

Fire Apparatus Access Roads in Commercial Developments
 Any Commercial or Industrial Development that exceeds 62,000 Square Feet in building area will be required to have (2) separate and remote Fire Apparatus Access Roads.
 Reference: 2018 NCFCS 503.1.2/Appendix D Section D104

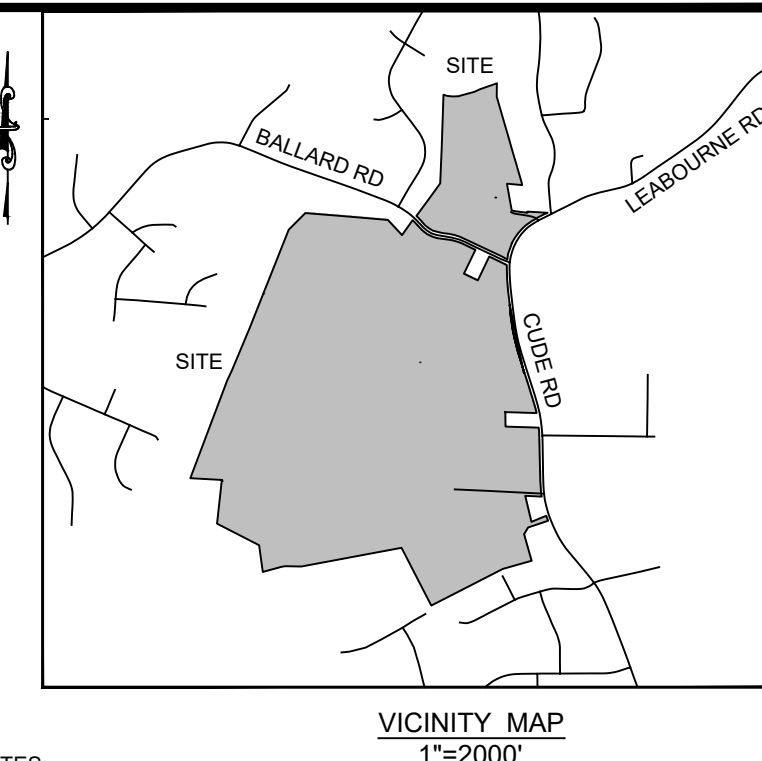
Fire Apparatus Access Roads in Residential Developments
 NON-SPRINKLERED Residential developments with less than 200 dwelling units = (1) Fire apparatus access road
 NON-SPRINKLERED Residential developments with 200 or more dwelling units = (2) Separate and remote fire apparatus access roads
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 ALL UNDERGROUND WATER UTILITIES AND FIRE HYDRANT LOCATIONS SHALL BE SHOWN ON SITE PLAN. ANY BRIDGES OR ENGINEERED CULVERT CROSSINGS FOR STREAMS OR WETLAND AREAS SHALL BE DESIGNED TO SUPPORT THE WEIGHT OF A 75,000 LB. FIRE APPARATUS.

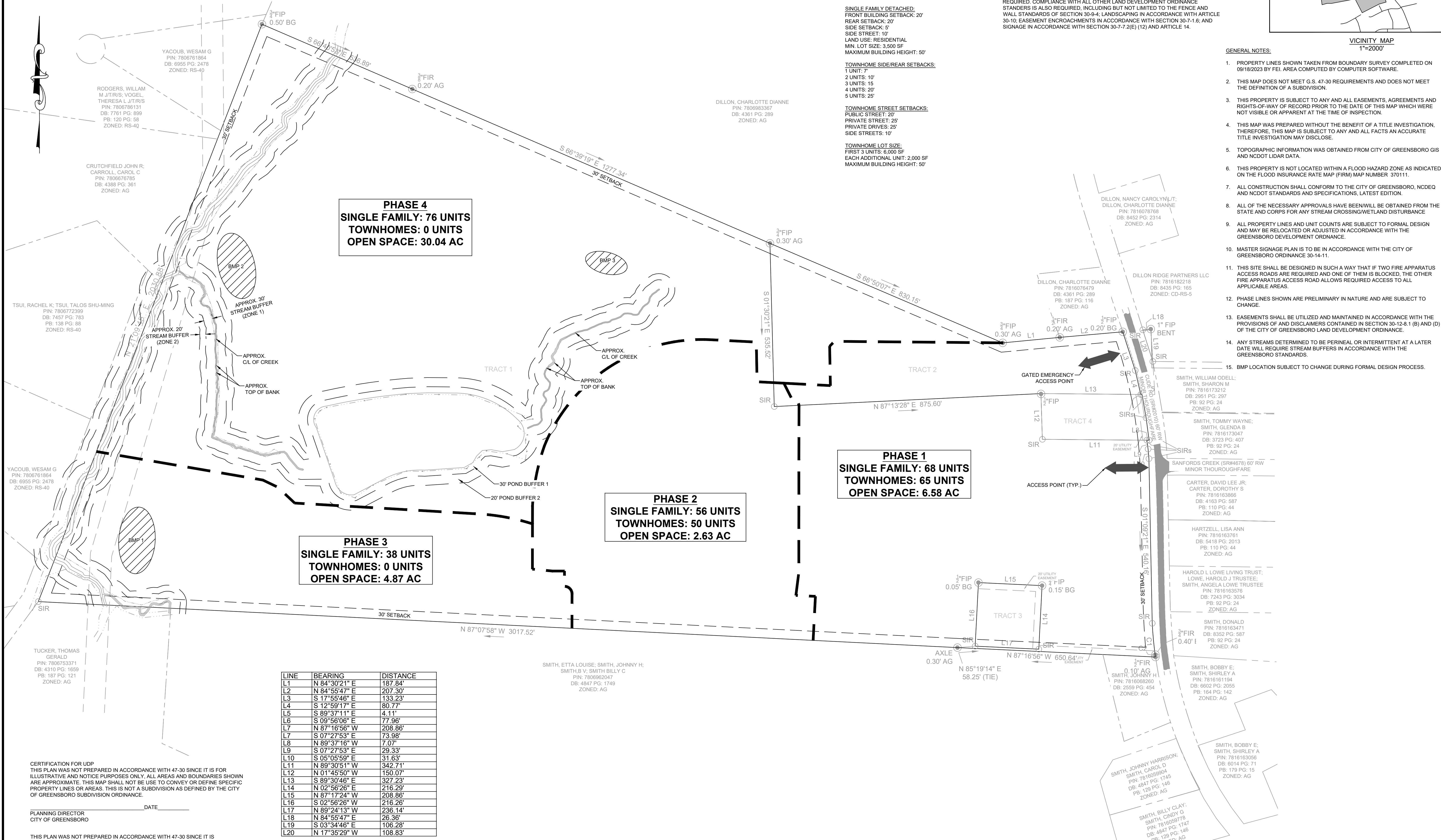
TRACK	PARCEL NUMBER	PIN	OWNER	DEED BOOK	PLAT BOOK
1	169669	7806970177	NELSON, TANYA LYNN KIRBY; TUCKER, THOMAS; TEDDER, CHERYL TUCKER	7626-1357	N/A
2	169672	7816072277	PARRISH, JOANN T	7513-696	N/A
3	169673	7816064445	LEE, JOANN TUCKER; TUCKER, THOMAS G; CHERLY TUCKER	6188-1978	75-101
4	169678	7816077037	PARRISH, JOANN T	6403-2437	124-64

SITE DATA:
 TOTAL AREA: 110.36 AC
 SINGLE FAMILY RESIDENTIAL: 61.10 AC
 MULTIFAMILY RESIDENTIAL: 15.13 AC
 OPEN SPACE: 44.12 AC
 EXISTING ZONING: AG (AGRICULTURAL), PROPOSED ZONING: PUD (PLANNED UNIFIED DEVELOPMENT)
WATERSHED DATA:
 STREAM NAME: WATERSHED CLASSIFICATION: WS-III NSW (P)
 RIVER BASIN: CAPE FEAR RIVER
 AVG. SLOPE: 3% - 4%
PROPOSED USE:
 TOWNHOMES
 SINGLE FAMILY DETACHED

ZONING CONDITIONS:
 1. USES LIMITED TO A MAXIMUM OF 375 RESIDENTIAL DWELLING UNITS.
SIGNAGE:
 1. A COMMON SIGN PLAN MUST BE APPROVED PRIOR TO INSTALLATION OF ANY SIGNS
 2. THE COMMON SIGN PLAN MUST SPECIFY THE SIZE, TYPE, HEIGHT, SETBACK, LOCATION, DESIGN, ILLUMINATION, AND NUMBER OF SIGNS.
 3. COMMON SIGN PLAN MUST USE A COORDINATED COLOR, STYLE, AND LETTER SCHEME.
UNIFIED DEVELOPMENT PLAN NOTE:
 COMPLIANCE WITH THE 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 30-4.4, 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.



- GENERAL NOTES:**
- PROPERTY LINES SHOWN TAKEN FROM BOUNDARY SURVEY COMPLETED ON 09/18/2023 BY FEI. AREA COMPUTED BY COMPUTER SOFTWARE.
 - THIS MAP DOES NOT MEET G.S. 47-30 REQUIREMENTS AND DOES NOT MEET THE DEFINITION OF A SUBDIVISION.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, AGREEMENTS AND RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP WHICH WERE NOT VISIBLE OR APPARENT AT THE TIME OF INSPECTION.
 - THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INVESTIGATION. THEREFORE, THIS MAP IS SUBJECT TO ANY AND ALL FACTS AN ACCURATE TITLE INVESTIGATION MAY DISCLOSE.
 - TOPOGRAPHIC INFORMATION WAS OBTAINED FROM CITY OF GREENSBORO GIS AND NCDOT LIDAR DATA.
 - THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 370111.
 - ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF GREENSBORO, NC DEQ AND NCDOT STANDARDS AND SPECIFICATIONS, LATEST EDITION.
 - ALL OF THE NECESSARY APPROVALS HAVE BEEN WILL BE OBTAINED FROM THE STATE AND CORPS FOR ANY STREAM CROSSING/WETLAND DISTURBANCE.
 - ALL PROPERTY LINES AND UNIT COUNTS ARE SUBJECT TO FORMAL DESIGN AND MAY BE RELOCATED OR ADJUSTED IN ACCORDANCE WITH THE GREENSBORO DEVELOPMENT ORDINANCE.
 - MASTER SIGNAGE PLAN IS TO BE IN ACCORDANCE WITH THE CITY OF GREENSBORO ORDINANCE 30-14-11.
 - THIS SITE SHALL BE DESIGNED IN SUCH A WAY THAT IF TWO FIRE APPARATUS ACCESS ROADS ARE REQUIRED AND ONE OF THEM IS BLOCKED, THE OTHER FIRE APPARATUS ACCESS ROAD ALLOWS REQUIRED ACCESS TO ALL APPLICABLE AREAS.
 - PHASE LINES SHOWN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE.
 - EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-1.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.
 - ANY STREAMS DETERMINED TO BE PERENNIAL OR INTERMITTENT AT A LATER DATE WILL REQUIRE STREAM BUFFERS IN ACCORDANCE WITH THE GREENSBORO STANDARDS.
 - BMP LOCATION SUBJECT TO CHANGE DURING FORMAL DESIGN PROCESS.



PHASE 4
 SINGLE FAMILY: 76 UNITS
 TOWNHOMES: 0 UNITS
 OPEN SPACE: 30.04 AC

PHASE 2
 SINGLE FAMILY: 56 UNITS
 TOWNHOMES: 50 UNITS
 OPEN SPACE: 2.63 AC

PHASE 1
 SINGLE FAMILY: 68 UNITS
 TOWNHOMES: 65 UNITS
 OPEN SPACE: 6.58 AC

PHASE 3
 SINGLE FAMILY: 38 UNITS
 TOWNHOMES: 0 UNITS
 OPEN SPACE: 4.87 AC

LINE	BEARING	DISTANCE
L1	N 84°30'21" E	187.84'
L2	N 84°55'47" E	207.30'
L3	S 17°55'46" E	133.23'
L4	S 12°59'17" E	80.77'
L5	S 89°37'11" E	4.11'
L6	S 09°56'06" E	77.96'
L7	N 87°16'56" W	208.86'
L7	S 07°27'53" E	73.98'
L8	N 89°37'16" W	7.07'
L9	S 07°27'53" E	29.33'
L10	S 05°05'59" E	31.63'
L11	N 89°30'51" W	342.71'
L12	N 01°45'50" W	150.07'
L13	S 89°30'46" E	327.23'
L14	N 02°58'26" E	216.29'
L15	N 87°17'24" W	208.86'
L16	S 02°56'26" W	216.26'
L17	N 89°24'13" W	236.14'
L18	N 84°55'47" E	26.36'
L19	S 03°34'46" E	106.28'
L20	N 17°35'29" W	108.83'

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS
C1	N 05°15'43" W	103.50'	1251.05'
C2	S 07°48'18" E	17.53'	1251.05'

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.
 PLANNING DIRECTOR _____ DATE _____
 CITY OF GREENSBORO
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 CITY OF GREENSBORO

Civil Engineers and Land Surveyors
 8515 Triad Drive, Colfax, NC 27235
 www.feiconsulting.com
 (336) 852-9797
 License No. C-0950

PULTE CUDE ROAD
 UNIFIED DEVELOPMENT PLAN

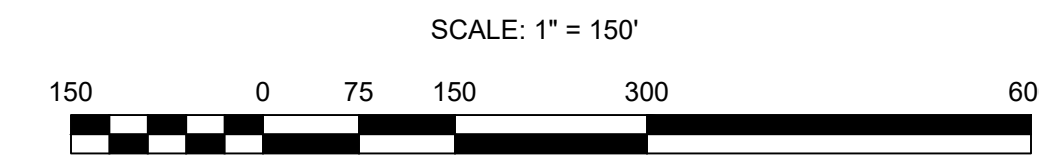
OWNER INFORMATION:
 PULTE GROUP
 3350 PEACHTREE ROAD NE
 ATLANTA, GA 30326
 (404) 521-8800

PROJECT LOCATION:
 TOWNSHIP, COLFAX
 ADDRESS: 1873, 1875, 1879, 1873 CUDE ROAD
 STATE: NORTH CAROLINA

NO	DATE	REVISION NOTE

DRAWN BY: HC/TS
 CHECKED BY: BC
 DATE: 01/02/2024
 PROJECT NO.: 16025.011
 REF. NO.: 1
 SCALE: 1"=150'

SHEET
 1 OF 1



Fire Apparatus Access Roads in Commercial Developments

Any Commercial or Industrial Development that exceeds 62,000 Square Feet in building area will be required to have (2) separate and remote Fire Apparatus Access Roads.

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Fire Apparatus Access Roads in Residential Developments

NON-SPRINKLERED Residential developments with less than 200 dwelling units = (1) Fire apparatus access road

NON-SPRINKLERED Residential developments with 200 to 299 dwelling units = (2) Separate and remote fire apparatus access roads

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SITE AREA TOTALS

TOWNHOMES	15.13 ACRES	13.7% OF SITE
SINGLE FAMILY RESIDENTIAL	61.10 ACRES	55.4% OF SITE
COMMON AREA	44.12 ACRES	40.0% OF SITE
TOTAL AREA:	110.36 ACRES	

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 SINGLE FAMILY DETACHED

ZONING REQUIREMENTS:
 PROPOSED ZONING: PUD

SINGLE FAMILY DETACHED:
 FRONT BUILDING SETBACK: 20'
 REAR SETBACK: 20'
 SIDE SETBACK: 5'
 SIDE STREET: 10'
 LAND USE: RESIDENTIAL
 MIN. LOT SIZE: 3,500 SF
 MAXIMUM BUILDING HEIGHT: 50'

TOWNHOME SIDE/REAR SETBACKS:
 1 UNIT: 7'
 2 UNITS: 10'
 3 UNITS: 15'
 4 UNITS: 20'
 5 UNITS: 25'

TOWNHOME STREET SETBACKS:
 PUBLIC STREET: 20'
 PRIVATE STREET: 25'
 PRIVATE DRIVES: 25'
 SIDE STREETS: 10'

TOWNHOME LOT SIZE:
 FIRST 3 UNITS: 6,000 SF
 EACH ADDITIONAL UNIT: 2,000 SF
 MAXIMUM BUILDING HEIGHT: 50'

ZONING CONDITIONS:

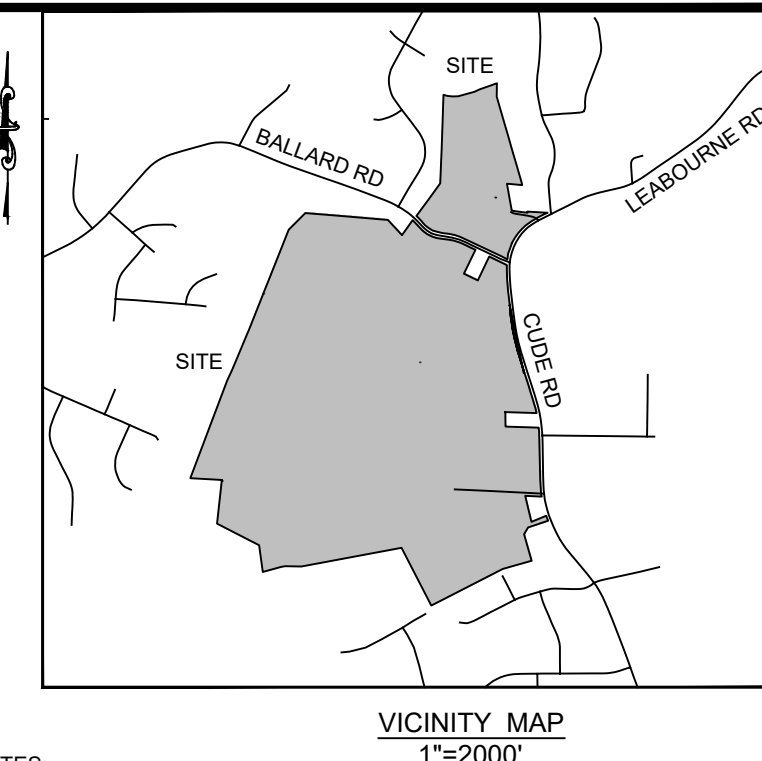
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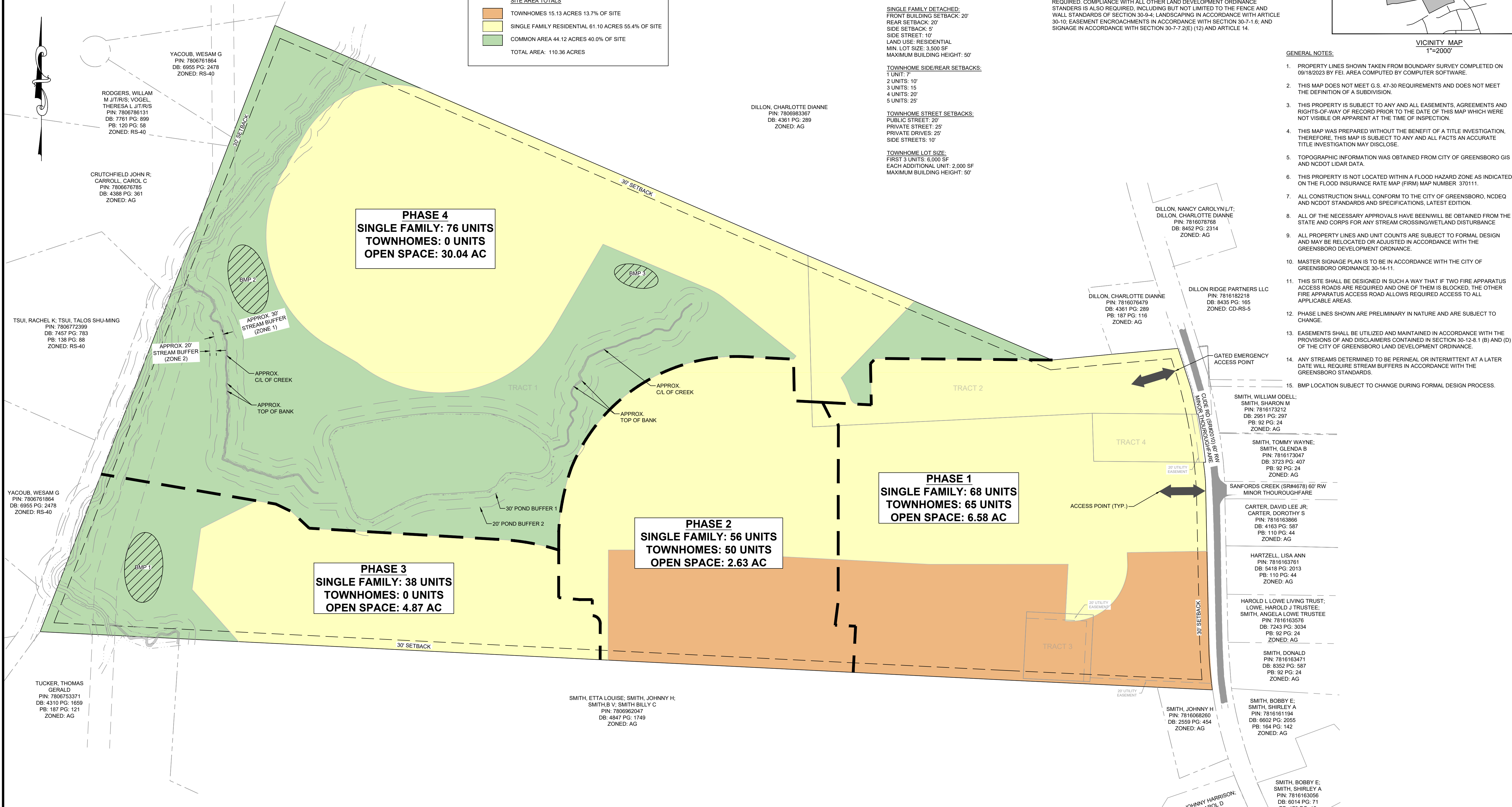
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SUBJECT TRACT PROPERTY INFORMATION

TRACT	PIN	ADDRESS	DEED BOOK	PLAT BOOK	AREA (AC)
1	7806970177	1873 CUDE RD	7626-1357	N/A	100.23
2	7816072277	1879 CUDE RD	7513-696	N/A	7.99
3	7816064445	1873 CUDE RD	6188-1978	75-101	1.00
4	7816077037	1879 CUDE RD	6403-2437	124-64	1.17

Civil Engineers and Land Surveyors
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FEI

PULTE CUDE ROAD

CONCEPT PLAN

OWNER INFORMATION:
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 3350 PEACHTREE ROAD NE
 ATLANTA, GA 30326
 (404) 521-2000

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NO.	DATE	REVISION NOTE

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NORTH CAROLINA
 PROFESSIONAL SEAL
 038021
 ENGINEER
 RICHARD B. COCKRUM

SHEET
 1 OF 1

