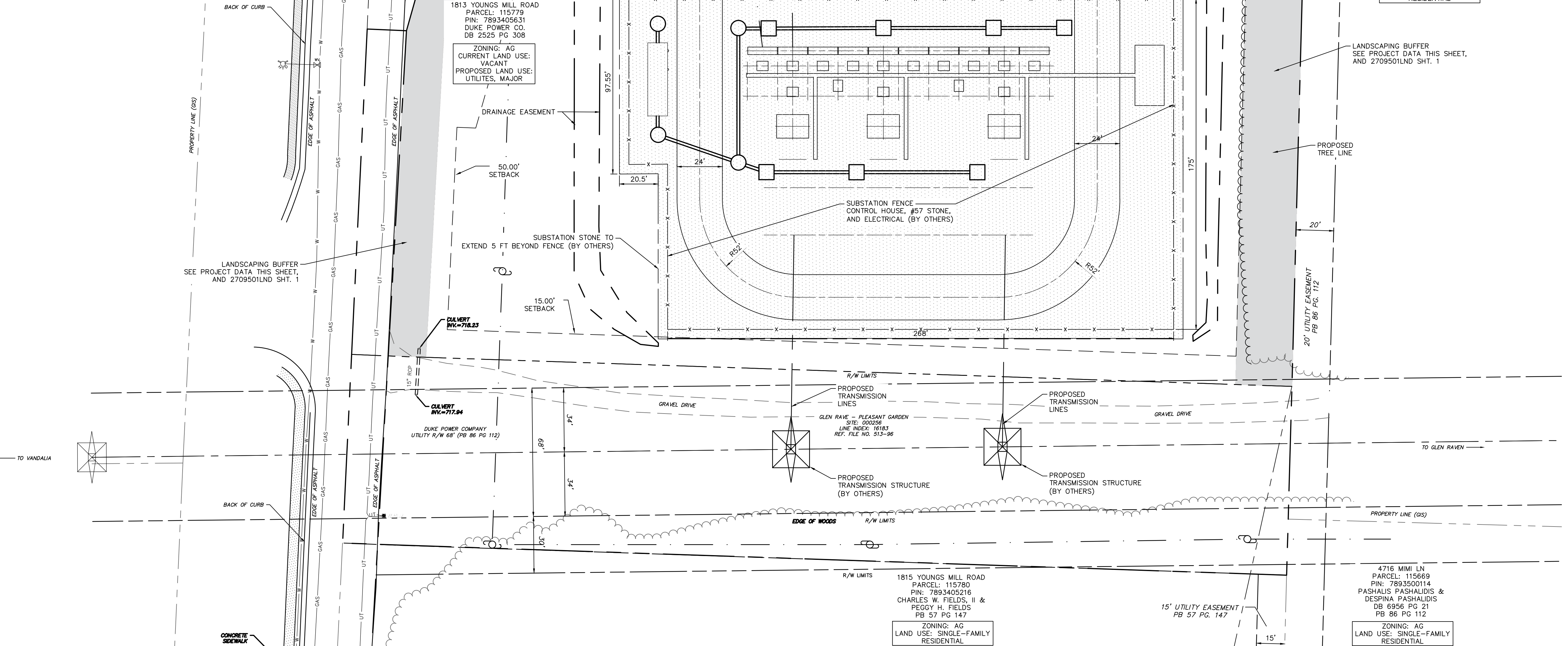
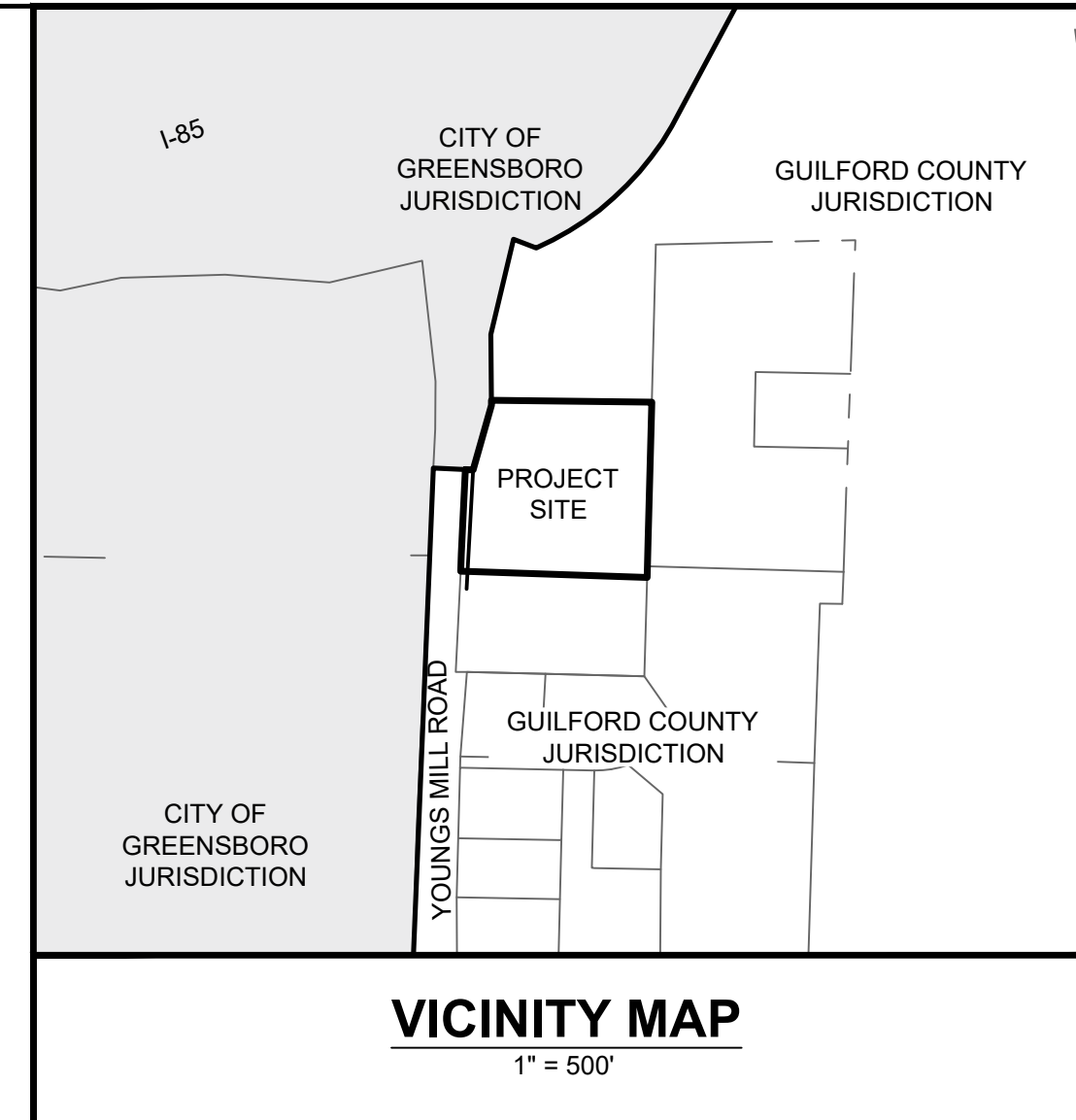
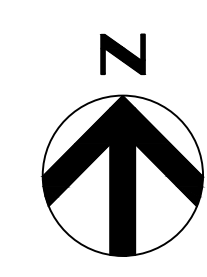


PROJECT DATA:
PROPERTY OWNER:
 DUKE ENERGY CAROLINAS, LLC.
 526 SOUTH CHURCH STREET, CHARLOTTE, NC 28202-0001
 PHONE: 704-382-9978
 TOTAL PROPERTY SIZE: 5.099 AC.
PROJECT NAME:
 YOUNGS MILL RETAIL
PROJECT LOCATION:
 PARCEL #: 115779
 PIN #: 7893405631
 1813 YOUNGS MILLS ROAD
 GREENSBORO, NC, 27406
PROPERTY DATA:
 ZONING CLASSIFICATION: AG AGRICULTURE
 CURRENT LAND USE: VACANT
 PROPOSED LAND USE: UTILITIES, MAJOR (ELECTRICAL SUBSTATION)
PROPOSED CONSTRUCTION:
 PAVED CONCRETE ENTRANCE: 0.05 AC.
 GRAVEL ACCESS ROAD: 0.23 AC.
 GRAVEL SUBSTATION PAD: 1.23 AC.
 TOTAL: 1.51 AC.
LIMIT OF DISTURBANCE: 3.96 AC.
SETBACKS
 FRONT (STREET): 50 FT
 SIDE: 15 FT
 REAR: 30 FT
BUFFERS
 WEST (STREET) 8 FT (STREET)
 NORTH: 5 FT (TYPE D)
 EAST: 30 FT (TYPE B)
 SOUTH: NONE
PROJECT DENSITY CALCULATIONS:
 EXISTING IMPERVIOUS AREA: 0 AC
 PROPOSED IMPERVIOUS AREA: 1.36 AC
 BUA = 26.7%
PURPOSE STATEMENT:
 THE RETAIL STATION IS BEING CONSTRUCTED FOR IMPROVED DISTRIBUTION RELIABILITY FOR THE SURROUNDING AREA.

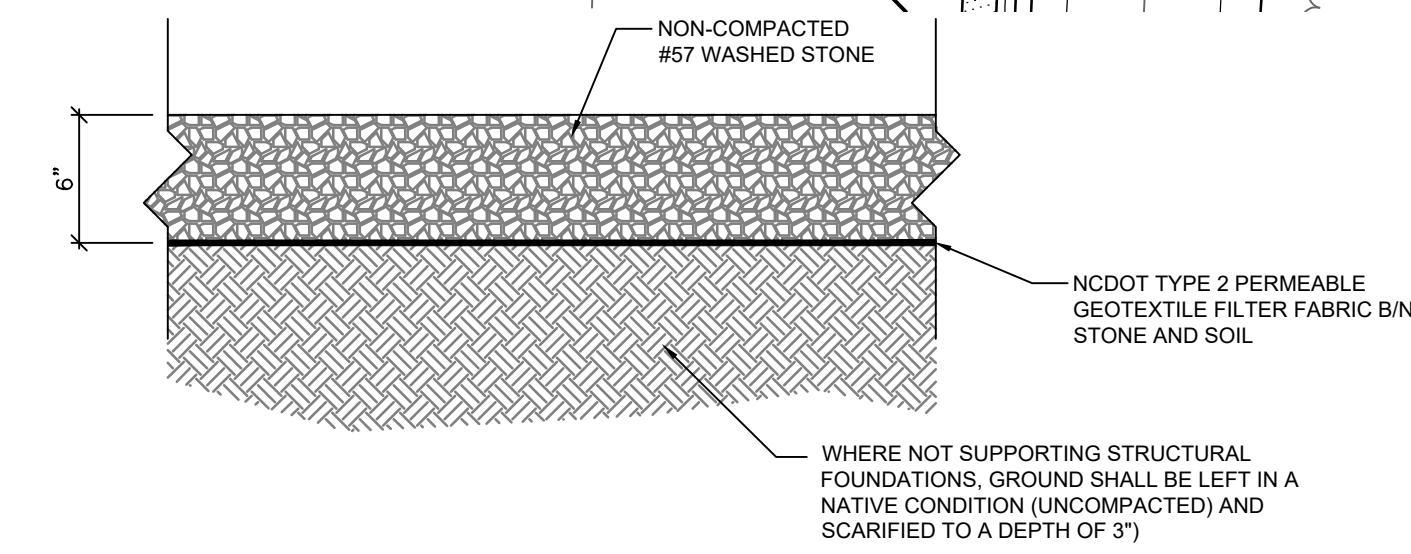
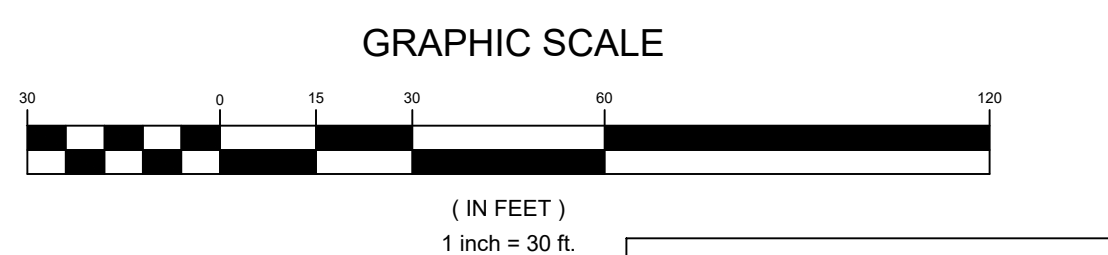
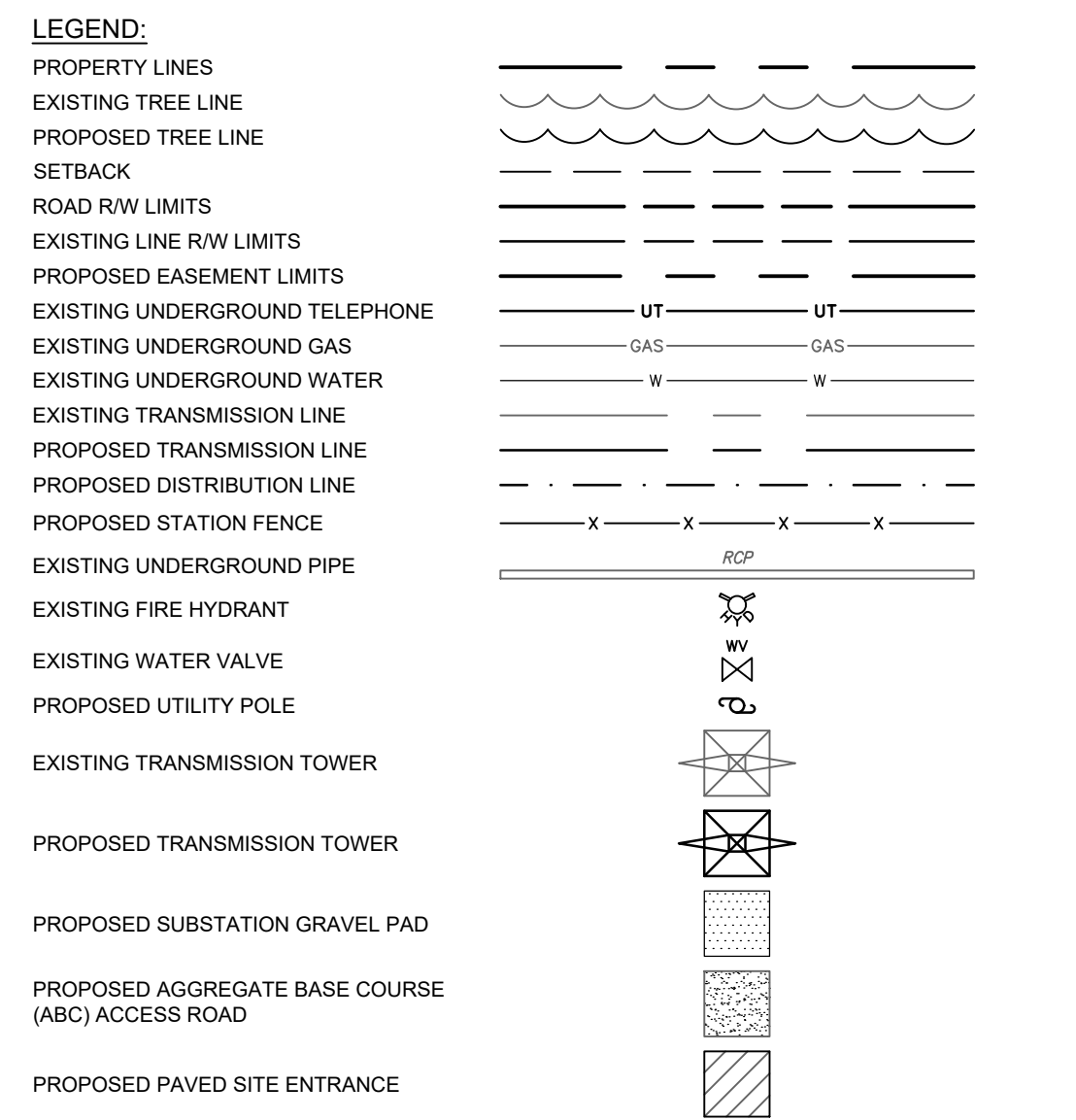
1811 YOUNGS MILL ROAD
 PARCEL: 115778
 PIN: 7893415063
 HNN MANAGEMENT LLC
 DB 8441 PG 375
 ZONING: AG
 LAND USE: VACANT



4721 MIMI LN
 PARCEL: 115643
 PIN: 7893500833
 GERALD C. PARKER, ST.
 NORAH JEAN PARKER,
 DEATRA SUITS GERRINGER,
 & CASEY GERRINGER
 DB 8550 PG 41
 PB 86 PG 112
 ZONING: AG
 LAND USE: SINGLE-FAMILY
 RESIDENTIAL

LANDSCAPING BUFFER
 SEE PROJECT DATA THIS SHEET,
 AND 2709501LND SHT. 1

- SITE NOTES:**
- ALL DIMENSIONS ARE 90° UNLESS OTHERWISE NOTED.
 - CONSTRUCTION SHALL BE ESTABLISHED AND VERIFY POINT OF BEGINNING (P.O.B.) AND STAKE AS INDICATED ON CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF CONSTRUCTION. NOTIFY DUKE SUBSTATION ENGINEERING IMMEDIATELY OF ANY DISCREPANCIES.
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF BUILDING, OR CENTERLINE UNLESS OTHERWISE NOTED.
 - NON-STANDARD ITEMS (IE. PAVERS, IRRIGATION SYSTEMS, ETC) IN RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
 - ALL THE EXCESS SPOIL AND DEMOLITION MATERIAL SHALL BE DISPOSED OF OFF-SITE AT A STATE APPROVED PERMITTED LANDFILL FACILITY. BASED ON ENVIRONMENTAL AND GEOTECHNICAL REPORTS, THERE ARE NOT ANY ENVIRONMENTAL CONTAMINANTS EXPECTED. HOWEVER, IF ENVIRONMENTAL CONTAMINANTS ARE ENCOUNTERED DURING CONSTRUCTION, SOIL SHALL BE TESTED PRIOR TO DISPOSAL OFF-SITE. CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - BEFORE YOU DIG STOP AND CALL THE NC ONE-CALL CENTER AT 1-800-832-4949. IT'S THE LAW.
 - MINIMUM FENCE HEIGHT FOR ELECTRICAL SUBSTATION IS 6 FEET.
 - PER GUILFORD COUNTY UDO SECTION 5.14.C4 "UPON THE TERMINATION OF A UTILITY EASEMENT, DOCUMENTATION REFERENCING AND ABANDONING SUCH EASEMENT SHALL BE RECORDED BY THE UTILITY PROVIDER AND PROPERTY OWNER AT THE GUILFORD COUNTY REGISTER OF DEEDS."



GRAVEL SUBSTATION PAD (BY OTHERS)
 NOT TO SCALE

NOT FOR CONSTRUCTION

REV	DESCRIPTION	ISSUE TYPE	DPN	CND	KR	MWB	6/9/2023
0	90% SUBMITTAL						

REVISION HISTORY		TITLE
PRELIMINARY	AS BUILT	SITE PLAN
Contract:		
Company:		
Phone:		
Date:		

LOCATION: YOUNGS MILL ROAD RET	
CITY: GREENSBORO	COUNTY: GUILFORD
STATE: NC	
SHEET SIZE: ARCH D	REGIOR: NC-SC
STATION NUMBER: 2043	DRAWING NUMBER: 2709501SDV
REV: 0	

2709501SDV REV: 0