

SITE DATA

1.

TYPE OF SUBMITTAL:

PLANNED UNIT DEVELOPMENT (PUD)
2.

PROPERTY ADDRESSES:

3510, 3512, 3514 & 3516 W. FRIENDLY AVE.,
GREENSBORO, NC 27410
805 & 807 HOBBS ROAD, GREENSBORO, NC 27410
3.

OWNER INFORMATION:

CARROLL AT HOBBS, LLC
201 NORTH ELM STREET, GREENSBORO, NC 27401
4.

OWNER CONTACT:

CHARLES WORSHAM
P: 336-274-8531
5.

TOTAL SITE AREA:

6.61 AC
6.

OF EXISTING LOTS:

6
7.

OF PROPOSED LOTS:

1
8.

DEED BOOK REFERENCE:

DB 8122 PG 448
9.

REQUIRED OPEN SPACE:

RESIDENTIAL PUD (> 35 DU/ AC) = 5% OF SITE AREA
NONRESIDENTIAL PUD = 10% OF GFA
10.

PARKING REQUIRED:

PER CITY OF GREENSBORO LDO SEC. 30-11-5 (TABLE 11-1)

EXCEPT FOR THE FOLLOWING USE: EATING & DRINKING ESTABLISHMENT
= 1 SPACE PER 300 GSF
11.

WATERSHED:

N/A - DRAINS TO NORTH BUFFALO CREEK
12.

FLOOD ZONE:

PER FEMA MAP PANEL #3710785500J THIS PROPERTY
IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
EFFECTIVE DATE 06/18/2007.
13.

BUA ALLOCATION:

100% TO PROPOSED COMBINED LOT

DIMENSIONAL REQUIREMENTS:

- LOT DIMENSIONS:

1.

MINIMUM LOT SIZE:

20,000 SF

2.

MINIMUM LOT WIDTH:

100 FT
- STREET SETBACK:

1.

THOROUGH-FARE:

0 FT

2.

LOCAL AND COLLECTOR:
ADJACENT TO RM-5, RM-8, AND ALL R- DISTRICTS

0 FT

3.

LOCAL AND COLLECTOR:
ADJACENT TO ALL OTHER DISTRICTS

0 FT

- INTERIOR SETBACK:

1.

ADJACENT TO RM-5, RM-8, AND ALL R- DISTRICTS:

20 FT

2.

ADJACENT TO ALL OTHER DISTRICTS:

0 FT

FIRE PLAN REVIEW CRITERIA FOR SITE PLAN SUBMITTAL NOTES:

APPROVAL IS GRANTED, CONTINGENT ON THE SATISFACTION OF THE FOLLOWING CRITERIA WITHIN THE SITE PLAN SUBMITTAL:

1.

IN THE EVENT A PHASE COMPRISES MORE THAN 100 DWELLINGS UNITS FOR NON-SPRINKLERED BUILDINGS OR OVER 200 DWELLING UNITS FOR SPRINKLERED BUILDINGS, A SECOND ACCESS TO THE SITE IS MANDATORY.
2.

PHASE DEVELOPMENT NECESSITATES THE INCORPORATION OF TEMPORARY FIRE APPARATUS TURNAROUNDS AT THE DEAD-END OF EACH PHASE, A REQUIREMENT TO BE CLEARLY DELINEATED ON THE SITE PLAN.
3.

THE SITE PLAN MUST COMPREHENSIVELY DEPICT ALL UNDERGROUND WATER UTILITIES AND FIRE HYDRANT LOCATIONS.
4.

ANY BRIDGES OR ENGINEERED CULVERT CROSSINGS SPANNING STREAMS OF WETLAND AREA SHOULD BE ENGINEERED TO SUPPORT THE WEIGHT OF AN 80,000 LB FIRE APPARATUS.

LEGAL DESCRIPTION:

BEGINNING AT AN IRON PIN OLD 5/8 SOLID ROD AT OR ALONG THE RIGHT-OF-WAY OF HOBBS ROAD, SAID POINT BEING THE POINT OF BEGINNING (P.O.B.); THENCE ALONG HOBBS ROAD SOUTH 00 DEGREES 57 MINUTES 53 SECONDS W FOR A DISTANCE OF 136.11 FEET TO AN IRON PIN OLD ½ OPEN TOP PIPE; THENCE SOUTH 01 DEGREES 01 MINUTES 55 SECONDS W FOR A DISTANCE OF 281.95 FEET TO AN IRON PIN OLD ¼ OPEN TOP PIPE AT THE INTERSECTION OF WEST FRIENDLY AVENUE; THENCE ALONG THE SITE LINE OF WEST FRIENDLY AVENUE S42 DEGREES 39 MINUTES 57 SECONDS W FOR A DISTANCE OF 28.14 FEET TO AN IRON PIN OLD ¼ OPEN TOP PIPE; THENCE ALONG WEST FRIENDLY AVENUE N 73 DEGREES 19 MINUTES 41 SECONDS W FOR A DISTANCE OF 101.28 FEET TO AN IRON PIN OLD ½ OPEN TOP PIPE; THENCE N 73 DEGREES 32 MINUTE 00 SECONDS W FOR A DISTANCE OF 100.08 FEET TO AN IRON PIN OLD ¼ OPEN TOP PIPE; THENCE N 73 DEGREES 14 MINUTES 49 SECONDS W FOR A DISTANCE OF 210.11 FEET TO AN IRON PIN OLD ½ OPEN TOP PIPE; THENCE N 73 DEGREES 35 MINUTES 08 SECONDS W FOR A DISTANCE OF 210.01 FEET TO A POINT; THENCE LEAVING WEST FRIENDLY AVENUE N 04 DEGREES 22 MINUTES 58 SECONDS E FOR A DISTANCE OF 414.59 FEET TO AN IRON PIN OLD ½ OPEN TOP PIPE; THENCE S 83 DEGREES 58 MINUTES 52 SECONDS E FOR A DISTANCE OF 253.64 FEET TO AN IRON PIN OLD OPEN TOP PIPE; THENCE S 83 DEGREES 58 MINUTES 0 SECONDS FOR A DISTANCE OF 341.74 FEET TO AN IRON PIN OLD ¾ CRIMP TOP PIPE; THENCE BACK TO THE POINT OF BEGINNING (P.O.B.) S 01 DEGREES 01 MINUTES 22 SECONDS FOR A DISTANCE OF 89.01 FEET; SAID PARCEL CONTAINS± 6.6 ACRES.

TRAFFIC IMPACT ANALYSIS NOTE:

PROPOSED ACCESS LOCATIONS PRELIMINARY AND ARE NUMBER TO ALIGN WITH THE TRAFFIC IMPACT ANALYSIS CONDUCTED BY DAVENPORT DATED APRIL 8, 2025. ACCESS LOCATIONS ARE SUBJECT TO CHANGE DURING SITE PLAN REVIEW.

FIRE APPARATUS ACCESS ROADS IN COMMERCIAL DEVELOPMENTS NOTE:

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.

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.



VICINITY MAP:
1" = 1,000'

ZONING CONDITION:

1.

PERMITTED USES SHALL INCLUDE ALL USES ALLOWED IN THE PLANNED UNIT DEVELOPMENT ZONING DISTRICT, EXCEPT FOR THE FOLLOWING: EATING AND DRINKING ESTABLISHMENTS WITH DRIVE-THROUGH FACILITIES, ANIMAL SHELTERS, COMMUNITY SCALE CULTURAL AND COMMUNITY USES, DAY CARE CENTERS, EDUCATIONAL FACILITIES, GOVERNMENTAL BUILDINGS, GROUP CARE FACILITIES, CLUBS AND LODGES, INDOOR SHOOTING RANGES, BED AND BREAKFASTS, NIGHT CLUBS, FUNERAL HOMES AND CREMATORIUMS, VETERINARY SERVICES AND PET GROOMING, KENNELS, ABC STORES, CONVENIENCE STORES WITH GAS PUMPS, GARDEN CENTERS, PAWN SHOPS, SEXUALLY ORIENTED BUSINESSES, VEHICLE SALES AND-SERVICE, CAR WASHES AND TATTOO PARLORS.

ADDITIONAL USE STANDARDS:

ALL ADDITIONAL USE STANDARDS SET FORTH IN 30-8-10 SHALL APPLY EXCEPT FOR THE FOLLOWING:

1.

MINIMUM BUILDINGS SEPARATION, MAXIMUM BUILDING LENGTH, AND MINIMUM BUILDING SETBACK STANDARDS FOR MULTI-FAMILY DWELLINGS (30-8-10.1.H.(B),(E), AND (K);
2.

THE APPLICATION OF MULTI-FAMILY DWELLING MINIMUM BUILDINGS SEPARATION, MAXIMUM BUILDING LENGTH, AND MINIMUM BUILDING SETBACK STANDARDS SET FORTH IN 30-8-10.1.H TO TOWNHOUSES (30-8-10.1.K.1);
3.

ALL ADDITIONAL USE STANDARDS FOR BARS, NIGHTCLUBS, AND BREWPUBS (30-8-10.4.F.);
4.

MINIMUM PROPERTY SEPARATION AND LIMITATIONS ON OUTDOOR SEATING AREA LOCATIONS FOR SPECIAL EVENT FACILITIES (30-8-10.4.P(1) AND (5);
5.

MINIMUM AND MAXIMUM LOT SIZE, BUILDING COVERAGE, MAXIMUM HEIGHT STANDARDS AND EXTERIOR ELEVATION FINISHES FOR SELF-STORAGE FACILITIES (30-8-10.4.S.1(C),(D), (E) AND 2(C),(D).

DEVELOPMENT PLAN NOTES:

1.

NO FENCE OR WALL MAY EXCEED 8 FEET IN HEIGHT UNLESS THE FENCE IS AT LEAST 15 FEET FROM ALL PROPERTY LINES.
2.

EASEMENT ENCROACHMENTS SHALL BE GOVERNED BY THE CITY OF GREENSBORO ZONING REQUIREMENTS AS FOUND IN THE DEVELOPMENT ORDINANCE SECTION 30-7-1.6.
3.

SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF GREENSBORO DEVELOPMENT ORDINANCE SECTION 30-7-7.2(E)(12). SIGNAGE PLAN WILL BE PROVIDED AT TIME OF SIGN PERMITTING.
4.

LANDSCAPING WILL COMPLY WITH THE REQUIREMENTS OF ARTICLE 30-10.
5.

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 A 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:

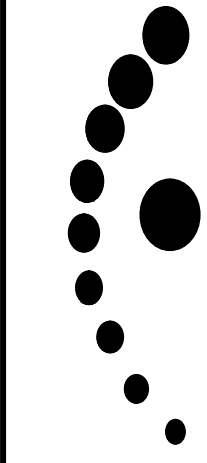
THIS IS NOT A SUBDIVISION AS DEFINED BY THE CITY OF GREENSBORO SUBDIVISION ORDINANCE. THIS PLAN WAS NOT PREPARED IN ACCORDANCE WITH 47-30 SINCE IT IS FOR ILLUSTRATIVE AND NOTICE PURPOSES ONLY, ALL AREAS AND BOUNDARIES SHOWN ARE APPROXIMATE. THIS MAP SHALL NOT BE USED TO CONVEY OR DEFINE SPECIFIC PROPERTY LINES OR AREAS.

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; EASEMENT ENCROACHMENTS IN ACCORDANCE WITH SECTION 30-7-1.5; AND SIGNAGE IN ACCORDANCE WITH SECTION 30-7-7.2(E)(12) AND ARTICLE 14.

SCALE 1"=40'
0 40' 80'



CARROLL AT HOBBS
CITY OF GREENSBORO - GUILFORD COUNTY, NC
COMBINED CONCEPT & UNIFIED DEVELOPMENT PLAN

JOB NO.
72223
SHEET NO.
UDP-1

THIS DRAWING PREPARED AT THE
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