

AVAILABLE FOR SALE OR BTS

OUT-PARCEL

Freeway Drive, Reidsville, NC 27320



HIGHLIGHTS:



- .3 acre outparcel, located 3 miles from Hwy 29 at the intersection of Freeway Drive and Vance Street.
- Can be bought along with the Bowling Alley located behind this site, making the total acreage 1.4.
- It is adjacent to a new, build to suit, Verizon Wireless and is across the street from a new Sheetz gas station, Rite-Aid and adjacent to New Bridge bank.
- Located in Rockingham County.

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GENERAL NOTES

- SEE REFERENCE - RECORDING COUNTY REGISTRY:
 - YEAR: 2012 DB 126, PG 144
 - PLAT REFERENCE: WAKONIN
 - PARCEL ID NUMBER: P01 79941672203
 - PARCEL NUMBER: 14312
 - TOTAL PARCEL AREA: 1.82± AC (0.01' ± 0.42± AC, LOT-2 = 1.43± AC)
- ZONING: CURRENT: HB-RD
- EXISTING FLOOR AREA (GFA)
 - EXISTING GFA = 0.00± SQ. FT.
 - PROPOSED GFA = 3,500± SQ. FT.
 - EXISTING GFA = 13,985± SQ. FT.
 - PROPOSED GFA = 0.5± SQ. FT.
- BUILT UPON AREA (BUA)
 - EXISTING: 0.27± AC
 - REMOVED: 0.17± AC
 - NEW/REPLACED: 0.02± AC
 - NET CHANGE: -0.02± AC
- EXISTING: 1,272± AC
- REMOVED: 0.12± AC
- NEW/REPLACED: 0.09± AC
- NET CHANGE: -0.03± AC

WATER AND SEWER UTILITIES, GENERAL NOTES

- WATER AND SEWER TO BE CONSTRUCTED TO STANDARDS AND SPECIFICATIONS OF THE CITY OF REIDSVILLE, NC.
- WATER AND SEWER WITHIN SITE SHALL BE PRIVATELY OWNED AND MAINTAINED.
- UTILITY SERVICE LINES SHALL BE 3/4" PIP PVC UNLESS OTHERWISE NOTED.
- CENTURION WUGLER HUBRANTS WITH 5/4" VALVE OPERNS ARE REQUIRED.
- WATER METERS BODIES SHALL BE PLASTIC WITH CAST IRON READERS LIDS.
- DEVELOPER SHALL PROVIDE A CITY OF REIDSVILLE ENGINEERING DIVISION APPROVED CONTRACTOR TO MAKE THE TAPS.

LANDSCAPING REQUIREMENTS

STREETWYD SHALL CONTAIN A MINIMUM OF TWO (2) DECIDUOUS OR BROADLEAF EVERGREEN TREES PER ONE HUNDRED (100) LINEAR FEET, EXCLUDING POINTS OF BENDS OR CORNERS. REQUIRED TREES MUST BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AT INSTALLATION AND SHALL BE AT LEAST TWO (2) INCHES IN DIAMETER MEASURED ONE-HALF FOOT ABOVE GROUND LEVEL. WHERE TWO (2) OR MORE STREETWYD TREES ARE REQUIRED, ALL TREES SHALL BE PLANTED THIRTY-TO SEVENTY-FIVE (30) FEET ON CENTER. EXISTING DECIDUOUS TREES LOCATED IN THE ABUTTING STREET RIGHT-OF-WAY MAY BE USED TO SATISFY THE DISTRIBUTION REQUIREMENTS.

WHEN THE REQUIRED STREETWYD, THE LANDOWNER OR DEVELOPER SHALL USE NATURAL SHRUBS. STREETWYD SHRUBS MUST BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT AT INSTALLATION, WITH A MINIMUM HEIGHT OF THIRTY-TO FORTY (30) INCHES WITHIN THREE (3) YEARS OF INSTALLATION. SHRUBS MUST BE A LOCALLY ADAPTED SPECIES WHICH RETAIN THEIR FOLIAGE TO WITHIN 50% INCHES ABOVE GROUND LEVEL AND SHALL BE SPACED NO MORE THAN EIGHT (8) INCHES, EDGE TO EDGE. NO MORE THAN THIRTY (30) PERCENT OF STREETWYD SHRUBS SHALL BE DECIDUOUS.

A LANDSCAPE SPACE SHALL BE PROVIDED ON EACH END OF EVERY ASLE. THERE SHALL BE PROVIDED ONE LANDSCAPE SPACE FOR EVERY 50 SPACES TO BE SPACED EVENLY THROUGHOUT THE PARKING LOT. THE LANDSCAPING SHALL BE EQUAL TO THE SIZE OF A REQUIRED PARKING SPACE.

SITE LEGEND

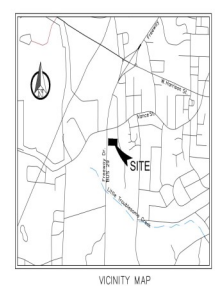
- LIGHT DUTY PARKING: [Symbol]
- HEAVY DUTY PARKING: [Symbol]
- CONCRETE PAVING: [Symbol]

GENERAL NOTES

- IDENTIFICATION AND LOCATION OF ALL EXISTING UTILITIES IN AND NEAR THE AREA OF PROPOSED WORK IS THE RESPONSIBILITY OF THE CONTRACTOR. DAMAGE TO UTILITIES EITHER SHOWN OR NOT SHOWN ON THIS PLAN IS THE CONTRACTOR'S RESPONSIBILITY.
- CONTRACTOR MUST CONTACT NC ONE-CALL, THE CITY OF REIDSVILLE, AND OTHER SERVICE PROVIDERS TO LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- CONTRACTOR SHALL SEE CIVIL PLAN C-50, EROSION & SEDIMENTATION CONTROL PLAN FOR EROSION CONTROL REQUIREMENTS. NOTE SOME ACTIONS ARE REQUIRED PRIOR TO CONSTRUCTION OF EXISTING CONDITIONS.
- ALL UTILITY CONSTRUCTION SHALL COMPLY WITH STANDARDS AND SPECIFICATIONS OF THE CITY OF REIDSVILLE. LATEST EDITION AND SHALL COMPLY WITH REQUIREMENTS OF NCDC. IN CASES WHERE THE CITY OF REIDSVILLE AND NCDC STANDARDS AND SPECIFICATIONS CONFLICT, THE MORE STRINGENT SHALL APPLY.
- WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH MOST TRUTHFUL REQUIREMENTS. A SAFE CONDITION MUST BE PROVIDED AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED UTILITY RELOCATION. CONTRACTOR SHALL COORDINATE ALL REQUIRED UTILITY LOCATIONS WITH THE APPROPRIATE UTILITY PROVIDER.
- NEEDY DRAINAGE PERMIT AND ENCLOSURE PERMIT REQUIRED. CONTRACTOR MUST HAVE COPIES OF BOTH ON SITE DURING ALL WORK WITHIN RIGHT-OF-WAY.
- APPLICATION TO CITY OF REIDSVILLE IS REQUIRED FOR WATER AND SEWER IN PRESENT DRIVE.
- CITY OF REIDSVILLE APPROVED CONTRACTOR MUST PROVIDE WATER AND SEWER TAPS.

SITE KEY NOTES

- 2" STANDARD CORE AND CUTTER UNLESS OTHERWISE INDICATED
- 2" KEY NOTE "X" FOR DETAIL, SEE DETAIL C-51.
- 2" SPRING CURB AND CUTTER.
- CONCRETE SIDEWALK PER DETAIL, SEE SHEET C-51
- 30% OF CONCRETE WALK PER THIS PLAN.
- ACCESSIBLE PARKING SPACES, WALKS & STORAGE. REFER TO DETAIL SHEETS FOR ADDITIONAL INFORMATION.
- ACCESSIBLE CONCRETE RAMP, SEE DETAILS.
- THE PROPOSED 2" C&G TO NOTIFY 2'-4" C&G WITH MINIMUM 4' TRANSITION.



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PRELIMINARY PLAN NOT FOR CONSTRUCTION

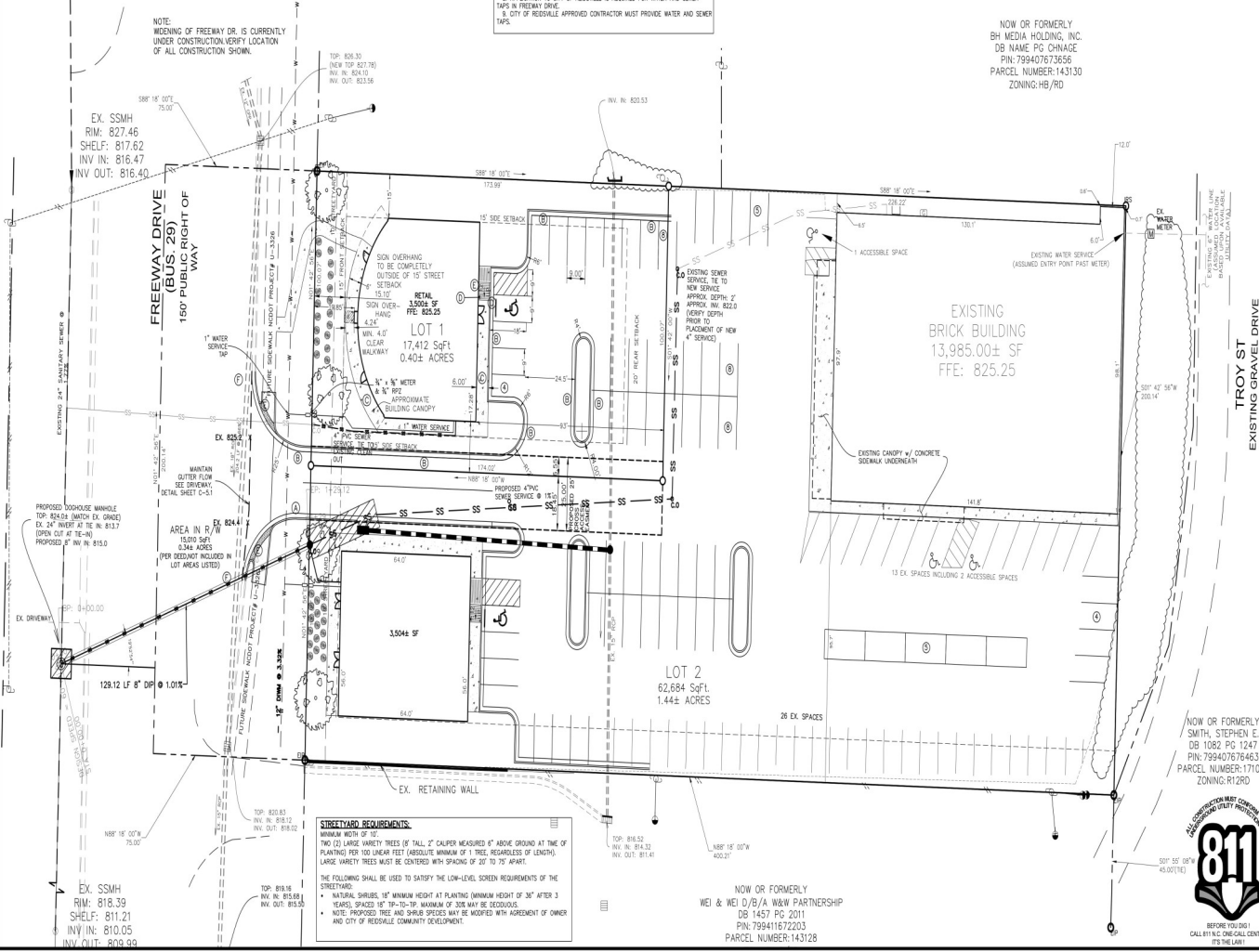
DEVELOPER:
RED, LLC OF REIDSVILLE
1340 FERRISBURG ROAD
SUITE NO. 1
GREENSBORO, NC 27408
ATTN: EMORY CROOM III

STATE: NORTH CAROLINA
COUNTY: ROCKINGHAM
FREEMAN SHOPPING CENTER
FREEMAN DRIVE US 29 NORTH BYPASS
MUNICIPALITY: CITY OF REIDSVILLE
TOWNSHIP: REIDSVILLE

DESIGNED BY: GME
CHECKED BY: GME
DATE: 2017-AUG-29
PROJECT: 7416-007

JOB NO: 7416-007
SHEET TITLE: SITE & UTILITY PLAN

SCALE: 1" = 20'
SHEET NO: C-2.0



SITE PLAN

ACC COMMERCIAL REAL ESTATE
www.accrealestate.com

Emory E. Croom III
emory@accrealestate.com

416 Battleground Ave., Greensboro, NC 27401 336.235.2080

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OUT-PARCEL

Freeway Drive, Reidsville, NC 27320



NEARBY

Some of the surrounding retailers and restaurants close to this fantastic location include a new BTS Verizon Wireless, Taco Bell, Hardees, Bojangles, Libby Hill, Mayflower Seafood, Sheetz, and Rite-Aid. Within a short driving distance are even more outstanding dining, shopping and entertainment choices!