



Borum, Wade and Associates, P.A.

621 Engine Court, Suite 100, Greensboro, NC 27401-2711  
 PO Box 21852 Greensboro, NC 27420-1852  
 Phone: 336-275-0471 Fax: 336-275-3719  
 Web: www.borum-wade.com

SEALS

**PRELIMINARY  
 DRAWING  
 NOT FOR  
 CONSTRUCTION**

PROJECT

**PH.2 RETAIL DEVELOPMENT  
 THE RAIDEN GROUP, LLC  
 WEST WENDOVER AVE & SAPP ROAD  
 FRIENDSHIP TOWNSHIP, GUILDFORD COUNTY  
 GREENSBORO, NORTH CAROLINA**

OWNER/DEVELOPER:

THE RAIDEN GROUP, LLC  
 200 YORKLAND BLVD., SUITE 700  
 TORONTO, ON M2J 5C1  
 PHONE: (416) 446-4452  
 CONTACT: KEV KASRAM

DRAWN BY:

TEH

DATE:

MARCH 12, 2015

REVISIONS:

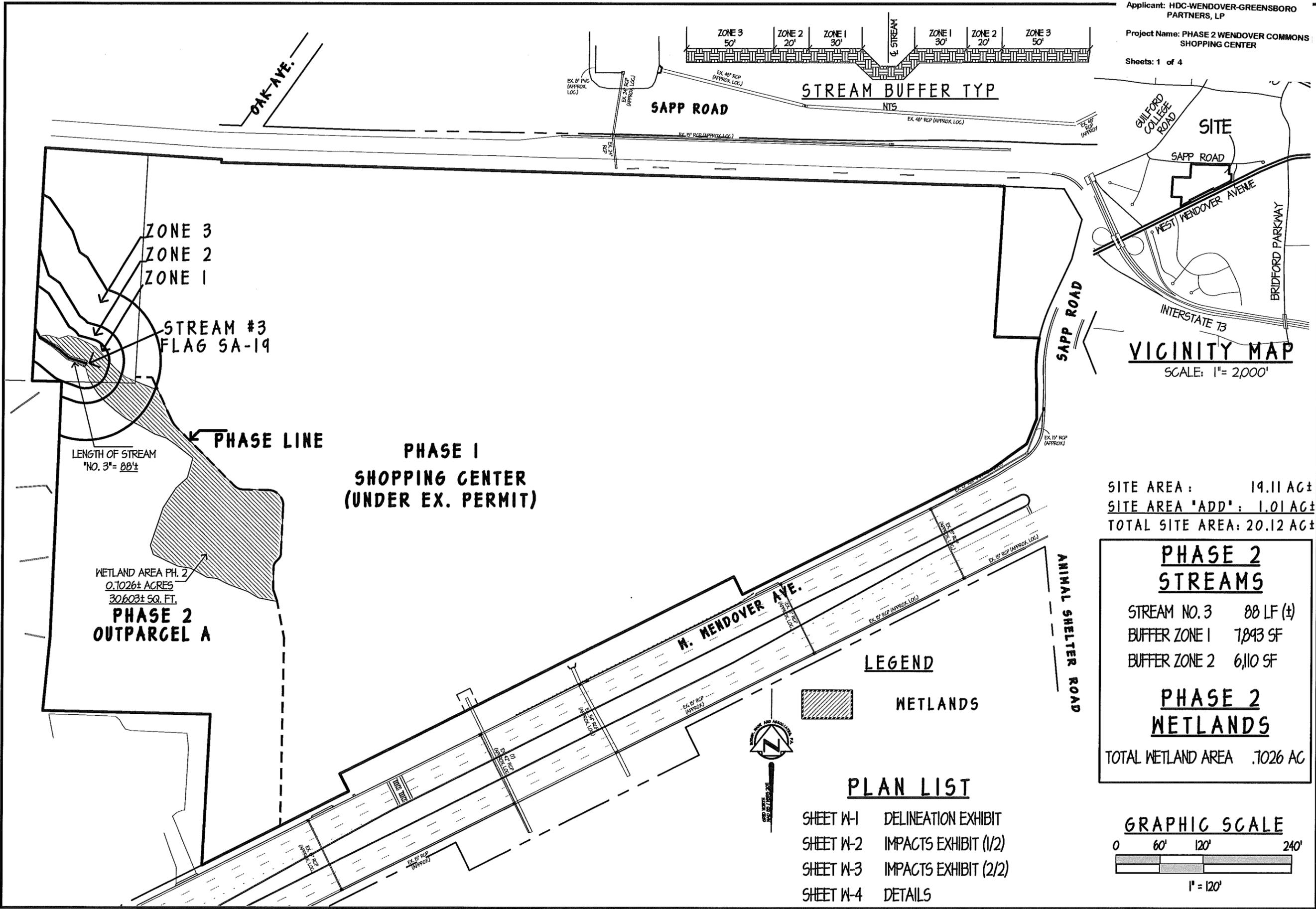
**PHASE 2  
 EXHIBIT**

SHEET TITLE:  
**DELINEATION  
 STREAM, BUFFERS AND WETLANDS**

FILE NO: F:\RAIDEN\WENDOVER\APP\TENTATIVE  
 DRAWING SCALE: 1"=120'

PLAN SHEET NO.

**W - 1**



SITE AREA: 19.11 AC ±  
 SITE AREA 'ADD': 1.01 AC ±  
 TOTAL SITE AREA: 20.12 AC ±

PHASE 2 STREAMS	
STREAM NO. 3	88 LF (±)
BUFFER ZONE 1	7,893 SF
BUFFER ZONE 2	6,110 SF

PHASE 2 WETLANDS	
TOTAL WETLAND AREA	.7026 AC

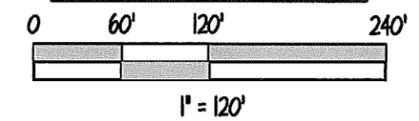
**LEGEND**

WETLANDS

**PLAN LIST**

- SHEET W-1 DELINEATION EXHIBIT
- SHEET W-2 IMPACTS EXHIBIT (1/2)
- SHEET W-3 IMPACTS EXHIBIT (2/2)
- SHEET W-4 DETAILS

**GRAPHIC SCALE**



ZONE 3  
 ZONE 2  
 ZONE 1

STREAM #3  
 FLAG SA-19

PHASE LINE

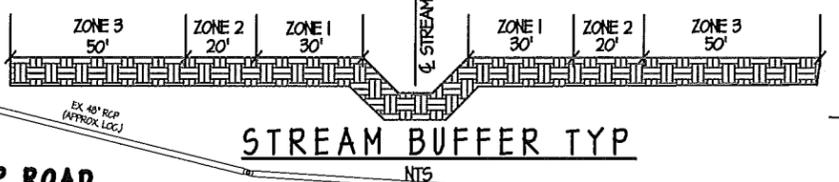
PHASE 1  
 SHOPPING CENTER  
 (UNDER EX. PERMIT)

LENGTH OF STREAM  
 "NO. 3" = 88 ±

WETLAND AREA PH. 2  
 0.7026 ± ACRES  
 30,603 ± SQ. FT.  
 PHASE 2  
 OUTPARCEL A

W. WENDOVER AVE.

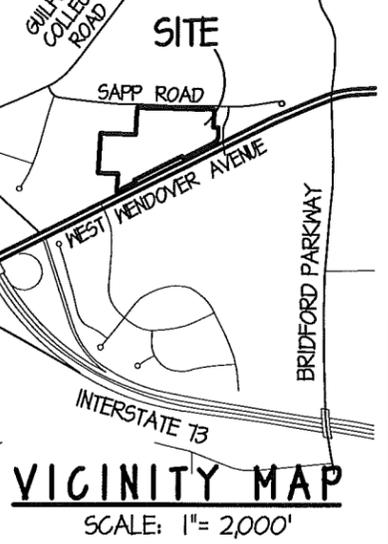
ANIMAL SHELTER ROAD



DAK AVE.

SAPP ROAD

STREAM BUFFER TYP

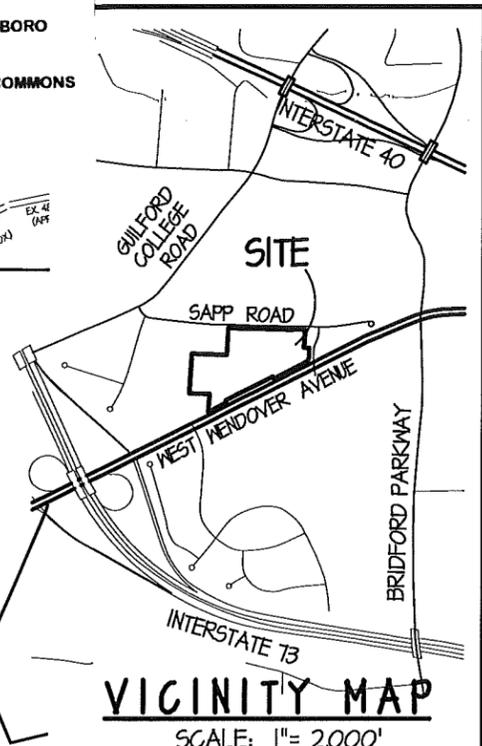
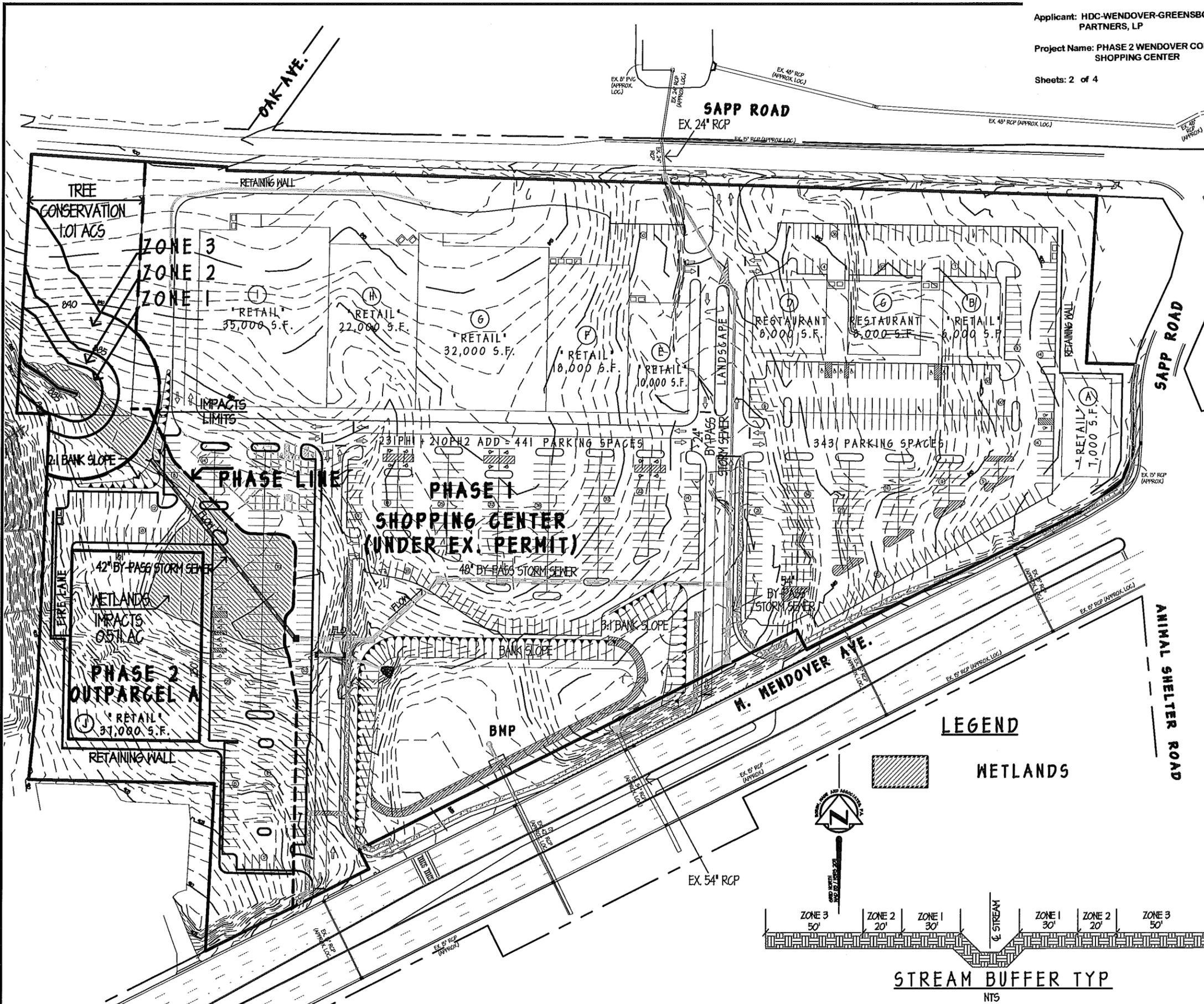


VICINITY MAP  
 SCALE: 1" = 2,000'

**BWA** Engineers  
Planners  
Surveyors

Borum, Wade and Associates, P.A.

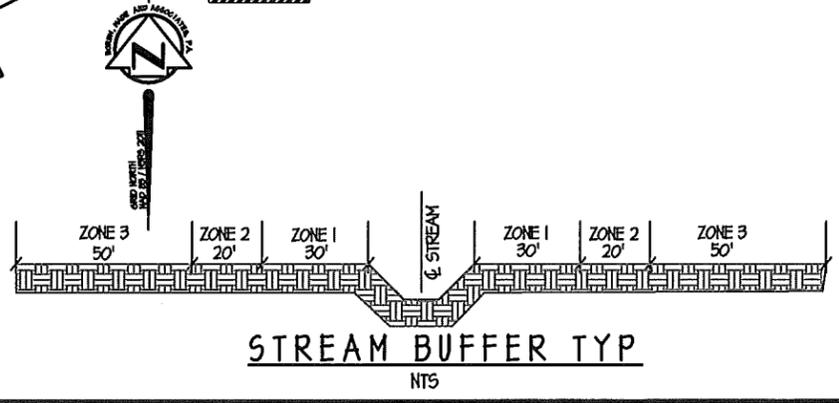
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SITE AREA: 19.11 AC ±  
SITE AREA 'ADD': 1.01 AC ±  
TOTAL SITE AREA: 20.12 AC ±

WETLANDS IMPACTS	
TOTAL EX. (PHASE 1)	
WETLANDS IMPACTS	0.464 AC
TOTAL PROP. (PHASE 2)	
WETLANDS IMPACTS	0.571 AC
TOTAL (PH. 1 + PH. 2)	
WETLANDS IMPACTS	1.035 AC

**LEGEND**



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200 YORKLAND BLVD., SUITE 700  
TORONTO, ON M2J 1S1  
PHONE: (416) 446-4452  
CONTACT: KEY KASRAM

DRAWN BY: TEH  
DATE: MARCH 12, 2015  
REVISIONS:

**PHASE 2**

SHEET TITLE:  
**IMPACTS EXHIBIT  
STREAM, BUFFERS  
AND WETLANDS**

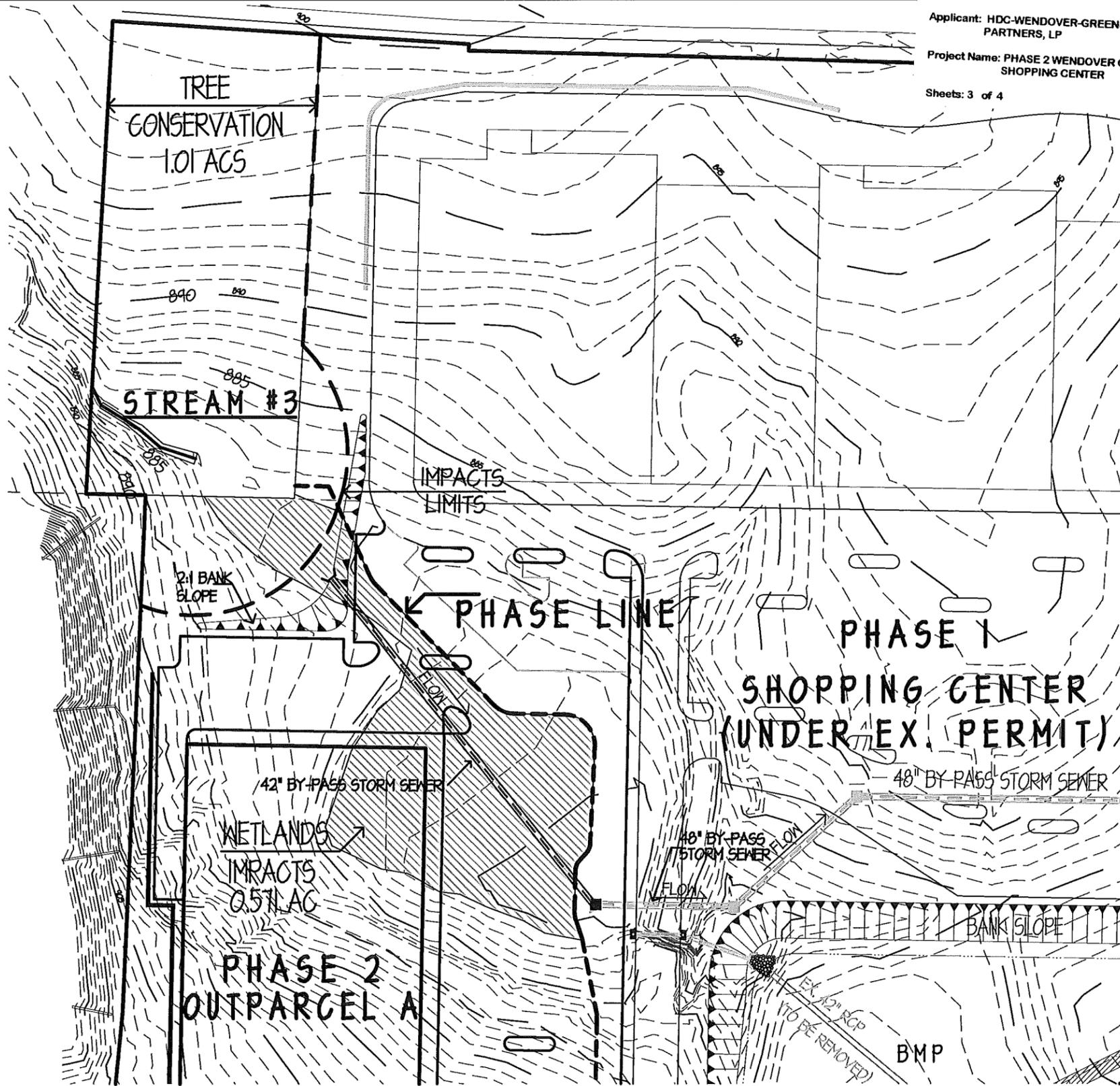
FILE NO. FVRAIDENWENDOVERSAPPGETEAGE  
DRAWING SCALE: 1"=120'  
PLAN SHEET NO.  
**W-2**

# CONSTRUCTION SEQUENCE- PH. 2

1. NO CONSTRUCTION TO BEGIN UNTIL ALL NECESSARY SITE DEVELOPMENT PERMITS ARE OBTAINED (INCLUDING A GRADING PERMIT FROM THE CITY OF GREENSBORO).
2. FOLLOW THE APPROVED EROSION CONTROL PLAN AND SEQUENCE IN ORDER TO CLEAR AND GRADE THE SITE.
3. INSTALL SILT FENCE ALONG THE LIMITS OF DISTURBANCE WITHIN THE WETLANDS AREA
4. ENSURE THAT A CLEAN WATER TEMPORARY DIVERSION CHANNEL IS INSTALLED TO DIRECT RUN-OFF DRAINAGE FROM THE WETLANDS AND STREAM #3 THROUGH THE SITE
5. CLEAN WATER DIVERSION MUST BE LEFT IN-PLACE UNTIL NEW 42" BYPASS STORM SEWER PIPE IS INSTALLED.
6. GRADE SITE SUFFICIENT TO ALLOW FOR THE INSTALLATION OF THE PROPOSED 42" BY-PASS STORM SEWER.
7. AFTER THE 42" BY-PASS PIPE IS INSTALLED, CONTRACTOR SHALL COMPLETE OTHER SITE DEVELOPMENT OPERATIONS.
8. CONTRACTOR TO FOLLOW THE DETAILS OF THE APPROVED EROSION CONTROL PLAN TO ENSURE THAT NO OFF-SITE SEDIMENTATION OCCURS DURING CONSTRUCTION.
9. SITE SHALL BE STABILIZED IN A TIMELY MANNER AS PER THE REQUIREMENTS OF THE APPROVED EROSION CONTROL PLAN AND THE APPLICABLE NCDENR STANDARDS AND REGULATIONS.

## NARRATIVE

STREAM #3 DRAINAGE BY-PASS PIPE TO BE CONSTRUCTED FIRST AS PER THE CONSTRUCTION SEQUENCE ON THIS PLAN AND/OR AS PER ANY SUBSEQUENTLY APPROVED GRADING/EROSION CONTROL PLAN. THE INTENT OF THIS PLAN IS TO PROVIDE ADEQUATE CONSTRUCTION NOTES AND DETAILS SUCH THAT THE CONTRACTOR CAN ALLOW THE EXISTING DRAINAGE THAT DISCHARGES FROM STREAM #3 TO CONTINUE TO FLOW THROUGH THE SITE UNTIL THE NEW STORM SEWER BY-PASS IS IN-PLACE AND FUNCTIONAL.



Action Id: 2013-01863  
 Applicant: HDC-WENDOVER-GREENSBORO PARTNERS, LP  
 Project Name: PHASE 2 WENDOVER COMMONS SHOPPING CENTER  
 Sheets: 3 of 4

**BWA** Engineers Planners Surveyors  
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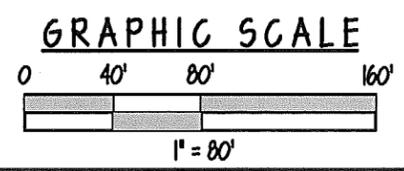
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 TORONTO, ON M2J 5C4  
 PHONE: (416) 446-4452  
 CONTACT: KEY KASRAMI

DRAWN BY: TEH  
 DATE: MARCH 12, 2015  
 REVISIONS:

**PHASE 2**  
 SHEET TITLE: SHEET 2/2  
**IMPACTS EXHIBIT**  
**STREAM, BUFFERS**  
**AND WETLANDS**  
 FILE NO: F:\RAIDEN\WENDOVER\APP\PHASE2\B  
 DRAWING SCALE: 1"=80'  
 PLAN SHEET NO.



**W-3**

Action Id: 2013-01863

Applicant: HDC-WENDOVER-GREENSBORO PARTNERS, LP

Project Name: PHASE 2 WENDOVER COMMONS SHOPPING CENTER

Sheets: 4 of 4



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PHASE 2  
DETAILS

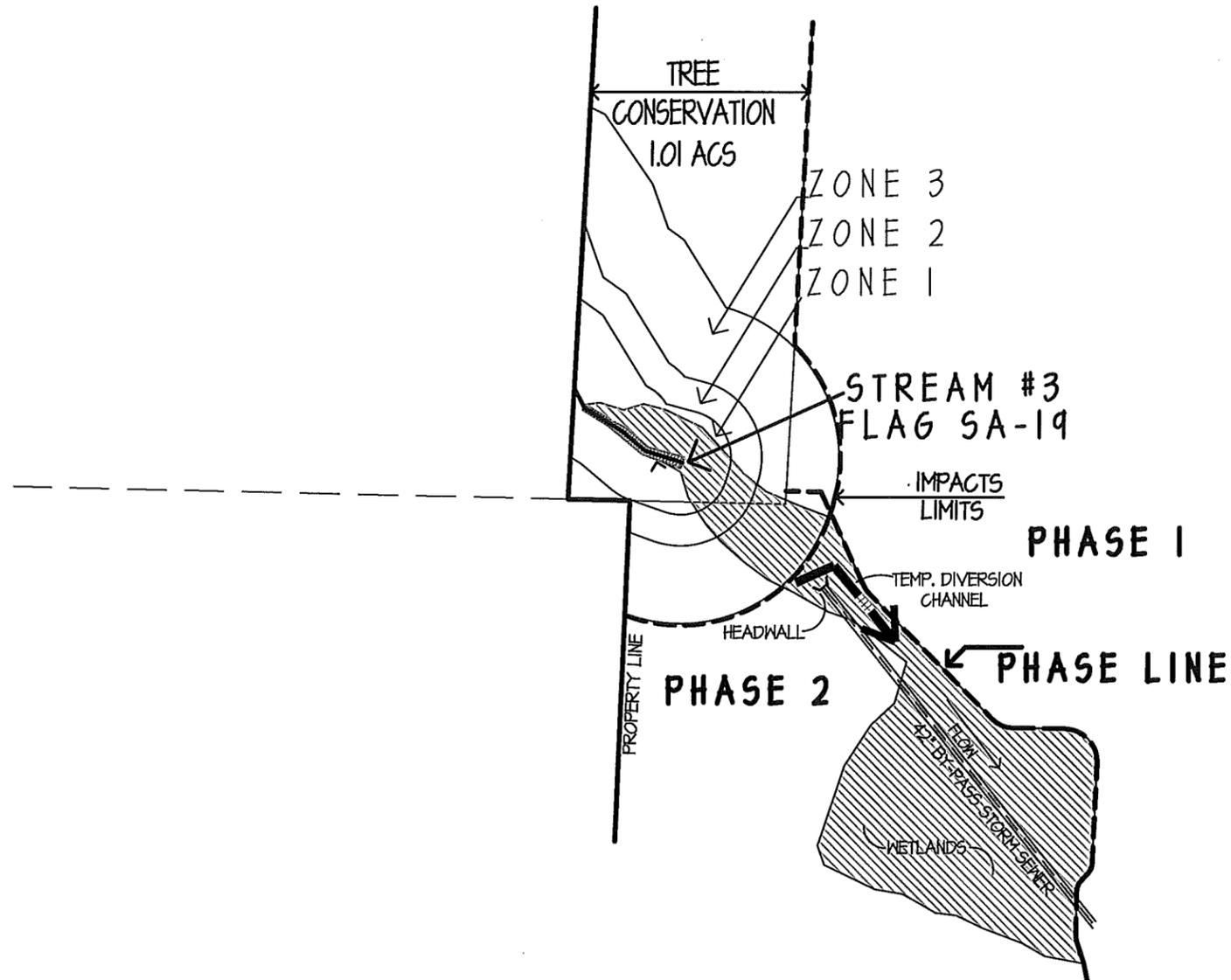
SHEET TITLE:  
IMPACTS EXHIBIT  
STREAM, BUFFERS  
AND WETLANDS

FILE NO: F:\RAIDEN\WENDOVER\APP\PHASE

DRAWING SCALE: 1"=60'

PLAN SHEET NO.

W - 4



NOTE: AS BEST POSSIBLE INSTALL BY-PASS STORM SEWER DURING A DRY CONDITION; HOWEVER, IF NECESSARY USE A DIVERSION CHANNEL TO ENSURE POSITIVE DRAINAGE TOWARDS DOWNSTREAM WHILE THE 42" BY-PASS PIPE IS BEING CONSTRUCTED

INSTALLATION NOTES

- A. INSTALL TEMPORARY DIVERSION CHANNEL AS NECESSARY TO DIRECT RUNOFF DOWNSTREAM TO ENSURE A CLEAN WATER BY-PASS DURING CONSTRUCTION OF THE 42" BY-PASS STORM SEWER.
- B. INSTALL 42" BY-PASS STORM SEWER
- C. AFTER THE BY-PASS STORM IS FULLY FUNCTIONAL, THEN DIRECT RUNOFF INTO THE NEW PIPE AND BEGIN REMAINDER OF SITE CONSTRUCTION.

TEMPORARY DIVERSION CHANNEL  
STREAM #3 AND WETLANDS AREA  
42" BY-PASS STORM SEWER  
INSTALLATION

N.T.S.