

UNIFIED DEVELOPMENT PLAN CERTIFICATIONS:

THIS IS NOT A SUBDIVISION AS DEFINED BY THE CITY OF GREENSBORO SUBDIVISION ACT. THIS MAP 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.

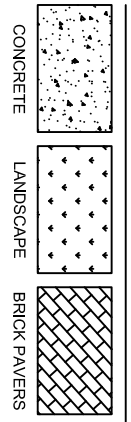
PLANNING DIRECTOR  
CITY OF GREENSBORO

DATE

LEGEND

- IRON PIPE SET (SIZE AS NOTED)
- ANGLE IRON FOUND (SIZE AS NOTED)
- IRIGATION CONTROL VALVE
- WATER VALVE
- WATER METER
- BACK FLOW PREVENTER
- FIRE HYDRANT
- TELEPHONE PERSISTAL
- FIBER OPTIC MARKER
- TRAFFIC CONTROL DEVICE
- HVAC
- GENERATOR
- TRANSFORMER
- UTILITY POLE
- ROAD LIGHT
- POWER METER/Vault
- GAS METER
- GRAPE INLET
- CATCH BASIN
- CURB INLET
- STORM DRAIN MANHOLE
- SEWER DRAIN MANHOLE
- SEWER CLEAN OUT
- SPOT ELEVATION
- HARDWOOD TREE
- EVERGREEN TREE

HATCH PATTERNS

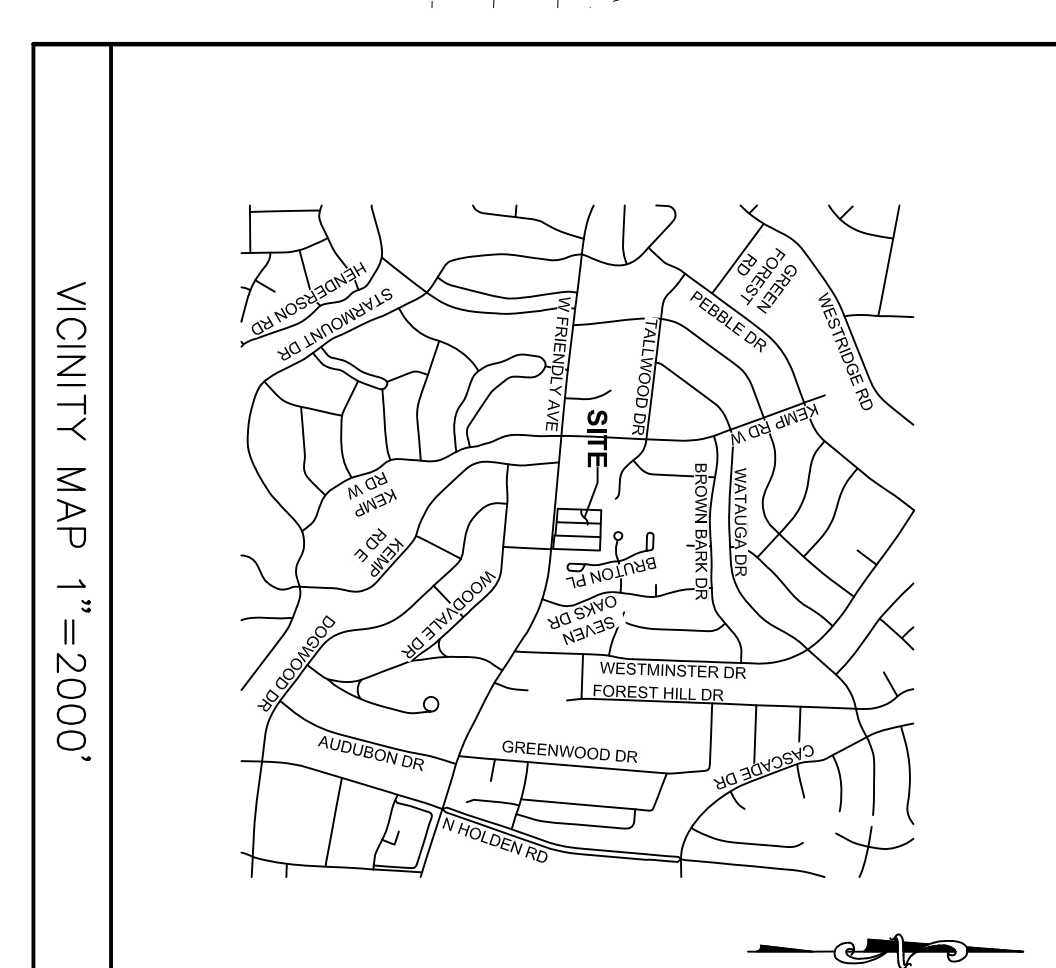
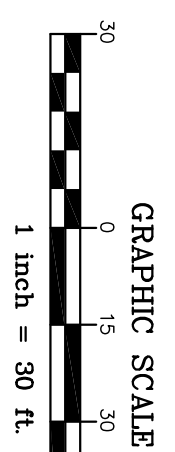
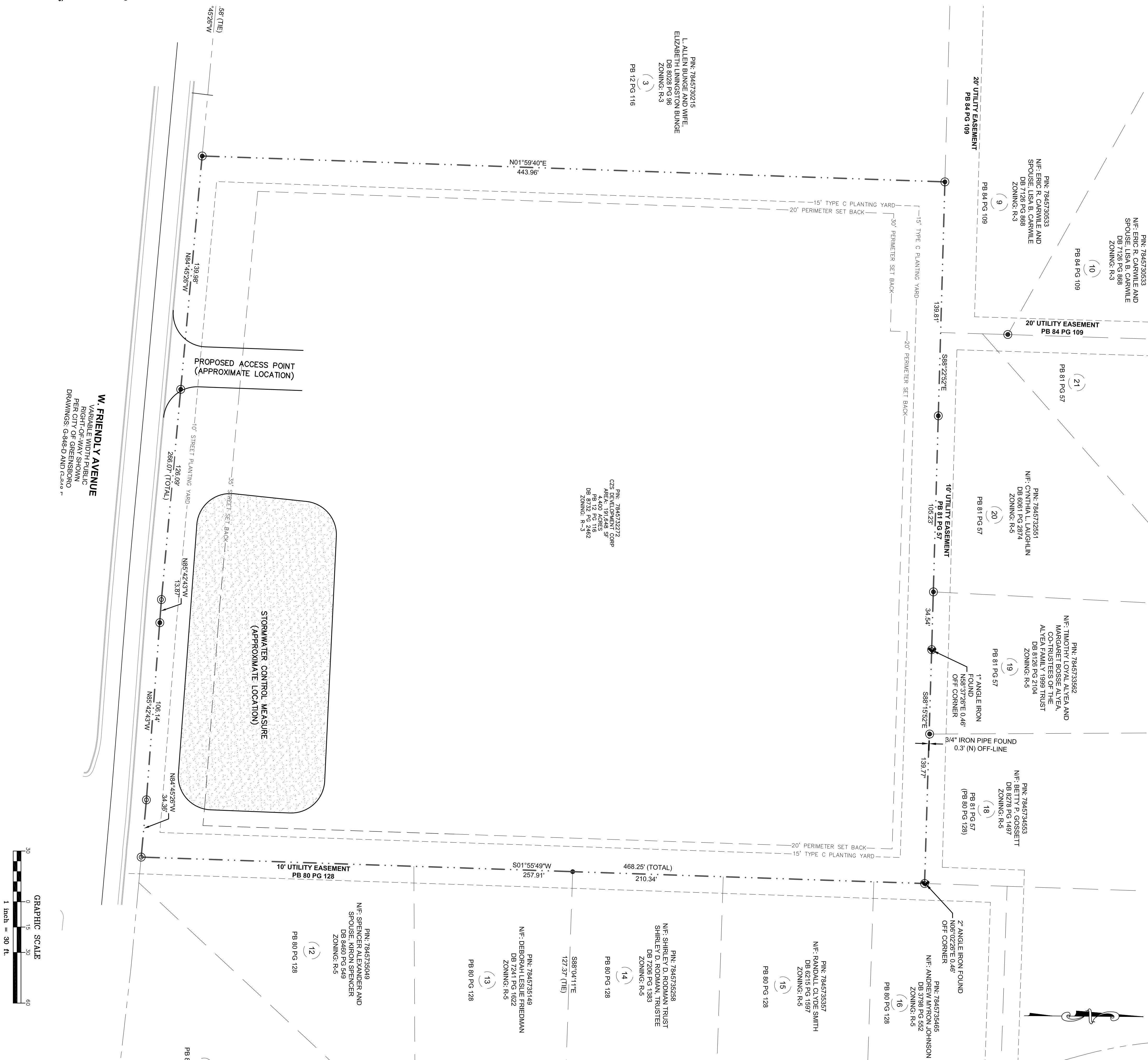


LINE LEGEND

- EXACT BOUNDARY (UN-CERTIFIED)
- ADJACENT BOUNDARY (NOT SURVEYED)
- RIGHT-OF-WAY LINE
- EASEMENT
- MAJOR CONTOUR
- MINOR CONTOUR
- W
- V
- O
- OHU
- UC
- UP
- SS
- STORM DRAIN LINE (SIZE AND TYPE AS NOTED)
- CHANNEL/FENCE
- WALL
- CURB AND GUTTER
- HANDRAIL
- CANOPY
- EXISTING BUILDING

NOTES:

1. SURVEY BY: REGIONAL LAND SURVEYORS, INC.  
8422 WEST MARKET STREET, SUITE 100  
GREENSBORO, NC 27409  
NC FIRM LICENSE NO. C-15924 2/7/93
2. INFORMATION SHOWN HEREON IS FROM DIRECT FIELD DATA COLLECTED MARCH 1 TO 3, 2022.
3. NORTH CAROLINA GRID COORDINATES AS SHOWN HEREON WERE DERIVED FROM DIRECT GPS OBSERVATIONS UTILIZING THE NORTH CAROLINA GEODETIC SURVEY'S DATUM (GPS OBSERVATION PERFORMED ON MARCH 1, 2022 AND NAV 83(2011)).
4. SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS-OF-WAY, STREETS AND REGISTER OF DEEDS.
5. SITE IS NOT LOCATED IN A KNOWN FLOOD PLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY FLOOD MAPS, AS APPLICABLE TO THE SUBJECT PROPERTY.
6. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE UNIFORM CONCEPT PLAN SURVEYING ACT AND RULES, EFFECTIVE JANUARY 1, 2022.
7. FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN ACCORDANCE WITH ANY AND ALL RECORDS OR THAT THE UNDERGROUND UTILITIES SHOWN ARE NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



**UDF SETBACK INFORMATION:**  
PUBLIC STREET SETBACK = 35'  
INTERIOR STREET/PRIVATE DRIVE SETBACKS PER COG REGULATIONS SECTION K PERMETER SETBACK = 20' UNLESS OTHERWISE NOTED  
BUILDING HEIGHT = 35' MAX  
MINIMUM INTERIOR SETBACKS  
MINIMUM PROJECT SIZE = 4.4 ACRES  
MINIMUM PROJECT WIDTH = 75 FEET  
DENSITY: 22 UNITS/4.40 ACRES = 5 UNITS/ACRE  
APPLICABLE TO SPECIAL PROJECT SUBDIVISIONS, NOT INDIVIDUAL TOWNHOUSE LOTS

**UNIFIED DEVELOPMENT PLAN (UDP) NOTE:**  
COMPLIANCE WITH RUP DISTRICT STANDARDS OF SECTION 30-7-7.2 WILL BE REQUIRED. THE UNIFIED DEVELOPMENT PLAN (UDP) SHALL BE SUBMITTED AND APPROVED BY THE CITY OF GREENSBORO IN ACCORDANCE WITH SECTION 30-9-4. LANDSCAPING IN ACCORDANCE WITH ARTICLE 30-1-0, EASEMENT ENCROACHMENTS IN ACCORDANCE WITH SECTION ARTICLE 30-1, AND SIGNAGE IN ACCORDANCE WITH SECTION 30-7-7.2(d) (2) AND ARTICLE 30-1.

**COMMON SIGN PLAN NOTE:**  
SIGNED FOR THE SUBJECT SITE PRIOR TO OR AT THE TIME OF THE FIRST SIGN PERMIT OF THE DEVELOPMENT. THE COMMON SIGN PLAN SHALL COMPLY WITHUDO SECTION 30-7-7.2-E-12.

**EASEMENT NOTE:**  
EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF AND DISCLAIMERS CONTAINED IN SECTION 30-12-2-8.1(B) AND (D) OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE.

**SITE INFORMATION:**  
1. DEED REF: 008725-02482  
2. DEED REF: 12-7-16  
3. TOTAL SETBACK: 72-116  
4. CURRENT ZONING: R-3  
5. PROPOSED ZONING: R-3  
6. PROPOSED ZONING: RUD  
7. PROPOSED ZONING: RUD  
8. PROPOSED USE: TOWNHOMES (UDC-2)  
9. PROPOSED USE: TOWNHOMES (UDC-2)  
10. SITE DRAINS TO HAW RIVER, A DESIGNATED WATER SUPPLY WATERSHED.  
11. THE UTILITIES THAT PRESENTLY EXIST ARE TO BE REMOVED PRIOR TO ANY ACTIVITY.  
12. PROPERTY IS LOCATED WITHIN A MINIMAL FLOOD RISK (ZONE X) (ZONE X) (ZONE X)  
13. (REFERENCE FIRM MAP NUMBER 370785900, DATED JUNE 18, 2007)  
14. AREA TOTAL SITE AREA: 4.4 ACRES  
15. 15% X 4.4 ACRES = 0.66 ACRES (28,719 SF±)  
16. LOCATION OF STORM AND SEWER ACCESS POINTS ARE APPROXIMATE AND MAY BE RELOCATED OR REDESIGNED DRAINAGE AND APPROVED BY THE OWNER.

**OWNER INFORMATION:**  
GLENN DREW  
CZS DEVELOPMENT CORP  
GREENSBORO, NC 27408  
GLENN@CZSDEVELOPMENT.COM

**BEFORE YOU DIG:**  
CONTACT ONE-CALL CENTER  
1-800-652-4949

<p><b>HUTCHINSON COURT</b> 4000 WEST FRIENDLY AVENUE MOREHEAD TOWNSHIP, GUILFORD COUNTY GREENSBORO, NORTH CAROLINA</p>	<p><b>WESTCOTT, SMALL &amp; ASSOCIATES, PLLC</b> 125 SOUTH ELM STREET, SUITE 606 GREENSBORO, NC 27401 WWW.WSAAENG.COM PHONE: 336.310.9722</p> <p>DESIGNED BY: MICHAEL WESTCOTT@WSAAENG.COM REVIEWED BY: TORI SMALL@WSAAENG.COM</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table> <p>These drawings are instruments of service and shall remain the property of the engineer whether the project for which they are made is executed or not. They are not to be used by the owner or any other person on other projects or extensions to this project except by agreement in writing and with appropriate compensation to the engineer.</p> <p>© Copyright 2022 by Westcott, Small &amp; Associates, PLLC. All Rights Reserved. Except as permitted under the United States Copyright Act of 1976, no part of this document may be reproduced or distributed in any form or by any means without the written permission of Westcott, Small &amp; Associates, PLLC.</p>	REV	DATE	DESCRIPTION									
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**UNIFIED DEVELOPMENT PLAN & CONCEPT PLAN**

**PRELIMINARY**  
NOT FOR CONSTRUCTION

#	DATE	ISSUED FOR

PROJECT NO. E-1499  
DATE: 10/06/23  
SCALE: AS NOTED  
DWG. BY: MW  
CHK. BY: VWS