



Guilford County/City of Greensboro Proposed Jurisdiction: City of Greensboro Purpose Statement To Obtain PUD approval for the proposed residential

Guilford County: AG, RS-30-MH City of Greensboro: HI City of Greensboro: PUD

23.26 Acres +/-59.21 Acres +/-

This site is located within the "Other" Watershed District. This site is not located in a flood hazard area as determined

by flood insurance rate map, North Carolina, Panel 7895, City of Greensboro 3710789500J, Effective Date: June 18th, 2008 Maximum Impervious Area Permitted:

(Per High Density Option of the Other Watershed District) 115284& portion of 114914 Unknown& portion of 7895-34-2718

2220 Huffine Mill Road 260 Willowlake Road Unknown& portion of 4769-0995 ChA, EnB, EnC, EnD, IrB, W, &

6,171 LF +/-

475 Units +/-Proposed Density: 8.02 Units per Acre +/-Total Units to be a mix of multifamily and single-family units.

Residential setbacks to comply with Multifamily Apartment requirements in the RM-12 district per LDO Section 30-7-3.2

Residential setbacks to comply with Single Family and Multifamily; Limited to Townhome, Twin Home, Duplex, and Single-Family Detached Uses. requirements in the RM-12 district standards per LDO Section 30-7-3.2 (F)

15' Type C Adjacent to Residential 15' Type C Adjacent to Residential 1. 50' Scenic Corridor Overlay one

> 2. Tapered Scenic Corridor Overlay one Secondary Buffer 3. 10' Streetyard 1. 50' Scenic Corridor Overlay one 2. Tapered Scenic Corridor Overlay one Secondary Buffer

3. 10' Streetyard

Hydrological Hazard Area Calculations 45,570 SF +/- or 1.05 Ac +/-Ex. Stream Buffer Area: 178,203 SF +/- or 4.09 Ac +/-

Ex. Stream Area: 20,691 SF +/- or 0.47 Ac +/-

TRACT LINES (NOT TO BE CONSIDERED PROPERTY LINES) PLANS FOR:

CLIENT:

DATE

PROJECT NO:

SHEET TITLE:

Ben Howard

Windsor Commercial

Greensboro, NC 27408 P: (336) 894-1030

TRC SUBMITTAL DATE:

© STIMMEL ASSOCIATES, P.A.

TRC REVIEW

SUBMITTAL

🛛 REVISED SUBMITTAI

1007 Battleground Ave, Suite 301

E: bhoward@windsorcommercial.com

7/03/2023 REVISIONS PER TRC COMMENTS

06/30/2023 REVISIONS PER TRC COMMENTS

Unified

Development Plan

DESCRIPTION

06/22/2023

22-230

PROPOSED PUBLIC STREET (26' F-F WITH 50' RIGHT-OF-WAY)

Gateway East -

Unified Development Plan

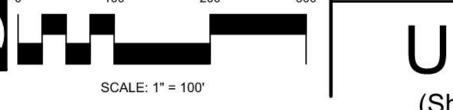
A portion of 7895-34-2718.000 Deed Bk-Pg: 004769-00995

Chickillo, Rocco; Chickillo, Jennifer 260 Willowlake Road Greensboro, NC 27405

7895-36-6253.000 8696-1018

AG, HI, & RD-30-MH D Stone Builders Inc. 2704A Lawndale Dr Greensboro, NC 27408





stimmel LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING 601 N. TRADE STREET, SUITE 200 WINSTON-SALEM, NC 27101 P: 336.723.1067 F: 336.723.1069 E: frontdesk@stimmelpa.com www.stimmelpa.com

PROJECT NAME & LOCATION:

3. Maximum Built-Upon Area is calculated for the entire site. Upon subdivision of individual tracts, allocated percentages may vary based on use, but overall site is not to exceed maximum permitted BUA as listed above.

4. A watershed/stormwater plan, including construction plans for the watershed/stormwater devices, must be submitted and approved by the City of Greensboro Technical Review Committee prior to obtaining a grading or building permit for

Easement notes

Easements shall be utilized and maintained in accordance with the provisions of and disclaimers contained in Section 30-12-8.1 (b) and (d) of the City of Greensboro Land Development Ordinance.

2. Easement encroachments shall be governed by the City of Greensboro Zoning Requirements as found in the Land Development Ordinance Section 30-7-1.6.

Unified Development Plan notes

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 will be provided in accordance with Article 30-10.

- Offsite road improvements along Huffine Mill Road, per recommendations of the approved TIS, shall be reviewed for phasing of construction as part of the revised UDP prior to development.
- 3 Two access points must be constructed and connected internally to the site with the development of Tract 1.

Additional notes

 All public storm sewer must be installed per NCDOT specifications

- 2. All the necessary approvals have been / will be obtained from the state / corps for any wetland disturbance and stream crossing disturbance
- 3. Per City of Greensboro rules: if any existing water and/or sewer utilities must be relocated or adjusted during construction, utility construction plans must be submitted to the City of Greensboro Engineering Division for review and approval before construction can proceed.

ADJACENT OWNERS

runoff and filtering of pollutants.

Lot #	PIN	Deed Bk-Pg	Property Owner	Property Owner Address	Zoning
1	7895-46-6794	7542-0548	NC Department of Transportation	1546 Mail Service Center Raleigh, NC 27611	AG
2	7895-65-3877	2994-0481	City of Greensboro, NC	PO Box 3136 Greensboro, NC 27402	HI
3	7895-34-1341	7950-1532	Baynes, Michael Ray	304 Morning Glory Road Madison, NC 27025	AG
4	7895-24-6699	8640-1530	Baynes, Michael R	304 Morning Glory Road Madison, NC 27025	AG
5	7895-24-7910	6991-0672	Phillips, Ednas & Chuka, Terry	252 Willowlake Road Greensboro, NC 27405	AG
6	7895-25-9039	2854-0254	Bullock, Billy M & Bullock, Nancy A	4334 Burlington Road Greensboro, NC 27405	AG
7	7895-34-2718	4769-0995	Chickillo, Rocco G & Chickillo, Jennifer McDaniel Family Trust & McDaniel,	260 Willowlake Road Greensboro, NC 27405	AG
8	7895-26-8062	6586-0170	Norman A Trustee & McDaniel, Jean C Trustee	3008 Black Elk Ct Burlington, NC 27215	AG
9	7895-26-5734	8628-3009	Cummings, David	280 Willowlake Road Greensboro, NC 27405	RS-30
10	7895-26-8961	8554-3060	Arroyo, Cuauhtemoc Ivan Molina & Nonato, Consuelo Zanabria	2214 Huffine Mill Road Mcleansville, NC 27301	RS-30
11	7895-37-0066	8689-1393	Perez, Mariela Hernandez	885 Wellington Place Asheboro, NC 27205	RS-30-MH & AG
12	7895-37-2639	4591-1657	Rich, Jerry N & T/C, Annie L	5213 Platte Drive Mcleansville, NC 27301	RS-30-MH
13	7895-37-2469	8591-2982	Tellez-Mendoza, Victor & Dominguez, Lesly Ariana Landin	2221 Huffine Mill Road Mcleansville, NC 27301	RS-30-MH
14	7895-37-5750	5329-0904	Harris, Derek L	PO Box 4 Mcleansville, NC 27301	RS-30-MH

STREAM BUFFER REQUIREMENTS

All stream buffers are shown on this plan. All stream buffers shall have the following requirements: 1) Zone 1 (30' wide) is the portion of a riparian protection area located closest to the stream. It is intended to be an undisturbed area of vegetation. 2) Zone 2 (20' wide) is the remainder of a riparian protection area. It is intended to provide protection through a vegetated riparian zone which provides for diffusion and infiltration of

Refer to Section 30-12-3.9 of the Greensboro Land Development Ordinance for buffer restrictions.

ZONING CONDITIONS

1)Uses shall be limited to Single-family Detached Dwellings; Single-family Detached Dwellings, Zero Lot Line; Duplexes; Townhouses; Twin Homes; Multi-family Dwellings; Multi-family (Elderly). 2)Maximum building height shall be 50-feet / 3-stories.

STANDARD UDP NOTES

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; accordance with Article 30-10; Easement Encroachments in accordance with Section 30-7-1.6; and Signage in accordance Section 30-7-7.2(E) (12) and Article 14.

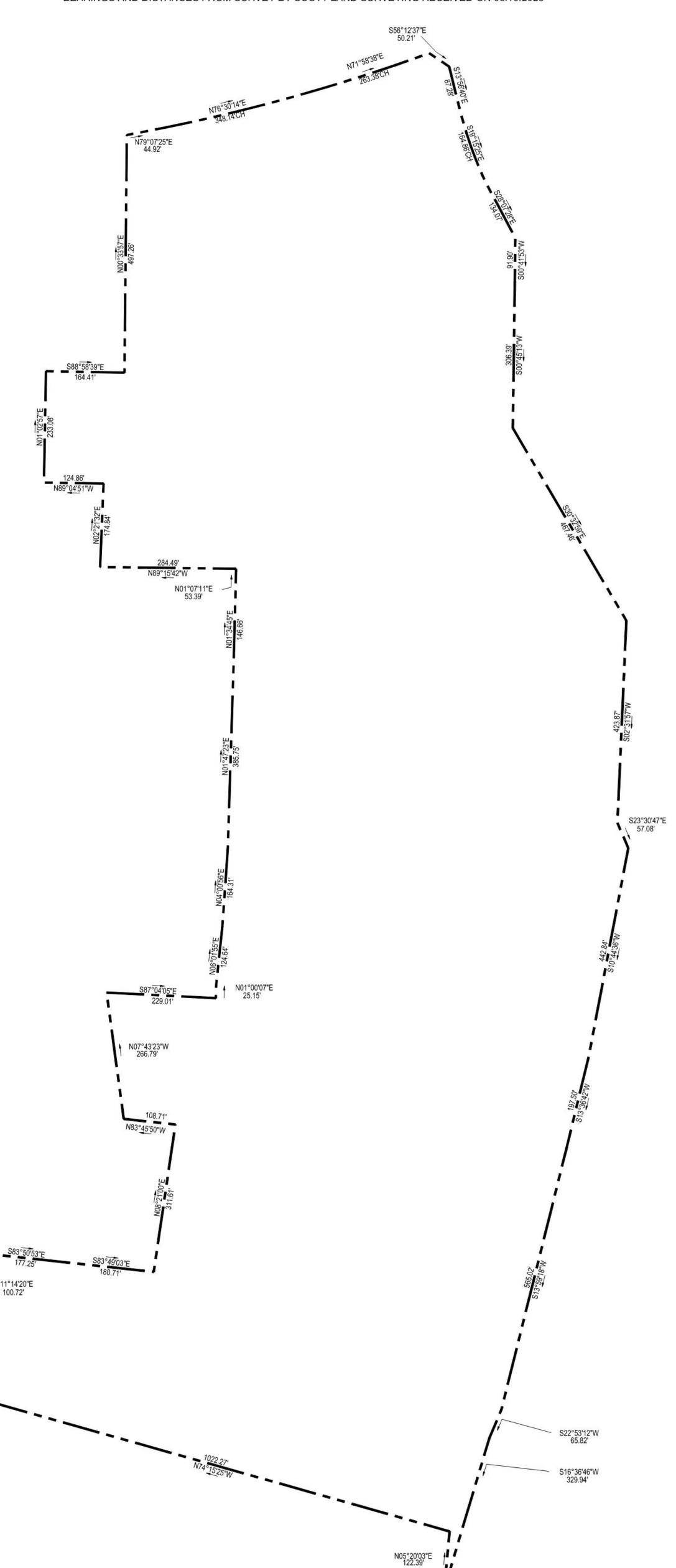
Certification for UDP

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

City of Greensboro

BEARINGS & DISTANCE

*BEARINGS AND DISTANCES FROM SURVEY BY SCOTT LAND SURVEYING RECEIVED ON 05.10.2023





SITE DATA

PLAT BOOK _____ PAGE _____

Jurisdiction	
Existing Jurisdiction:	Guilford County/City of Greens
Proposed Jurisdiction:	City of Greensboro
Purpose Statement	

To Obtain PUD approval for the proposed residential development.

Existing

Zoning	
Existing Zoning:	Guilford County: AG, RS-30-M
	City of Greensboro: HI
Proposed Zoning:	City of Greensboro: PUD
Site Acreage	
Right-of-Way Dedication:	0.16 Acres +/-
Tract / Phase 1 Area:	22.68 Acres +/-
Tract / Phase 2 Area:	13.11 Acres +/-

Tract / Phase 3 Area: 23.26 Acres +/-Total Site Acreage: 59.21 Acres +/-Watershed Data This site is located within the "Other" Watershed District.

Floodplain Data This site is not located in a flood hazard area as determined by flood insurance rate map, North Carolina, Panel 7895, City of Greensboro 3710789500J, Effective Date: June 18th, 2008

Site Coverage Maximum Impervious Area Permitted: (Per High Density Option of the Other Watershed District)

Site Information 115284& portion of 114914 Parcel Number(s): Unknown& portion of 7895-34-2718 Pin Number(s): 2220 Huffine Mill Road Addresses: 260 Willowlake Road

> Unknown& portion of 4769-0995 ChA, EnB, EnC, EnD, IrB, W, &

Proposed Density: 8.02 Units per Acre +/-

Water

Deed Book-Page(s):

Soil Type(s):

6,171 LF +/-**Building Data** Max. Building Height: 50' or 3 Stories Density Data Total Project Units: 475 Units +/-

Total Units to be a mix of multifamily and single-family units. Setbacks Tracts 1: Residential setbacks to comply with Multifamily Apartment

requirements in the RM-12 district per LDO Section 30-7-3.2 Tracts 2 & 3: Residential setbacks to comply with Single Family and

Multifamily; Limited to Townhome, Twin Home, Duplex, and Single-Family Detached Uses, requirements in the RM-12 district standards per LDO Section 30-7-3.2 (F) Bufferyards

Type Required: 15' Type C Adjacent to Residential Type Provided: 15' Type C Adjacent to Residential Streetyards Type Required: 1. 50' Scenic Corridor Overlay one Tapered Scenic Corridor Overlay

3. 10' Streetyard

one Secondary Buffer 3. 10' Streetyard 1. 50' Scenic Corridor Overlay one 2. Tapered Scenic Corridor Overlay one Secondary Buffer

Hydrological Hazard Area Calculations Ex. Wetland Area: 45,570 SF +/- or 1.05 Ac +/-

Ex. Stream Buffer Area: 178,203 SF +/- or 4.09 Ac +/-Ex. Stream Area: 20,691 SF +/- or 0.47 Ac +/-Totals Hazard Area: 244,464 SF +/- or 5.61 Ac +/-

Gateway East -

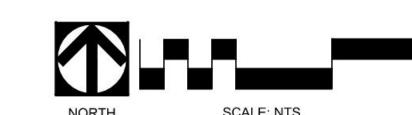
Unified Development Plan OWNERS/PETITIONERS:

A portion of 7895-34-2718.000 Deed Bk-Pg: 004769-00995 Zoning: Chickillo, Rocco; Chickillo, Jennifer

260 Willowlake Road Greensboro, NC 27405 7895-36-6253.000 Deed Bk-Pg: 8696-1018 AG, HI, & RD-30-MH

D Stone Builders Inc. 2704A Lawndale Dr Greensboro, NC 27408 PREPARED BY:







WINSTON-SALEM, NC 27101 P: 336.723.1067 F: 336.723.1069 E: frontdesk@stimmelpa.com www.stimmelpa.com

PROJECT NAME & LOCATION:

PLANS FOR: TRC REVIEW

> REVISED SUBMITTAL CLIENT: Ben Howard

SUBMITTAL

Windsor Commercial 1007 Battleground Ave, Suite 301 Greensboro, NC 27408 P: (336) 894-1030 E: bhoward@windsorcommercial.com

07/03/2023 REVISIONS PER TRC COMMENTS 06/30/2023 REVISIONS PER TRC COMMENTS DATE DESCRIPTION TRC SUBMITTAL DATE: 06/22/2023 PROJECT NO: DRAWN BY:

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Development Plan