

BUFFERYARD SCHEDULE					
YARD No.	TYPE	LENGTH	CANOPY TREES REQ.	UNDERSTORY TREES REQ.	SHRUBS REQ.
1-1	STREET	104'	2	-	17
1-2	"B"	355'	11	10	24
1-3	"D"	224'	-	5	42
1-4	STREET	203'	4	-	34
2-1	"D"	115'	-	2	21
2-2	"B"	105'	6	4	46
2-3	"D"	420'	-	8	76
2-4	STREET	460'	4	-	70
3-1	STREET	115'	4	-	74

DEVELOPMENT PROPOSED FOR LOT 1 ONLY AT THIS TIME.

PARKING LOT SCHEDULE -- LOT 1		
NO. SPACES	NO. CANOPY TREES REQUIRED	NO. TREES PROVIDED
212	1/2 SPACES = 10 TREES	10

**LANDSCAPE BUFFER REQUIREMENTS**

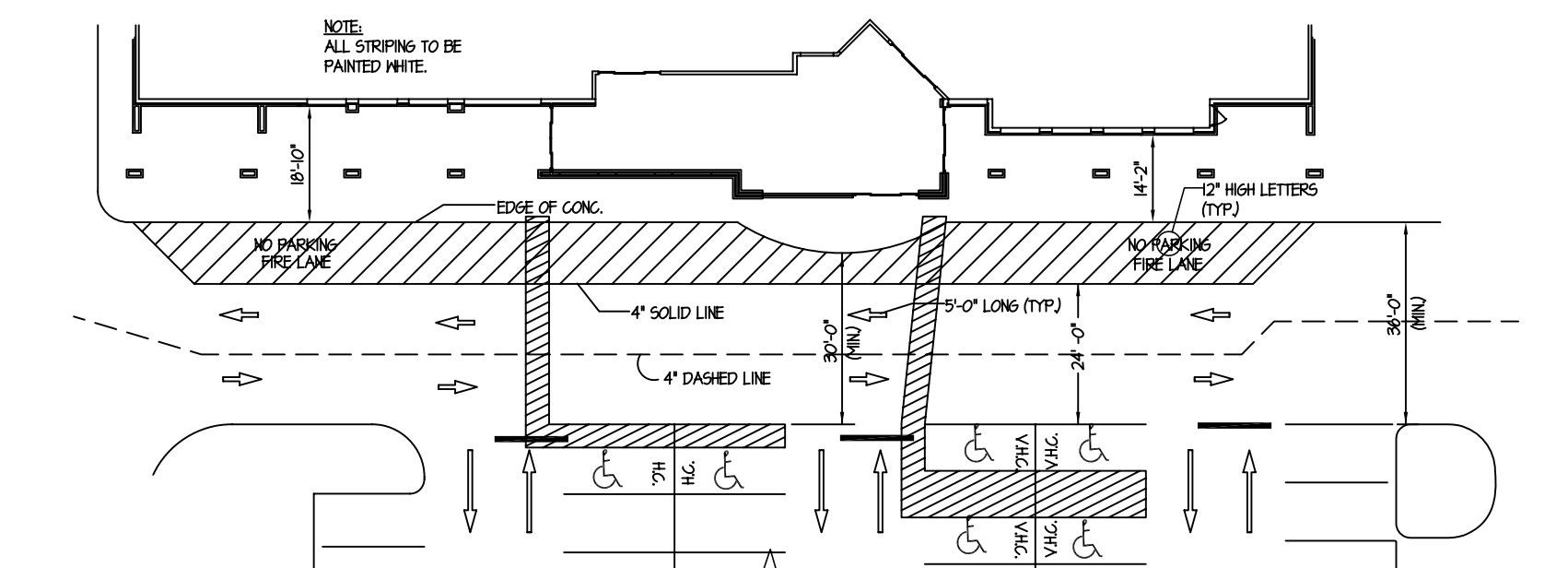
**CANOPY TREES:** WATER WISE CANOPY TREES, USING REQUIRED PLANTING TECHNIQUES MUST BE A MIN. OF TWO (2) INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GRADE, WHEN PLANTED. WHEN MATURE, A CANOPY TREE SHOULD BE FORTY (40) FEET HIGH AND HAVE A MIN. CROWN WIDTH OF THIRTY (30) FEET. OTHER CANOPY TREES MUST BE A MIN. OF TREE (3) CALIPER, MEASURED (6) INCHES ABOVE GRADE, WHEN PLANTED.

**UNDERSTORY TREES:** WATER WISE UNDERSTORY TREES MUST BE A MIN. OF ONE (1) INCH IN CALIPER, MEASURED SIX (6) INCHES ABOVE GRADE, WHEN PLANTED. WHEN MATURE, AN UNDERSTORY TREE SHOULD BE TWENTY-FIVE (25) TO FORTY (40) FEET HIGH. OTHER UNDERSTORY TREES MUST BE A MIN. OF TWO (2) INCHES IN CALIPER, MEASURED SIX (6) INCHES ABOVE GRADE AT THE TIME OF INSTALLATION.

**SHRUBS:** ALL APPROVED WATER WISE SHRUBS, USING REQUIRED PLANTING TECHNIQUES PLANTED PARALLEL TO THE EDGE OF PARKING LOTS, ACCESS DRIVES, LOADING AND UNLOADING AREAS AND OUTSIDE STORAGE SHALL BE EVERGREEN AND INSTALLED AT A MIN. SIZE OF EIGHTEEN (18) INCHES, SPREAD OR HEIGHT, AND REACH A MIN. HEIGHT OF THIRTY-SIX (36) INCHES AND A MIN. SPREAD OF THIRTY (30) INCHES. REQUIRED WATER WISE SHRUBS IN OTHER LOCATIONS, OUTSIDE OF THE AREAS LISTED ABOVE MAY BE EVERGREEN OR DECIDUOUS, SHALL BE THREE (3) GALLON IN SIZE AS PER ANSI STANDARDS AT THE TIME OF INSTALLATION.

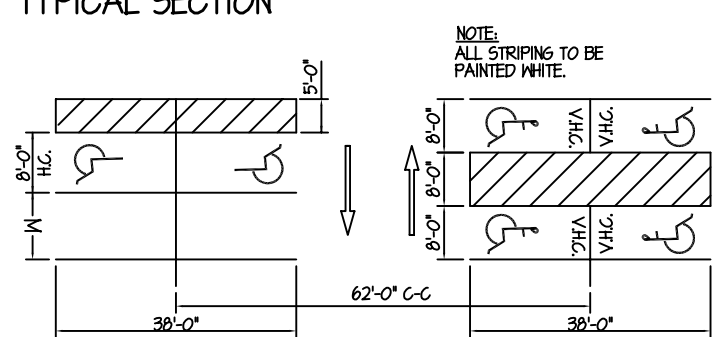
**WATER WISE PLANTING TECHNIQUES:**

- SOIL PREPARATION FOR THE ENTIRE LANDSCAPE YARD INCLUDES THE ADDITION OF ORGANIC AMENDMENTS TILLED TO A DEPTH OF EIGHT (8) TO TWELVE (12) INCHES.
- ALL PLANTINGS IN THE LANDSCAPE YARDS SHALL BE MULCHED INCLUDING INTERIOR PARKING LOT ISLANDS UNDER FIVE HUNDRED (500) SQUARE FEET TO A DEPTH OF THREE (3) TO FOUR (4) INCHES AND MAINTAINED FREE THEREAFTER.
- EARTHEN BASINS ARE CONSTRUCTED AROUND THE INSTALLED PLANTS.
- PLANTS, AS PERMITTED BY THIS ORDINANCE, ARE GROUPED TOGETHER WHERE POSSIBLE.
- FOR ESTABLISHMENT AND SURVIVAL, PLANTS SHALL BE WATERED IN THE FIRST YEAR OF PLANTING.
- IT IS SUGGESTED THAT YOU DRIP IRRIGATION, WHICH INCLUDES Drip Masters, BE USED FOR REQUIRED LANDSCAPING PLANTING BEDS DURING THE REQUIRED ESTABLISHMENT PERIOD. AFTER ESTABLISHMENT, SUPPLEMENTAL WATERING CAN BE REDUCED AND USED ON AN AS NEEDED BASIS. TRADITIONAL SPRAY IRRIGATION IS PROHIBITED EXCEPT FOR TURF AREAS.



**STRIPING DETAIL**  
SCALE: 1" = 30'

SEE SHEET C-5 FOR PAVEMENT TYPICAL SECTION



**PARKING DETAIL**  
SCALE: 1" = 30'

**ACKNOWLEDGEMENT OF DRIVEWAY CONDITIONS PER WESA #08-02:**

THE DEVELOPER HEREBY ACKNOWLEDGES THAT, SHOULD THE SECONDARY SERVICE ENTRANCE ONTO LIBERTY ROAD EVER BE CONNECTED TO AN ADJOINING PROPERTY, THE PRIMARY AND SECONDARY DRIVES ONTO LIBERTY ROAD MAY NEED TO BE COMBINED AT THAT TIME INTO A SINGLE ACCESS POINT ONTO LIBERTY ROAD.

THE LANDLORD SHALL VERIFY THAT THIS PLAN AGREES WITH THE SITEPLAN THAT IS ATTACHED TO THE LEASE, INCLUDING, BUT NOT LIMITED TO, PROPERTY LINES AND BOUNDARIES, PARKING LAYOUT AND STRIPING, LOCATION AND SIZE OF CURB CUTS, SIZE AND CONFIGURATION OF BUILDINGS AND IMPROVEMENT SIZES, AND CONFIGURATION OF ALL PAVING.

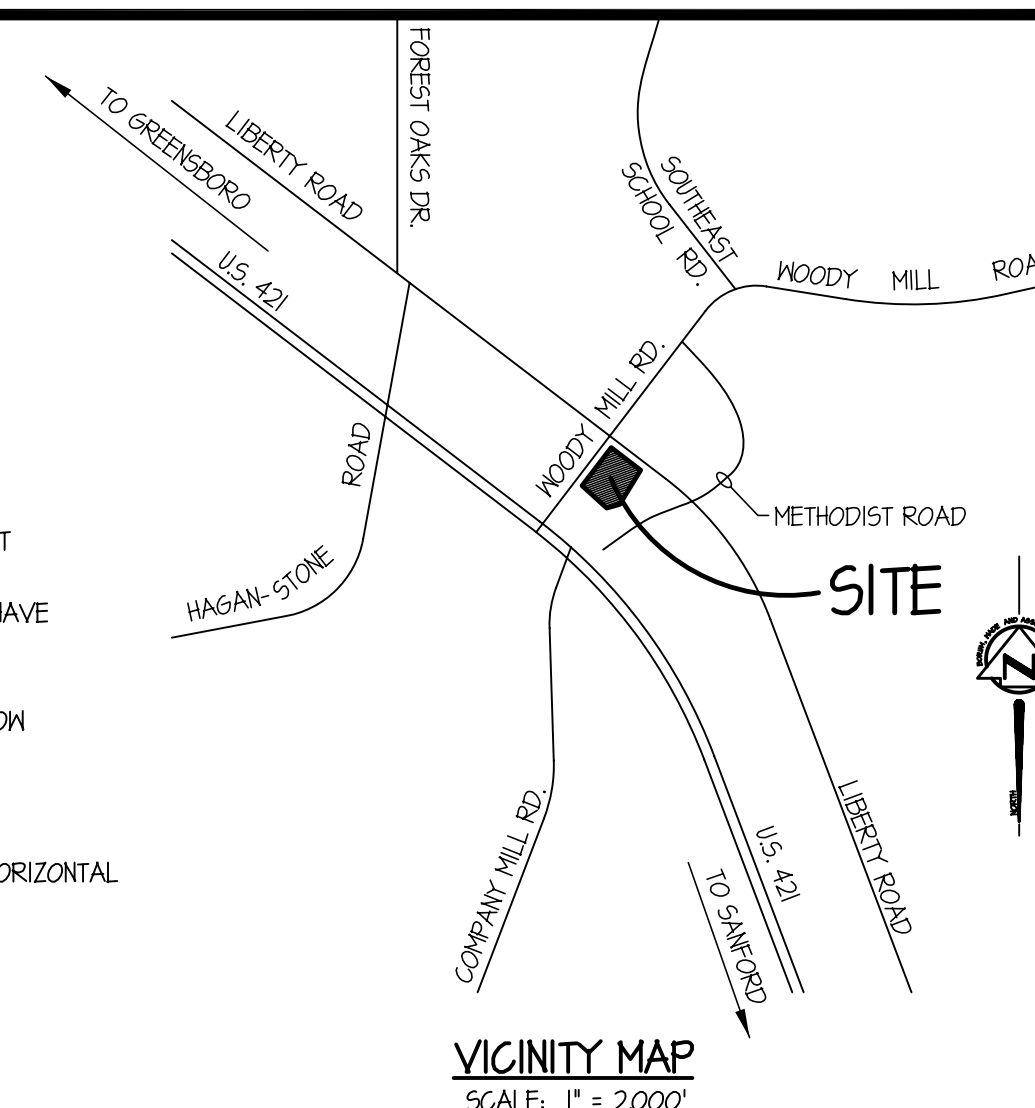
IN THE EVENT A CONFLICT IS FOUND, THE SITE PLAN ATTACHED TO THE LEASE SHALL GOVERN CONSTRUCTION. ALL REVISIONS MUST BE HANDLED THROUGH A LEASE MODIFICATION.

**I.M.U.D. NOTES:**

- THIS PROPERTY IS BEING DEVELOPED AS AN INTEGRATED MULTIPLE USE DEVELOPMENT (I.M.U.D.), AS SUCH IT WILL BE DEVELOPED WITH COMMON DRIVEWAYS AND OFF-STREET PARKING, AND BE SUBJECT TO COMMON SIGNAGE AND COMMON LANDSCAPING PLANS. SHOULD THIS PROPERTY CEASE TO CONFORM TO THE DEFINITION OF AN "I.M.U.D.", THE PROPERTY WILL THEN BE IN VIOLATION OF THIS ORDINANCE AND SHALL BE RETROFITTED WITH CONVENTIONAL PARKING AND LANDSCAPING, EVEN IF DOING SO REQUIRES THE REMOVAL OF PREVIOUSLY INSTALLED IMPROVEMENTS.
- A MASTER SIGN PLAN MEETING THE REQUIREMENTS OF THE CU-SC-I.M.U.D. SHALL BE PREPARED AND SUBMITTED PRIOR TO ANY ADDITIONAL SITE DEVELOPMENT.

**WATER & SEWER NOTES:**

- SANITARY SEWER SHALL BE AT LEAST 10 FEET FROM ALL PERMANENT STRUCTURES.
- NO METERS WILL BE SET UNTIL ALL TRIBUTARY WATER AND SEWERS HAVE BEEN ACCEPTED BY THE CITY OF GREENSBORO.
- RETAIL BAYS SHALL HAVE FIRE WALLS PER CODE, TYP.
- FIRE SPRINKLER SYSTEM FOR FOOD LION SHALL INCLUDE A BACKFLOW PREVENTION DEVICE WITH THE BUILDING, PER CITY OF GREENSBORO REQUIREMENTS.
- NO FIRE PUMP WILL BE USED ON FOOD LION SPRINKLER SYSTEM.
- ALL WATER & SEWER MAINS SHALL BE INSTALLED WITH 10' MINIMUM HORIZONTAL SEPARATION OR SHALL HAVE 18" MINIMUM VERTICAL CLEARANCE.
- ALL ON-SITE PRIVATE UTILITIES TO BE MAINTAINED BY OWNER.



**NOTES:**

- SITE IS WITHIN THE GENERAL WATERSHED AREA OF LAKE MACKINTOSH WATERSHED, MS-IV.
- LANDLORD SHALL PROPERLY MAINTAIN ALL LAWN AND LANDSCAPED AREAS.
- ALL PARKING DIMENSIONS ARE TO FACE OF CURB.
- NO EXISTING BUILDINGS ON SITE.
- NO FEMA 100-YEAR FLOODPLAIN ON SITE.

COORDINATE THIS SHEET WITH FOOD LION PLANS & SPECS -- THE STRICTEST SHALL GOVERN CONSTRUCTION.

**LOT AREA SUMMARY:**

LOT 1 4.71 ACRES  
 LOT 2 3.38 ACRES  
 LOT 3 1.42 ACRES  
 TOTAL = 9.51 ACRES  
 ALL LOT AREAS SHOWN ARE AFTER NCDOT R/W DEDICATION.  
 (TOTAL AREA IN FUTURE NCDOT RIGHT-OF-WAY DEDICATION = 0.72 ACRES)

**ZONING CONDITIONS:**

- ALL USES IN THE SHOPPING CENTER DISTRICT.
- THERE SHALL BE A MAXIMUM OF TWO VEHICULAR ACCESS POINTS ON LIBERTY ROAD, ONE OF WHICH SHALL BE A SERVICE ENTRANCE.
- THERE SHALL BE A MAXIMUM OF ONE VEHICULAR ACCESS POINT ON WOODY MILL ROAD, LIMITED TO RIGHT-IN, RIGHT-OUT.
- THE TYPE "B" PLANTING YARD ALONG THE PROPERTY LINE COMMON WITH THE JENEL OATES PROPERTY SHALL INCLUDE A SIX-FOOT HIGH OPAQUE FENCE, AND THERE SHALL BE NO REDUCTION IN THE PLANTING YARD WIDTH BY VIRTUE OF THE FENCE.

**BUILDING SQUARE FOOTAGE SUMMARY:**

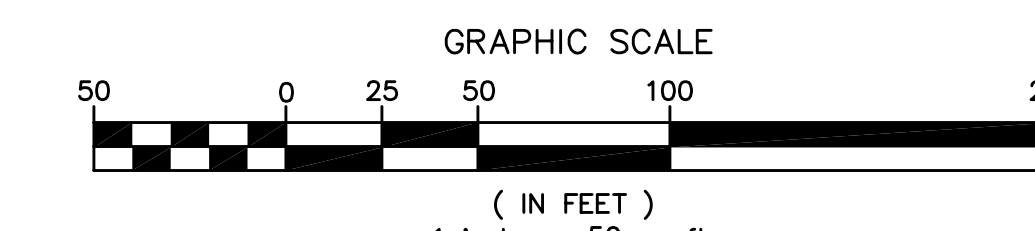
LOT 1  
 FOOD LION: 35,000 SQ. FT.  
 RETAIL BAYS: 4,600 SQ. FT.

**PARKING SUMMARY:**

LOT 1  
 FOOD LION: 1 SP. / 250 SQ. FT. x 35,000 SQ. FT. = 140 SPACES REQ'D  
 RETAIL BAYS: 1 SP. / 250 SQ. FT. x 4,600 SQ. FT. = 30 SPACES REQ'D  
 TOTAL = 170 SPACES REQ'D  
 194 SPACES PROPOSED, INCLUDING NINE (9) ACCESSIBLE, OF WHICH FOUR (4) ARE VAN-ACCESSIBLE.

**SITE INFORMATION**

DEED REFERENCE: D.B. 3706, P. 607  
 TAX MAP REFERENCE: ACL-581-410-45 ACL-581-410-22  
 ACL-581-410-31 ACL-581-354-11  
 TOTAL AREA: 1150 AC. +/- (PRIOR TO NCDOT R/W DEDICATION)  
 RIGHT-OF-WAY DEDICATION (APPROX.) = 124 AC.  
 ZONING: CU-SC  
 WATERSHED: LAKE MACKINTOSH (MS-IV), 6WA  
 SOIL TYPES: Enc, EMB, END  
 DISTANCE TO FLOODWAY: > 2,000 FT.  
 AVG. EXIST. SLOPES: 3% TO 14%  
 DISTURBED AREA = 9.72 ACRES



WATERSHED DATA -- BUILT-UPON AREAS	
LOT No.	MAX. BUILT-UPON AREA
2	4,026 ACRES
3	1,500 ACRES
OFF-SITE	1,132 ACRES
	0,101 ACRES
TOTAL	6,765 ACRES

REFER TO SHEET C-5A FOR ACCESSIBILITY DETAILS & NOTES

- FOOD LION GENERAL NOTES:**
- SIDEWALK SHALL BE FRESH WITH PAVEMENT IN FRONT OF STORE.
  - NO ELEVATED OBSTRUCTIONS ARE ALLOWED IN FRONT OF FOOD LION. ALL LANDSCAPING MUST BE LOW-LYING UNLESS OTHERWISE REQUIRED BY ORDINANCE.
  - NO PLANTERS ARE ALLOWED IN FRONT OF FOOD LION.
  - ALL PAVEMENT EXTENTS SHALL HAVE RAISED CONCRETE CURB AND GUTTER.
  - ALL LANDSCAPED ISLANDS SHALL HAVE RAISED CONCRETE CURB.
  - VERIFY ALL SETBACKS AND EASEMENTS WITH LOCAL CODES.
  - VERIFY DISTANCES BETWEEN BUILDINGS AND ADJACENT PROPERTIES.

SEALS:

PROJECT:  
**THE SHoppes AT FOREST OAKS**  
 A UNIFIED DEVELOPMENT PLAN  
 OWNER: THE SHoppes AT FOREST OAKS, LLC.  
 4620 WOODY MILL ROAD  
 FENTRESS TOWNSHIP, GUILFORD COUNTY  
 GREENSBORO, NORTH CAROLINA

OWNER/DEVELOPER:  
**COMMERCIAL PROPERTIES, INC.**  
 1648-E NORTH MARKET DRIVE  
 RALEIGH, NC 27604  
 (919) 872-5702  
 BRANTLEY TILLMAN

DRAWN BY: JIM R.  
 DATE: JULY 30, 2008

REVISIONS:

SHEET TITLE:  
**MARKETING SITE PLAN**

FILE NO: SEE BELOW  
 DRAWING SCALE: 1"=50'  
 PLAN SHEET NO.

M-1