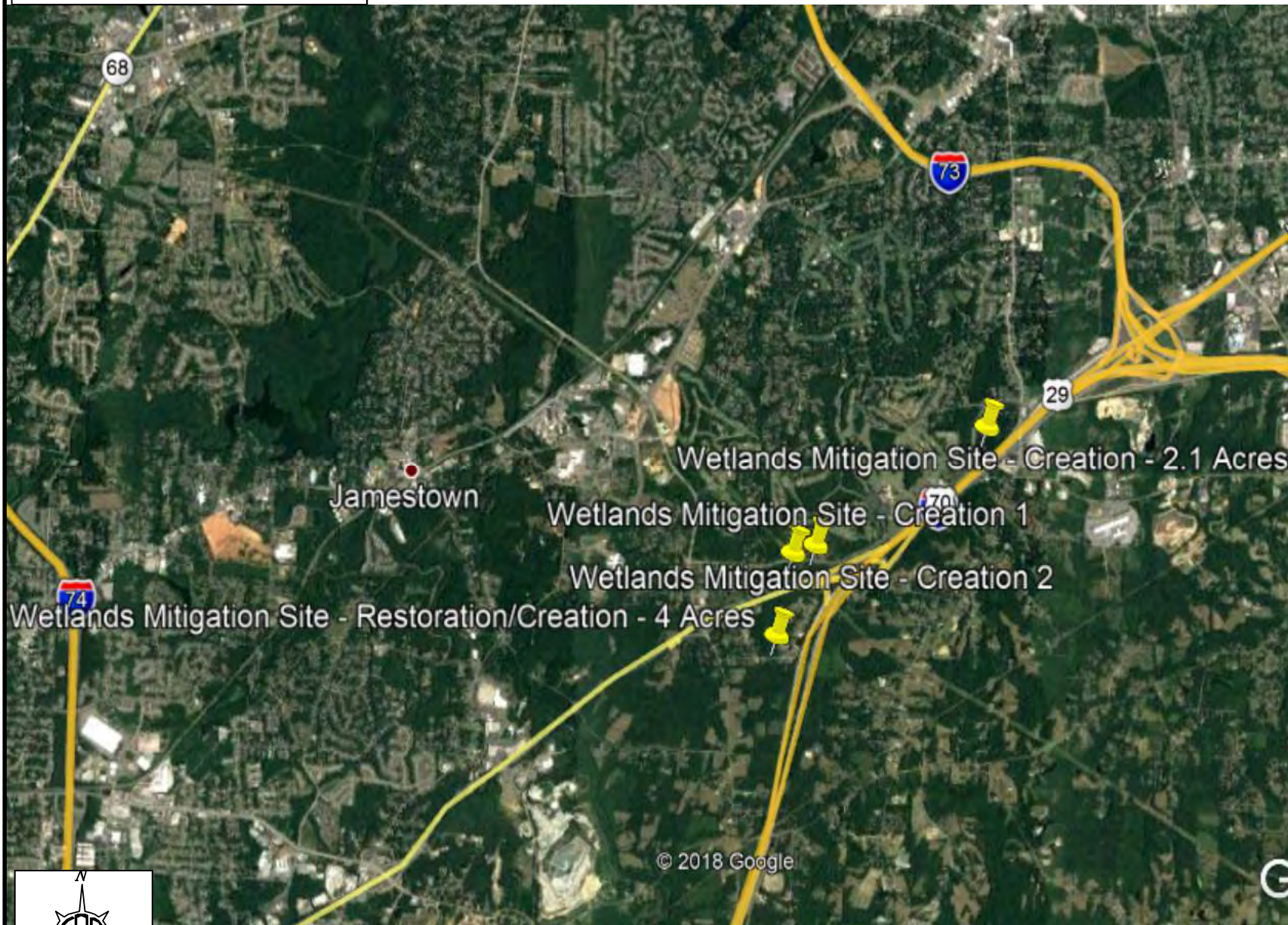
ALL MITIGATION
LOCATIONS

Approved By:
WBF

Date:
4/2/2019

ECS Project No:
49: 1671-C

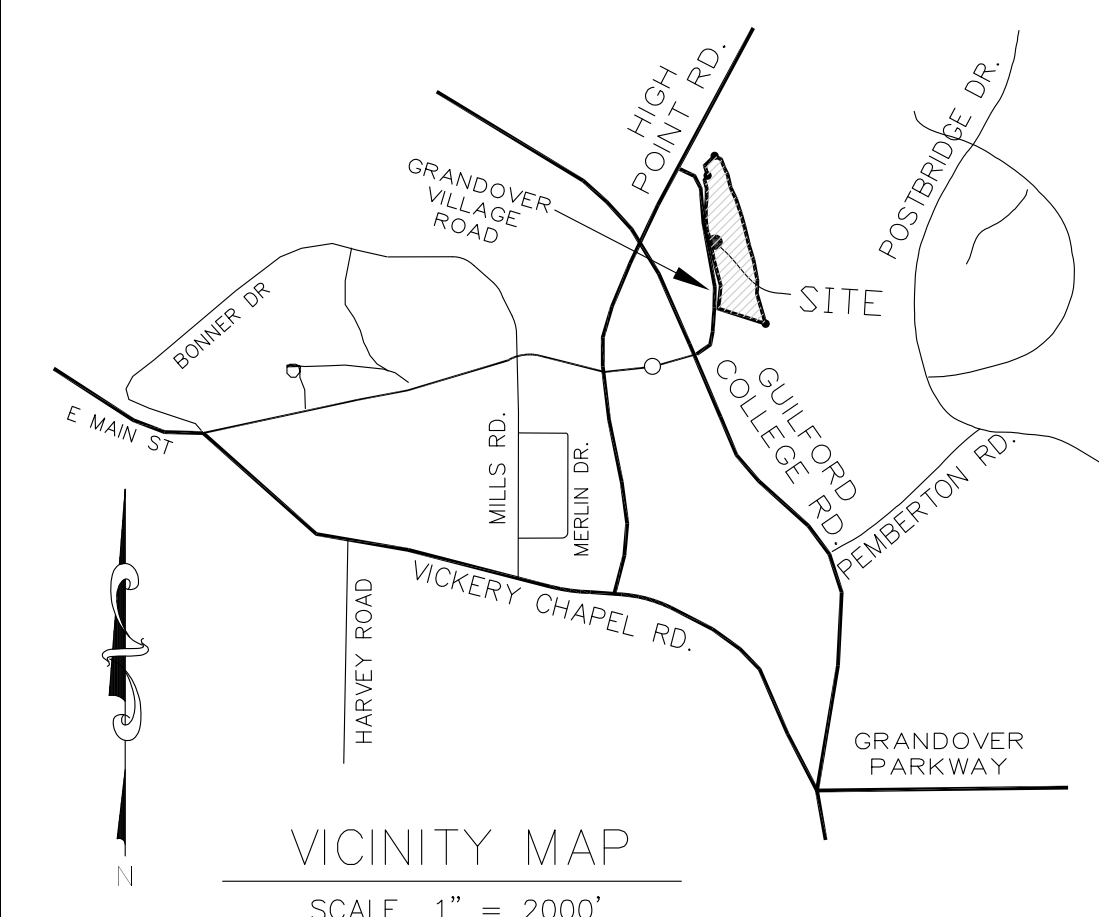
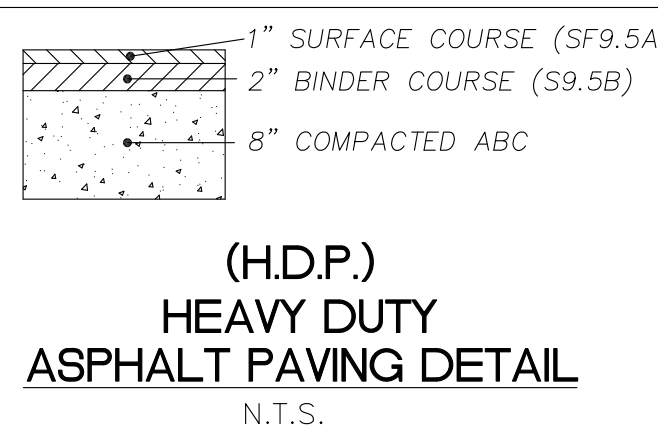
FIGURE 17



Not to Scale

- | | |
|----------|--------------------------------|
| EIP | EXISTING IRON PIPE |
| N.C.G.S. | NORTH CAROLINA GEODETIC SURVEY |
| R/W | RIGHT OF WAY |
| DB | DEED BOOK |
| PB | PLAT BOOK |
| PG | PAGE |
| EX. | EXISTING |
| BLDG. | BUILDING |
| PROP. | PROPOSED |

- WETLAND NOTE:**
ALL OF THE NECESSARY APPROVALS HAVE
BEEN/WILL BE OBTAINED FROM THE STATE OF
CORPS FOR ANY STREAM CROSSING / WETLAND
DISTURBANCE.

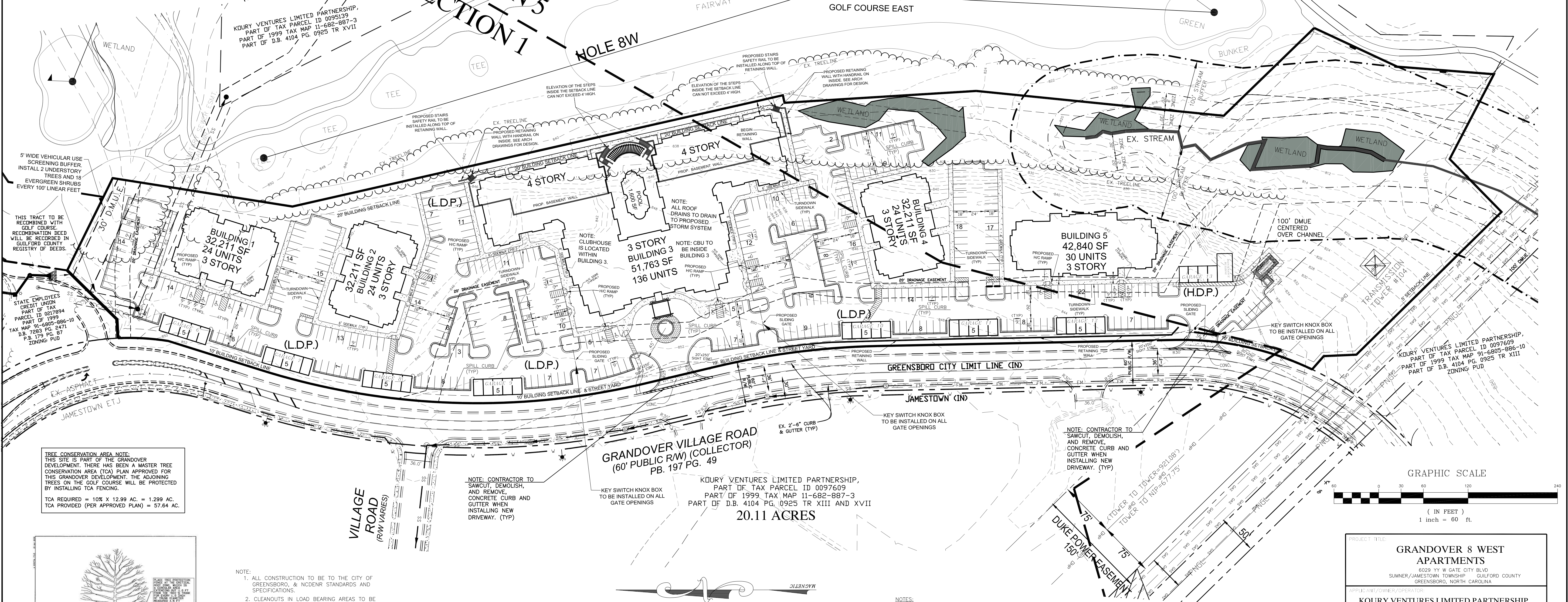


NOTE: THIS IS A CONCEPTUAL LANDSCAPE PLAN. THE APPLICANT MUST SUBMIT A DETAILED LANDSCAPE PLAN (WHICH DEPICTS THE PLANT TYPES AND LOCATIONS WITHIN 90 DAYS FROM THE ISSUANCE OF THE BUILDING PERMIT, FOR REVIEW BY THE PLANNING DEPARTMENT. THE LANDSCAPE PLAN MUST BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO RECEIVING AN INSPECTION FOR THE CERTIFICATE OF OCCUPANCY.

SECTION 5
SECTION 1

1002 CLUB ROAD
PIN: 7831983030
~~DB 4104 PG 925~~
GOLF COURSE EAST

PLANTING YARD	TYPE	LENGTH	CANOPY TREES	UNDERSTORY TREES	SHRUBS
STREET YARD	10'	1,626'	33	0	276
VEHICULAR BUFFER	5'	252'	0	5	45



TREE CONSERVATION AREA NOTE:
THIS SITE IS PART OF THE GRANDOVER DEVELOPMENT. THERE HAS BEEN A MASTER TREE CONSERVATION AREA (TCA) PLAN APPROVED FOR THIS GRANDOVER DEVELOPMENT. THE ADJOINING TREES ON THE GOLF COURSE WILL BE PROTECTED BY INSTALLING TCA FENCING.

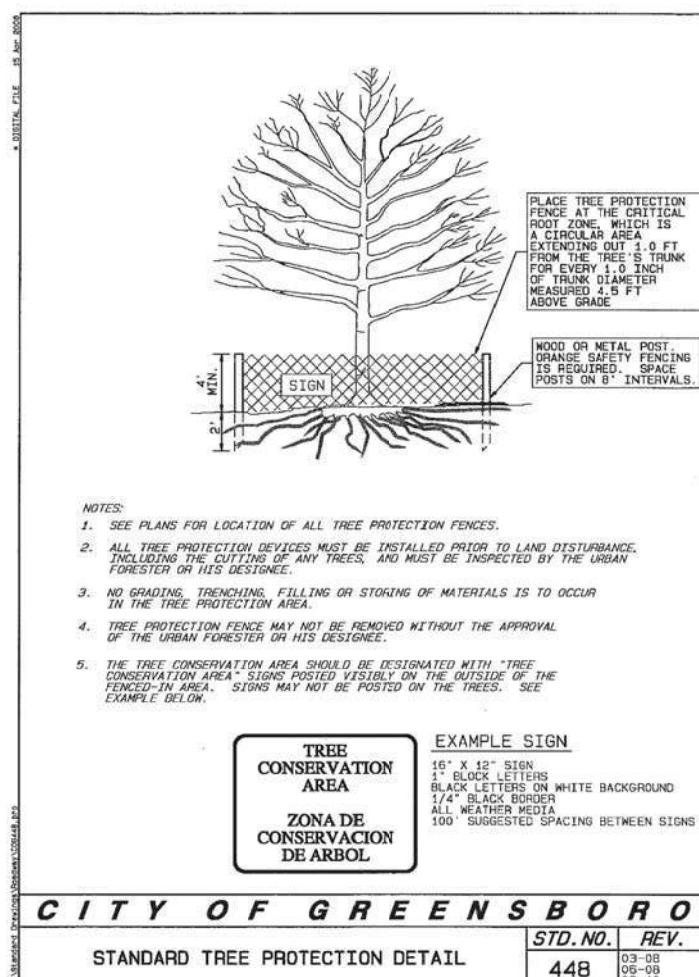
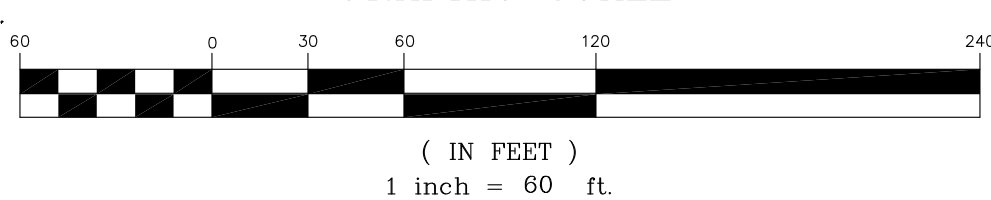
TCA REQUIRED = $10\% \times 12.99 \text{ AC.} = 1.299 \text{ AC.}$
TCA PROVIDED (PER APPROVED PLAN) = 57.64 AC.

NOTE: CONTRACTOR TO SAWCUT, DEMOLISH, AND REMOVE, CONCRETE CURB AND GUTTER WHEN INSTALLING NEW DRIVEWAY. (TYP)

KOURY VENTURES LIMITED PARTNERSHIP,
PART OF TAX PARCEL ID 0097609
PART OF 1999 TAX MAP 11-682-887-3
PART OF D.B. 4104 PG. 0925 TR XIII AND XVI.

NOTE: CONTRACTOR TO SAWCUT, DEMOLISH, AND REMOVE, CONCRETE CURB AND GUTTER WHEN INSTALLING NEW DRIVEWAY. (TYP)

GRAPHIC SCALE



- NOTE:
1. ALL CONSTRUCTION TO BE TO THE CITY OF GREENSBORO, & NC DENR STANDARDS AND SPECIFICATIONS.
2. CLEANOUTS IN LOAD BEARING AREAS TO BE JOSAM 55000.
3. INSTALL ALL APPLICABLE WATER AND SEWER TO COG/NC DENR STANDARDS.
4. NO NEW TREES OR THE PROJECTED MATURE CANOPY ALLOWED WITHIN 10 FEET OF EXISTING OR PROPOSED PUBLIC WATER OR SEWER.
5. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO COMPLY WITH THE NEW O.S.H.A. REGULATIONS CONCERNING TRENCHING FOR INSTALLATION OF UTILITIES.
7. NO SUBSURFACE INVESTIGATION CONDUCTED BY EVANS ENGINEERING, INC.
8. NO OVERHEAD POWER LINES EXIST WITHIN THE PROPERTY LIMITS OR LESS THAN TEN FEET OUTSIDE THE LIMITS.
9. ANY STRUCTURE TO BE REMOVED SHALL REQUIRE A DEMOLITION PERMIT FROM BUILDING INSPECTIONS.
10. EXTERIOR EXIT DISCHARGE ILLUMINATION/LIGHTING SHALL BE REQUIRED FROM ALL EXIT DOORS TO THE PUBLIC WAY AND TO THE DRIVEWAY WITH A FOOT CANDLE.

ZONING REQUIREMENTS PER
GRANDOVER UNIFIED DEVELOPMENT PLAN:

<u>ZONING REQUIREMENTS:</u>	<u>MULTI-FAMILY (MF-B)</u>
MIN. LOT SIZE (SF)	12,000
MIN. LOT WIDTH (INTERIOR LOT)	60
MIN. LOT WIDTH (CORNER LOT)	60
MIN. STREET FRONTAGE	50
MIN. STREET SETBACK	50
LOCAL SUBCOLLECTOR (FRONT)	10
LOCAL SUBCOLLECTOR (SIDE)	25
MINOR THROUGHFARE	10
MAJOR THROUGHFARE	10
INTERIOR SIDE YARD SETBACKS	5'
REAR YARD SETBACK	20'
MAX. BUILDING HEIGHT	50' (f)
MAX. BUILDING COVERAGE	60%
MIN. BUILDING SEPARATION	20, 80' (f)

(f) MAXIMUM HEIGHT WITHOUT / WITH ADDITION SETBACKS:
INCREASE ALL SETBACKS BY ONE (1) FOOT FOR
EVERY ONE (1) FOOT IN HEIGHT BETWEEN FIFTY (50)
AND EIGHTY (80) FEET, BUT NOT FOR ADDITIONAL
HEIGHT ABOVE EIGHTY (80) FEET. PROVIDED, HOWEVER
THAT NO STRUCTURE SHALL EXCEED A HEIGHT OF
EIGHTY (80) FEET WITHOUT PLANNING BOARD APPROVAL.

NOTE: UP TO 80' BUILDING HEIGHT ALLOWED FOR
SIDE OF BUILDING FACING GOLF COURSE.

NOTE:
ALL ELECTRICAL GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F 2200.

OPEN SPACE/ COMMON ELEMENTS AREA

ONE OF THE ZONING CONDITIONS FOR ENTIRE GRANDOVER DEVELOPMENT IS THAT THERE SHALL BE A MINIMUM OF 82 ACRES OF PLATTED OPEN SPACE/ COMMON ELEMENTS. THE GRANDOVER GOLF COURSE IS CONSIDERED OPEN SPACE/ COMMON ELEMENT. BELOW I HAVE LISTED SEVERAL FINAL PLATS OF THE GOLF COURSE (AND THEIR RESPECTIVE ACREAGE) THAT TOTAL MORE THAN THE REQUIRED 82 ACRES.

<u>PLAT BOOK & PAGE:</u>	<u>GOLF COURSE ACREAGE</u>
P.B. 121 PG. 30	24.633 ACRES
P.B. 125 PG. 96	36.205 ACRES
P.B. 125 PG. 97	48.829 ACRES
TOTAL:	109.667 ACRES

NOTES:
THE REQUIRED STREET PLANTING YARD MUST HAVE A MINIMUM WIDTH OF 10 FEET (AS MEASURED FROM THE OUTSIDE EDGE OF THE RIGHT-OF-WAY OR THE BACK OF THE SIDEWALK, WHICHEVER IS FURTHER FROM THE STREET CENTERED) AND INCLUDED AT LEAST 2 CANOPY TREES AND 17 SHRUBS PER 100 LINEAR FEET OF REQUIRED STREET PLANTING YARD NOT INCLUDED ALLOWED DRIVEWAY.

PARKING LOT LANDSCAPING REQUIREMENTS: 1 CANOPY TREE FOR EVERY 12 PARKING SPACES PROVIDED.

PARKING CALCULATIONS

120 TOTAL UNITS
MINIMUM PARKING REQUIREMENTS:
90 1 BEDROOM UNITS * 1.25 SPACES/UNIT = 112 SPACES
132 2 BEDROOM UNITS * 1.5 SPACES/UNIT = 198 SPACES
16 3 BEDROOM UNITS * 2.0 SPACES/UNIT = 32 SPACES
CLUBHOUSE PARKING 1 / 25 DWELLING UNITS = 9 SPACES
TOTAL SPACES REQUIRED = 351 SPACES

(NOTE: A MINIMUM OF 7 OF THESE SPACES SHALL BE HANDICAP SPACES)

TOTAL NUMBER OF REGULAR PARKING SPACES SHOWN	=	392 SPACES
HANDICAP PARKING SPACES SHOWN	=	24 SPACES
GARAGE SPACES SHOWN	=	<u>39 SPACES</u>
TOTAL SPACES PROVIDED	=	455 SPACES

SITE DATA:

PARCEL NO.: 0095139 (PART OF)
DEED: D.B. 6568 PG. 2468

ZONING: PUD

TOTAL NUMBER OF APARTMENT BLDGS SHOWN
TOTAL NUMBER OF GARAGES SHOWN = 8

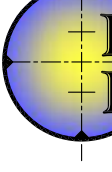

BUILDING COVERAGE: 2.24 AC. (16%)

PROPOSED USE: 5 - APARTMENT BUILDINGS

238 TOTAL UNITS
DENSITY: 48.95 UNITS/ACR

OWNER NAME AND ADDRESS

KOURY VENTURES LIMITED PARTNERSHIP
2275 VANSTORY STREET
GREENSBORO, N.C. 27403
PHONE: 336-299-9200
CONTACT: RICHARD VANDRE
RVANDRE@KOURYCORP.COM

<h1 style="margin: 0;">PROJECT TITLE</h1> <h2 style="margin: 0;">GRANDOVER 8 WEST APARTMENTS</h2> <p style="margin: 0;">6029 YY W GATE CITY BLVD SUMNER/JAMESTOWN TOWNSHIP GUILFORD COUNTY GREENSBORO, NORTH CAROLINA</p>	
<p>APPLICANT: OWNER/DEVELOPER</p> <h3 style="text-align: center; margin: 0;">KOURY VENTURES LIMITED PARTNERSHIP</h3> <p style="text-align: center; margin: 0;">2500 W. GATE CITY BLVD GREENSBORO, NORTH CAROLINA 27407 PHONE: 336-299-0200 CONTACT T: RICHARD VANDORE EVANDORE@KVOURV.COM</p>	
 <p style="text-align: center; font-size: 1.5em; margin: 0;">E vans</p> <p style="text-align: center; margin: 0;">— Since 1974 —</p> <p style="text-align: center; font-size: 1.5em; margin: 0;">Engineering, Inc.</p> <p style="text-align: center; margin: 5px 0;">Engineers Surveyors Planners</p> <p style="text-align: center; margin: 0;">4609 Dundas Drive Greensboro, NC 27407 Phone 336-854-8877 Fax 336-854-8876 CONTACT: ADRIAN@EVS-INC.COM FIRM LICENSE: CP-0168</p>	
<p>PROJECT: 630-264 DESIGN BY: ADL DRAWN BY: DLY</p> <p style="font-size: 0.8em;">H:\DRAWINGS\VOUY\GRANDOVER\BLUE SHOPPING CENTER\Grandover 8 West\Apartment\Grandover 8 West Apartments-07-18-18.dwg</p>	
<p>SHEET DESCRIPTION:</p> <h2 style="text-align: center; margin: 20px 0;">SITE PLAN</h2> <p style="text-align: center;">DATE: JUNE 06, 2018</p>	
<p>SCALE: 1" = 60'</p> <p>11/13/2018 JULY 20, 2018</p>	<p>SHEET NO. 3 OF 16</p>

LEGEND:

EIP	EXISTING IRON PIPE
N.C.G.S.	NORTH CAROLINA GEODETIC SURVEY
R/W	RIGHT OF WAY
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
EX.	EXISTING
BLDG.	BUILDING
PROP.	PROPOSED

JURISDICTIONAL WETLANDS DATA:

	SF	AC	LF
TOTAL JURISDICTIONAL WETLANDS	16,553	0.38	
TOTAL JURISDICTIONAL STREAMS	1,887		±629
TOTAL UPLAND AREA	549,292	±12.61	
TOTAL SITE ACREAGE		±12.99	

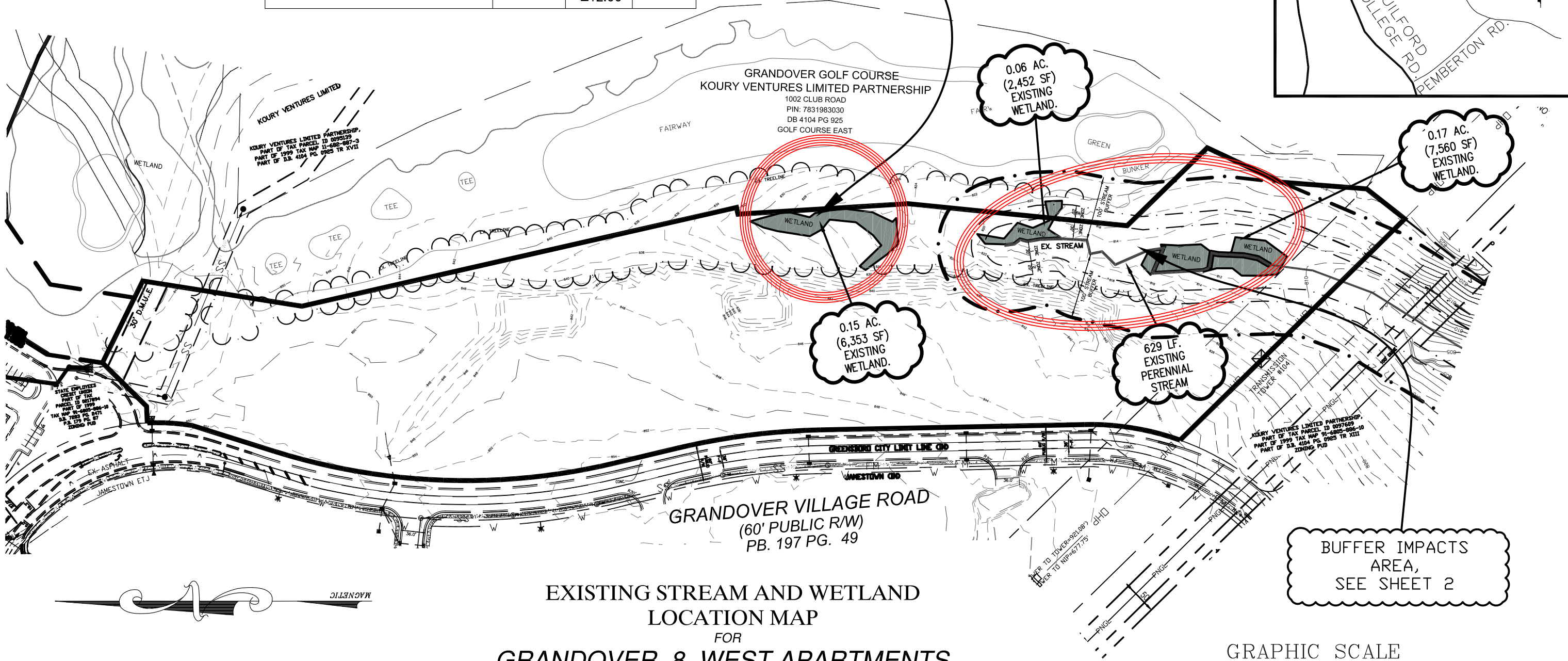
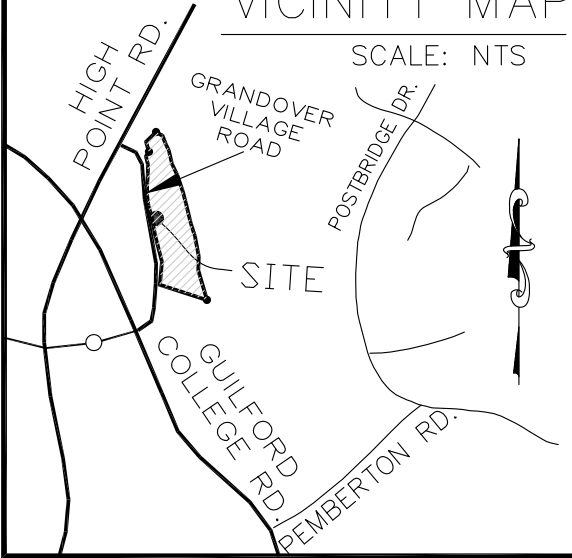
WETLAND IMPACTS
AREA
SEE SHEET 2

SITE DATA:

TAX PARCEL #0095139
PROPERTY REFERENCE: D.B. 6568 PG. 2468
EXISTING ZONING: CD-PD-M
EXISTING LAND USE: VACANT
PROPOSED LAND USE: APARTMENTS
TOTAL AREA: 12.99 ACRES

VICINITY MAP

SCALE: NTS



EXISTING STREAM AND WETLAND
LOCATION MAP
FOR
GRANDOVER 8 WEST APARTMENTS

6029 YY W GATE CITY BLVD
SUMNER/JAMESTOWN TOWNSHIP GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA

JULY 13, 2018

OWNER NAME AND ADDRESS

KOURY VENTURES LIMITED PARTNERSHIP,
2275 VANSTORY STREET
GREENSBORO, N.C. 27403
PHONE: 336-299-9200
CONTACT: RICHARD VANDRE


GRAPHIC SCALE



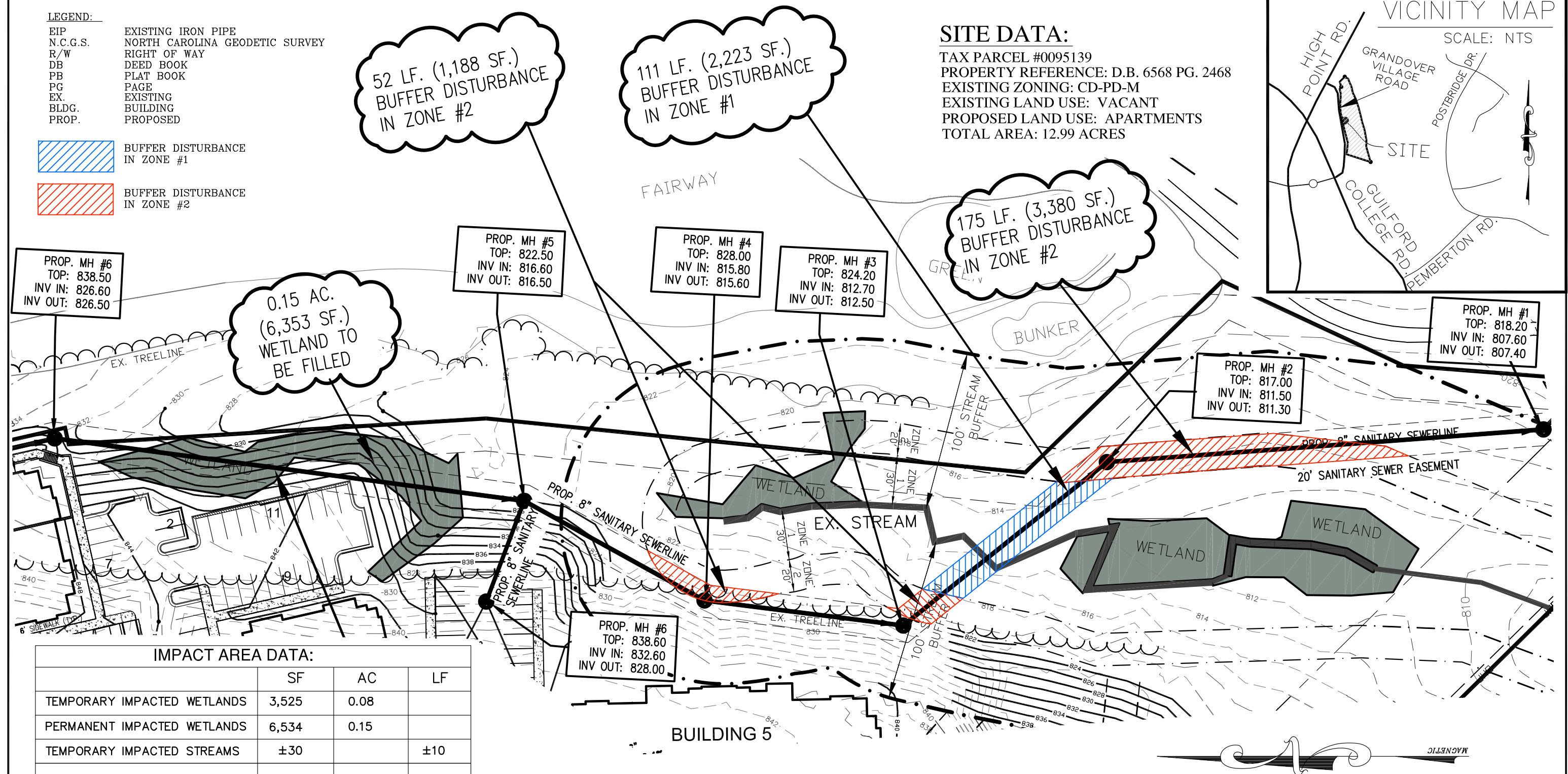
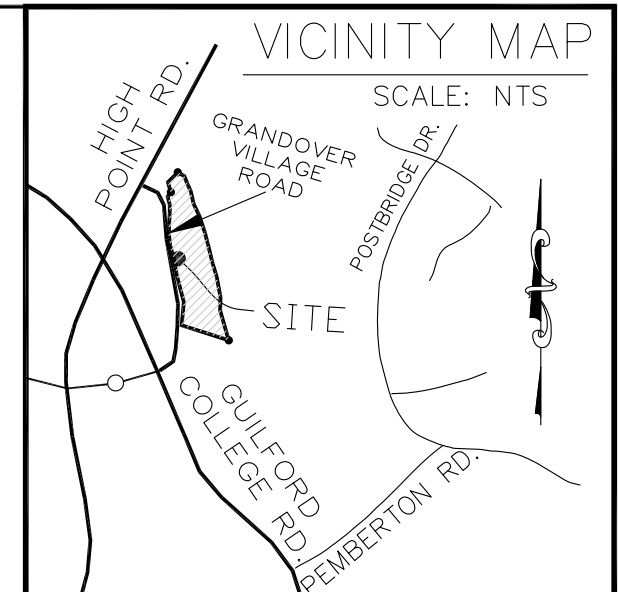
(IN FEET)
1 inch = 150 ft.

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LEGEND:
EIP EXISTING IRON PIPE
N.C.G.S. NORTH CAROLINA GEODETIC SURVEY
R/W RIGHT OF WAY
DB DEED BOOK
PB PLAT BOOK
PG PAGE
EX. EXISTING
BLDG. BUILDING
PROP. PROPOSED

 BUFFER DISTURBANCE
IN ZONE #1
 BUFFER DISTURBANCE
IN ZONE #2

SITE DATA:
TAX PARCEL #0095139
PROPERTY REFERENCE: D.B. 6568 PG. 2468
EXISTING ZONING: CD-PD-M
EXISTING LAND USE: VACANT
PROPOSED LAND USE: APARTMENTS
TOTAL AREA: 12.99 ACRES



IMPACT AREA DATA:

	SF	AC	LF
TEMPORARY IMPACTED WETLANDS	3,525	0.08	
PERMANENT IMPACTED WETLANDS	6,534	0.15	
TEMPORARY IMPACTED STREAMS	±30		±10
ZONE 2 PERMANENT IMPACT	4,588		227
ZONE 1 PERMANENT IMPACT	2,223		111

OWNER NAME AND ADDRESS

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2275 VANSTORY STREET
GREENSBORO, N.C. 27403
PHONE: 336-299-9200
CONTACT: RICHARD VANDRE

STREAM AND
WETLAND IMPACT
FOR
GRANDOVER 8 WEST APARTMENTS

6029 YY W GATE CITY BLVD
SUMNER/JAMESTOWN TOWNSHIP GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA

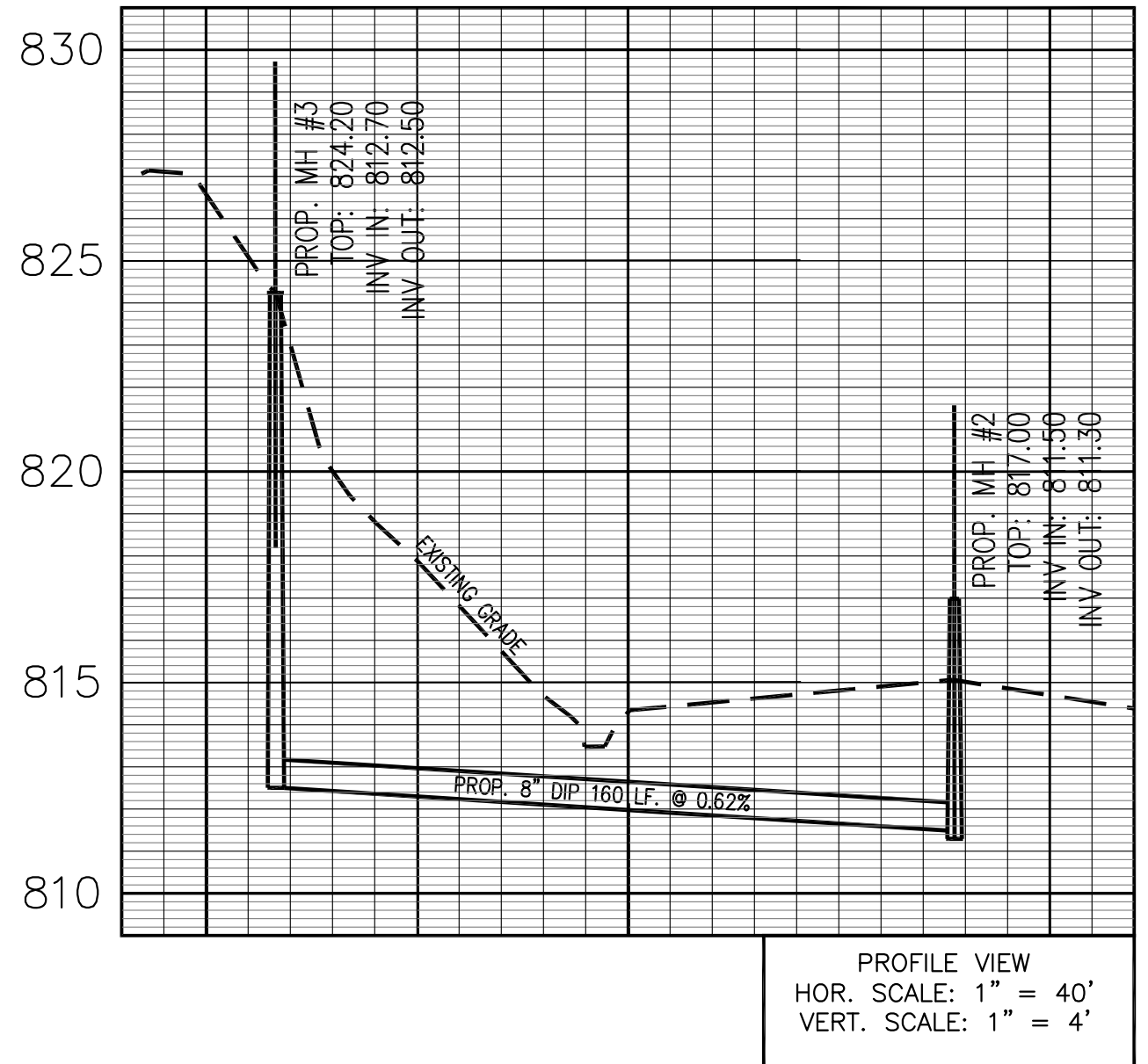
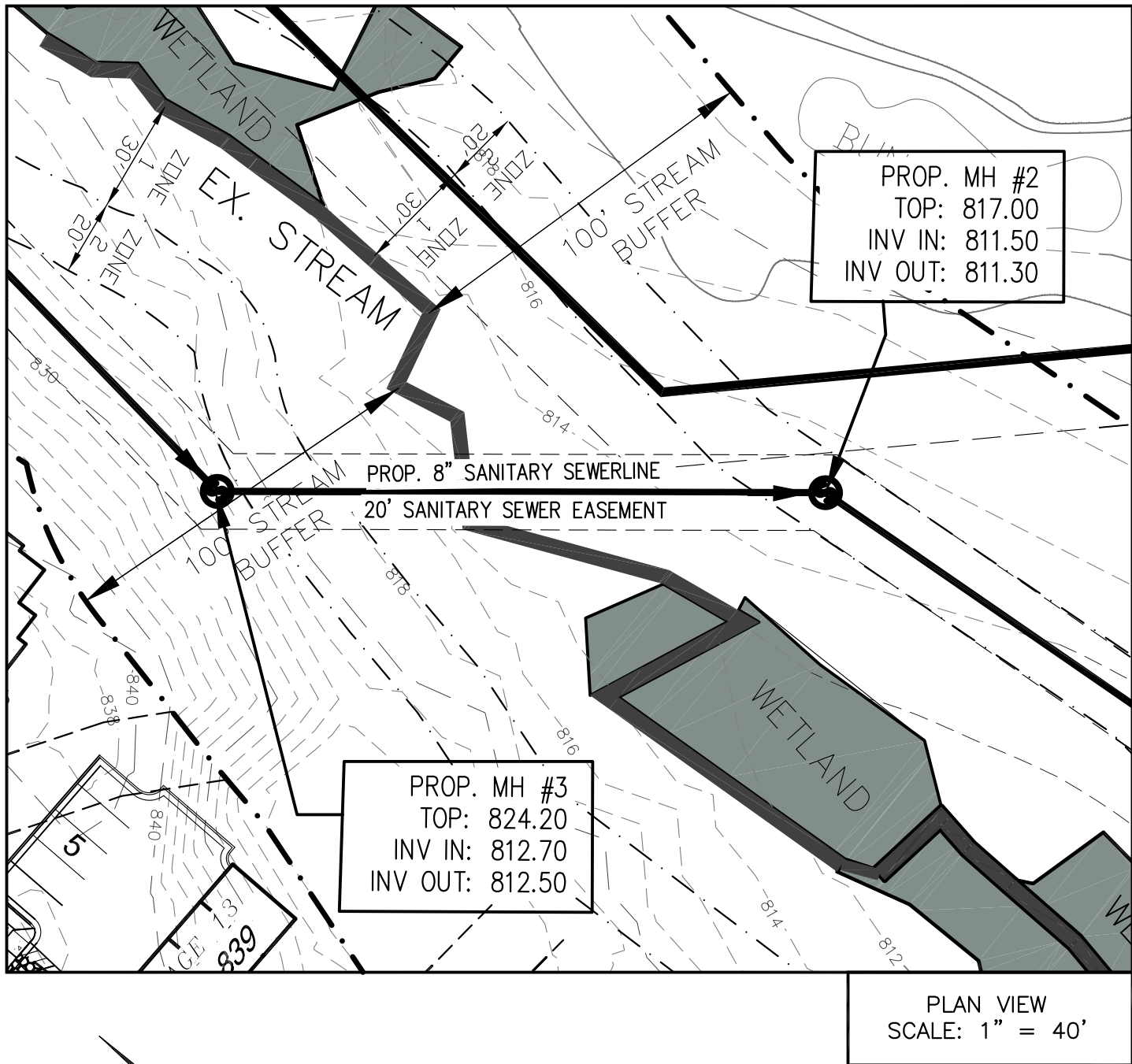
JULY 13, 2018

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GRAPHIC SCALE



(IN FEET)
1 inch = 150 ft.

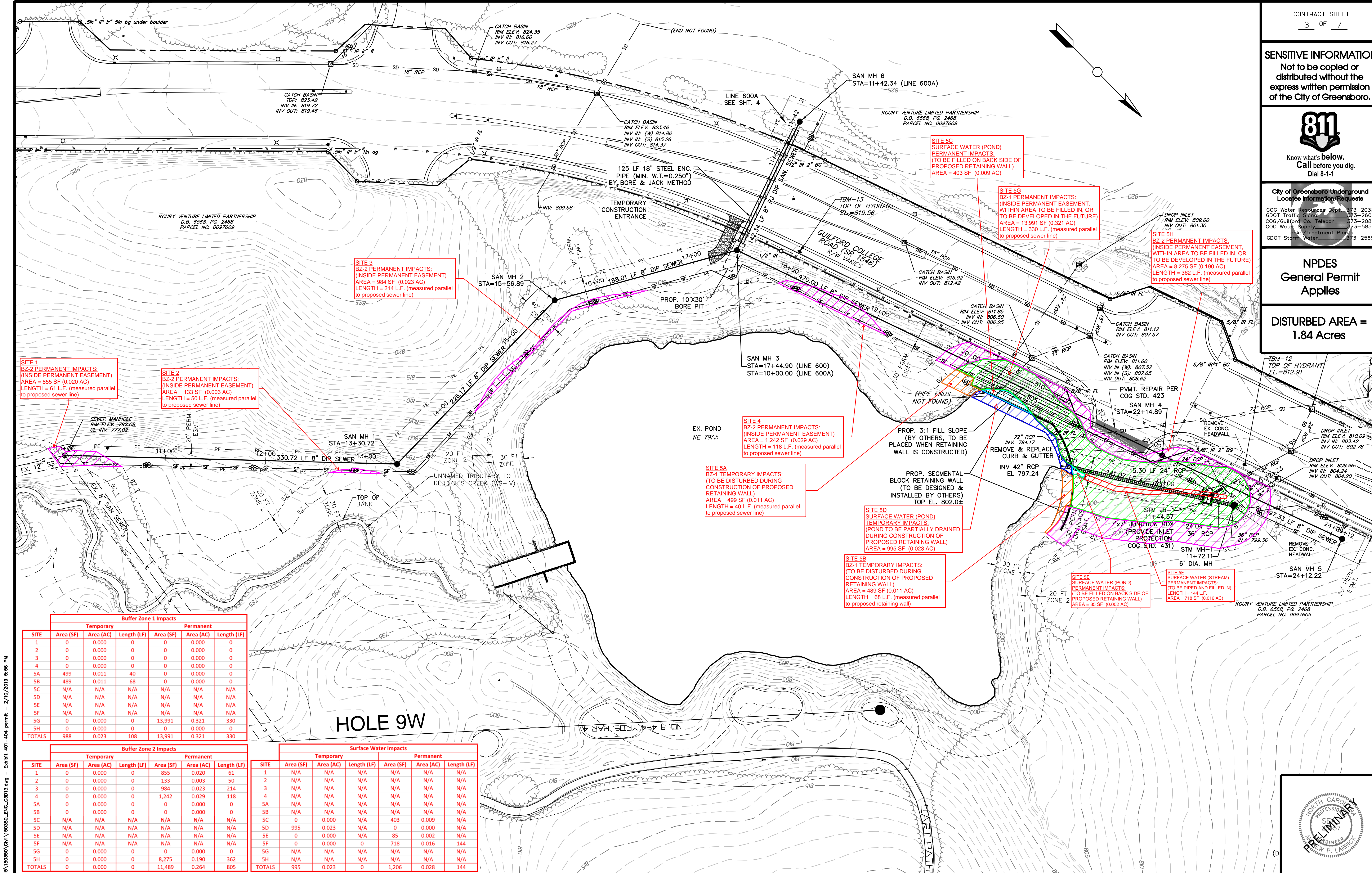


SANITARY SEWER PIPE
STREAM CROSSING PROFILE
FOR
GRANDOVER 8 WEST APARTMENTS
6029 YY W GATE CITY BLVD
SUMNER/JAMESTOWN TOWNSHIP GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA
JULY 13, 2018

OWNER NAME AND ADDRESS

KOURY VENTURES LIMITED PARTNERSHIP,
2275 VANSTORY STREET
GREENSBORO, N.C. 27403
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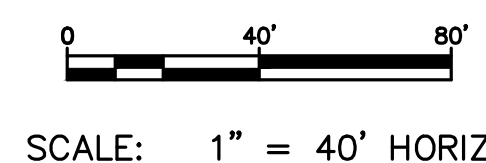
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Buffer Zone 1 Impacts						
SITE	Temporary			Permanent		
	Area (SF)	Area (AC)	Length (LF)	Area (SF)	Area (AC)	Length (LF)
1	0	0.000	0	0	0.000	0
2	0	0.000	0	0	0.000	0
3	0	0.000	0	0	0.000	0
4	0	0.000	0	0	0.000	0
5A	499	0.011	40	0	0.000	0
5B	489	0.011	68	0	0.000	0
5C	N/A	N/A	N/A	N/A	N/A	N/A
5D	N/A	N/A	N/A	N/A	N/A	N/A
5E	N/A	N/A	N/A	N/A	N/A	N/A
5F	N/A	N/A	N/A	N/A	N/A	N/A
5G	0	0.000	0	13,991	0.321	330
5H	0	0.000	0	0	0.000	0
TOTALS	988	0.023	108	13,991	0.321	330

Buffer Zone 2 Impacts						
SITE	Temporary			Permanent		
	Area (SF)	Area (AC)	Length (LF)	Area (SF)	Area (AC)	Length (LF)
1	0	0.000	0	855	0.020	61
2	0	0.000	0	133	0.003	50
3	0	0.000	0	984	0.023	214
4	0	0.000	0	1,242	0.029	118
5A	0	0.000	0	0	0.000	0
5B	0	0.000	0	0	0.000	0
5C	N/A	N/A	N/A	N/A	N/A	N/A
5D	N/A	N/A	N/A	N/A	N/A	N/A
5E	N/A	N/A	N/A	N/A	N/A	N/A
5F	N/A	N/A	N/A	N/A	N/A	N/A
5G	0	0.000	0	0	0.000	0
5H	0	0.000	0	8,275	0.190	362
TOTALS	0	0.000	0	11,489	0.264	805

Surface Water Impacts						
SITE	Temporary			Permanent		
	Area (SF)	Area (AC)	Length (LF)	Area (SF)	Area (AC)	Length (LF)
1	N/A	N/A	N/A	N/A	N/A	N/A
2	N/A	N/A	N/A	N/A	N/A	N/A
3	N/A	N/A	N/A	N/A	N/A	N/A
4	N/A	N/A	N/A	N/A	N/A	N/A
5A	N/A	N/A	N/A	N/A	N/A	N/A
5B	N/A	N/A	N/A	N/A	N/A	N/A
5C	0	0.000	N/A	403	0.009	N/A
5D	995	0.023	N/A	0	0.000	N/A
5E	0	0.000	N/A	85	0.002	N/A
5F	0	0.000	0	718	0.016	144
5G	N/A	N/A	N/A	N/A	N/A	N/A
5H	N/A	N/A	N/A	N/A	N/A	N/A
TOTALS	995	0.023	0	1,206	0.028	144



DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS

6415 OLD PLANK RD, HIGH POINT, NC 27265
T: (336) 886-4821 | F: (336) 886-4458 | WWW.DMP-INC.COM | LICENSE: F-0245

REVISIONS	TYPE	CONTRACT	CONTRACTOR	AS-BUILT	AUTH. DATE	BENCHMARKS
	ROADWAY					
	SEWER					
	WATER					
	SIDEWALK					

JOB NO. 150350
DESIGNED 9/2017 BY APL
CONST. SURVEY BY DMP
CHECKED BY APL
SCALE: AS NOTED

CITY OF GREENSBORO
ENGINEERING DIVISION
KOURY CORPORATION SEWER IMPROVEMENTS
TO GRANDOVER WEST DEVELOPMENT
SEWER LINE 600 STA. 10+00 - STA. 24+12

K-

SHEET NO.
4A OF **7**

CONTRACT SHEET
3 OF 7

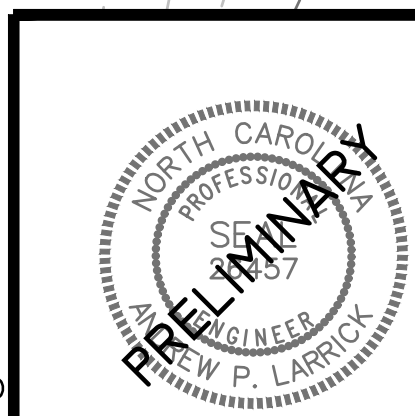
SENSITIVE INFORMATION
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Know what's below.
Call before you dig.
Dial 8-1-1

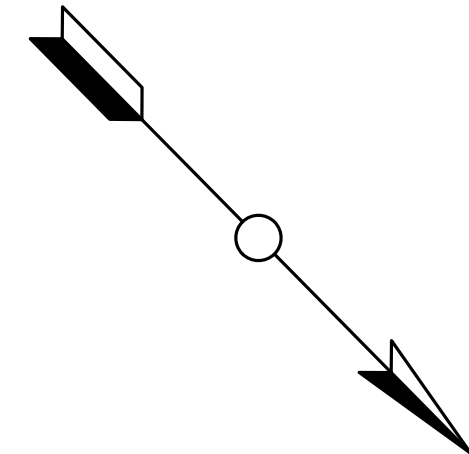
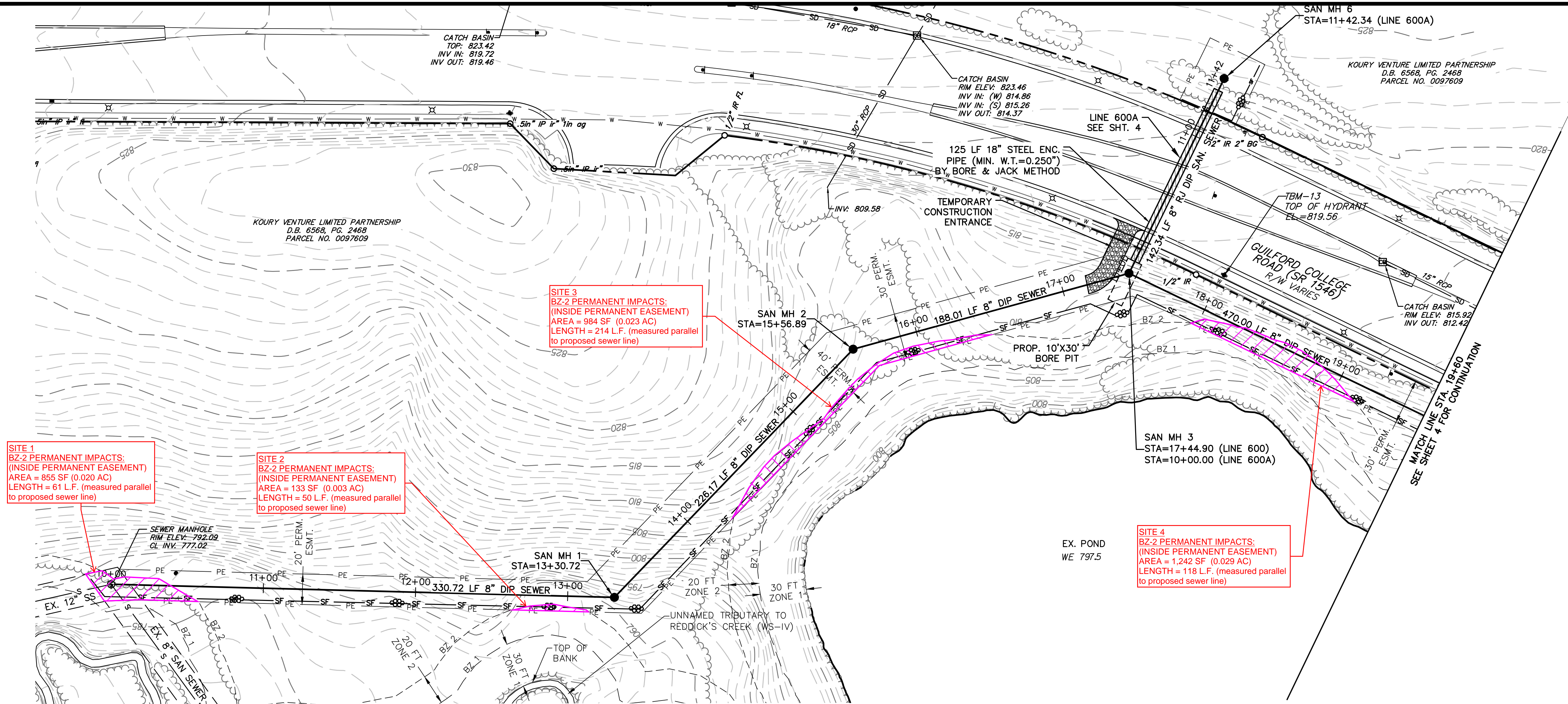
City of Greensboro Underground Locates Information/Requests
COG Traffic Resources Dept. 373-2033
COG Traffic Signs 373-2606
COG Guilford Co. 373-2084
COG Water Supply 373-5855
Tanks/Treatment Plants
GDOT Storm Water 373-2569

NPDES
General Permit
Applies

DISTURBED AREA =
1.84 Acres



DRAWING NAME: P:\2019\150350\GWA\150350_ENG_C3013.dwg - P&P SEWER LINE 600 - 2/10/2019 5:37 PM



CONTRACT SHEET
3 OF 7

SENSITIVE INFORMATION
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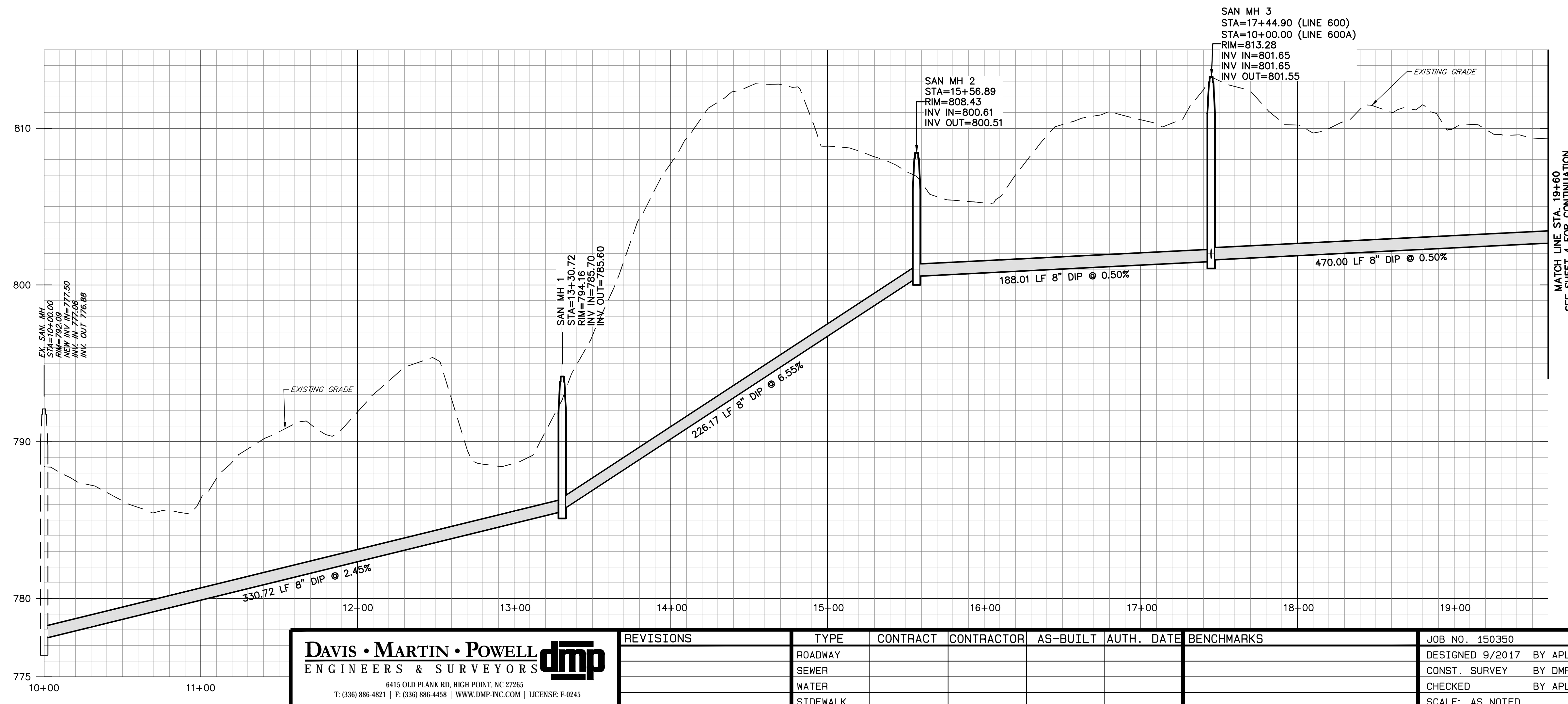


City of Greensboro Underground Locates Information/Requests
COG Water Resources Dept. 373-2033
GDOT Traffic Signs 373-2606
COG/Guilford Co. Telecom 373-2084
COG Water Supply 373-5855
Tanks/Treatment Plants
GDOT Storm Water 373-2569

NPDES
General Permit
Applies

DISTURBED AREA =
1.84 Acres

0 40' 80'
SCALE: 1" = 40' HORIZ
1" = 4' VERT



DAVIS • MARTIN • POWELL
ENGINEERS & SURVEYORS
6415 OLD PLANK RD, HIGH POINT, NC 27265
T: (336) 886-4821 | F: (336) 886-4458 | WWW.DMP-INC.COM | LICENSE: F-0245

REVISIONS	TYPE	CONTRACT	CONTRACTOR	AS-BUILT	AUTH. DATE	BENCHMARKS
	ROADWAY					
	SEWER					
	WATER					
	SIDEWALK					

JOB NO. 150350
DESIGNED 9/2017 BY APL
CONST. SURVEY BY DMP
CHECKED BY APL
SCALE: AS NOTED

CITY OF GREENSBORO
ENGINEERING DIVISION
KOURY CORPORATION SEWER IMPROVEMENTS
TO GRANDOVER WEST DEVELOPMENT
SEWER LINE 600 STA. 10+00 - STA. 19+60



K-
SHEET NO.
3 OF 7