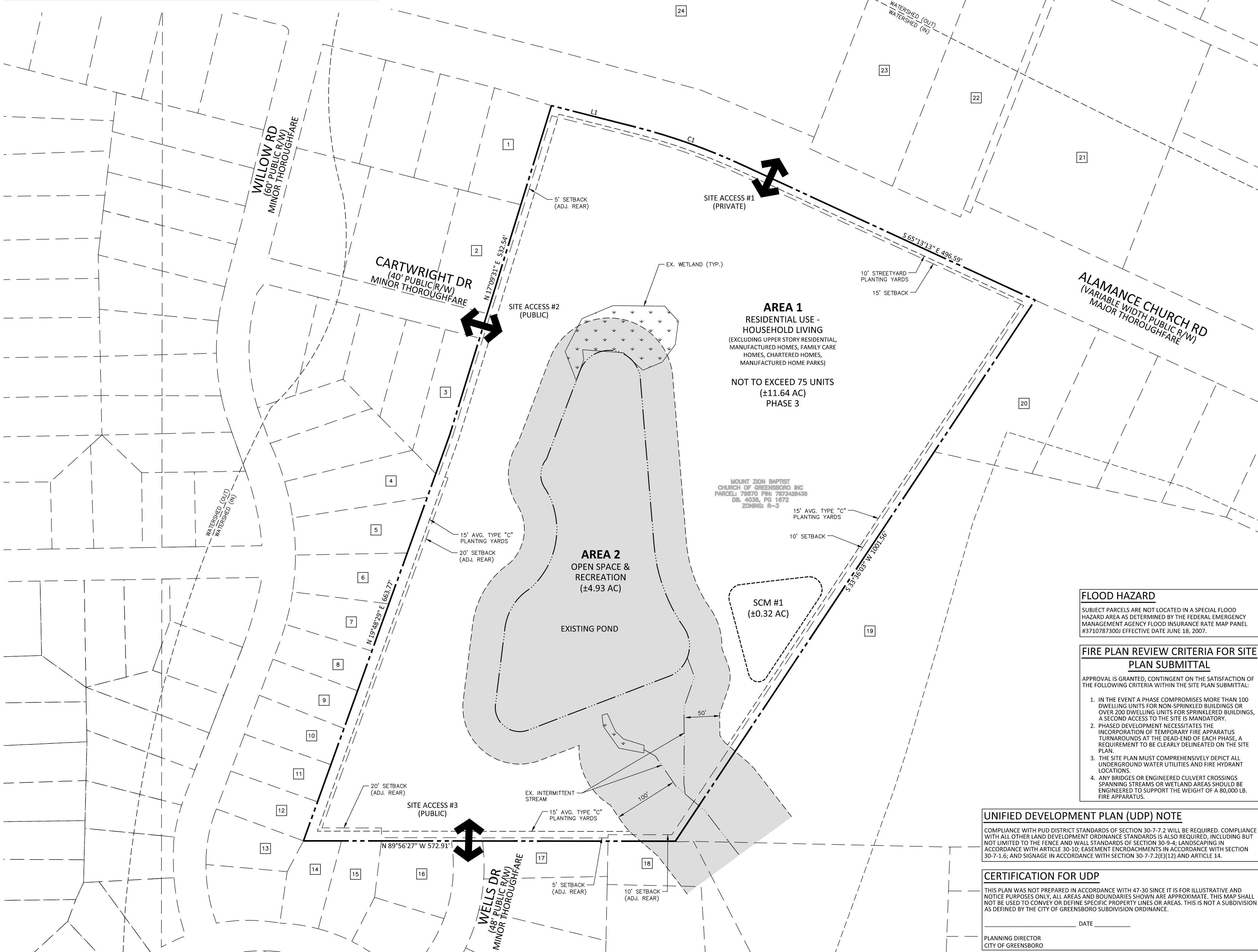


ADJACENT OWNERS							
OWNER	PARCEL ID	PIN	BOOK	PAGE	ZONING	LANDCLASS	
1 SUTTON, NAPOLEON; SUTTON, LILLIAN S	532039	7873435080	2298	480	R-5	RESIDENTIAL	
2 MANDLIK	532038	7873425633	8011	306	R-5	RESIDENTIAL	
3 MACK, JANA	532034	7873446861	17506	2541	R-5	RESIDENTIAL	
4 CASTRO, JUAN PANIAGUA	532043	7873435435	4340	178	R-5	RESIDENTIAL	
5 NUNALLY, WINDA	532036	7873423359	4253	757	R-5	RESIDENTIAL	
6 MAYNARD, AMALIA; CANTON, POLA; DESBREE	532034	7873423322	8563	1174	R-5	RESIDENTIAL	
7 AMBOLD, ARLE	532037	7873423214	8542	165	R-5	RESIDENTIAL	
8 WILLIAMS, DEBORAH	532047	7873422290	8045	2494	R-5	RESIDENTIAL	
9 CLEVELAND, DAVID C; CLEVELAND, GAREL	532047	7873422214	6884	1916	R-5	RESIDENTIAL	
10 LUT, EUGENE R	532049	7873422058	6008	2216	R-5	RESIDENTIAL	
11 WAYNE, NELL; CLOVERHEAD, BERNICE	532050	7873422174	6881	158	R-5	RESIDENTIAL	
12 THOMPSON, ALLEN; THOMPSON, GEMINDOLYN	532051	7873412516	2500	653	R-5	RESIDENTIAL	
13 NEWMAN, BARBARA J	532062	7873411990	2421	720	R-5	RESIDENTIAL	
14 MARTINEZ, ALBINO P	532064	7873412874	7950	741	R-5	RESIDENTIAL	
15 BRICE, MARV LEE	532055	7873411833	1496	627	R-5	RESIDENTIAL	
16 HAWKINS, BARRY W; HAWKINS, LUCY	532057	7873414356	2581	683	R-5	RESIDENTIAL	
17 HAWKINS, BARRY W	532058	7873411639	3042	1242	R-5	RESIDENTIAL	
18 CORBIN IV; LINDA; CORBIN; JAMES; CORBIN; JAMES	504863	7873411677	5744	1138	R-3	RESIDENTIAL	
19 KAYNITE, JAMES; HOLING BEE DEVELOPMENT	796772	7873524171	6707	981	R-3	RESIDENTIAL	
20 JONES, JAMES; JONES, DORIS J	796767	7873523660	2514	819	R-3	RESIDENTIAL	
21 SHERRID, BETTY COOPER	796767	7873524071	3915	376	R-5	RESIDENTIAL	
22 MOUNT ZION BAPTIST CHURCH OF GREENSBORO INC	796865	7873533119	17330	916	R-3	RESIDENTIAL	
23 MOUNT ZION BAPTIST CHURCH OF GREENSBORO INC	796865	7873531163	7909	627	R-3	RESIDENTIAL	
24 MOUNT ZION BAPTIST CHURCH OF GREENSBORO INC	796863	7873531234	6047	852	R-3	INSTITUTIONAL	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 75°41'33" E	133.05'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	175.71'	960.00'	S 70°27'23" E	175.46'



VICINITY MAP

SITE DATA			
OWNER	NAME	PARCEL	PIN
	MOUNT ZION BAPTIST CHURCH OF GREENSBORO NC	79870	7873428436
COUNTY/MUNICIPALITY	CITY OF GREENSBORO		
EXISTING ZONING	R-3		
PROPOSED ZONING	PUD		
EXISTING USE	RESIDENTIAL		
PROPOSED USE	USES SHALL BE LIMITED AS LABELED FOR EACH SITE AREA		
SITE AREA	GROSS AREA: 16.57 AC +/- <u>R/W DEDICATION (APPARENT): 0.00 AC +/-</u> NET AREA: 16.57 AC +/-		
RIVER BASIN	CAPE FEAR		
WATERSHED OVERLAY	NPDES/LAKE MACKINTOSH W V		
LOT SIZE	MINIMUM	NO MINIMUM	
BUILDING HEIGHT	MAXIMUM	50 FEET	
	WITHIN 50 FEET OF ANY R- DISTRICT, OR RS- DISTRICT ON ADJACENT LOTS IN THE COUNTY'S JURISDICTION, 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.		
PERIMETER SETBACKS	SEE PLAN		
INTERIOR SETBACKS	MINIMUM	THE MINIMUM INTERIOR SETBACK IS ZERO (0) FEET. HOWEVER, IF A SETBACK IS PROVIDED, IT MUST BE AT LEAST 5 FEET.	
DENSITY	MAXIMUM	SEE LABEL FOR EACH SITE AREA	
	PROPOSED	NOT TO EXCEED MAXIMUM FOR EACH SITE AREA	

STREAM BUFFER NOTE

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.

STORMWATER NOTE

STORMWATER CONTROL MEASURES SHOWN ARE CONCEPTUAL IN NATURE. ACTUAL SIZE, QUANTITY, AND LOCATION MAY CHANGE BASED ON FINAL ENGINEERING.

SIGNAGE NOTES

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. ALL SIGNS MUST USE A COORDINATED COLOR, STYLE, AND LETTERING SCHEME SHOWN ON THE COMMON SIGN PLAN.

PLAN NOTES

1. SITE AREAS ARE APPROXIMATE AND MAY CHANGE BASED ON FINAL SITE PLAN DEVELOPMENT AND ENGINEERING.
2. SUPPORT AND ANCILLARY USES SUCH AS PARKING, DRIVE ALLEYS, STORMWATER, AND OTHER FEATURES TO BE SHARED ACROSS ALL AREAS, PURSUANT TO PROPERLY EXECUTED AND RECORDED MAINT PLAN AND DECLARATION.
3. FINAL ACCESS POINT LOCATIONS TO BE DETERMINED WITH THE TRC REVIEW. ACCESS POINTS MAY BE REMOVED WHERE MULTIPLE POINTS EXIST ON THE SAME ROAD.
4. FINAL STREAM, WETLAND, AND BUFFER EXTENTS SUBJECT TO CHANGE PENDING LOCAL AND FEDERAL REVIEW.
5. PARCEL BOUNDARY IS BASED ON DB 4036, PG 1672, AND IS NOT BASED ON AN ACTUAL FIELD SURVEY

OPEN SPACE NOTES

30-12-8.2(B)

OPEN SPACE SHALL BE PROVIDED AS FOLLOWS:	1	05. 23. 2025	PER COMMENTS
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OPEN SPACE SHALL BE PROVIDED AS FOLLOWS:

- RESIDENTIAL DEVELOPMENT SHALL BE A MINIMUM OF 1.74 ACRES, OR 15% OF RESIDENTIAL AREA (SITE AREA 1)
- OPEN SPACE AREA PROVIDED IN AREA 2 TO BE UTILIZED AS CUMULATIVE SHARED SPACE TO FULFILL REQUIREMENTS OF ALL RESIDENTIAL DEVELOPMENT ON SITE.

REVISIONS

NO.	DATE	
1	05. 23. 2025	PER COMMENTS

PLAN INFORMATION

PROJECT NO.	SPEC24205
FILENAME	SPEC24205-XC1
CHECKED BY	SO
DRAWN BY	CJ
SCALE	1"=80'
DATE	04. 11. 2025

SHEET

UNIFIED DEVELOPMENT PLAN

C1.00

