

VICINITY MAP

LEGEND

△	..... NC&S CONTROL MONUMENT
EIP	..... EXISTING IRON PIPE
EIR	..... EXISTING IRON ROD
NIR	..... NEW IRON ROD
⊗	..... NON-MONUMENTED POINT
P.D.E.	..... PUBLIC DRAINAGE EASEMENT
U.E.	..... UTILITY EASEMENT
S.S.E.	..... SANITARY SEWER EASEMENT
D.E.	..... DRAINAGE EASEMENT
P	..... PROPERTY LINE
HCR	..... HANDICAP RAMP
ESMT	..... EASEMENT LINE
R/W	..... RIGHT OF WAY
F/C	..... FACE OF CURB
C	..... CENTERLINE
####	..... STREET NUMBER
MBL	..... MINIMUM BUILDING LINE
R/W MON	..... RIGHT OF WAY MONUMENT
⊠	..... ELECTRICAL TOWER
DMUE	..... DRAINAGE, MAINTENANCE, UTILITY EASEMENT
---	..... PROPERTY LINE
---	..... OLD DEED LINE
---	..... OVERHEAD POWER LINES

- GENERAL NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 2. THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
 3. ALL BUILDINGS, AND SURFACE AND SUBSURFACE IMPROVEMENTS ON AND ADJACENT TO THE SITE ARE NOT SHOWN HEREIN.
 4. NO ATTEMPT HAS BEEN MADE AS PART OF THE BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
 5. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/ STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/ STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/ STRUCTURES.
 6. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 7. PROPERTY IS LOCATED WITHIN A MINIMAL FLOOD RISK AREA (ZONE X). (REFERENCE: FIRM MAP NUMBER 371071300L DATED JUNE 18, 2007).

COMMON SIGN PLAN NOTE:
A COMMON SIGN PLAN WILL BE REQUIRED FOR THE SUBJECT SITE PRIOR TO OR AT TIME OF THE FIRST SIGN PERMIT OF THE DEVELOPMENT. THE COMMON SIGN PLAN SHALL COMPLY WITH LDO SECTION 30-7-7.2-E-12.

Open Space and Common Recreational Facilities - Open space must conform to the open space regulations of 30-12-8.

Table 12-14: Minimum Open Space Requirements

Classification	Minimum Open Space Requirement
Residential PUD (density=less than 5 units per acre)	20 % of site area
Residential PUD (density=5 to 17 units per acre)	15 % of site area
Residential PUD (density=17.01 to 35 units per acre)	10 % of site area
Residential PUD (density=more than 35 units per acre)	5 % of site area
Nonresidential components of PUDs	10 % of gross floor area

(AREA 2)
MULTI-FAMILY RESIDENTIAL
DIMENSIONAL REQUIREMENTS:

1. DENSITY: NOT TO EXCEED 250 UNITS.
2. MINIMUM PERIMETER SETBACK: 10 FT.
3. MINIMUM STREET SETBACK: 10 FT.
4. MINIMUM INTERIOR SETBACKS: AN INTERIOR SETBACK OF ZERO MAY BE USED. FOR BUILDINGS NOT USING AN INTERIOR SETBACK OF ZERO, THE MINIMUM SETBACK IS 5 FT.
5. THE SIDE AND REAR YARD DETERMINATIONS WILL BE BASED ON THE ORIENTATION OF EACH PROPOSED BUILDING (IF MULTIPLE BUILDINGS) TO THE ADJOINING PROPERTY LINE, EXCEPT IN A SINGLE BUILDING PLANNED MULTI-FAMILY DEVELOPMENT WHERE SIDE AND REAR YARDS WILL BE DETERMINED BASED UPON THE CONFIGURATION OF THE LOT. IF THE ANGLE FORMED BY THE PROPERTY LINE AND THE FRONT OR REAR FACADE OF THE BUILDING IS GREATER THAN 45 DEGREES, THE AREA BETWEEN THE BUILDING AND THE PROPERTY LINE WILL BE TREATED AS A SIDE YARD. THE MINIMUM SETBACKS SHALL BE AS FOLLOWS:

- SIDE YARD: 15 FT.
REAR YARD: 20 FT.
6. MAXIMUM BUILDING HEIGHT: 50 FT.

AREA 2 WILL HAVE A SINGLE
MULTIFAMILY BUILDING BUILT IN
1 PHASE

ZONING CONDITIONS:

1. Uses limited to a maximum of 250 dwelling units.
2. There shall only be one vehicular access point to the eastern portion of the property with parcel number 80395 (currently addressed as 3216 Horse Pen Creek Road).
3. There shall be two pedestrian cross-access points to the property with parcel number 80395 (currently addressed as 3216 Horse Pen Creek Road).
4. There shall be a maximum of two vehicular access points on Piermont Drive with the northern most access point being a minimum of 180 feet from Horse Pen Creek Road.

Certification for UDP

This plan was not prepared in accordance with 47-30 since it is for illustrative and notice purposes only, all areas and boundaries shown are approximate. This map shall not be used to convey or define specific property lines or areas. This is not a subdivision as defined by the City of Greensboro subdivision ordinance.

Date _____
Planning Director
City of Greensboro

Unified Development Plan (UDP) Note

Compliance with PUD District Standards of Section 30-7-7.2 will be required. Compliance with all other Land Development Ordinance standards is also required, including but not limited to the Fence and Wall standards of Section 30-9-4; Landscaping in accordance with Article 30-10; Easement Encroachments in accordance with Section 30-7-1.6; and Signage in accordance with Section 30-7-7.2(E) (12) and Article 14.

ENGINEER:

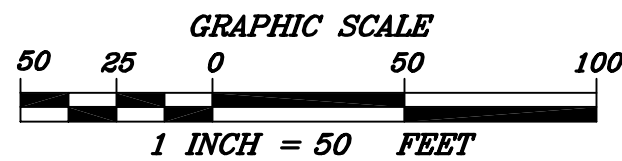
CPT ENGINEERING & SURVEYING, INC.
4400 TYING STREET
HIGH POINT, NC 27285
PHONE: (336) 812-8800 EXT 304
CONTACT: CHUCK TRUBT
EMAIL: CHUCKT@CPTENGINEERING.COM

DEVELOPER:

BSC HOLDINGS, INC.
P.O. BOX 18168
HIGH POINT, NC 27281
PHONE: (336) 282-9010
CONTACT: BARRY SEGAL
EMAIL: BSC.HOLDING@GCI.COM

EASEMENT NOTE:

EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-8 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.



SITE INFORMATION:

1. ADDRESS:
3234 HORSE PEN CREEK ROAD
PARCEL: 80441
DB 6106-1732

3216 HORSE PEN CREEK RD
PARCEL: 80395
DB 5148-1765

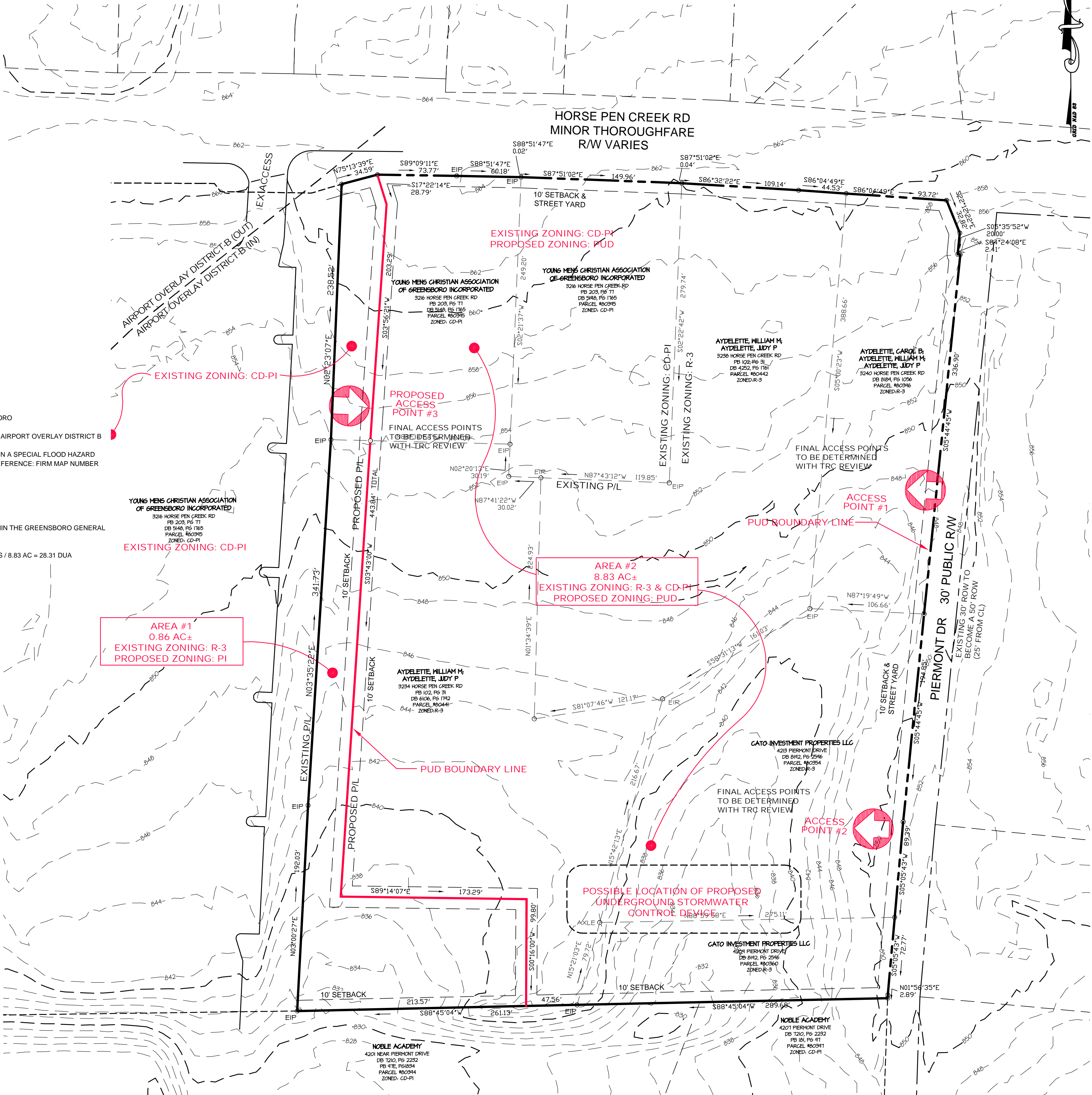
3238 HORSE PEN CREEK RD
PARCEL: 80442
DB 4252-1761

3240 HORSE PEN CREEK RD
PARCEL: 80396
DB 8189-1056

4213 PIERMONT DR
PARCEL: 80354
DB 8192-2596

4209 PIERMONT DR
PARCEL: 80360
DB 8192-2596
2. COUNTY: GUILFORD COUNTY
MUNICIPALITY: CITY OF GREENSBORO
7. EXISTING ZONING: R-3, CD-PI AND AIRPORT OVERLAY DISTRICT B
8. PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. (REFERENCE: FIRM MAP NUMBER 3710784700J, DATED 6/18/2007)
9. TOTAL EXISTING LOTS: 6
10. TOTAL PROPOSED LOTS: 2
11. THE PROPERTY IS LOCATED WITHIN THE GREENSBORO GENERAL WATERSHED AREA (GWA WS III)
12. DENSITY: MULTI-FAMILY 250 UNITS / 8.83 AC = 28.31 DUA

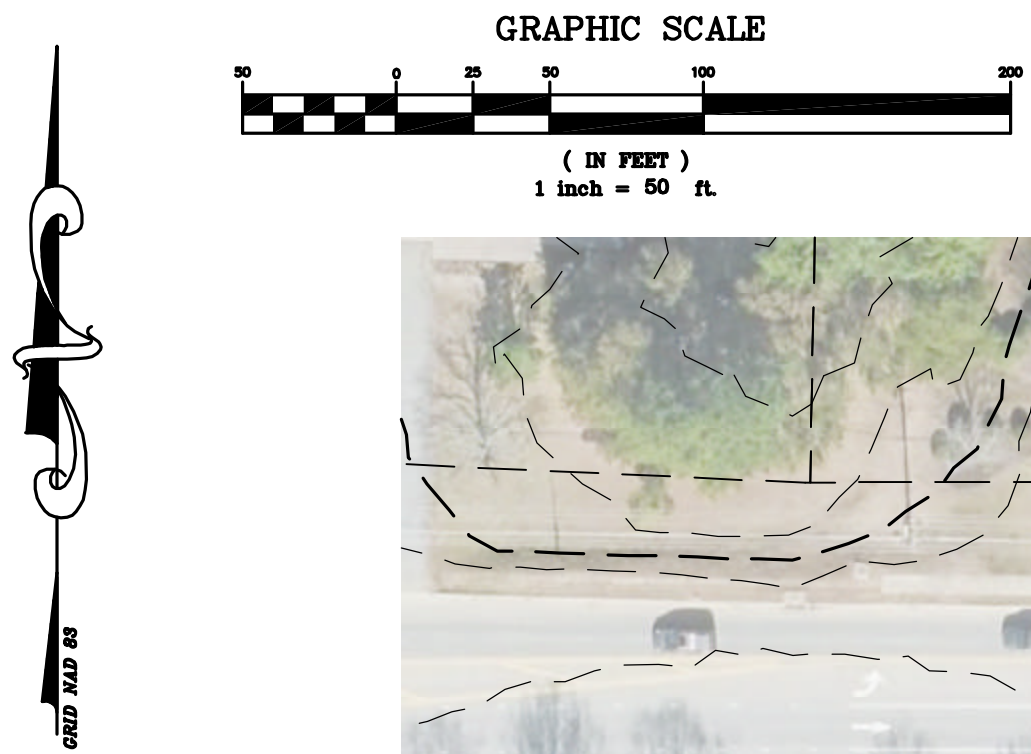
MAXIMUM HEIGHT NOTE
WITHIN 50 FEET OF ANY R- DISTRICT, THE MAXIMUM HEIGHT OF A BUILDING MAY NOT EXCEED 50 FEET OR 3 STORIES EXCEPT ALONG THE RIGHT-OF-WAY OF A RAILROAD OR A STREET RIGHT-OF-WAY THAT IS ALREADY CONSTRUCTED OR IS BEING CONSTRUCTED AS PART OF THE PLANNED UNIT DEVELOPMENT.



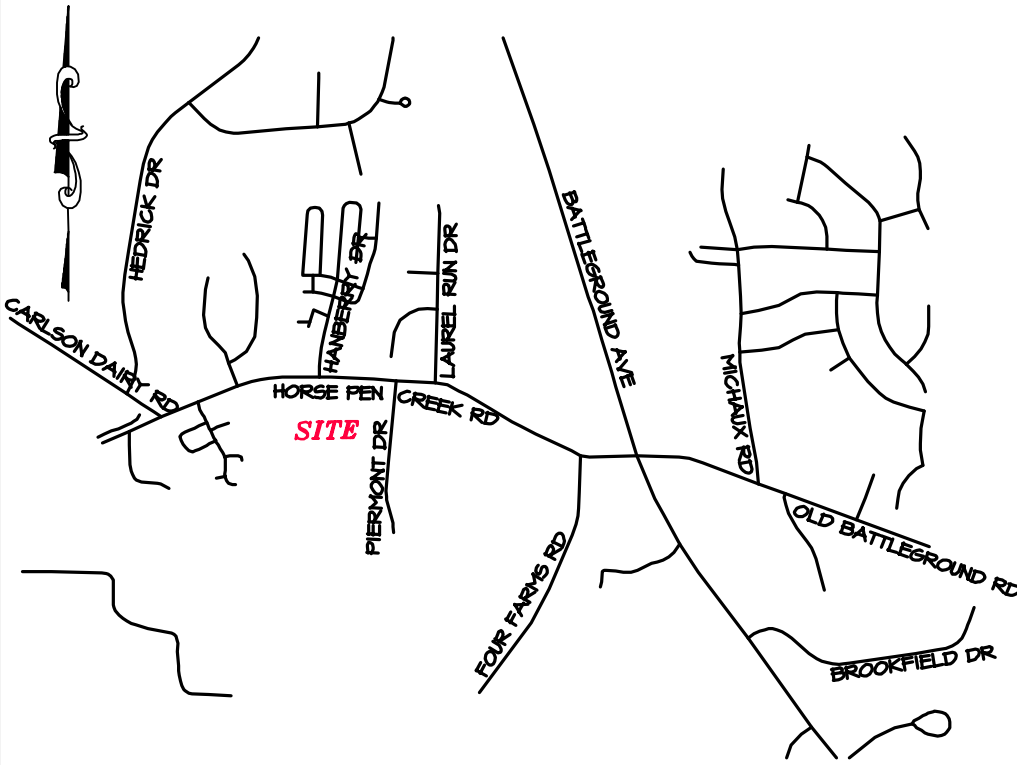
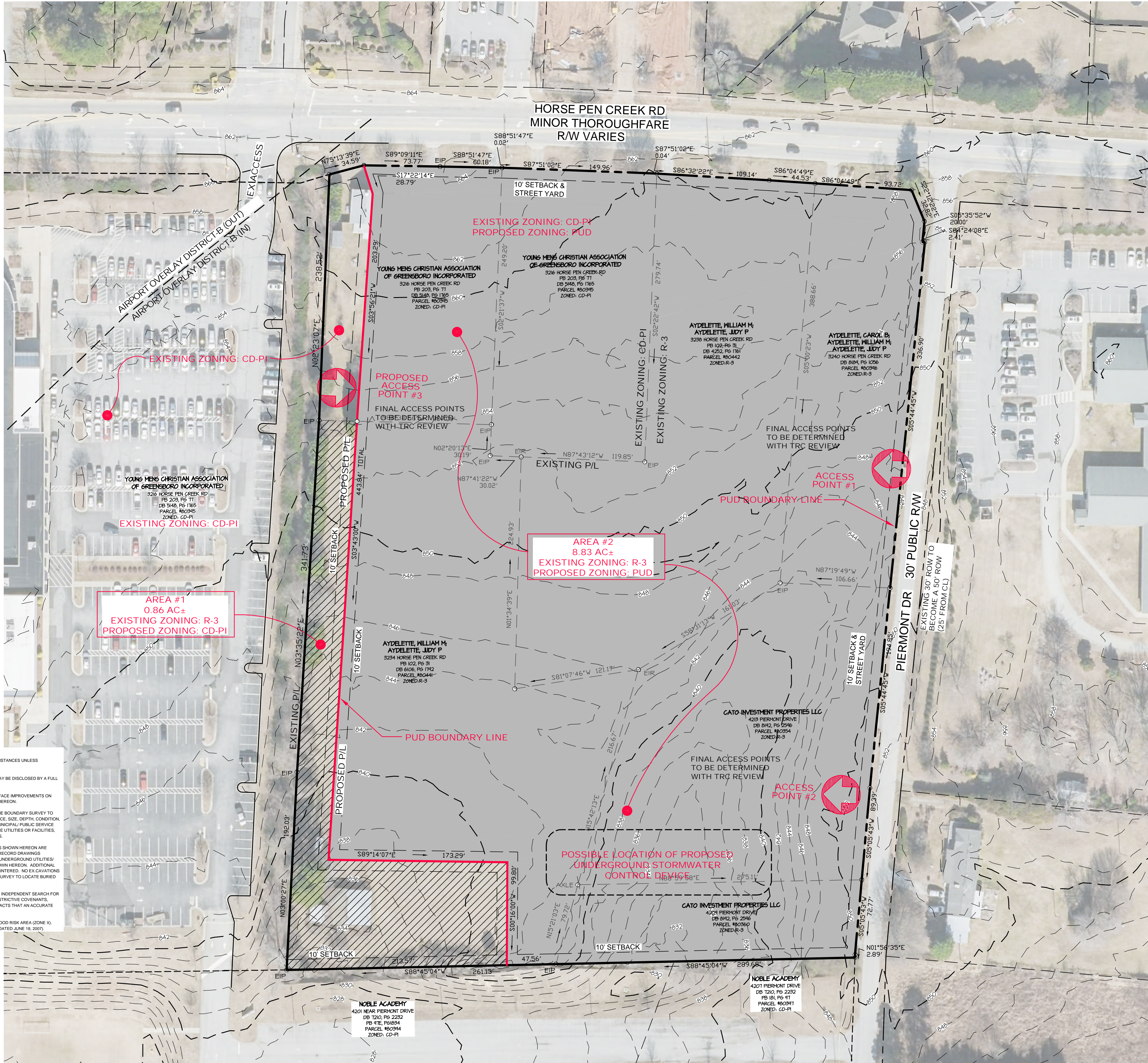
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THIS IS NOT A SURVEY



AREA 2 WILL HAVE A SINGLE
MULTIFAMILY BUILDING BUILT IN 1
PHASE



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ENGINEER:

CPT ENGINEERING & SURVEYING, INC.
4400 TYING STREET
HIGH POINT, NC 27285
PHONE: (336) 812-8800 EXT 304
CONTACT: CHUCK TRUBY
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DEVELOPER:

BSC HOLDINGS, INC
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CONTACT: BARRY SIEGAL
EMAIL: BSC@BSCHOLDINGS.COM

REVISIONS

ENGINEERING AND SURVEYING, INC.

LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1975

4400 TYING STREET
HIGH POINT, NORTH CAROLINA 27285
PHONE: (336) 812-8800 ~ FAX: (336) 812-8180

PRELIMINARY
FOR REVIEW
12/01/22

ZONING CONCEPT PLAN

3234 HORSE PEN CREEK ROAD

CITY OF GREENSBORO
NORTH CAROLINA

SCALE: 1" = 50'

DATE: 12/01/22

PROJECT: 1708-21

DRAWN BY: TGL

SHEET 1