

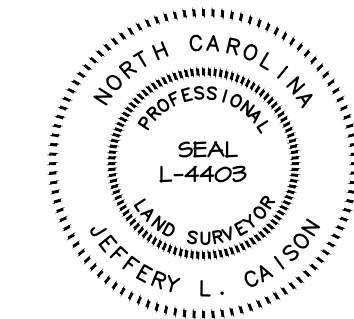
UNIFIED DEVELOPMENT PLAN CERTIFICATION

This is not a subdivision as defined by the City of Greensboro Subdivision Ordinance.

Planning Director City of Greensboro Date

This plan was not prepared in accordance with 41-30 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.

JEFFERY L. CAISON L-4403 Professional Land Surveyor Registration No.



OPEN SPACE NOTE

30-12-3.2 (B) OPEN SPACE SHALL BE PROVIDED AS FOLLOWS: MULTI-FAMILY DEVELOPMENTS SHALL BE A MINIMUM OF 5% OF SITE AREA... COMMON SIGNAGE NOTE

EASEMENT NOTE

EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-3.1 (B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.

COMMON SIGNAGE NOTE

A COMMON SIGNAGE PLAN SHALL BE APPROVED PRIOR TO OR AT THE TIME OF THE FIRST SIGN PERMIT.

SETBACK INFORMATION

PRIVATE STREET SETBACKS FOR TOWNHOMES ARE AS FOLLOWS:

BUILDING SETBACKS MUST SAFELY ACCOMMODATE VEHICULAR MOVEMENTS ON PRIVATE DRIVES... WHEN A SIDEWALK IS PROVIDED ALONG A PRIVATE DRIVE OR PRIVATE DRIVEWAY...

EXCEPT AS PROVIDED IN (I) AND (II) ABOVE, OR STATED ELSEWHERE IN THIS ORDINANCE, BUILDINGS MUST BE SET BACK FROM PRIVATE DRIVES, PRIVATE DRIVEWAYS AND PARKING LOTS BY A DISTANCE OF AT LEAST 10 FEET...

PUBLIC STREET SETBACKS FOR TOWNHOMES SHALL MEET THE REQUIREMENTS OF THE R-12 ZONING DISTRICT... SINGLE FAMILY RESIDENTIAL SETBACKS SHALL MEET THE REQUIREMENTS OF THE R-7 ZONING DISTRICT.

SITE INFORMATION (1):

SITE ADDRESS: 1741 MT HOPE CHURCH RD, 1763 MT HOPE CHURCH RD, & 930 KNOX RD

SITE AREA: 22.667 AC± TOTAL

PARCEL ID: 84888, 84877, & 84876

DEED REFERENCE: DB: 6503 PG. 1548, & DB: 8697 PG. 1695, & DB: 6559 PG. 2129

PLAT REFERENCE: PB: 182 PG. 111

ZONED: CU-PD-M (#07-07-GCPL-04900)

PROPOSED ZONING: PUD

ZONING CONDITIONS: RESIDENTIAL AREA- NOT TO EXCEED 375 UNITS

EXISTING LAND USE: VACANT

SITE INFORMATION (2):

SITE ADDRESS: 558 OLD BIRCH CREEK RD

SITE AREA: 15.245 AC± TOTAL

PARCEL ID: 84885

DEED REFERENCE: DB: 6551 PG. 743

PLAT REFERENCE: PB: 182 PG. 29

ZONED: CU-PD-M (#07-07-GCPL-04900)

PROPOSED ZONING: PUD

ZONING CONDITIONS: RESIDENTIAL AREA- NOT TO EXCEED 110 UNITS

EXISTING LAND USE: VACANT

SITE INFORMATION (3):

SITE ADDRESS: 1741 MT HOPE CHURCH RD, 1763 MT HOPE CHURCH RD, & 930 KNOX RD

SITE AREA: 9.006 AC± TOTAL

PARCEL ID: 84888, 84877, & 84876

DEED REFERENCE: DB: 6503 PG. 1548, & DB: 8697 PG. 1695, & DB: 6559 PG. 2129

PLAT REFERENCE: PB: 182 PG. 111

ZONED: CU-PD-M (#07-07-GCPL-04900)

PROPOSED ZONING: PUD

ZONING CONDITIONS: OFFICE/RETAIL/COMMERCIAL USES NOT TO EXCEED 90,000 SQ FT

EXISTING LAND USE: VACANT

SITE INFORMATION:

SOILS: APB, CCB, ENC, H4C, W4E

WATERSHED: THE PROPERTY IS LOCATED WITHIN THE LAKE MACKINTOSH (BIG ALAMANCE CREEK), WS-IV, GWA DESIGNATED WATERSHED AREA.

THE SITE IS LOCATED IN THE HAW RIVER BASIN.

SUBJECT PROPERTY IS NOT SUBJECT TO A 100 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP NO. #3710880401, REV. 5/18/2007.

MAXIMUM BUILDING HEIGHT: APARTMENTS: 60 FEET COMMERCIAL: 95 FEET (7-Story Hotel)

NOTE: WITHIN 50 FEET OF ANY R-DISTRICT, THE MAXIMUM HEIGHT OF A BUILDING MAY NOT EXCEED 60 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... PROVISIONS GOVERNING MAXIMUM HEIGHT ARE ESTABLISHED BY THE UNIFIED DEVELOPMENT PLAN FOR ALL OTHER PORTIONS OF THE DEVELOPMENT.

CERTIFICATION FOR UDP

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Planning Director City of Greensboro Date

UNIFIED DEVELOPMENT PLAN NOTES:

LANDSCAPING SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 30-10-2 OF THE LAND DEVELOPMENT ORDINANCE.

EASEMENT ENCROACHMENTS SHALL BE GOVERNED BY THE CITY OF GREENSBORO ZONING REQUIREMENTS AS FOUND IN THE LAND DEVELOPMENT ORDINANCE SECTION 30-7-1.6.

ACCESSORY FREESTANDING SIGN SPECIFICATIONS SHALL BE IN ACCORDANCE WITH THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE SECTION 30-7-1.6.

STREAM BUFFER SECTION DETAIL:

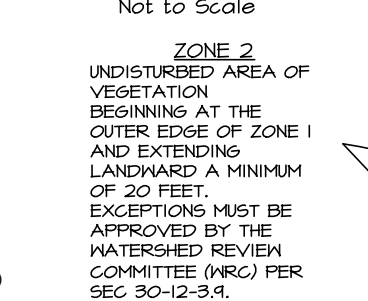
(SEE STREAM BUFFER DETAILS IN THE ILLUSTRATIONS AND DETAILS APPENDIX)

ZONE 1: UNDISTURBED AREA OF VEGETATION EXTENDING A MINIMUM OF 30 FEET FROM TOP OF STREAM BANK (SEC. 30-12-3.1F1).

ZONE 2: UNDISTURBED AREA OF VEGETATION BEGINNING AT THE OUTER EDGE OF ZONE 1 AND EXTENDING LANDWARD A MINIMUM OF 30 FEET FROM THE TOP OF BANK OR MEAN HIGH WATER LEVEL OF OTHER WATER BODIES.

PERENNIAL STREAM HIGH DENSITY DEVELOPMENT

Not to Scale



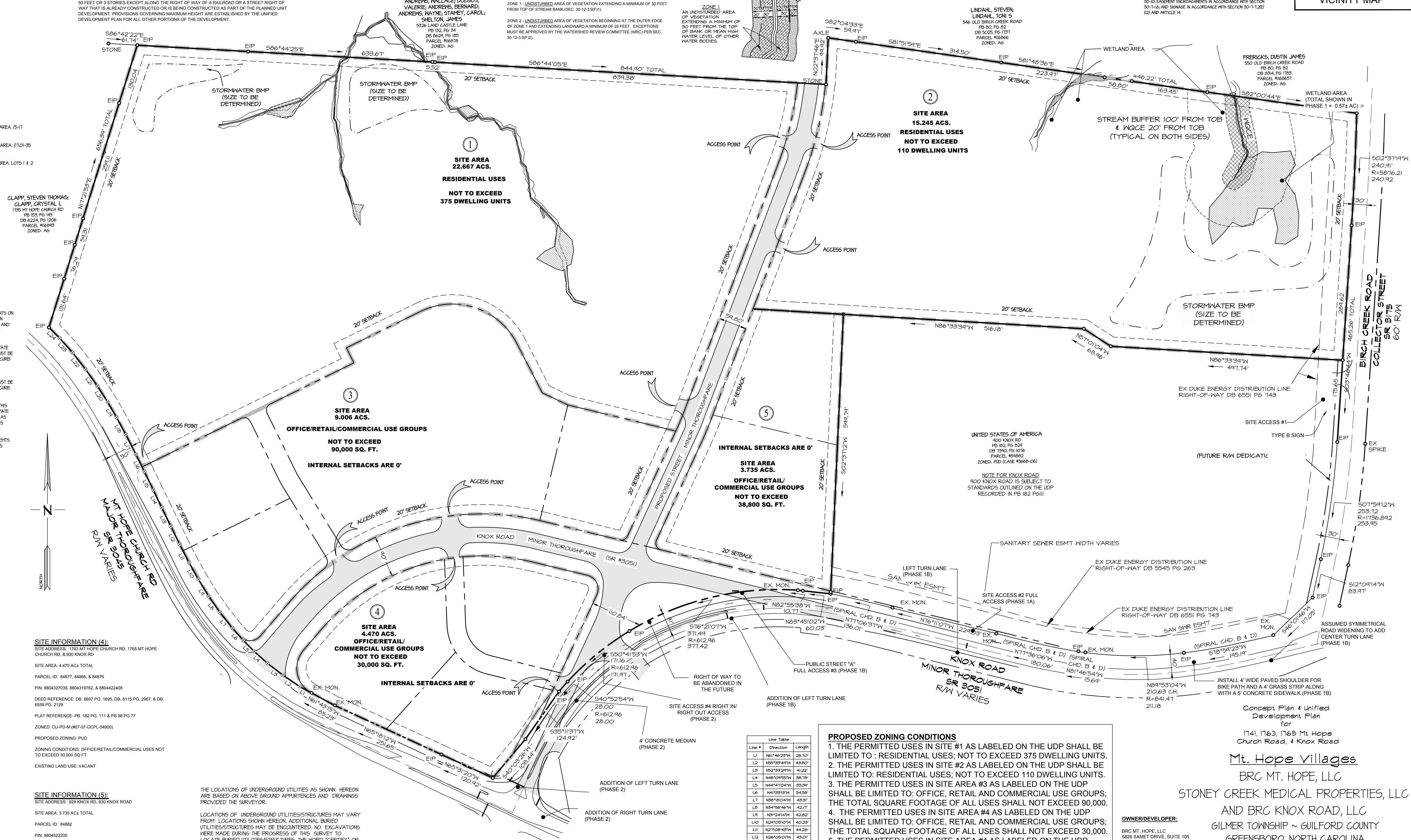
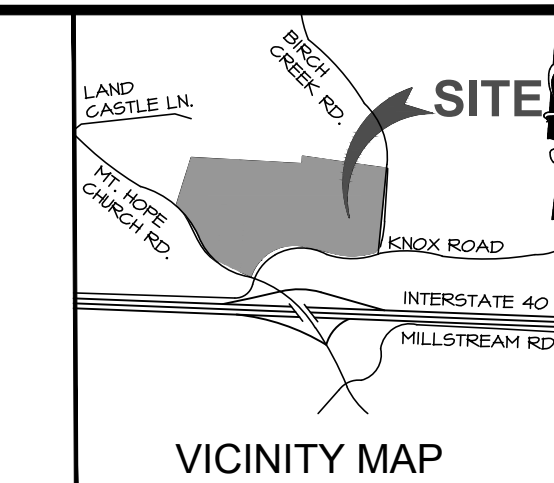
Stream identification reports and wetland delineation reports are required for review and approval upon submission of development plans for permitting and are not approved with any rezoning decisions/Unified Development Plans. Stream buffers will apply if there are any Perennial or intermittent stream features on site. All applicable state and USACE permits must be obtained prior to development.

NOTES:

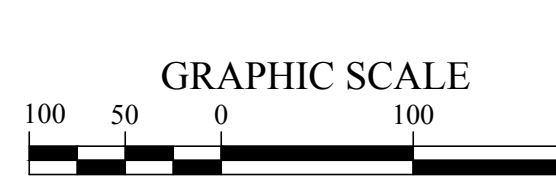
AREA DETERMINED BY COORDINATE METHOD. SURVEY(S) PERFORMED CPT ENGINEERING & SURVEYING, INC. ALL DISTANCES ARE HORIZONTAL DISTANCES UNLESS OTHERWISE NOTED.

UNIFIED DEVELOPMENT PLAN (UDP) NOTE

COMPLIANCE WITH PUD DISTRICT STANDARDS OF SECTION 30-1-1.2 WILL BE REQUIRED. COMPLIANCE WITH ALL OTHER LAND DEVELOPMENT ORDINANCE STANDARDS IS ALSO REQUIRED. INCLUSIONS BUT NOT LIMITED TO THE FENCE AND WALL STANDARDS OF SECTION 30-4-4, LANDSCAPING IN ACCORDANCE WITH ARTICLE 30-10. EXCEPT ENCROACHMENTS IN ACCORDANCE WITH SECTION 30-1-1.6 AND SIGNAGE IN ACCORDANCE WITH SECTION 30-7-1.2(B) (2) AND ARTICLE 14.



PROPOSED ZONING CONDITIONS
1. THE PERMITTED USES IN SITE #1 AS LABELED ON THE UDP SHALL BE LIMITED TO: RESIDENTIAL USES; NOT TO EXCEED 375 DWELLING UNITS.
2. THE PERMITTED USES IN SITE #2 AS LABELED ON THE UDP SHALL BE LIMITED TO: RESIDENTIAL USES; NOT TO EXCEED 110 DWELLING UNITS.
3. THE PERMITTED USES IN SITE AREA #3 AS LABELED ON THE UDP SHALL BE LIMITED TO: OFFICE, RETAIL AND COMMERCIAL USE GROUPS; THE TOTAL SQUARE FOOTAGE OF ALL USES SHALL NOT EXCEED 90,000.
4. THE PERMITTED USES IN SITE AREA #4 AS LABELED ON THE UDP SHALL BE LIMITED TO: OFFICE, RETAIL AND COMMERCIAL USE GROUPS; THE TOTAL SQUARE FOOTAGE OF ALL USES SHALL NOT EXCEED 30,000.
5. THE PERMITTED USES IN SITE AREA #5 AS LABELED ON THE UDP SHALL BE LIMITED TO: OFFICE, RETAIL AND COMMERCIAL USE GROUPS; THE TOTAL SQUARE FOOTAGE OF ALL USES SHALL NOT EXCEED 38,800.



- LEGEND
○ BOUNDARY CORNER- NEW IRON ROD
○ UNP/EIP ○ NEW/EXISTING IRON PIPE
○ NUR/EIP ○ NEW/EXISTING IRON ROD
○ NUN/EIP ○ NEW/EXISTING MAGNETIC NAIL
○ ○ NON-NONMENTED POINT

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPEARANCES AND DRAWINGS PROVIDED 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. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

THIS MAP DOES NOT MEET N.C.G.S. STANDARDS 41-30 AND IS NOT FOR RECORDING. THIS MAP IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS-OF-WAY OF RECORDED PRIOR TO DATE OF THIS MAP, WHICH HAS NOT BEEN VISIBLE AT THE TIME OF MY INSPECTION OR SHOWN IN THE TITLE COMMITMENT. AS OF 05-10-17, THE ADDITIONAL 33.231 ACRES HAS NOT BEEN SURVEYED BY CPT ENGINEERING & SURVEYING, INC. PROPERTY LINE INFORMATION FROM SURVEY BY OTHERS.

Concept Plan & Unified Development Plan for 1741, 1763, 1765 Mt Hope Church Road, & Knox Road
Mt. Hope Villages
BRC MT. HOPE, LLC
STONEY CREEK MEDICAL PROPERTIES, LLC
AND BRC KNOX ROAD, LLC
GILMER TOWNSHIP ~ GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA
CPT ENGINEERING AND SURVEYING, INC.
LAND DEVELOPMENT CONSULTING
CORPORATE LICENSE NUMBER C-1375
4400 TYNING STREET
HIGH POINT, NORTH CAROLINA 27265
PHONE: (336) 812-8000 ~ FAX: (336) 812-8780
PROJECT: 442-04 MAY 8, 2024
DRAWN BY: DTM
SCALE: 1" = 100'

OWNER/DEVELOPER:
BRC MT. HOPE, LLC
5626 SAMET DRIVE, SUITE 105
HIGH POINT, NC 27265
CONTACT: CHRIS DUNBAR
PHONE: (336) 889-1500
BRC KNOX ROAD, LLC
5626 SAMET DRIVE, SUITE 105
HIGH POINT, NC 27265
CONTACT: CHRIS DUNBAR
PHONE: (336) 889-1500
STONEY CREEK MEDICAL PROPERTIES, LLC
17 GRANVILLE OAKS CT.
GREENSBORO, NC 27408
CONTACT: BILLY BEARNS
PHONE: (336) 442-1021