



HILLTOP ROAD

WEST GATE CITY BLVD

MACKAY ROAD

MACKAY RO

SCALE: NOT TO SCALE

SITE DATA

JurisdictionCity Of Greensboro, NC

ZoningExisting Zoning:

Proposed Zoning:

CD - PUD

No Change

Site Acreage

823,720 SF +/-Tract 1 18.91 Acres +/-Tract 2 15.57 Acres +/-678,229 SF +/-1,171,328 SF +/-Tract 3a 26.89 Acres +/-726,145 SF +/-16.67 Acres +/-Tract 3b 513,572 SF +/-11.79 Acres +/-Tract 4 23.09 Acres +/- 1,005,800 SF +/-Tract 5 16.81 Acres +/- 732,244 SF +/-Tract 6 1.68 Acres +/- 73,181 SF +/-Total Site Acreage 131.41 Acres +/- 5,724,220 SF +/-

Watershed Data
Site Is Located In The Lower Randleman Lake Watershed GWA

Floodplain Data

Site Information

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 +/-

Parcel Number: 156629
PIN Number: 7832-78-6157
Deed Bk-Pg: 6920-1579

oil Type: CcB, EnB, EnC, EnD, IrB, W

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

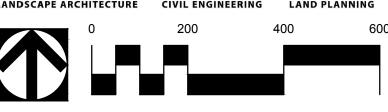
CARLSBAD, CA 92008

OWNERS:

PREPARED BY:

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

Stimmel 601 N. TRADE STREET, SUITE 200 WINSTON-SALEM, NC 27101 www.stimmelpa.com 336.723.1067





LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

601 N. TRADE STREET, SUITE 200

P: 336.723.1067 F: 336.723.1069

E: frontdesk@stimmelpa.com www.stimmelpa.com

WINSTON-SALEM, NC 27101

SEALS:



PROJECT:

Sedgefield
5300 High Point Road
City of Greenshorn NC

CLIENT:

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

DRAWN: WGH

DATE: 08/11/2021

REVISIONS:
TRC Review & Approval 04/14/2021
Per City Comments 06/01/2021

Per City Comments 08/11/2021

JOB. NO: 20-300
SHEET TITLE:

UNIFIED DEVELOPMENT PLAN

SCALE: 1" = 200'
SHEET NO.:

UDP-1 (SHEET 1 OF 2)

© STIMMEL ASSOCIATES, P.A.

P: 336.723.1067 F: 336.723.1069 E: frontdesk@stimmelpa.com www.stimmelpa.com

PROJECT:

530 City

CLIENT:

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

WGH DRAWN: 08/11/2021 DATE: **REVISIONS:** TRC Review & Approval 04/14/2021 Per City Comments 06/01/2021

Per City Comments 08/11/2021

20-300

JOB. NO:

SHEET TITLE:

UNIFIED **DEVELOPMENT** PLAN

1" = 200' SCALE:

SHEET NO.:

(SHEET 2 OF 2)

ADJACENT OWNERS

ADJACENT OWNERS						
	PIN	Deed Bk-Pg	Property Owner	Property Owner Address		Zoning
1	7832-58-6658.00	4241-551	Adams Farm Community Assoc Inc	PO Box 77726	Greensboro NC 27417	CU-PDR
2	7832-76-9845.00	4898-222	Bratcher, Russel & Teresa	5505 Fleetwood Ln	Greensboro NC 27407	RS-30
3	7832-89-6466.00	516-480	Broadacres Inc	Address Unknown	Greensboro NC 55555	RS-40
4	7832-67-9096.00	5917-199	Canipe, Henry R & Ruth E	5500 High point Rd	Greensboro NC 27407	RS-20
5	7832-96-1967.00		Collins, Violet M	5315 High Point Rd	Greensboro NC 27407	RS-40
6	7832-76-5760.00	7660-991	Elliott, Amber M & Jeff G Jr	5508 Fleetwood Ln	Greensboro NC 27407	RS-40
7	7832-88-8832.00	7431-1079	Garrett, Lisa Dawn	3010 Lark Dr	Greensboro NC 27407	RS-40
8	7832-89-7146.00	5767-3093	Garrett, Robert John & Kathleen W	2801 Alamance Rd	Greensboro NC 27407	RS-40
9	7832-76-8707.00	4874-240	Gosnell, Paul D & Pamela G	5504 Fleetwood Ln	Greensboro NC 27407	RS-40
10	7832-69-2526.00	4264-1399	Guilford County Board of Education	712 N Eugene St	Greensboro NC 27401	GO-M
11	7832-76-2547.00	3992-1975	Hunter, Mabel W	5514 Wayne Rd	Greensboro NC 27407	RS-20
	7832-76-4622.00	4857-2066				RS-40
12	7832-98-4252.00	1276-110	Jefferson-Pilot Life Ins Co	PO Box 20407	Greensboro NC 27420	GO-M
13	7832-57-9660.00	7059-317	John & Lou Ann Mothershead Family Trust / Trust B	368 Bossong Dr	Asheboro NC 27205	RS-40
14	7832-97-8311.00	4775-1686	Leonard, Donald L & Marcia L	727 Medinah Dr	Winston-Salem NC 27107	RS-40
15	7832-97-4788.00	6885-2224	Lincoln National Life Ins Co	Department	Greensboro NC 27401	GO-M
16	7832-76-6783.00	5880-2329	Lowder, Warren G & Vanessa H	5506 Fleetwood Ln	Greensboro NC 27407	RS-40
17	7832-86-9963.00	2901-936	Massey, Murray Franklin Jr & Margie G	5315 High Point Rd	Greensboro NC 27407	RS-40
18	7832-86-1961.00	6773-2713	McLean, Robert E	475 35th Ave NW	Naples FL 34120	RS-40
19	7832-86-4923.00	7518-878	Morris, James J	3000W Sedgefield Dr	Greensboro NC 27407	RS-40
20	7833-70-8390.00	7533-1347	NC Department of Transportation	1505 Mail Service Center	Raleigh NC 27699	RS-40
	7832-89-0946.00	7533-1347				
	7832-89-1555.00	7254-2907	NC Department of Transportation	1546 Mail Service Center	Raleigh NC 27611	RS-40
04	7832-79-6565.00	7141-1216				
21	7832-79-5501.00	7141-1219				
	7832-79-6637.00	7141-1219				
22	7832-89-2397.00	5677-1111	NC Department of Transportation	PO Box 14996	Greensboro NC 27415	RS-40
	7832-79-9348.00	7167-728				
	7832-79-7476.00	6805-1268				
23	7832-87-7002.00	6949-2169	Nguyen, Mike Trung	6083 Grinsted Ct	Greensboro NC 27455	RS-40
24	7832-79-1967.00	6897-849	Nichols, Shelia J	28 Hartsfield Ct	Greensboro NC 27407	GO-M
25	7833-70-6434.00	4865-1876	Pilot's Ridge Owners Assco	201 N Tryon St Suite 2650	Charlotte NC 28202	GO-M
	7833-70-3099.00	4865-1876				
26	7832-67-2554.00	4492-1000	Sedgefield Gate Home Owners Assoc	PO Box 2993	Greensboro NC 27402	GO-M
	7832-67-6037.00	3249-305				
27	7832-67-2554.00	5130-1658	Sedgefield Landing Assco Inc	3104 Sedgefield Gate Rd	Greensboro NC 27407	GO-M
	7832-67-2352.00	5130-1658				
28	7832-97-3001.00	4251-1434	Sheppard, Taylor & Susan	5311 High Point Rd	Greensboro NC 27407	RS-40
29	7832-97-4197.00		Tolbert, GArland N & Sara	422 McKell Rd	Chillicothe OH 45601	RS-40
30	7832-56-2585.00	5717-893	Tucker, M Willard; Siegal, Barry S	3411 W Wendover Ave Unit D	Greensboro NC 27407	CU-HB

ZONING CONDITIONS

Tract 2 shall exceed 5 stories in height.

1) Uses: All uses permitted in the PUD zone except Manufactured Dwellings; Manufactured Dwelling Parks; Sexually Oriented Businesses; Rooming House; Fraternities and Sororities; Cemeteries; Wireless Communication Facility; Junk Motor Vehicles; Portable Storage Units; Animal Shelters; TV/HDTV/AM/FM Broadcast Facilities; Amusement and Water Parks/Fairgrounds; Campgrounds and Recreational Vehicle Parks; Pawn Shops; Satellite Dishes/TV and Radio Antennae Towers.

2) Tract 1 and tract 2, proposed mixed use/commercial, shall be limited to uses permitted in the R, RM, TN, MU, CL, CM, CH, and O

zoning districts. a) A mix of residential and commercial uses is allowed. The number of residential units in Tract 1 (18.91 acres) shall not exceed 445 units with a maximum building height of four stories and a minimum open space of 1.89 acres. Commercial square footage in this tract shall not exceed 225,000 (GFA), with a minimum open space of 0.52 acres. b) A mix of residential and commercial uses is allowed. The number of residential units in Tract 2 (15.57) acres shall not exceed 380 units. If developed as residential, there will be a minimum open space of 1.67 acres. Commercial square footage in this tract shall not exceed 260,000 (GFA), with a minimum of 0.6 acres of the Tract reserved for open space. No building in

2A) The following Conditions will apply to the western property boundary of Tract 1 contiguous with the Sedgefield Landing

a) In conjunction with the initial phase of any new construction, a minimum 84 inch (where permitted) opaque fence will be constructed along the western side of Tract 1 that abuts Sedgefield Landing. The fence will be continuous (no breaks), and will continue along the entire Tract 1 property line beginning with the southernmost point of the Duke Power right-of-way, if permitted, and continuing to the point where the fence meets the existing NCDOT sound wall, if the DOT permits. b) A gate will be constructed in the fence, if permitted, at the point where the fence crosses the Duke Power right-of-way. c) There shall be a 35 foot wide buffer along the entire property line of Tract 1 that abuts Sedgefield Landing consisting of evergreen plantings in order to achieve a consistent visual screen. The initial evergreen plantings in this buffer shall be 6' tall and shall be installed on the Sedgefield Landing side of the fence, with the fence installed no closer than 15 feet to the property line where there are Sedgefield Landing residences within 25 feet of the property line and will be at least 5 feet from the property line in all other instances.

d) Buildings located within 75 feet of the property line on Tract 1 which directly abuts the Sedgefield Landing community shall be no more than one story in height (structures outside of this 75 foot boundary may exceed one story). Businesses located in those buildings shall have operating hours of no earlier than 6 a.m. and no later than midnight; and, subject to City approval, there shall be no vehicle access behind these buildings.

e) Trash dumpsters shall be screened and located at least 50 feet from the western property boundary of Tract 1 that abuts Sedgefield Landing.

f) There will be no vehicular traffic access from the end of Sedgefield Gate Road in Sedgefield Landing onto the subject property, or from the subject property onto Sedgefield Gate Road.

3) Tract 3a/3b (43.56 acres), proposed mixed use/commercial/residential/adaptive reuse, shall be limited to: a) All uses permitted in R, RM, and TN districts with dwelling units not to exceed 571 units with a maximum building height of 4

b) Uses permitted in retail, office or an institutional setting containing uses permitted in R, RM, MU, PI, CL, CM, CH, CN and O zoning districts. New commercial square footage will not exceed 200,000 square feet (GFA), in addition to the square footage of existing buildings located on Tract 3 as of March 9, 2015.

4) Tracts 4 (11.79 acres) and 5 (23.09 acres), proposed residential, shall be limited to uses permitted in the R, RM and TN districts and shall be further conditioned as follows:

a) The number of residential units in Tract 4 shall not exceed 130 units with a maximum building height of three stories. Additionally, uses shall be limited to multifamily (Elderly). Chain link fencing is prohibited. No garages or storage buildings shall be located between High Point Road and the principal structure. Vinyl or stucco materials are prohibited on all exterior

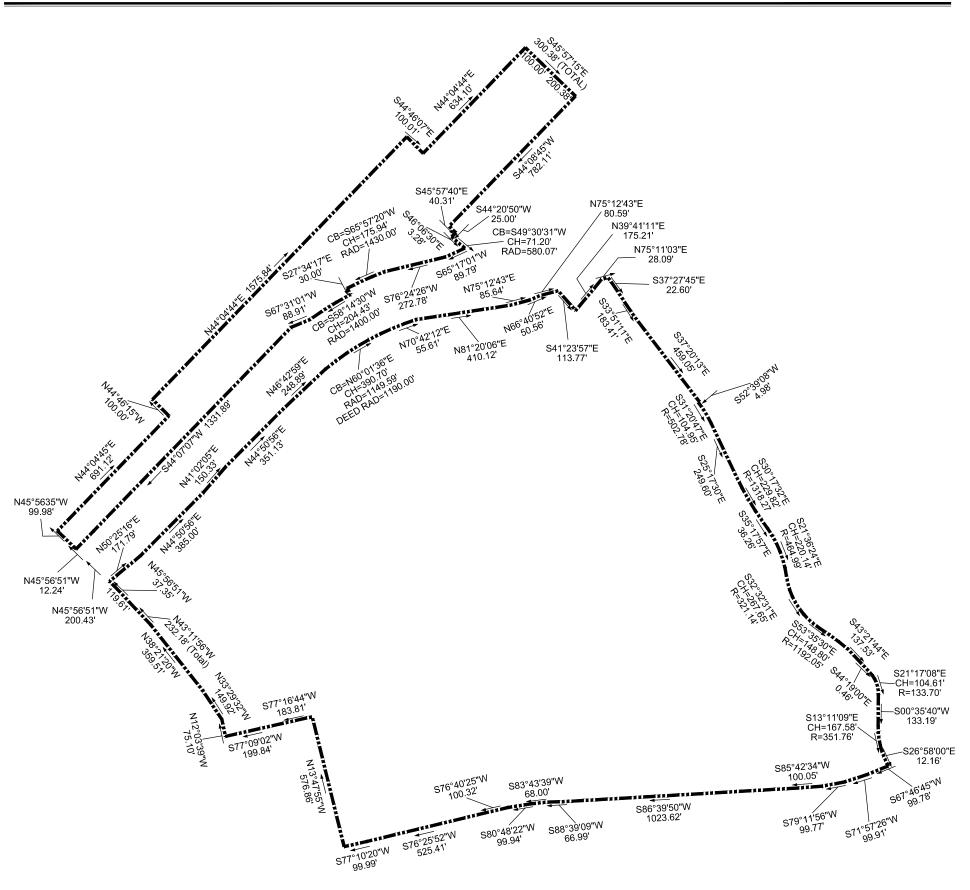
b) The number of residential units in Tract 5 shall not exceed 248 units, with a maximum building height of two stories and a minimum open space of 3.54 acres.

5) Tract 6 (16.81 acres) will be reserved as a buffer and mitigation site, with permitted uses limited to those consistent with the PNR

district, with an exception to allow construction necessary for wetland mitigation and storm water control.

c) A mix of residential and commercial uses is allowed.

BEARINGS & DISTANCE



NOTES

General notes 1. Stormwater Management Device areas shown are approximate locations and do not reflect actual sizing. Actual location, type, and sizing to be determined during

final engineering. 2. The development shown on this plan is within five statute miles of the airport air operation area. According to Session Law 2012-200 Senate Bill 229 Part IV, the City of Greensboro encouraged and the design engineer considered alternative Stormwater Control Measures included in the North Carolina Best Management Practice Manual developed by NCDENR other than wet ponds or

those that promote standing water 3. Maximum Built-Upon Area is calculated for the entire site. Upon subdivision of individual tracts, allocated percentages may vary based on use, but overall site is not to exceed

maximum permitted BUA as listed above. 4. A watershed/stormwater plan, including construction plans for the watershed/stormwater devices, must be submitted and approved by the City of Greensboro Technical Review Committee prior to obtaining a grading or building permit for

5. Treatment of existing impervious area (13.28 Acres) will not be required and is exempt from water quality requirements.

Phasing notes 1. Proposed phasing to occur with sequence of tract numbers with Tracts 1 & 2 being the first two phases. Tracts 3a/3b &

4 will be future phases 2. Tract 6 to remain undeveloped open space.

Easement notes

1. Easements shall be utilized and maintained in accordance with the provisions of and disclaimers contained in Section 30-12-8.1 (b) and (d) of the City of Greensboro Land

Development Ordinance. 2. Easement encroachments shall be governed by the City of Greensboro Zoning Requirements as found in the Land

Development Ordinance Section 30-7-1.6. **Unified Development Plan notes**

1. 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; Landscaping will be provided in accordance with Article 30-10, with the exception of 35' wide buffer yard along the western boundary as stated in Zoning Condition 2A(c); Easement Encroachments in accordance with Section 30-7-1.6; and Signage in accordance with Section 30-7-7.2(E) (12) and Article

2. The internal street network as shown is conceptual. A revised UDP shall be required prior to development of Tracts 3a/3b, 4 and 5 for review and approval by TRC and the City of Greensboro Planning Board.

3. Offsite road improvements along Alamance Road, per recommendations of the approved TIS, shall be reviewed for phasing of construction for Tracts 3a/3b, 4 and 5 as part of the revised UDP prior to development of Tracts 3, 4 and 5.

All stream buffers are shown on this plan. All stream buffers shall have the following requirements:

2) Zone 2 (20' wide) is the remainder of a riparian protection area. It is intended to provide protection through a vegetated riparian zone which provides for diffusion and infiltration of

UNIFIED DEVELOPMENT PLAN CERTIFICATION

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

STREAM BUFFER REQUIREMENTS

1) Zone 1 (30' wide) is the portion of a riparian protection area located closest to the stream. It is intended to be an undisturbed area of vegetation.

runoff and filtering of pollutants.

3) Zone 3 (50' wide) is not part of a riparian protection area and therefore is subject to less extensive requirements than Zones 1 and 2. Zone 3 covers the outermost 50 feet of the 100 foot perennial stream buffer under the high-density option. No new built upon area is to be placed in this zone.

Refer to Section 30-12-3.9 of the Greensboro Land Development Ordinance for buffer restrictions.

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,

HILLTOP ROAD WEST GATE C SITE DATA

Jurisdiction City Of Greensboro, NC

Zoning Existing Zoning: CD - PUD Proposed Zoning: No Change Site Acreage

823,720 SF +/-Tract 1 18.91 Acres +/-15.57 Acres +/-678,229 SF +/-Tract 2 1,171,328 SF +/-Tract 3a 26.89 Acres +/-726,145 SF +/-Tract 3b 16.67 Acres +/-513,572 SF +/-11.79 Acres +/-Tract 4 1,005,800 SF +/-

23.09 Acres +/-

1.68 Acres +/-

16.81 Acres +/- 732,244 SF +/-

73,181 SF +/-

Total Site Acreage 131.41 Acres +/- 5,724,220 SF +/-**Watershed Data** Site Is Located In The Lower Randleman Lake Watershed GWA

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**

PIN Number: 7832-78-6157 Deed Bk-Pg: 6920-1579 CcB, EnB, EnC, EnD, IrB, W

Setbacks

Parcel Number:

Tract 5

Tract 6

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

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

PREPARED BY:

OWNERS:

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

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