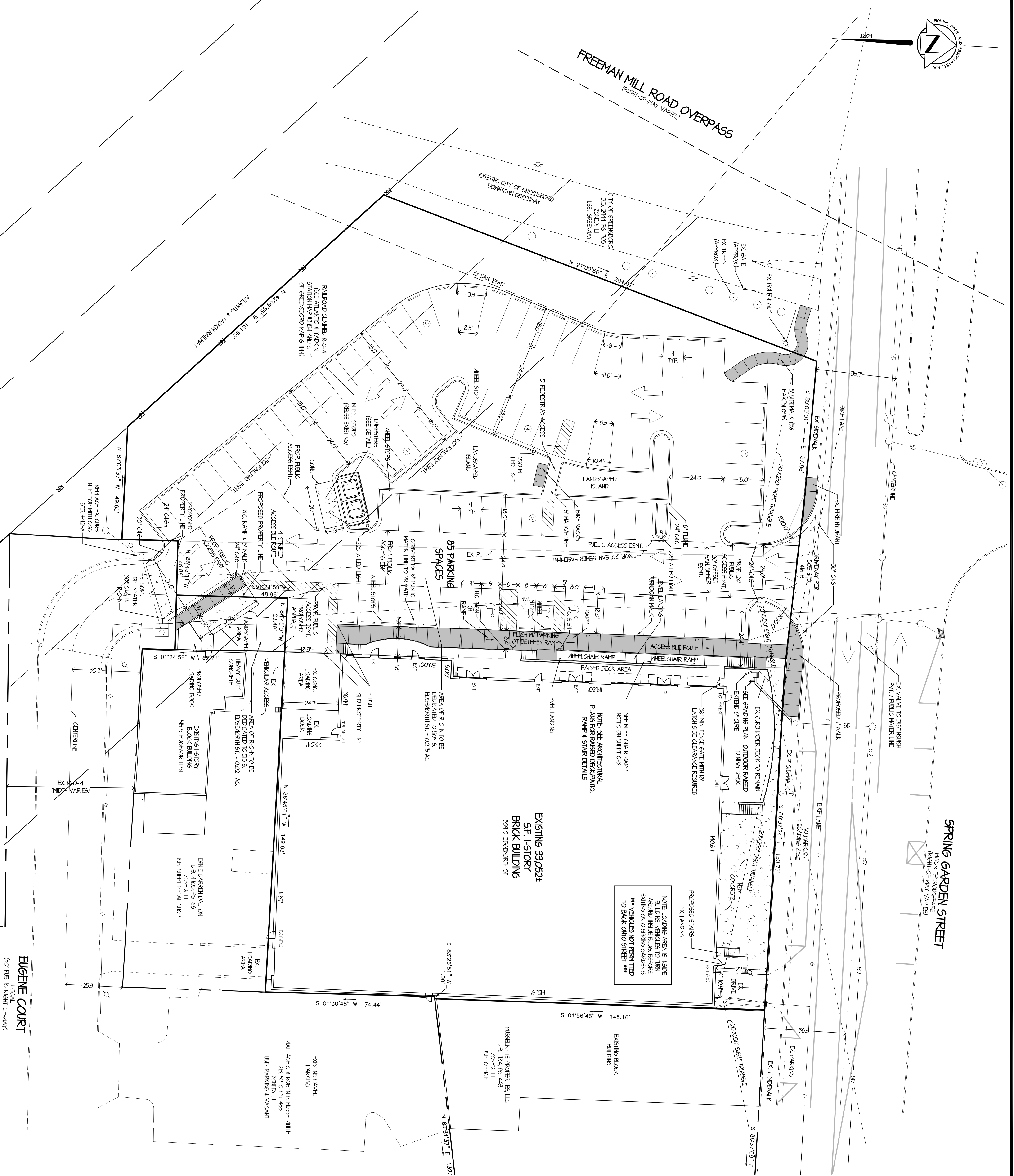




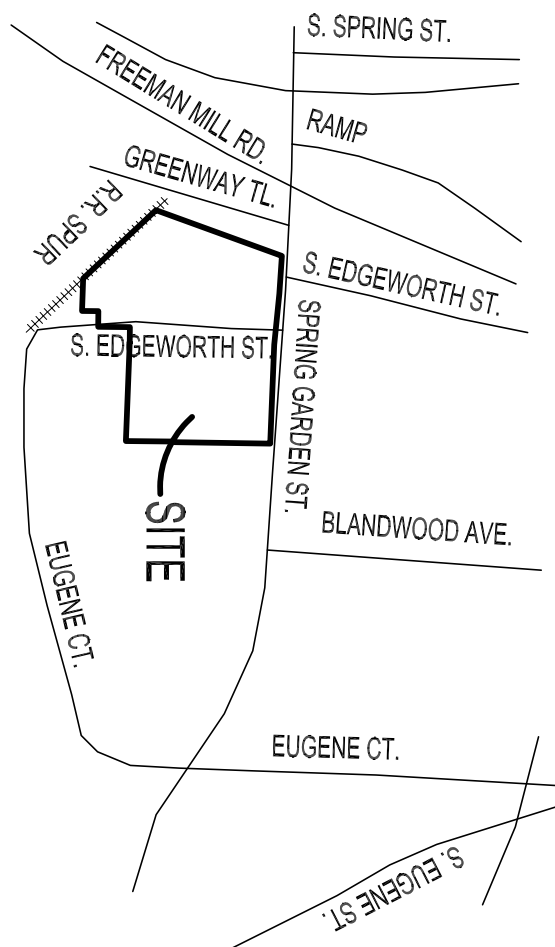
FREEMAN MILL ROAD OVERPASS  
(RIGHT-OF-WAY VARIES)



SPRING GARDEN STREET  
(RIGHT-OF-WAY VARIES)

ELMER COURT  
(RIGHT-OF-WAY VARIES)

EUGENE COURT  
LOCAL  
(50' PUBLIC RIGHT-OF-WAY)



VICINITY MAP  
N.T.S.

SITE DATA

|                               |                         |
|-------------------------------|-------------------------|
| TAX MAPS                      | 7864441432 & 7864445450 |
| DEEDS                         | DB 4501 PG. 494         |
| AREA IN LOTS                  | 1154 AC.                |
| AREA IN R.O.W. (TO BE CLOSED) | 40276 AC.               |
| TOTAL AREA                    | 41916 AC.               |
| ZONING                        | CB                      |
| PROPOSED USE                  | RESTAURANT              |
| EX. BLDG. AREA                | 33,052.1 SF.            |
| PROP. BLDG. AREA              | 33,052.1 SF.            |

R-O-W DEDICATION

TOTAL R-O-W IN EDGEWORTH STREET TO BE DEDICATED TO 504 S. EDGEWORTH ST. 0.275 ACRES  
TOTAL R-O-W IN EDGEWORTH STREET TO BE DEDICATED TO 515 S. EDGEWORTH ST. 0.021 ACRES  
TOTAL R-O-W DEDICATION 0.302 ACRES

IMPERVIOUS CALCULATIONS

|                                    |                    |
|------------------------------------|--------------------|
| PROJECT AREA (INCL. AREA IN R-O-W) | 41916 AC.          |
| EXISTING INTERVIEWS                | 11543 AC. (871128) |
| INTERVIEWS TO BE REMOVED           | 40261 AC.          |
| INTERVIEWS TO BE ADDED             | 40460 AC.          |
| PROPOSED INTERVIEWS                | 41516 AC. (86,188) |
| NET DECREASE OF INTERVIEWS         | 40011 AC. (10,948) |

ACCESS EASEMENT

A PUBLIC ACCESS EASEMENT SHALL BE GRANTED TO THE CITY OF GREENSBORO TO ENSURE ACCESS FOR EMERGENCY VEHICLES AND THE EASEMENT SHALL BE A MINIMUM OF 20 FEET WIDE AND SHALL BE LOCATED AS SHOWN ON THE SITE PLAN.

RAILROAD R-O-W

ENCROACHMENT AGREEMENT TO BE OBTAINED FROM THE NORFOLK SOUTHERN RAILWAY COMPANY FOR BUILDING ENCROACHMENT, DRIVEWAY, AND PARKING LOT LOCATED WITHIN THE RAILROAD RIGHT-OF-WAY.

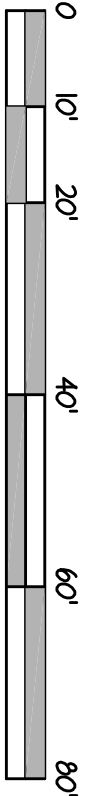
SIDEWALK NOTE

ANY EXISTING SIDEWALK THAT IS EITHER DAMAGED OR NON-ADA COMPLIANT SHALL BE REPLACED AS PART OF THIS PROJECT.

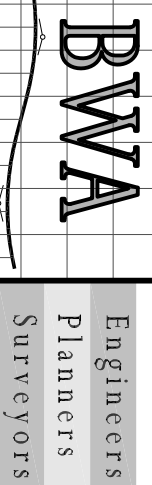
SURVEYOR'S NOTE

BORUM MADE HAS NOT PERFORMED A BOUNDARY OR TOPOGRAPHIC MAP FOR THIS SITE. SURVEY INFORMATION TAKEN FROM A BOUNDARY/TOPO SURVEY BY 56920 LAND SURVEYING DATED AUGUST 24, 2014. (MD 83 12011)

GRAPHIC SCALE



SITE DEVELOPMENT PLAN  
COMER-FLG FOOD GROUP  
509 SOUTH EDGEWORTH STREET  
GILMER TOWNSHIP, GUILFORD COUNTY  
GREENSBORO, NORTH CAROLINA



Borum, Wade and Associates, P.A.  
611 E. Court Street, Suite 100, Greensboro, NC 27401-2711  
Phone: 336-275-0471 Fax: 336-275-2719  
Web: www.borum-wade.com  
N. C. License # C-15888

50415

PROJECT

PRELIMINARY  
FOR REVIEW  
ONLY

|              |                  |
|--------------|------------------|
| DRAWN BY:    | TKK              |
| DATE:        | FEBRUARY 6, 2015 |
| REVISIONS:   | MARCH 2, 2015    |
|              | MARCH 26, 2015   |
| SHEET TITLE: |                  |
| SITE PLAN    |                  |

|                            |          |
|----------------------------|----------|
| FILE NO. / DRAWING / SHEET |          |
| DRAWING SCALE:             | 1" = 20' |
| PLAN SHEET NO.             | C - 2    |