R3

STORMWATER MANAGEMENT DEVICE LOCATION (Actual size and location may vary based on final engineering)

		>
Т	ract 6	$\frown$
Proposed Use:	Open Space / Mitigation	
Acreage:	16.81 Acres +/-	$\overline{\ }$
	732,387 SF +/-	$\geq$
$\sim$		/ \

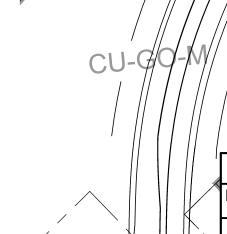
	Tract 1		0
Proposed Use:	Mixed Use / Comm	ercial / Residential	
Acreage:	18.99 Acres +/-		
	827,204 SF +/-		1
Maximum Proposed:	If Residential	If Commercial	
	445 Units	225,000 SF GFA	
Maximum Height:	4 Stories		
Minimum Open Space:	1.89 Acres +/-	0.52 Acres +/-	
	82,331 SF +/-	22,500 SF +/-	/
	(@10% of Site)	(@10% of GFA)	- /

PROPOSED SINGLE LANE ROUNDABOUT: CONCEPTUAL LAYOUT, MAY CHANGE PER FINAL ENGINEERING AND GDOT REVIEW (Shall meet requirements of the National Cooperative Highway Research 🖉 Program Report 672: "Roundabouts An Informational Guide, Second Edition")

> STORMWATER MANAGEMENT DEVICE LOCATION -(Actual size and location may vary based on final engineering)



POTENTIAL PRIVATE CONNECTOR ROAD BETWEEN LOTS 1 & 5 (POTENTIAL STREAM CROSSING)



CD-C-M

**EXISTING WETLANDS PER FINAL WETLANDS** DETERMINATION VIA THE ARMY CORPS OF ENGINEERS DATED: 07.13.2020

GO-N

WAYNE ROAD

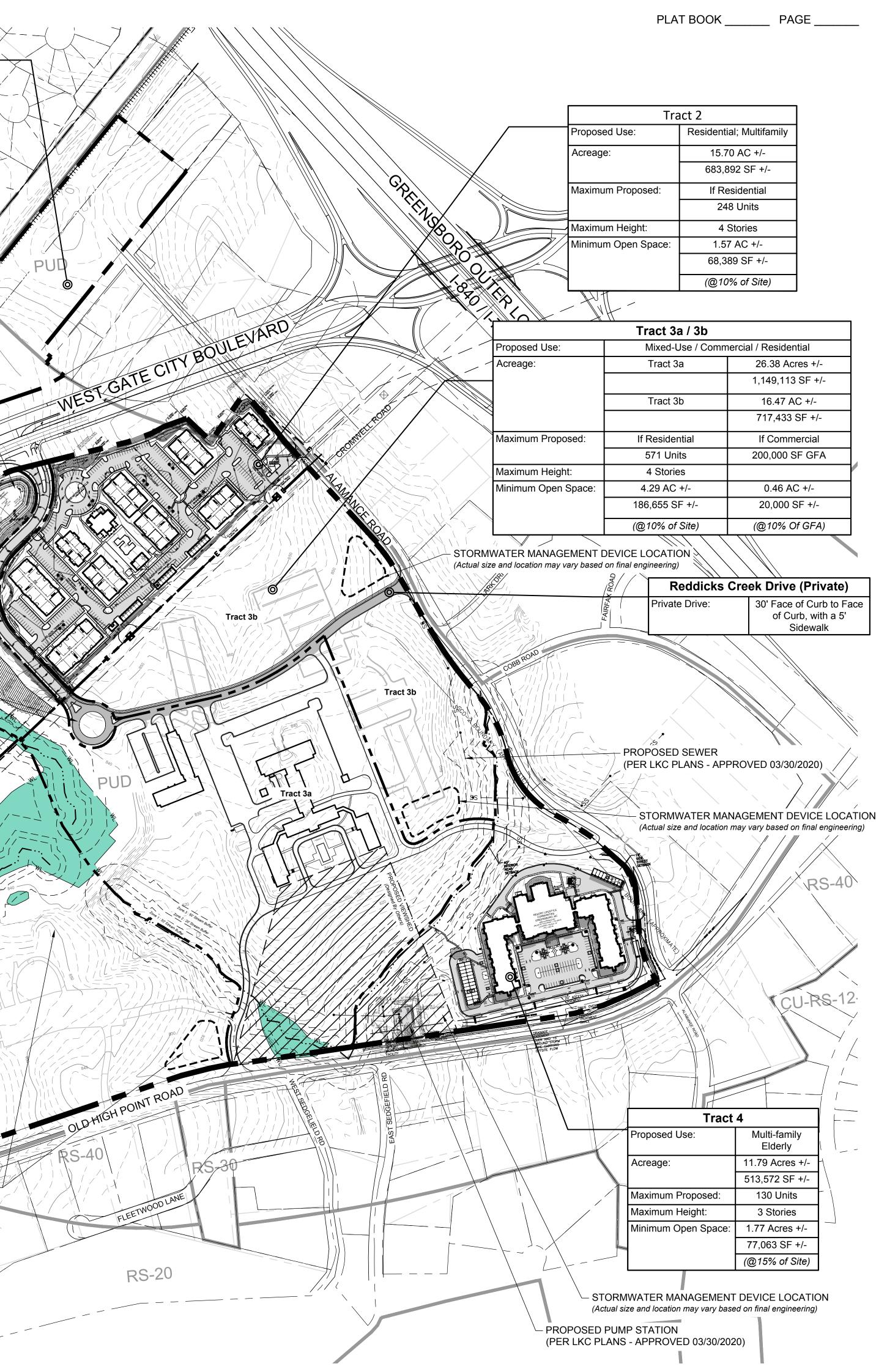
RS-L

**RS-4** 

STORMWATER MANAGEMENT DEVICE LOCATION

(Actual size and location may vary based on final engineering)

Tract 5		
Proposed Use:	Residential; Multifamily	
Acreage:	23.57 AC +/-	
	1,026,709 SF +/-	
Maximum Proposed	248 Units	
Maximum Height:	2 Stories	
Minimum Open Space:	3.54 AC +/-	
	154,006 SF +/-	
	(@15% of Site)	



26.38 Acres +/-

1,149,113 SF +/-

16.47 AC +/-

717,433 SF +/-

If Commercial

200,000 SF GFA

0.46 AC +/-

20,000 SF +/-

(@10% Of GFA)

30' Face of Curb to Face

of Curb, with a 5'

Sidewalk

CU-RS-12

Multi-family

Elderly

11.79 Acres +/-

513,572 SF +/-

130 Units

3 Stories

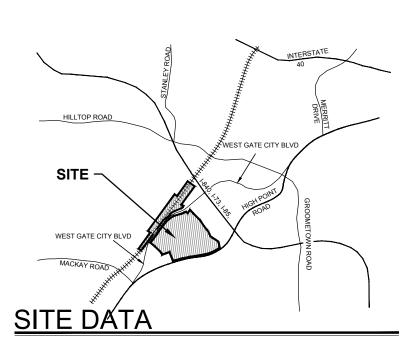
1.77 Acres +/-

77,063 SF +/-

(@15% of Site)

VICINITY MAP

SCALE: NOT TO SCALE



#### Jurisdiction City Of Greensboro, NC

<b>Zoning</b> Existing Zoning: Proposed Zoning:		CD - PUD No Change
Site Acreage		
Tract 1	18.99 Acres +/-	827,204 SF +/-
Tract 2	15.70 Acres +/-	683,892 SF +/-
Tract 3a	26.38 Acres +/-	1,149,113 SF +/-
Tract 3b	16.47 Acres +/-	717,433 SF +/-
Tract 4	11.79 Acres +/-	513,572 SF +/-
Tract 5	23.57 Acres +/-	1,026,709 SF +/-
Tract 6	16.81 Acres +/-	732,244 SF +/-
Road ROW	1.68 Acres +/-	73,181 SF +/-
Total Site Acreage	131.39 Acres +/-	5,723,348 SF +/-

Watershed Data Site Is Located In The Lower Randleman Lake Watershed GWA WS-IV.

#### Floodplain Data

Site Is Not Located In A Flood Hazard Area as determined by Flood Insurance Rate Map, North Carolina, Panel 7832, City of Greensboro 3710783200J, Effective Date: June 18, 2007. Site Coverage

Built-Upon Area Permitted For Site 50 % (Per High Density Option Of Lower Randleman GWA)

Max. Permitted BUA For Total Site:	65.71 Acres +/-

### Site Information

	1
Parcel Number:	156629
PIN Number:	7832-78-6157
Deed Bk-Pg:	6920-1579
Soil Type:	CcB, EnB, EnC, EnD, IrB,

Setbacks

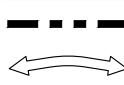
Tracts 1 & 2 Residential setbacks to comply with RM-26 district per LDO Section 30-7-3.2 (H) and non-residential development to comply with commercial-medium district per Section 30-7-5.1. Tract 3a/3b

Residential setbacks to comply with RM-18 district standards per LDO Section 30-7-3.2 (G) and non-residential development to comply with commercial-medium district per Section 30-7-5.1.

Tract 4 Residential setbacks to comply with RM-8 district standards per LDO Section 30-7-3.2 (E).

Tract 5 Residential setbacks to comply with RM-12 district standards per LDO Section 30-7-3.2 (F).

## LEGEND:



TRACT LINES (NOT TO BE CONSIDERED PROPERTY LINES) CROSS-ACCESS

PROPOSED PUBLIC STREET (30' F-F WITH 50' RIGHT-OF-WAY)

# The Pilot at Sedgefield 5300 High Point Road

PETITIONERS: MR. MITCH J. RITSCHEL KISCO SENIOR LIVING 5790 FLEET STREET SUITE 300 CARLSBAD, CA 92008

**OWNERS** PIN# 7832786157 KSL SEDGEFIELD PILOT LLC 5790 FLEET STREET SUITE 300 CARLSBAD,CA 92008 (760) 804-5900 PREPARED BY:

**Stimmel** 601 N. TRADE STREET, SUITE 200 WINSTON-SALEM, NC 27101 www.stimmelpa.com 336.723.1067 CIVIL ENGINEERING LAND PLANNING

SCALE: 1" = 200'



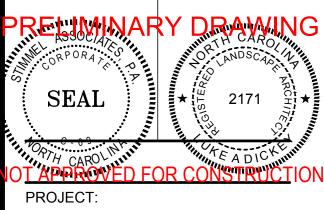


NORTH

# stimmel LANDSCAPE ARCHITECTURE **CIVIL ENGINEERING**

LAND PLANNING 601 N. TRADE STREET, SUITE 200 WINSTON-SALEM, NC 27101 P: 336.723.1067 F: 336.723.1069 E: frontdesk@stimmelpa.com www.stimmelpa.com

## SEALS:



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## CLIENT:

KSL SEDGEFIELD PILOT, LLC 5790 FLEET STREET SUITE 300 CARLSBAD, CA 92008

DRAWN:	WGH
DATE:	01/05/2021
REVISIONS:	

JOB. NO: SHEET TITLE:

## 20-300

1" = 200'

## UNIFIED DEVELOPMENT PLAN

SCALE:	
SHEET NO.:	



C STIMMEL ASSOCIATES, P.A.