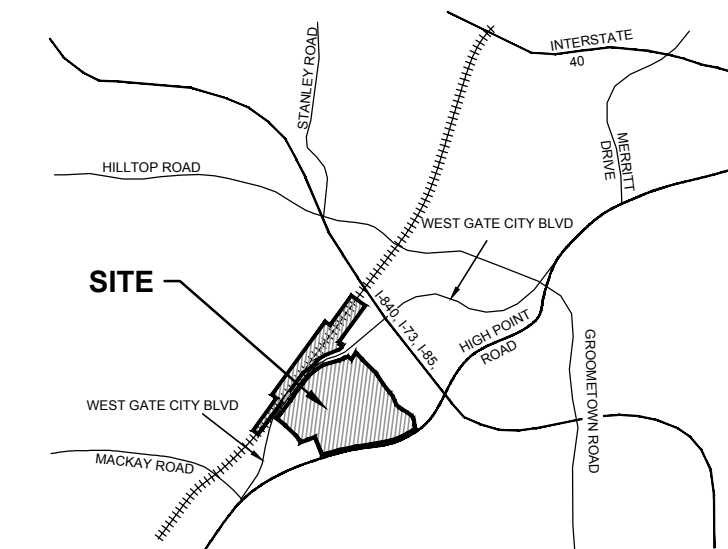


Tract 2		
Proposed Use:	Mixed-Use / Commercial / Residential; Multifamily	
Acreage:	15.57 AC +/-	
	678,576 SF +/-	
Maximum Proposed:	If Residential	If Commercial
	248 Units	260,000 SF GFA
Maximum Height:	4 Stories	
Minimum Open Space:	1.67 AC +/-	0.60 AC +/-
	72,745 SF +/-	26,000 SF +/-
	(per previously approved conditions)	(@10% Of GFA)

Tract 3a / 3b		
Proposed Use:	Mixed-Use / Commercial / Residential	
Acreage:	Tract 3a	26.89 Acres +/-
		1,171,228 SF +/-
	Tract 3b	16.67 AC +/-
		725,711 SF +/-
Maximum Proposed:	If Residential	If Commercial
	571 Units	200,000 SF GFA
Maximum Height:	4 Stories	
Minimum Open Space:	6.53 AC +/-	0.46 AC +/-
	284,621 SF +/-	20,000 SF +/-
	(@15% of Site)	(@10% Of GFA)

Reddicks Creek Drive (Private)	
Private Drive:	30' Face of Curb to Face of Curb, with a 5' Sidewalk

Tract 4	
Proposed Use:	Multi-family Elderly
Acreage:	11.79 Acres +/- 513,751 SF +/-
Maximum Proposed:	130 Units
Maximum Height:	3 Stories
Minimum Open Space:	1.77 Acres +/- 77,063 SF +/- (@15% of Site)



Jurisdiction	
City Of Greensboro, NC	
Zoning	
Existing Zoning:	CD - PUD
Proposed Zoning:	No Change

Site Acreage		
Tract 1	18.91 Acres +/-	823,720 SF +/-
Tract 2	15.57 Acres +/-	678,229 SF +/-
Tract 3a	26.89 Acres +/-	1,171,328 SF +/-
Tract 3b	16.67 Acres +/-	726,145 SF +/-
Tract 4	11.79 Acres +/-	513,572 SF +/-
Tract 5	23.09 Acres +/-	1,005,800 SF +/-
Tract 6	16.81 Acres +/-	732,244 SF +/-
Road ROW	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
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 <i>(Per High Density Option Of Lower Randleman GWA)</i>	50 %
Max. Permitted BUA For Total Site:	65.71 Acres +/-

Site Information

Parcel Number: 156629

PIN Number: 7832-78-6157

Deed Bk-Pg: 6920-1579

Soil 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).

TRACT LINES (NOT TO BE
CONSIDERED PROPERTY LINES)

CROSS-ACCESS

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

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.stimmelna.com 336.773.1061

LANDSCAPE ARCHITECTURE CIVIL ENGINEERING LAND PLANNING

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

SEALS:

PRELIMINARY DRAWING

PROJECT: _____

The Pilot at Sedgefield

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.

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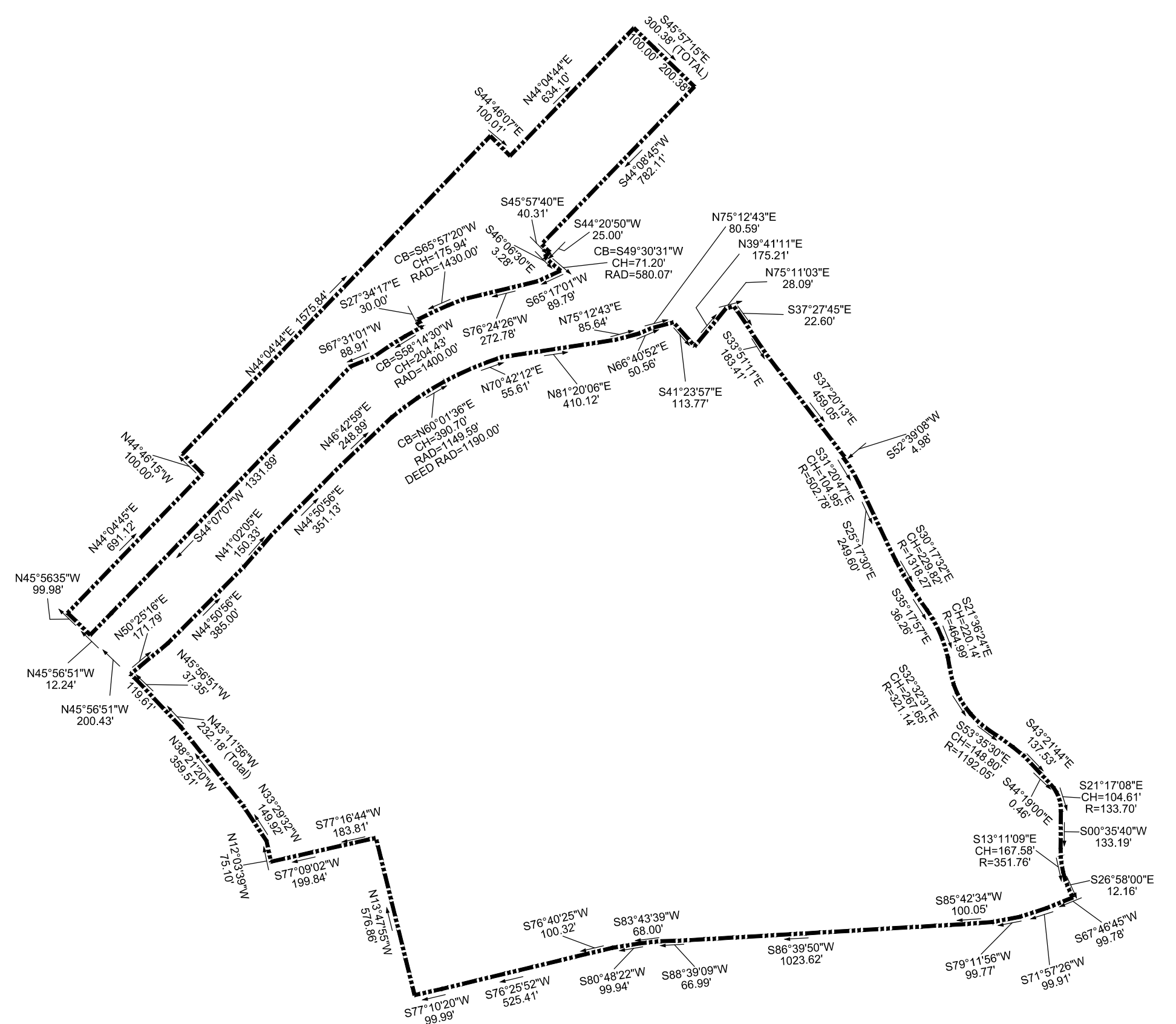
PICKUP: CITY OF GREENSBORO

PLAT BOOK _____ PAGE _____

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	7832-89-6486.00	516-480	Broadacres Inc	Address Unknown	Greensboro NC 55555 RS-40
4	7832-67-9096.00	5917-199	Campe, 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 Alarnance 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	7832-89-4252.00	1276-110	Jefferson-Pilot Life Ins Co	PO Box 20407	Greensboro NC 27420 GO-M
13	7832-57-9680.00	7059-317	John & Lou Ann Mothershead Family Trust / Trust B	368 Slossong 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	Mossey, 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			RS-40
	7832-89-1555.00	7234-2907			RS-40
21	7832-79-6565.00	7141-1216	NC Department of Transportation	1546 Mail Service Center	Raleigh NC 27611 RS-40
	7832-79-5501.00	7141-1219			RS-40
	7832-79-6637.00	7141-1219			RS-40
	7832-89-2397.00	5677-1111			RS-40
22	7832-79-9348.00	7167-728	NC Department of Transportation	PO Box 14996	Greensboro NC 27415 RS-40
	7832-79-7476.00	6805-1268			RS-40
23	7832-87-7002.00	6949-2169	Nguyen, Mike Trung	6083 Grinstead Ct	Greensboro NC 27455 RS-40
24	7832-79-1967.00	6897-849	Nichols, Shella J	28 Hartsfield Ct	Greensboro NC 27407 GO-M
25	7833-70-6434.00	4865-1878	Pilot's Ridge Owners Assco	201 N Tryon St Suite 2650	Charlotte NC 28202 GO-M
	7833-70-3099.00	4865-1876			GO-M
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			GO-M
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			GO-M
28	7832-97-3001.00	4251-1434	Sheppard, Taylor & Susan	5311 High Point Rd	Greensboro NC 27407 RS-40
29	7832-97-4197.00		Toibert, 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

BEARINGS & DISTANCE



NOTES

- General notes**
- 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.
 - 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
 - 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.
 - 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 this site.
 - Treatment of existing impervious area (13.28 Acres) will not be required and is exempt from water quality requirements.

Phasing notes

- 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.
- Tract 6 to remain undeveloped open space.

Easement notes

- 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.
- 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

- 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 14.
- 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.
- 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.

STREAM BUFFER REQUIREMENTS

- All stream buffers are shown on this plan. All stream buffers shall have the following requirements:
- 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.
 - 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 runoff and filtering of pollutants.
 - 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.

UNIFIED DEVELOPMENT PLAN CERTIFICATION

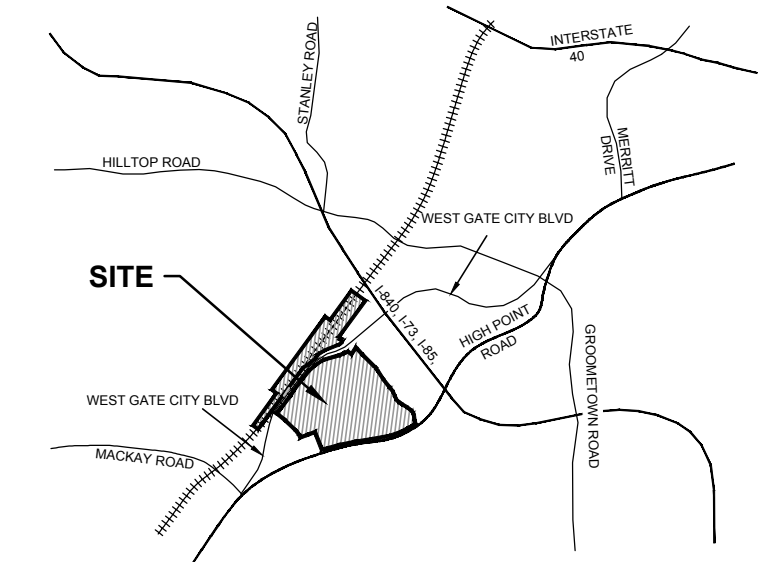
This is not a subdivision as defined by the City of Greensboro Subdivision Ordinance.

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 _____ Date _____
City of Greensboro

VICINITY MAP

SCALE: NOT TO SCALE



SITE DATA

Jurisdiction
City Of Greensboro, NC

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

Site Acreage

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Site Information

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Deed Bk-Pg: 6920-1579
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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:

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5790 FLEET STREET SUITE 300
CARLSBAD, CA 92008

OWNERS:

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PREPARED BY:

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SEALS:



PROJECT:

The Pilot at Sedgefield
5300 High Point Road
City of Greensboro, NC

CLIENT:

KSL SEDGEFIELD PILOT, LLC
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CARLSBAD, CA 92008

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Per City Comments 08/11/2021

JOB. NO: 20-300

SHEET TITLE:

UNIFIED DEVELOPMENT PLAN

SCALE: 1" = 200'
SHEET NO.:

UDP-2
(SHEET 2 OF 2)

STIMMEL ASSOCIATES, P.A.