

**U.S. ARMY CORPS OF ENGINEERS  
WILMINGTON DISTRICT**

Action Id. SAW-2019-00781 County: Guilford U.S.G.S. Quad: NC-Guilford

**GENERAL PERMIT (REGIONAL AND NATIONWIDE) VERIFICATION**

Permittee: KSL Sedgefield Pilot, LLC  
Attn: Craig Taylor  
Address: 5790 Fleet Street, Suite 300  
Carlsbad, CA 92008

Size (acres)	<u>114</u>	Nearest Town	<u>Greensboro</u>
Nearest Waterway	<u>UT to Reddicks Creek</u>	River Basin	<u>Cape Fear</u>
USGS HUC	<u>03030003</u>	Coordinates	<u>36.019896 N, -79.884404 W</u>

Location description: The project area is located between High Point Road and West Gate City Boulevard, just west of Alamance Road, in Greensboro, Guilford County, North Carolina.

Description of projects area and activity: This verification authorizes the permanent discharge of fill material (no loss of waters of the US) into 91 linear feet (0.01 acre) of stream channel and 0.008 acre of riparian non-riverine wetlands, necessary to construct sewer to serve The Pilot at Sedgefield, a mixed use commercial-residential development.

Applicable Law(s): ☒ Section 404 (Clean Water Act, 33 USC 1344)  
☐ Section 10 (Rivers and Harbors Act, 33 USC 403)

Authorization: **NWP 12. Utility Line Activities**

**SEE ATTACHED NWP GENERAL, REGIONAL, AND/OR SPECIAL CONDITIONS**

**Your work is authorized by the above referenced permit provided it is accomplished in strict accordance with the enclosed Conditions, your application signed and dated 5/6/2019, and additional information sent via email on 6/14/2019, and the enclosed plans No. G.2, M1, S1.1, S1.2, S1.3, WA-1, and D.1. Any violation of the attached conditions or deviation from your submitted plans may subject the permittee to a stop work order, a restoration order, a Class I administrative penalty, and/or appropriate legal action.**

This verification will remain valid until the expiration date identified below unless the nationwide authorization is modified, suspended or revoked. If, prior to the expiration date identified below, the nationwide permit authorization is reissued and/or modified, this verification will remain valid until the expiration date identified below, provided it complies with all requirements of the modified nationwide permit. If the nationwide permit authorization expires or is suspended, revoked, or is modified, such that the activity would no longer comply with the terms and conditions of the nationwide permit, activities which have commenced (i.e., are under construction) or are under contract to commence in reliance upon the nationwide permit, will remain authorized provided the activity is completed within twelve months of the date of the nationwide permit's expiration, modification or revocation, unless discretionary authority has been exercised on a case-by-case basis to modify, suspend or revoke the authorization.

Activities subject to Section 404 (as indicated above) may also require an individual Section 401 Water Quality Certification. You should contact the NC Division of Water Resources (telephone 919-807-6300) to determine Section 401 requirements.

For activities occurring within the twenty coastal counties subject to regulation under the Coastal Area Management Act (CAMA), prior to beginning work you must contact the N.C. Division of Coastal Management.

This Department of the Army verification does not relieve the permittee of the responsibility to obtain any other required Federal, State or local approvals/permits.

If there are any questions regarding this verification, any of the conditions of the Permit, or the Corps of Engineers regulatory program, please contact David E. Bailey at (919) 554-4884, Ext. 30or David.E.Bailey2@usace.army.mil.

Corps Regulatory Official:  Date: 10/25/2019

Expiration Date of Verification: 03/18/2022

## SPECIAL CONDITIONS

1. The Permittee shall fully implement the Memorandum of Agreement between the Permittee, the North Carolina State Historic Preservation Officer and the U.S. Army Corps of Engineers, Wilmington District, dated October 24, 2019, which is incorporated herein by reference.
2. Please note that this project is considered cumulative with all current and future phases of The Pilot at Sedgefield development with respect to compensatory mitigation and Nationwide Permit thresholds. As such, impacts permitted for this project (SAW-2019-00781) are considered cumulative with impacts permitted during phases authorized and documented under Action ID: SAW-2018-01939. Current cumulative impacts to waters of the US for The Pilot at Sedgefield single and complete project include permanent impacts (loss of waters) to 0.07 acre of wetlands, and temporary impacts to 91 linear feet (0.01 acre) of stream channel. This amounts to a total loss of waters of the US of 0.07 acre.

Corps Regulatory Official: \_\_\_\_\_



Date: **10/25/2019**

Expiration Date of Verification: **03/18/2022**

The Wilmington District is committed to providing the highest level of support to the public. To help us ensure we continue to do so, please complete the Customer Satisfaction Survey located at [http://corpsmapu.usace.army.mil/cm\\_apex/f?p=136:4:0](http://corpsmapu.usace.army.mil/cm_apex/f?p=136:4:0).

Copy furnished:

Brad Luckey, Pilot Environmental, Inc., P.O. Box 128, Kernersville, NC 27285

Sue Homewood, NCDEQ-DWR, 450 W. Hanes Mill Rd, Suite 300, Winston-Salem, NC 27105



ZONING CASE #005078 (AS HERE AFTER AMENDED)

1) Uses: All uses permitted in the PUD district except manufactured dwellings, manufactured dwelling parks, seasonally oriented businesses, rooming houses, fraternities and sororities, cemeteries, wireless communication facilities, junk motor vehicles, portable storage units, animal shelters, TV/HDV/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 (16.72 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 Tract 2 shall exceed 5 stories in height.

2(a) The following Conditions will apply to the western property boundary of Tract 1 contiguous with the Sedgfield Landing community.

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 Sedgfield 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 Sedgfield Landing consisting of evergreen plantings in order to achieve a constant visual screen. The initial evergreen plantings in this buffer shall be 6' tall and shall be installed on the Sedgfield Landing side of the fence, with the fence installed no closer than 15 feet to the property line where there are Sedgfield 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 Sedgfield 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 Sedgfield Landing.

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

3) Tract 3 (43.1 acres), proposed mixed use/commercial/ residential/adoptive 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 stories.

b) Uses permitted in retail, office or an institutional setting containing uses in the R, RM, MU, PL, 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.

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

d) Tracts 4 (11.79 acres) and 5 (24.08 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 building elevations.

b) The number of residential units in Tract 5 shall not exceed 226 units, with a maximum building height of two stories and a minimum open space of 3.61 acres.

5) Tract 6 (16.81 acres) will be reserved as a buffer and mitigation ate, with permitted uses limited to those consistent with the PMR district, with an exception to allow construction necessary for wetland mitigation and storm water control.

CURVE TABLE				
CURVE	CHORD BEARING	CHORD	ARCLEN	RADIUS
C-1	S49°30'29"E	71.19'	71.25'	502.78'
C-2	S58°00'19"W	204.71'	204.89'	1,400.00'
C-3	N55°12'59"E	192.51'	192.22'	1,130.00'
C-4	N64°41'44"E	194.41'	199.64'	1,130.00'
C-5	S31°20'47"E	104.82'	105.01'	502.78'
C-6	S30°17'32"E	229.82'	230.11'	1,318.27'
C-7	S32°03'54"E	52.47'	52.50'	464.99'
C-8	S18°22'21"E	168.81'	169.75'	464.99'
C-9	S32°32'31"E	267.65'	276.07'	321.14'
C-10	S53°35'30"E	148.80'	148.80'	1192.05'
C-11	S21°17'08"E	104.51'	107.48'	133.70'
C-12	S13°11'10"E	167.58'	169.21'	351.76'

#### SETBACKS PER UDP

UDP 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.

UDP TRACT 3  
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.

UDP TRACT 4  
RESIDENTIAL SETBACKS TO COMPLY WITH RM-8 DISTRICT STANDARDS PER LDO SECTION 30-7-3.2(E).

UDP TRACT 5  
RESIDENTIAL SETBACKS TO COMPLY WITH RM-12 DISTRICT STANDARDS PER LDO SECTION 30-7-3.2(F).

NOTE: UDP TRACTS 1 AND 5 ARE NOT PART OF THIS PLAT.

NOTE: UDP TRACT NUMBERS REFERENCE THE TRACT NUMBERS ON THE RECORDED UNIFIED DEVELOPMENT PLAN.

UDP TRACT 3 SITE DATA:  
AREA: ±86.08 ACRES  
UDP 3 AS SHOWN ON THIS EXEMPT PLAT IS THE REMAINING AREA

UDP TRACT 2 SITE DATA:

AREA: ±116.72 ACRES

PROPOSED USES: MIXED-COM/RES

MAX BUILDING HEIGHT: 5 STORIES

RESIDENTIAL REQUIREMENTS:

SETBACKS: COMPLY WITH RM-26 DISTRICT

MAX. UNITS: 380

MIN. OPEN SPACE: 1.67 AC

% OF OPEN SPACE REQ'D: 10%

COMMERCIAL REQUIREMENTS:

SETBACKS: COMPLY WITH C-M DISTRICT

MAX. GFA: 260,000 SF

MIN. OPEN SPACE: 0.60 AC

% OF OPEN SPACE REQ'D: 10%

UDP TRACT 4 SITE DATA:

AREA: ±11.79 ACRES

PROPOSED USES: RES-MULTI FAMILY

RESIDENTIAL REQUIREMENTS:

SETBACKS: COMPLY WITH RM-8 DISTRICT

MAX. UNITS: 93

MIN. OPEN SPACE: 1.77 AC

% OF OPEN SPACE REQ'D: 15%

UDP TRACT 6 SITE DATA:

AREA: ±16.81 ACRES

OPEN SPACE PROVIDED: 16.81 AC

OVERALL SITE DATA:  
PARCEL NUMBER: 0156629  
PROPOSED NUMBER OF LOTS: 4  
TOTAL LOT AREA: 131.4 ACRES  
DEED REFERENCE: DB 6920, PG 1579  
ZONED: CU-PUD, A PORTION OF THIS PROPERTY LIES IN SCOD 2.  
UNIFIED DEVELOPMENT PLAN RECORDED: PB 192, PG 24  
CURRENT USE: VACANT  
PROPOSED USE: MIXED  
LAND USE CLASSIFICATION: VACANT  
EXISTING GFA: 225,699 SF  
PROPOSED GFA: 0 SF

WATERSHED DATA:  
WATERSHED: LOWER RANDELMAN LAKE GWA  
EX. BUA: 13.28 ACRES (10%)  
MAXIMUM ALLOWED BUA: = 65.71 AC (50%)  
SOILS: CcB, EnB, Enc, End, Hb  
FLOODPLAIN DATA: MAP #371078200J, PANEL #7832, DATED 6/18/2007  
DISTANCE TO FLOODWAY: >2000'

#### NOTES:

1. AREA DETERMINED BY LEAST SQUARES METHOD.

2. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PER PANEL MAP 371078200J ZONE "X" DATED JUNE 18, 2008.

3. BOUNDARY LINES NOT SURVEYED ARE SHOWN DASHED.

4. DEED REFERENCES:  
D.B. 6920 PG. 1579 GUILFORD COUNTY IS SUBJECT PROPERTY.  
EVANS ENGINEERING HAS NOT PERFORMED ANY TITLE SEARCH.

5. TOTAL AREA= 131.43 ACRES.

6. THIS SURVEY IS OF AN ACTUAL FIELD SURVEY HAVING AN ERROR OF LESS THAN 1/66,650' FEET.

7. ALL DISTANCES SHOWN HEREON ARE IN US SURVEY FEET UNLESS SPECIFIED OTHERWISE.

8. PROPERTY IS CURRENTLY ZONED CU-PUD.

9. THERE ARE NORTH CAROLINA GEODETIC SURVEY MARKERS WITHIN 2000 FEET OF SUBJECT PROPERTY AS SHOWN.

10. PROPERTY IS PART OF 1999 COUNTY TAX MAP 11-684-868-2 AND CURRENTLY LISTED AS PARCEL ID 0156629.

11. PROPOSED PUBLIC SANITARY SEWER EASEMENTS AND PROPOSED PUMP STATION EASEMENT TO BE DEDICATED BY THIS PLAT.

12. ALL REFERENCES TO UDP SHALL REFER TO THE UNIFIED DEVELOPMENT PLAN RECORDED IN PLAT BOOK 192, PAGE 24 & 25, AS HERE AFTER AMENDED.

GUILFORD COUNTY BOARD OF EDUCATION  
D.B. 4264 PG. 1399  
P.B. 121 PG. 100, 101  
T.M. 0095287  
ZONED O

ADAMS FARM COMMUNITY ASSOCIATION  
COMMON ELEMENTS  
D.B. 4241 PG. 0551  
P.B. 106 PG. 151  
T.M. 0064480  
ZONED CU-PDR

CP REPLACES EIP  
FROM 5-04-1996 SURVEY  
FROM 3-20-2008 SURVEY  
WAS IN C/L TRACKS NOW  
CP 0.09' WEST OF TRACKS

COB PARTNERS  
D.B. 7948 PG. 2330  
P.B. 195 PG. 50  
T.M. 0226202  
ZONED CU-HB

SEDGFIELD GATE PHASE 3  
D.B. 3864 PG. 1701  
P.B. 123 PG. 0237  
T.M. 11-682-F-869-33  
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D.B. 3864 PG. 1701  
P.B. 123 PG. 0237  
T.M. 11-682-F-869-33  
ZONED GO-M

SEDGFIELD GATE PHASE -55  
D.B. 3864 PG. 1701  
P.B. 123 PG. 0237  
T.M. 11-682-F-869-33  
ZONED GO-M

SEDGFIELD GATE PHASE -56  
D.B. 3864 PG. 1701  
P.B. 123 PG. 0237  
T.M. 11-682-F-869-33  
ZONED GO-M

SEDGFIELD GATE PHASE -57  
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ZONED GO-M

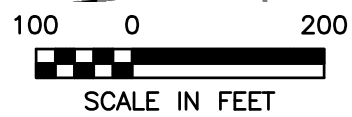
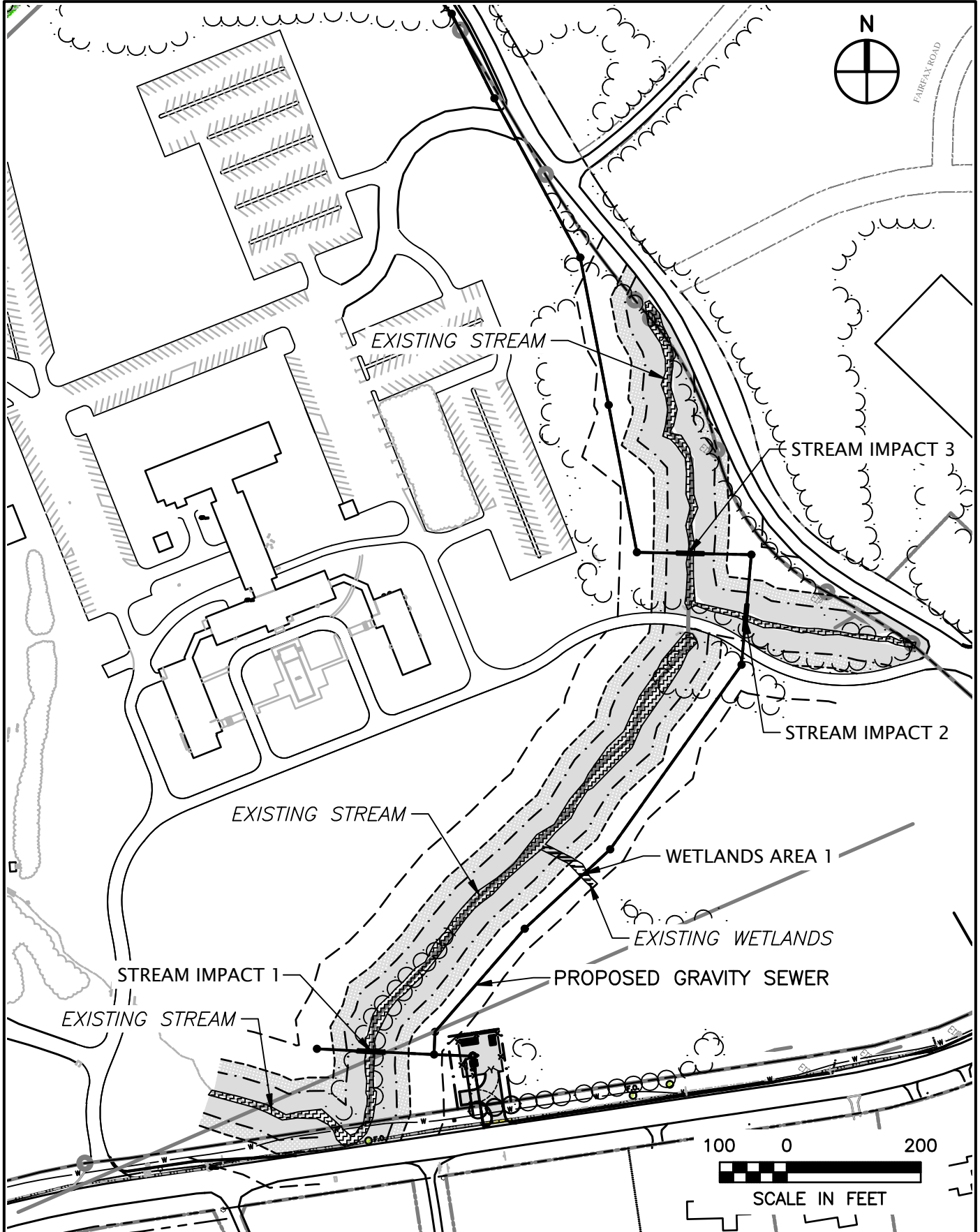
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ZONED GO-M

SEDGFIELD GATE PHASE -59  
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P.B. 123 PG. 0237  
T.M. 11-682-F-869-33  
ZONED GO-M





FAIRFAX ROAD



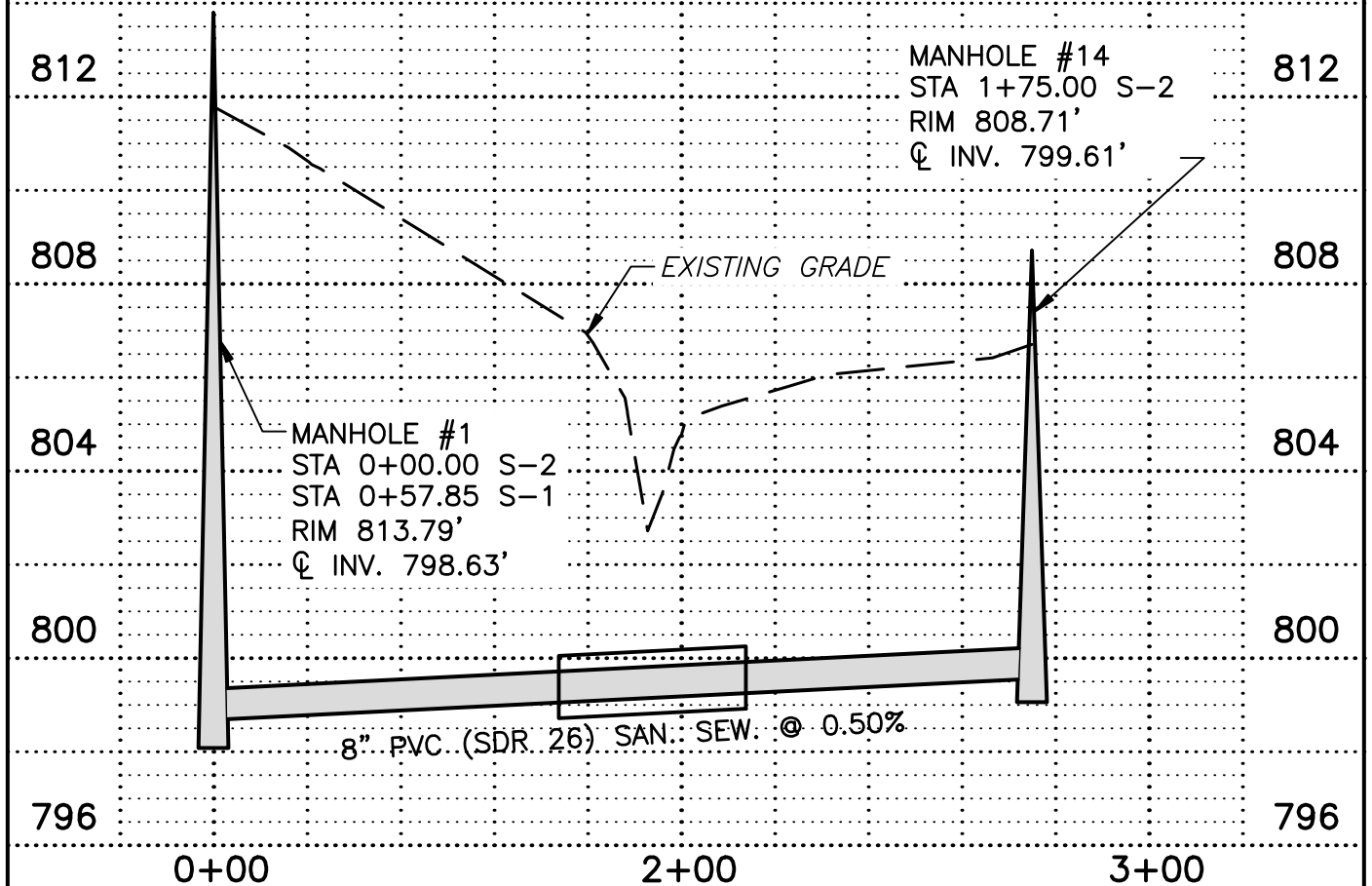
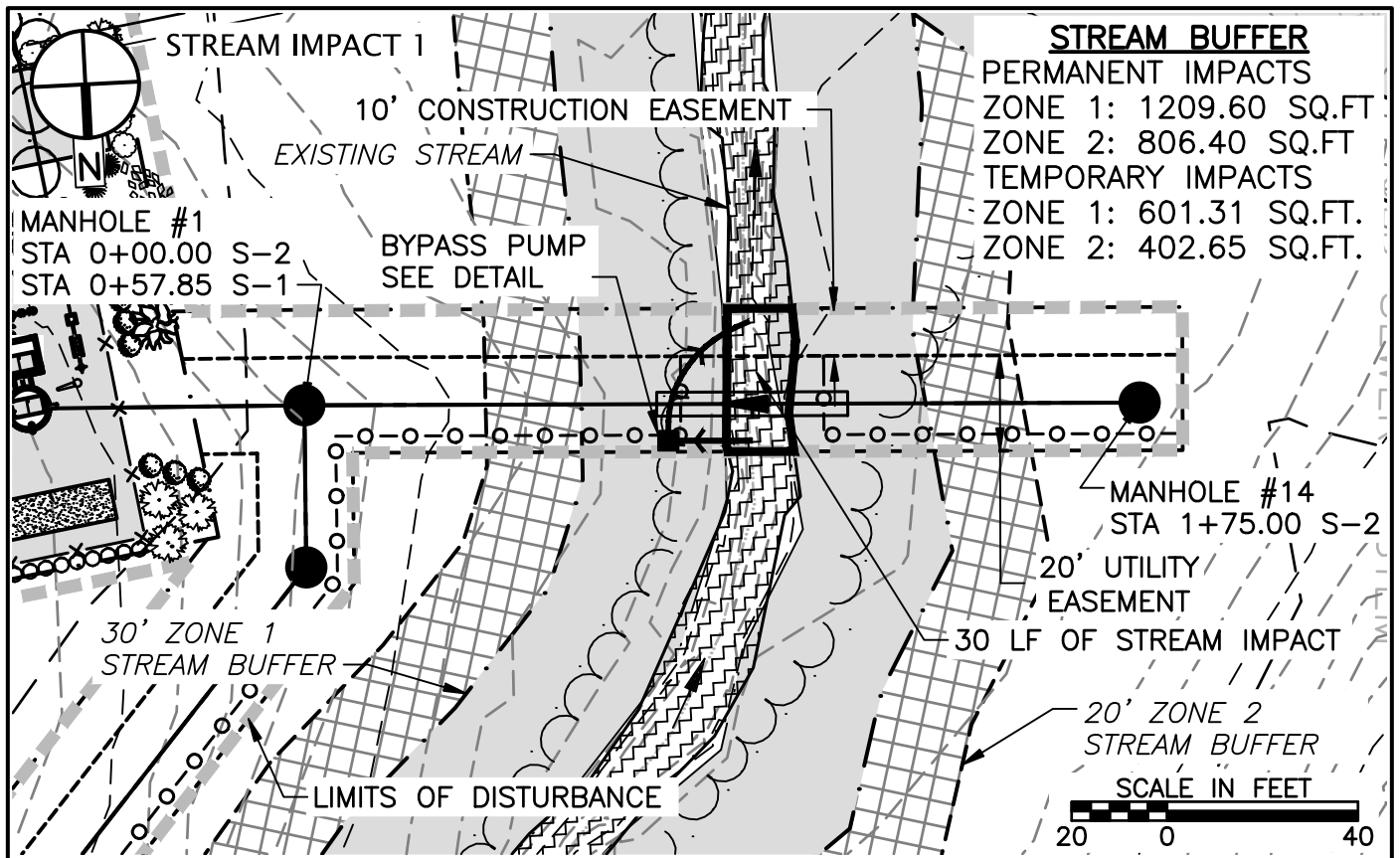
Engineering  
Landscape Architecture  
Surveying

LKC Engineering, PLLC  
140 Aqua Shed Court  
Aberdeen, NC 28315  
O: 910.420.1437  
F: 910.637.0096  
lkceengineering.com  
License No. P-1095

SANITARY SEWER IMPROVEMENTS  
TO SERVE  
THE PILOT AT SEDGEFIELD  
CITY OF GREENSBORO  
GUILFORD COUNTY, NORTH CAROLINA  
STREAM IMPACT LAYOUT MAP

DATE:	January 2019
DESIGNED:	BGL
DRAWN:	AGP
CHECKED:	BGL
NO.	M1

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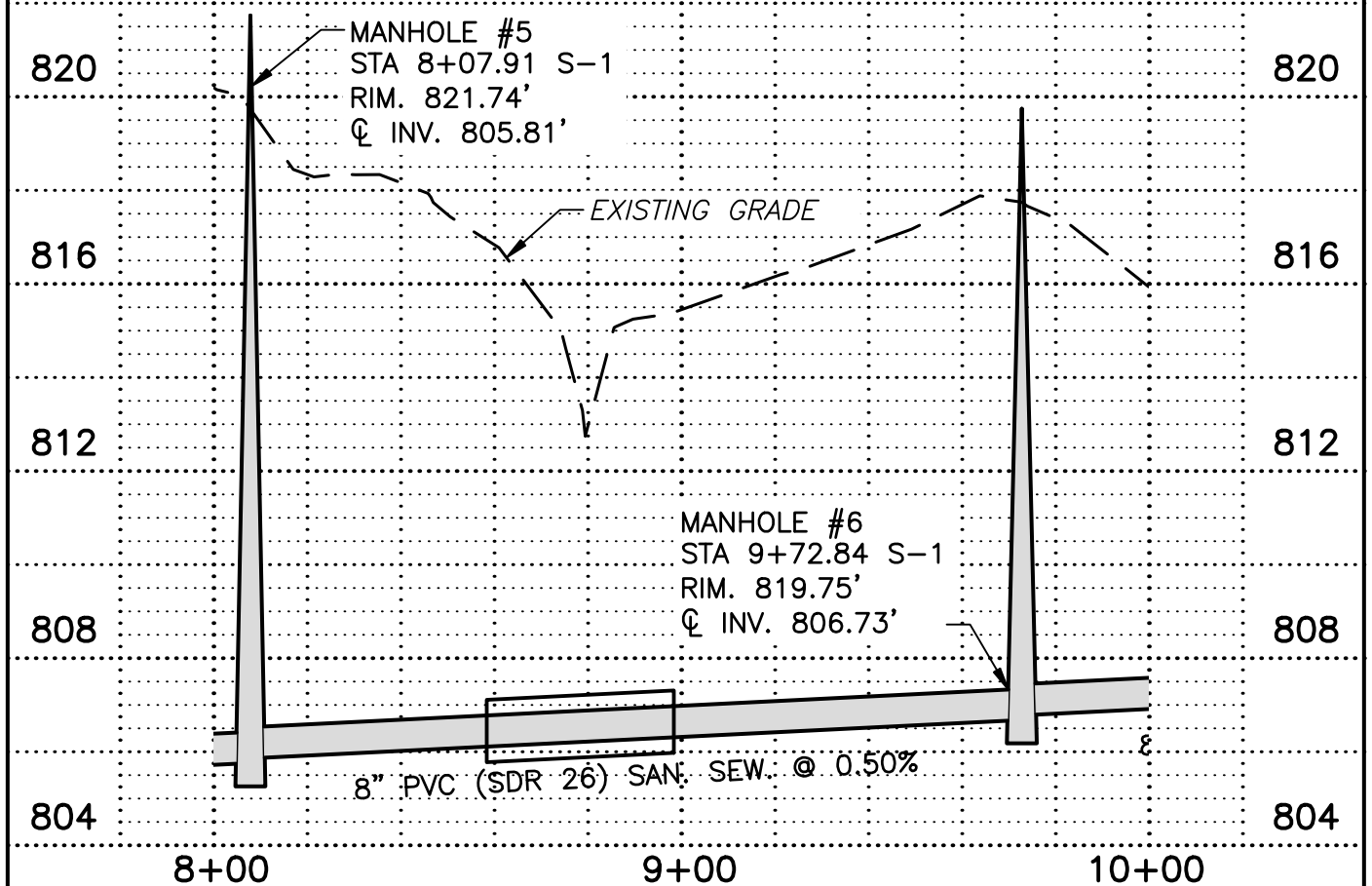
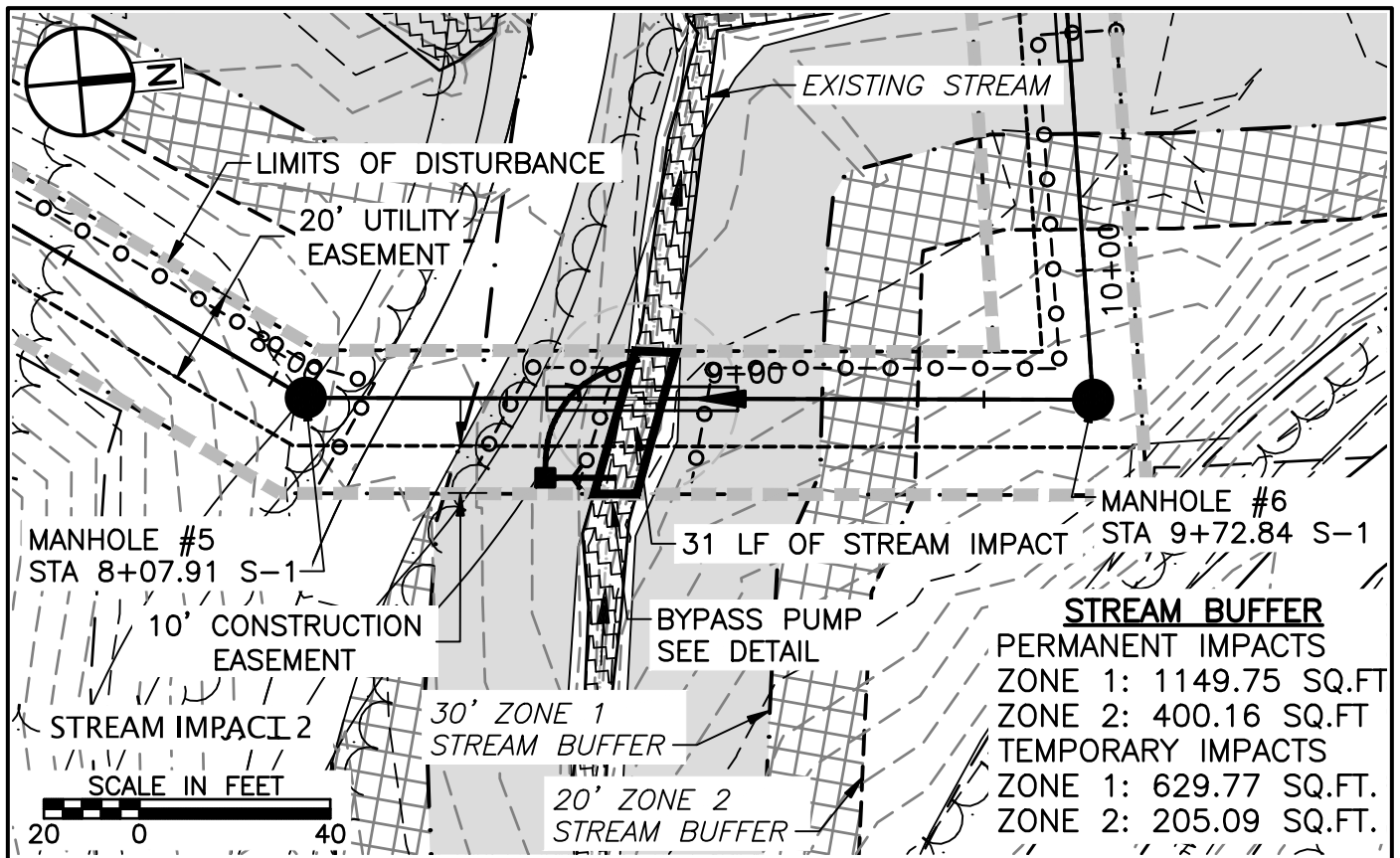


Engineering  
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SANITARY SEWER IMPROVEMENTS  
TO SERVE  
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CITY OF GREENSBORO  
GUILFORD COUNTY, NORTH CAROLINA  
STREAM IMPACT 1

DATE:	January 2019
DESIGNED:	BGL
DRAWN:	AGP
CHECKED:	BGL
NO.	SI.1



# LKC

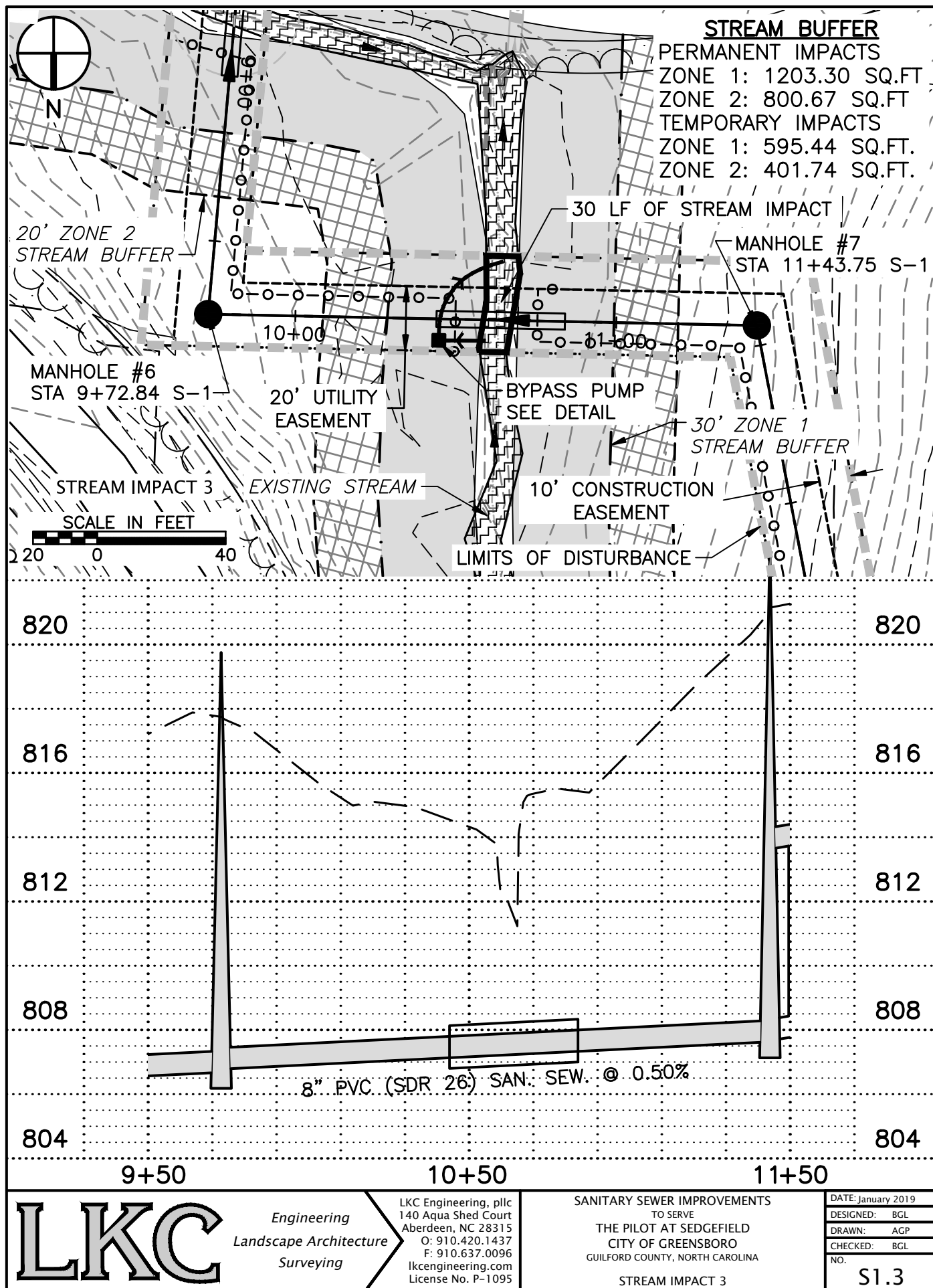
Engineering  
Landscape Architecture  
Surveying

LKC Engineering, PLLC  
140 Aqua Shed Court  
Aberdeen, NC 28315  
O: 910.420.1437  
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SANITARY SEWER IMPROVEMENTS  
TO SERVE  
THE PILOT AT SEDGEFIELD  
CITY OF GREENSBORO  
GUILFORD COUNTY, NORTH CAROLINA  
STREAM IMPACT 2

DATE: January 2019
DESIGNED: BGL
DRAWN: AGP
CHECKED: BGL
NO. <b>SI.2</b>

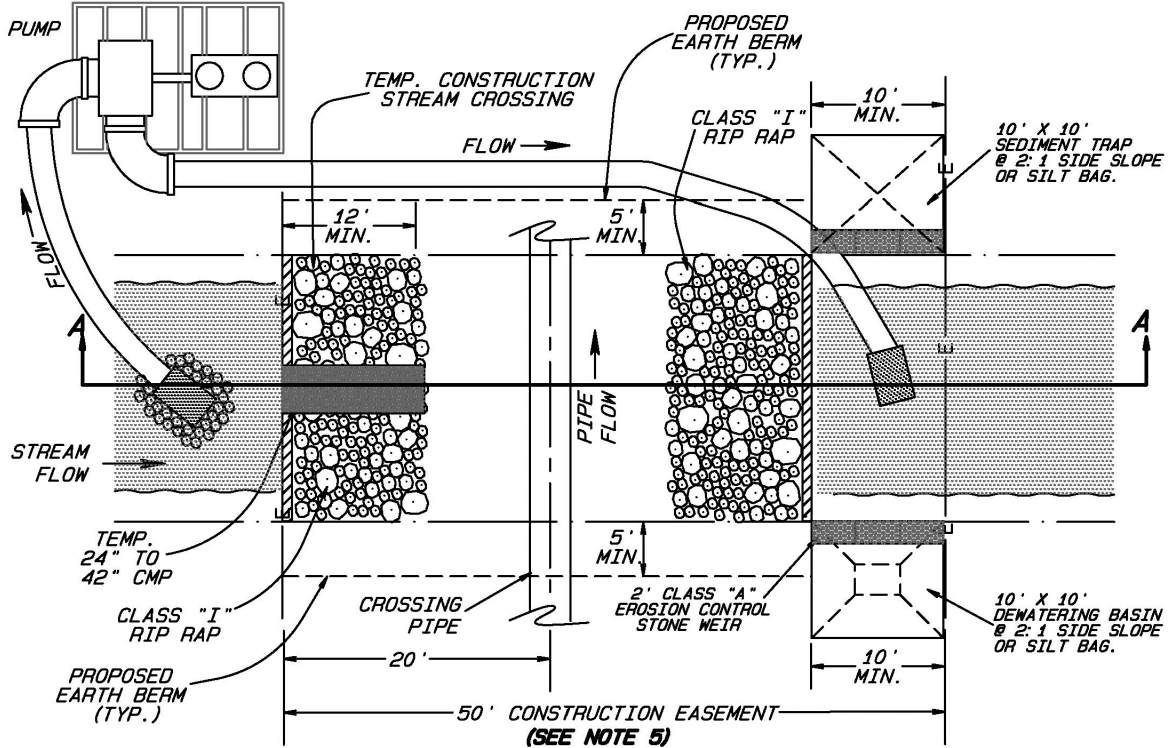
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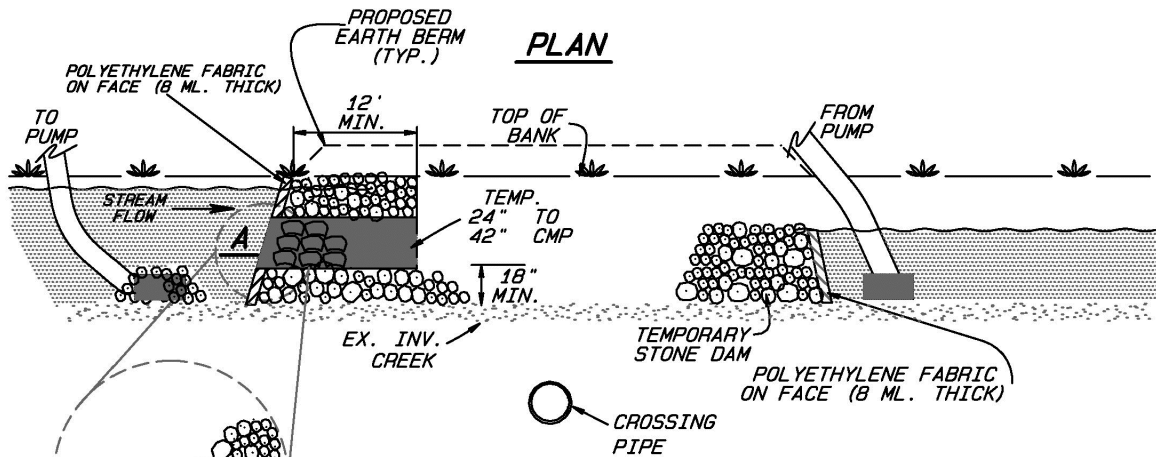




\* DIGITAL FILE 7 Oct. 2005



### PLAN



- A** INSTALL SANDBAGS IN PIPE INVERT & FABRIC WHILE PUMPING AROUND DURING CONSTRUCTION IN STREAM.
- B** REMOVE SANDBAGS & FABRIC TO ALLOW FLOW THROUGH PIPE WHEN NOT PUMPING AROUND.

### SECTION A-A

1 OF 2

## CITY OF GREENSBORO

### STANDARD TEMPORARY CREEK CROSSING DURING CONSTRUCTION

STD. NO.

213

REV.

01-91 06-05  
03-97 09-05  
03-05



Engineering  
Landscape Architecture  
Surveying

LKC Engineering, PLLC  
140 Aqua Shed Court  
Aberdeen, NC 28315  
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SANITARY SEWER IMPROVEMENTS  
TO SERVE  
THE PILOT AT SEDGEFIELD  
CITY OF GREENSBORO  
GUILFORD COUNTY, NORTH CAROLINA

DETAIL

DATE: January 2019  
DESIGNED: BGL  
DRAWN: AGP  
CHECKED: BGL  
NO.

D.1

**MEMORANDUM OF AGREEMENT BETWEEN  
U.S. ARMY CORPS OF ENGINEERS, WILMINGTON DISTRICT,  
KSL SEDGEFIELD PILOT, LLC,  
AND  
NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICER  
FOR  
THE CONSTRUCTION OF THE PILOT AT SEDGEFIELD  
MIXED-USE DEVELOPMENT SEWER IMPROVEMENTS  
GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA**

**WHEREAS**, the U.S. Army Corps of Engineers (“USACE”) is considering the issuance of a permit for the construction of sewer improvements at The Pilot at Sedgefield (the Development), a mixed-use development located at the intersection of High Point Road and Alamance Road in Greensboro, North Carolina (the “Undertaking”), pursuant to Section 404 of the Clean Water Act (33 U.S.C 1334); and

**WHEREAS**, the Pilot Life Insurance Headquarters campus (GF1234) (“Historic Property”), is individually eligible for listing in the National Register of Historic Places under Criterion C for architecture and is located on the project site, specifically Tract 3 and 4 as shown in Appendix A. The Historic Property is also a contributing resource within the National Register-eligible Sedgefield-Pilot Life Historic District; and

**WHEREAS**, the proposed Sedgefield-Pilot Life Historic District (GF2993) (“Historic District”), is eligible for listing in the National Register of Historic Places under Criterion A for planning and development, Criterion B for its association with several of the area’s leading industrialists and businessmen including John Blackwell Cobb, and Criterion C for architecture and is partially located on the project site; and

**WHEREAS**, the USACE has determined that the Undertaking will result in an adverse effect upon the historic property and historic district; and

**WHEREAS**, the USACE has consulted with the North Carolina State Historic Preservation Officer (“SHPO”) pursuant to 36 CFR Part 800, regulations implementing Section 106 of the National Historic Preservation Act (as amended, 54 U.S.C. 300101, et seq.); and

**WHEREAS**, the USACE notified the Advisory Council on Historic Preservation (“ACHP”) of the adverse effect determination with specified documentation and the ACHP has chosen not to participate in the consultation pursuant to 36 CFR 800.6(a)(1)(iii); and

**WHEREAS**, KSL Sedgefield Pilot, LLC (“Owner”) is the owner of the Development; and

**WHEREAS**, the Owner has participated in the consultation regarding the Development, and the Owner and its successors and assigns have been invited by USACE and the SHPO to be signatories to this Memorandum of Agreement (MOA); and

**NOW, THEREFORE**, the signatories agree that should the USACE issue a permit for the Development, the USACE will include the following stipulations to mitigate the adverse effect to the Historic Property and the Historic District:

## STIPULATIONS

### I. VIEWSHED EASEMENT

- A. To ensure the preservation of the Historic Property's open campus landscape and setting, as well as the visual and spatial relationship between the Historic Property and the Historic District, the Owner will grant or reserve a viewshed easement that will incorporate the front lawn of the Historic Property from the south façade of the Pilot Life Insurance Company headquarters building located on Tract 3, and shown in Appendix A, south to High Point Road (the "Viewshed Easement") when affected property is conveyed to a purchaser.
- The form of the Viewshed Easement estate is attached as Appendix B. The Viewshed Easement will reserve or grant to the Owner the right to approve or disapprove all construction within the easement area (the "Construction Approval Right"), among other things.
  - The Owner stipulates that it has reviewed and approved the construction of a biocell stormwater retention area within the Viewshed Easement in accordance with plans prepared by Cameron General Contractors, and shown in Appendix C.
- B. The Owner or Holder (as defined below), as applicable, will review all proposed construction within the Viewshed Easement area for potential impacts to the Historic Property and Historic District with every effort made to assure that the National Register-eligible integrity of the Historic Property will be retained.
- C. The Owner will have the responsibility of controlling the nature of construction within the Viewshed Easement, until such a time as the Construction Approval Right is transferred to a Holder, as such term is defined in N.C.G.S. Section 121-35(2), as hereafter amended or modified, such as Preservation Greensboro Development Fund, Inc. or another third-party historic preservation entity with professional staff that meets the *Secretary of the Interior's Professional Qualification Standards* for architectural history.
- D. The Owner will transfer the Construction Approval Right to a Holder no later than the date of the Historic Property's listing in the National Register of Historic Places, or the expiration of the USACE permit, whichever comes first.
- E. Once the Construction Approval Right has been transferred to the Holder, the Holder will be added as a concurring party to this agreement, through the process outlined in Stipulation V.
- F. Should the Owner sell all or part of the Historic Property to a Buyer, the Owner shall require as a condition to the conveyance, that the Buyer will, after a reasonable opportunity to review this MOA and the Viewshed Easement, become a concurring party to this MOA through the process outlined in Stipulation V.

### II. DURATION

This MOA will expire if its terms are not carried out prior to expiration of the Nationwide Permit on March 18, 2022. Prior to such time, USACE may consult with the other signatories to reconsider the terms of the MOA and amend it in accordance with Stipulation V below.



### **III. UNANTICIPATED DISCOVERIES**

The Owner will notify SHPO and USACE as soon as practicable if it appears that the Undertaking will affect a previously unidentified historic property, including human remains, or affect a known historic resource in an unanticipated manner. The Owner will take all reasonable measures to avoid, minimize harm, and protect any such new discoveries until further consultation with SHPO and any other consulting parties has concluded. Inadvertent or accidental discovery of human remains will be handled in accordance with North Carolina General Statutes Chapters 65 and 70.

### **IV. DISPUTE RESOLUTION**

Should any signatory or concurring party to this MOA object within 30 days to any plans or documentation provided for review pursuant to this MOA, the USACE shall consult with the objecting party(ies) to resolve the objection. If the USACE or the objecting party(ies) determines that the objection cannot be resolved, the USACE will forward all documentation relevant to the dispute to the ACHP.

Within thirty (30) days after receipt of all pertinent documentation, the ACHP will either:

1. Provide the USACE with recommendations, which the USACE will take into account in reaching a final decision regarding the dispute, or
2. Notify the USACE that it will comment pursuant to 36 CFR Section 800.7(c) and proceed to comment. Any ACHP comment provided in response to such a request will be taken into account by the USACE in accordance with 36 CFR Section 800.7 (c) (4) with reference to the subject of the dispute.

Any recommendation or comment provided by the ACHP will be understood to pertain only to the subject of the dispute. The Owner's responsibility to carry out all of the actions under this MOA that are not the subject of the dispute will remain unchanged.

### **V. AMENDMENTS**

If any signatory to this MOA believes that its terms cannot be carried out or that an amendment to the terms must be made, that party(ies) shall immediately consult with the other party(ies) to amend this MOA in accordance with 36 CFR 800.6(c)(7). If an amendment cannot be agreed upon, the dispute resolution process set forth in Stipulation IV will be followed.

### **VI. TERMINATION**

- A. Any signatory to this MOA may terminate the MOA by providing notice to the other parties, provided that the signatories and concurring parties will consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination.
- B. Termination of this MOA will require compliance with 36 CFR 800. This MOA may be terminated by the execution of a subsequent MOA that explicitly terminates or supersedes the terms of this MOA.

Execution of this Memorandum of Agreement by USACE, Owner and SHPO, its subsequent filing with the ACHP, and implementation of its terms shall evidence that USACE has afforded the

ACHP an opportunity to comment on the Undertaking and that USACE has taken into account the effects of the Undertaking on the Historic Property and proposed Historic District.

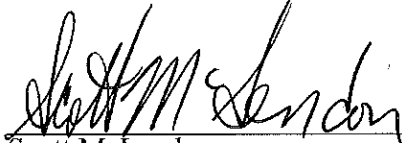
**MEMORANDUM OF AGREEMENT BETWEEN  
U.S. ARMY CORPS OF ENGINEERS, WILMINGTON DISTRICT  
KSL SEDGEFIELD PILOT, LLC  
AND  
NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICER  
FOR  
THE CONSTRUCTION OF THE PILOT AT SEDGEFIELD  
MIXED-USE DEVELOPMENT SEWER IMPROVEMENTS  
GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA**

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**SIGNATORIES:**

**United States Army Corps of Engineers**

**FOR THE COMMANDER**



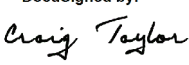
Scott McLendon  
Chief, Regulatory Division  
Wilmington District

24 OCT 2019  
Date



**MEMORANDUM OF AGREEMENT BETWEEN  
U.S. ARMY CORPS OF ENGINEERS, WILMINGTON DISTRICT  
KSL SEDGEFIELD PILOT, LLC  
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MIXED-USE DEVELOPMENT SEWER IMPROVEMENTS  
GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA**

**KSL Sedgefield Pilot, LLC**

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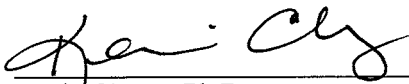
\_\_\_\_\_  
Craig Taylor  
Secretary/General Counsel  
KSL Sedgefield Pilot, LLC

10/15/2019

\_\_\_\_\_  
Date

**MEMORANDUM OF AGREEMENT BETWEEN  
U.S. ARMY CORPS OF ENGINEERS, WILMINGTON DISTRICT  
KSL SEDGEFIELD PILOT, LLC  
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NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICER  
FOR  
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MIXED-USE DEVELOPMENT SEWER IMPROVEMENTS  
GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA**

**North Carolina State Historic Preservation Officer**



Kevin Cherry, Ph.D.  
NC State Historic Preservation Officer  
North Carolina Department of Natural and Cultural Resources

10-22-2019  
Date

**MEMORANDUM OF AGREEMENT BETWEEN  
U.S. ARMY CORPS OF ENGINEERS, WILMINGTON DISTRICT  
KSL SEDGEFIELD PILOT, LLC  
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FOR  
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MIXED-USE DEVELOPMENT SEWER IMPROVEMENTS  
GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA**

**FILED:**

**Advisory Council on Historic Preservation**

\_\_\_\_\_  
Council Staff

\_\_\_\_\_  
Date



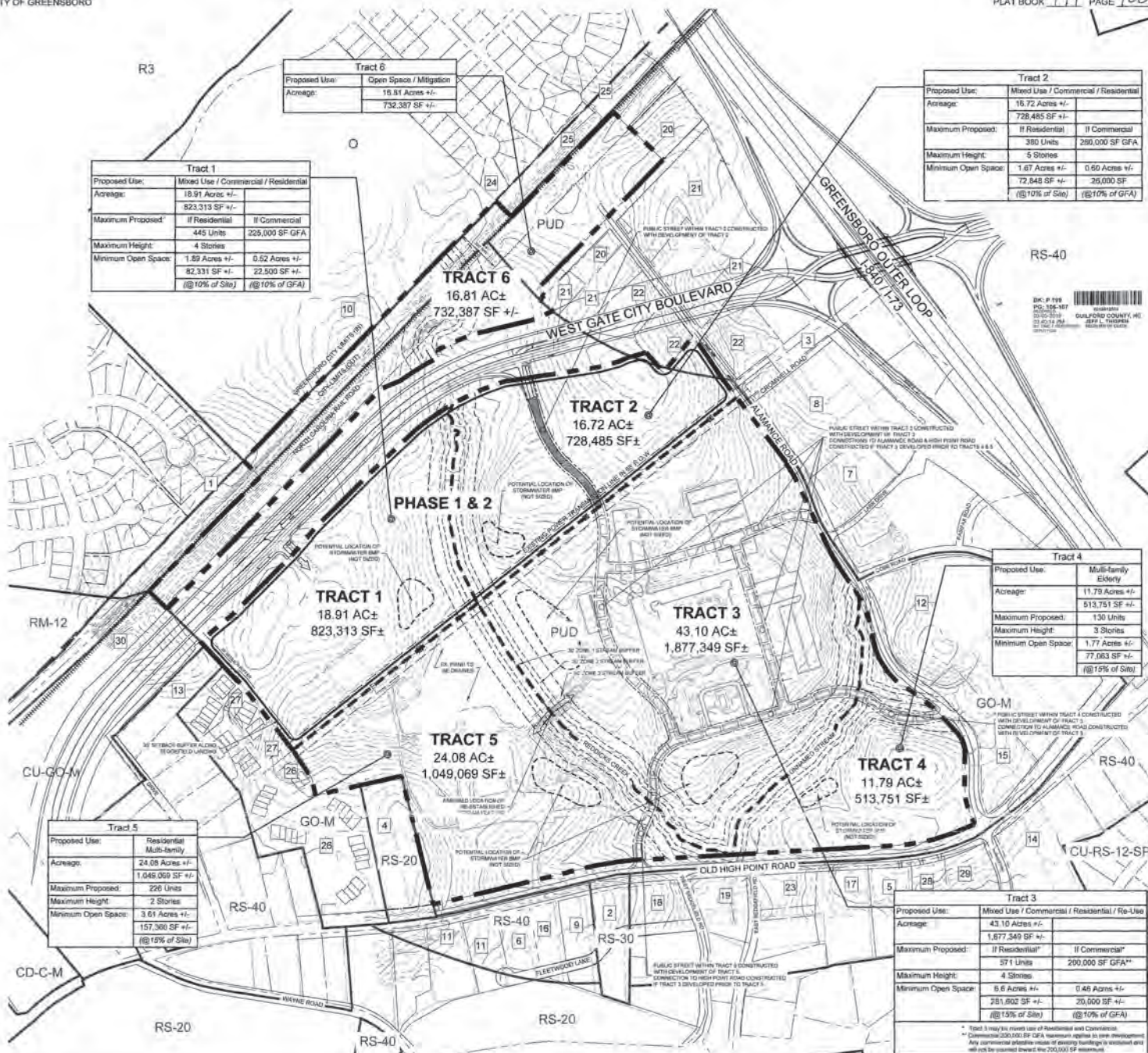
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GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA**

**APPENDIX A**

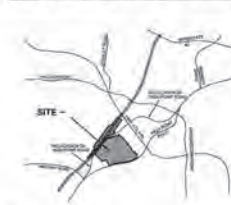
**Site Map showing the Development, Historic Property, and Historic District  
High Point Road, Greensboro  
Guilford County, North Carolina**

PICKUP: CITY OF GREENSBORO

PLAT BOOK 199 PAGE 108



## VICINITY MAP



## SITE DATA

Jurisdiction: City of Greensboro, NC

Zoning: RS-40

Existing Zoning: RS-40

Proposed Zoning: RS-40

CD - PUD

No Change

Site Acreage:

Tract 1: 18.91 Acres +/-, 823,313 SF +/-

Tract 2: 16.72 Acres +/-, 728,485 SF +/-

Tract 3: 43.10 Acres +/-, 1,877,349 SF +/-

Tract 4: 11.79 Acres +/-, 513,751 SF +/-

Tract 5: 24.08 Acres +/-, 1,049,069 SF +/-

Tract 6: 16.81 Acres +/-, 732,387 SF +/-

Total Site Acreage: 131.41 Acres +/-, 5,724,354 SF +/-

Watershed Data:

Site is located in the Lower Greensboro Lake Watershed (W-1).

Floodplain Data:

Site is not located in a Flood Hazard Area as determined by the Flood Insurance Rate Map, North Carolina, Panel 7533, City of Greensboro 37107822(G). Effective Date: June 15, 2007.

Site Coverage:

Build-Up Area Permitted For Site: 50%

Per City Comments: 50% of Total Site

Max. Permitted BUA For Total Site: 86.17 Acres +/-

Site Information:

Parcel Number: 150029

PIN Number: 7302-79-0157

Owner: 6600-1070

Soil Type: C&amp;B, E&amp;B, E&amp;C, E&amp;D, vs. W

Setbacks:

Tracts 1 &amp; 2:

Residential setbacks to comply with RM-18 district standards per LDO Section 50-7-3.2 (H) and non-residential development to comply with commercial-medium district per Section 50-7-6.1.

Tract 3:

Residential setbacks to comply with RM-18 district standards per LDO Section 50-7-3.2 (H) and non-residential development to comply with commercial-medium district per Section 50-7-6.1.

Tract 4:

Residential setbacks to comply with RM-18 district standards per LDO Section 50-7-3.2 (H).

Tract 5:

Residential setbacks to comply with RM-18 district standards per LDO Section 50-7-3.2 (H).

Tract 6:

Residential setbacks to comply with RM-18 district standards per LDO Section 50-7-3.2 (H).

LEGEND:

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

--- CROSS-ACCESS

--- PROPOSED PUBLIC STREET (30' P-W WITH 8' RIGHT-OF-WAY)

--- FUTURE ACCESS POINTS

--- PROPOSED PUBLIC STREET (30' P-W WITH 8' RIGHT-OF-WAY) (FUTURE PHASES)

--- FUTURE PHASES

--- FUTURE PHASES

--- FUTURE PHASES

--- FUTURE PHASES

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## The Pilot at Sedgefield

5300 High Point Road

5300 High Point Road

5300 High Point Road

5300 High Point Road

5300 High Point Road

5300 High Point Road

5300 High Point Road

5300 High Point Road

5300 High Point Road

5300 High Point Road

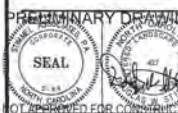
5300 High Point Road

5300 High Point Road

5300 High Point Road

5300 High Point Road

5300 High Point Road



PROJECT:

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

CLIENT:

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

DRAWN: CRS / SCO

DATE: 10/24/2018

REVISIONS:

Per City Comments: 12/13/2018

JOB NO: 18-238

SHEET TITLE:

UNIFIED DEVELOPMENT PLAN

SCALE: 1" = 200'

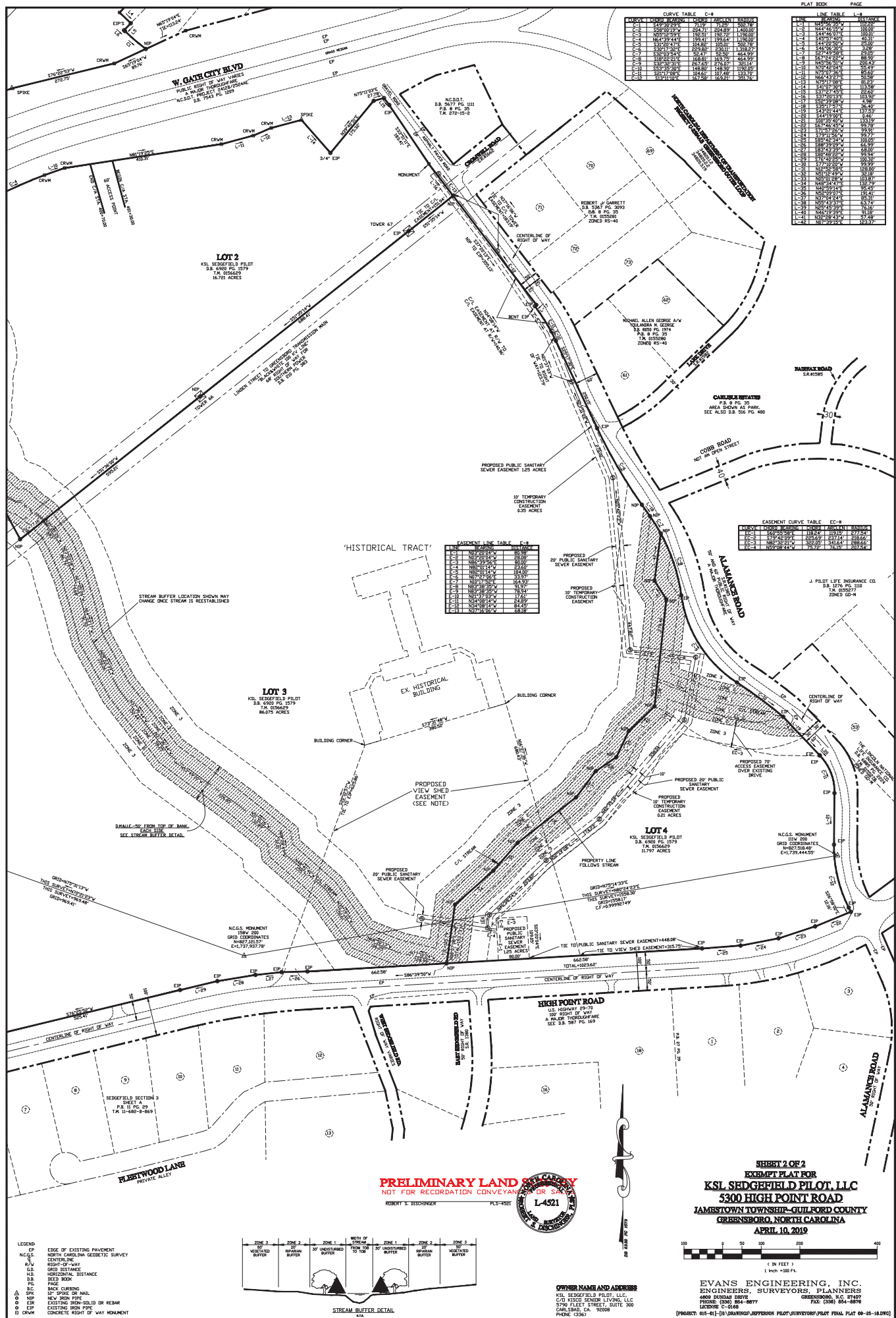
SHEET NO.:

UDP-1  
(SHEET 1 OF 2)

© STIMMEL ASSOCIATES, P.A.









**MEMORANDUM OF AGREEMENT BETWEEN  
U.S. ARMY CORPS OF ENGINEERS, WILMINGTON DISTRICT  
KSL SEDGEFIELD PILOT, LLC  
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MIXED-USE DEVELOPMENT SEWER IMPROVEMENTS  
GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA**

**APPENDIX B**

**Form of Viewshed Easement for the Pilot Life Insurance Headquarters Campus  
High Point Road, Greensboro  
Guilford County, North Carolina**

An easement across that certain portion of the \_\_\_\_\_ Parcel described on **Exhibit \*** attached hereto and incorporated herein by this reference, and depicted on **Exhibit \*** attached hereto and incorporated herein by this reference (the “**Viewshed Easement Area**”), for unobstructed visibility at grade between the historic buildings located on the Historic Parcel and High Point Road (the “**Viewshed Easement**”) with the duration of such Viewshed Easement being only for so long as the building known as the former Pilot Life Insurance Company headquarters remains as a structure, with all exterior structural historical walls of the five story building substantially intact, located on the Historic Property. The Viewshed Easement shall include the right of the easement owner or Holder to remove and trim any trees and other vegetation within the Viewshed Easement Area including, without limitation, the right of access across the Viewshed Easement Area to accomplish the foregoing. In furtherance of the Viewshed Easement, the construction of any man-made improvements on the Viewshed Easement Area is prohibited without the prior written consent of the easement owner or Holder, which consent may be withheld or conditioned in the sole discretion of the easement holder. ***[DRAFTING NOTE: REFERENCE TO ANY PRIOR APPROVED PLANS TO BE INSERTED PRIOR TO EXECUTION]***. The Viewshed Easement shall be governed by Article 4 of Chapter 121, Conservation and Historic Preservation Agreements Act, of the North Carolina General Statutes, as hereafter amended or modified. Without limiting any other applicable rights to assignment, the right to enforce the Viewshed Easement may be assigned, either as an exclusive right or a non-exclusive right, to any Holder, as such term is defined in N.C.G.S. Section 121-35(2), as hereafter amended or modified. The owner of the Historic Property and the Holder, or either of them, shall have the right to install, maintain, repair and replace from time to time historic markers within the Viewshed Easement Area including, without limitation, a right of access across the Viewshed Easement Area to accomplish the foregoing installation, maintenance, repair and replacement.

**MEMORANDUM OF AGREEMENT BETWEEN  
U.S. ARMY CORPS OF ENGINEERS, WILMINGTON DISTRICT  
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MIXED-USE DEVELOPMENT SEWER IMPROVEMENTS  
GREENSBORO, GUILFORD COUNTY, NORTH CAROLINA**

**APPENDIX C**

**Site Map showing the approved Biocell Stormwater Retention Area  
within the Viewshed Easement Area  
High Point Road, Greensboro  
Guilford County, North Carolina**

### EROSION CONTROL NARRATIVE:

#### PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT ONE LARGE (30-UNIT MULTI-FAMILY (ELDERLY) BUILDING WITH ASSOCIATED PAVED DRIVE, WALKWAYS, PARKING LOTS, AND GARAGES. APPROXIMATELY 7.5 ACRES WILL BE DISTURBED DURING THE CONSTRUCTION PERIOD. THE SITE IS 11.8 ACRES LOCATED IN GUILFORD COUNTY, OFF OF HIGH POINT ROAD AND ALAMANCE ROAD.

#### EXISTING CONDITIONS:

THE SITE HAS ROLLING TOPOGRAPHY WITH SLOPES GENERALLY 5 TO 10%. SLOPES STEEPEN TO 15% IN PORTIONS OF THE AREA TO BE DEVELOPED. A GULLY RUNS THROUGH THE SOUTHERN THIRD OF THE PROPERTY THAT DRAINS A LARGE PORTION OF THE SITE AS WELL AS PIPED STORMWATER FROM ACROSS HIGH POINT ROAD. THE SITE IS CURRENTLY COVERED WITH TALL GRASS AND SMALL GROUPINGS OF TREES. THERE IS NOT EVIDENCE OF SIGNIFICANT EROSION UNDER PRESENT SITE CONDITIONS. THERE IS A GROUPING OF TREES TO THE NORTHWEST PORTION OF THE AREA TO BE DEVELOPED THAT WILL BE PROTECTED DURING CONSTRUCTION IN ADDITION TO THE TREES IN THE BUFFER ZONE OF THE UNNAMED STREAM THAT ACTS AS THE PROPERTY LINE TO THE WEST OF THE SITE.

#### ADJACENT AREAS:

LAND USE IN THE VICINITY OF THE PROPERTY IS COMMERCIAL. THE LAND IMMEDIATELY TO THE NORTH, WEST, AND EAST HAVE BEEN DEVELOPED FOR COMMERCIAL USE. THE LAND TO THE SOUTH OF THE PROPERTY IS RESIDENTIAL. THE UN-NAMED STREAM ACTING AS THE PROPERTY BOUNDARY ACTS AS THE OUTLET POINT FOR STORMWATER DISCHARGE FOR THE SITE. SEDIMENT CONTROL MEASURES WILL BE TAKEN TO PREVENT DAMAGE TO THE STREAM.

#### OFF-SITE AREAS:

THERE IS A STORM SEWER PIPE THAT DISCHARGES WATER ONTO THE SITE FROM ACROSS HIGH POINT ROAD. THE PIPE IS TO BE REMOVED AND WATER RE-ROUTED THROUGH A DRAINAGE DITCH AROUND THE PROPERTY.

#### SOILS:

REFER TO THE SOILS DATA ON SHEET 4.

ACCORDING TO THE NRCS SOIL SURVEY, THE PREDOMINANT SOILS TO BE DISTURBED ON-SITE ARE ENON FINE SANDY LOAM.

MAP UNIT: ENB-ENON FINE SANDY LOAM, 2-8% SLOPES

ENON IS A GENTLY SLOPING TO MODERATELY SLOPING, VERY DEEP, WELL DRAINED SOIL. TYPICALLY THE SURFACE LAYER IS FINE SANDY LOAM ABOUT 8 INCHES THICK. THE SURFACE LAYER HAS A LOW CONTENT OF ORGANIC MATTER. THE SLOWEST PERMEABILITY IS SLOW. IT HAS A MODERATE AVAILABLE WATER CAPACITY AND A LIMITED SHRINK-SWELL POTENTIAL. THIS SOIL IS NOT FLOODED AND IS NOT PONDED. THE SEASONAL HIGH WATER TABLE IS AT A DEPTH OF MORE THAN 6 FEET. THE LAND CAPABILITY CLASSIFICATION IS 2E. THIS SOIL IS PARTIALLY HYDRIC.

MAP UNIT: ENC-ENON FINE SANDY LOAM, 6-10% SLOPES

ENON IS A MODERATE SLOPING TO STEEP SLOPING, VERY DEEP, WELL DRAINED SOIL. TYPICALLY THE SURFACE LAYER IS FINE SANDY LOAM ABOUT 8 INCHES THICK. THE SURFACE LAYER HAS A LOW CONTENT OF ORGANIC MATTER. THE SLOWEST PERMEABILITY IS SLOW. IT HAS A MODERATE AVAILABLE WATER CAPACITY AND A LIMITED SHRINK-SWELL POTENTIAL. THIS SOIL IS NOT FLOODED AND IS NOT PONDED. THE SEASONAL HIGH WATER TABLE IS AT A DEPTH OF MORE THAN 6 FEET. THE LAND CAPABILITY CLASSIFICATION IS 3E. THIS SOIL IS PARTIALLY HYDRIC.

#### EROSION AND SEDIMENT CONTROL MEASURES:

UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL AND GUILFORD COUNTY. THE MINIMUM STANDARDS OF THE NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL SHALL BE ADHERED TO UNLESS OTHERWISE WAIVED OR APPROVED BY A VARIANCE.

ALL DISTURBED AREAS ARE TO BE DRAIN TO APPROVED SEDIMENT CONTROL MEASURES AT ALL TIMES DURING LAND DISTURBING ACTIVITIES AND DURING SITE DEVELOPMENT UNTIL FINAL STABILIZATION.

THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE ENVIRONMENTAL ENGINEERING DEPARTMENT.

STRUCTURAL PRACTICES - REFER TO PLAN AND STATE MINIMUM STANDARDS & SPECIFICATIONS.

VEGETATIVE PRACTICES - REFER TO PLAN AND STATE MINIMUM STANDARDS & SPECIFICATIONS.

PERMANENT STABILIZATION - SEE PERMANENT STABILIZATION NOTES ON SHEET 2.

#### TOPSOIL REQUIREMENTS:

TOPSOIL TO MEET ASTM D5268 STANDARD SPECIFICATIONS: NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOL, OBJECTIONABLE WEEDS, LITTER, STONES, STIFF CLAY, STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR FINDER PLANTING OPERATIONS. TOPSOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT (3%) ORGANIC MATERIAL. CONTRACTOR TO NOTIFY ENGINEER, OWNER, AND TESTING AGENCY WHEN SOIL IS READY FOR TESTING.

#### STORMWATER MANAGEMENT:

CALCULATION OF RUNOFF BEFORE AND AFTER DEVELOPMENT INDICATES THAT THE EXISTING BMP'S ARE DESIGNED TO ACCOMMODATE RUNOFF FROM THE DEVELOPED SITE. CONSEQUENTLY, NO ADDITIONAL STORMWATER MANAGEMENT PRACTICES ARE PROPOSED.

#### CALCULATIONS:

Refer to SHEET 8.

### EROSION AND SEDIMENT CONTROL LEGEND

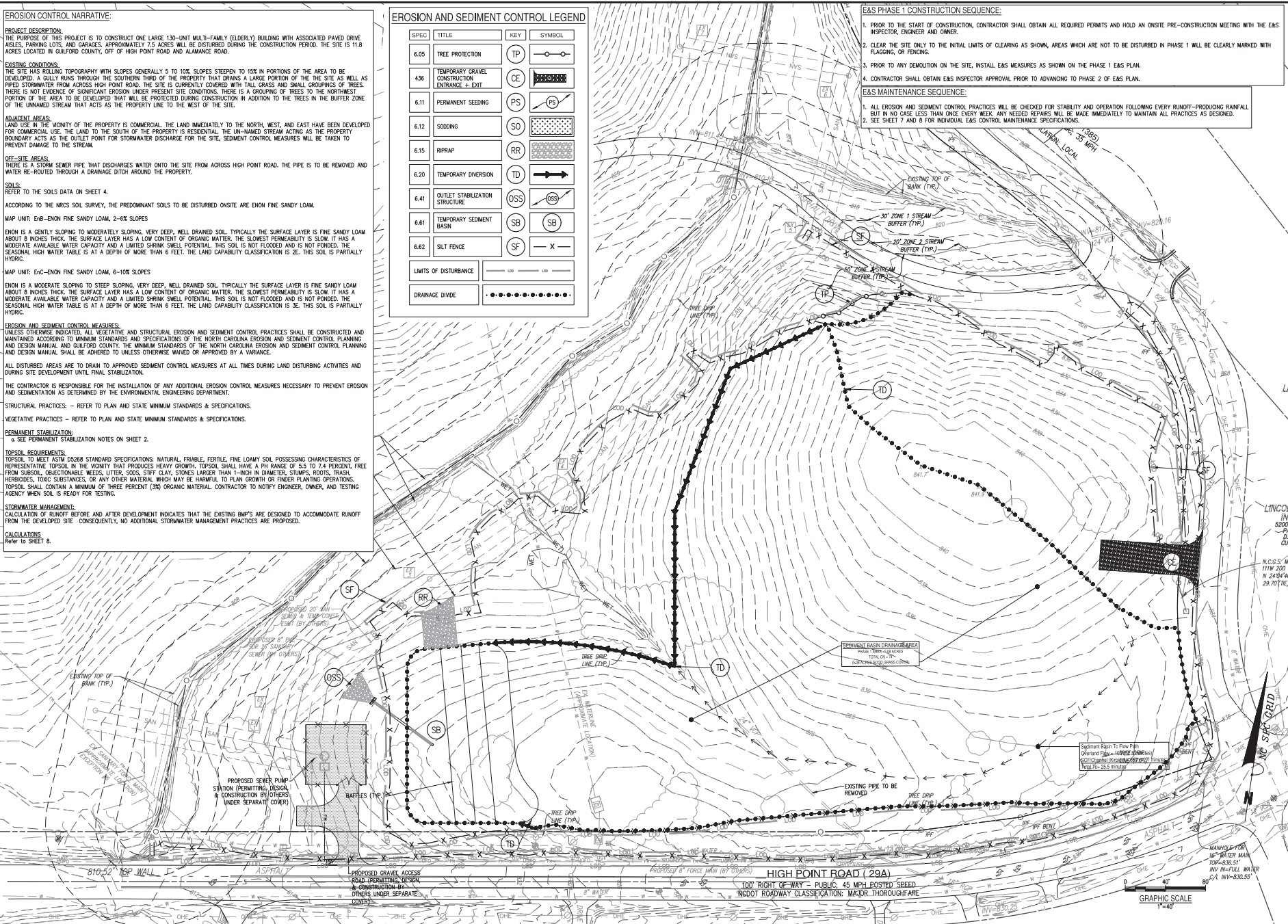
SPEC	TITLE	KEY	SYMBOL
6.05	TREE PROTECTION	TP	
436	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE + EXIT	CE	
6.11	PERMANENT SEEDING	PS	
6.12	SODDING	SO	
6.15	RIPRAP	RR	
6.20	TEMPORARY DIVERSION	TD	
6.41	OUTLET STABILIZATION STRUCTURE	OSS	
6.61	TEMPORARY SEDIMENT BASIN	SB	
6.62	SILT FENCE	SF	
LIMITS OF DISTURBANCE		LOD	
DRAINAGE DIVIDE		DD	

### E&S PHASE 1 CONSTRUCTION SEQUENCE:

1. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND HOLD AN ON-SITE PRE-CONSTRUCTION MEETING WITH THE E&S INSPECTOR, ENGINEER AND OWNER.
2. CLEAR THE SITE ONLY TO THE INITIAL LIMITS OF CLEARING AS SHOWN. AREAS WHICH ARE NOT TO BE DISTURBED IN PHASE 1 WILL BE CLEARLY MARKED WITH FLAGGING, OR FENCING.
3. PRIOR TO ANY DEMOLITION ON THE SITE, INSTALL E&S MEASURES AS SHOWN ON THE PHASE 1 E&S PLAN.
4. CONTRACTOR SHALL OBTAIN E&S INSPECTOR APPROVAL PRIOR TO ADVANCING TO PHASE 2 OF E&S PLAN.

### E&S MAINTENANCE SEQUENCE:

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEE SHEET 7 AND 8 FOR INDIVIDUAL E&S CONTROL MAINTENANCE SPECIFICATIONS.



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PHASE 1  
E&S PLAN - PHASE 1  
CAROLINA PINES RETIREMENT COMMUNITY  
GREENSBORO, NC

PLAN STATUS	NO.	DATE	DESCRIPTION
1. 04/07/19 TBC SUBMISSION			
2. 05/17/19 TBC SUBMISSION			
BH	BCG	BH	
DESIGN	DRAWN	CHD	
JOB No.	100192-01-001		
DATE	05-31-2019		
SHEET	5		



# EROSION AND SEDIMENT CONTROL LEGEND

SPEC	TITLE	KEY	SYMBOL
6.05	TREE PROTECTION	TP	
4.36	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE + EXIT	CE	
6.11	PERMANENT SEEDING	PS	
6.12	SODDING	SO	
6.15	RIPRAP	RR	
6.20	TEMPORARY DIVERSION	TD	
6.41	OUTLET STABILIZATION STRUCTURE	OSS	
6.61	TEMPORARY SEDIMENT BASIN	SB	
6.62	SILT FENCE	SF	
LIMITS OF DISTURBANCE			
DRAINAGE DIVIDE			

## E&S PHASE 2 CONSTRUCTION SEQUENCE:

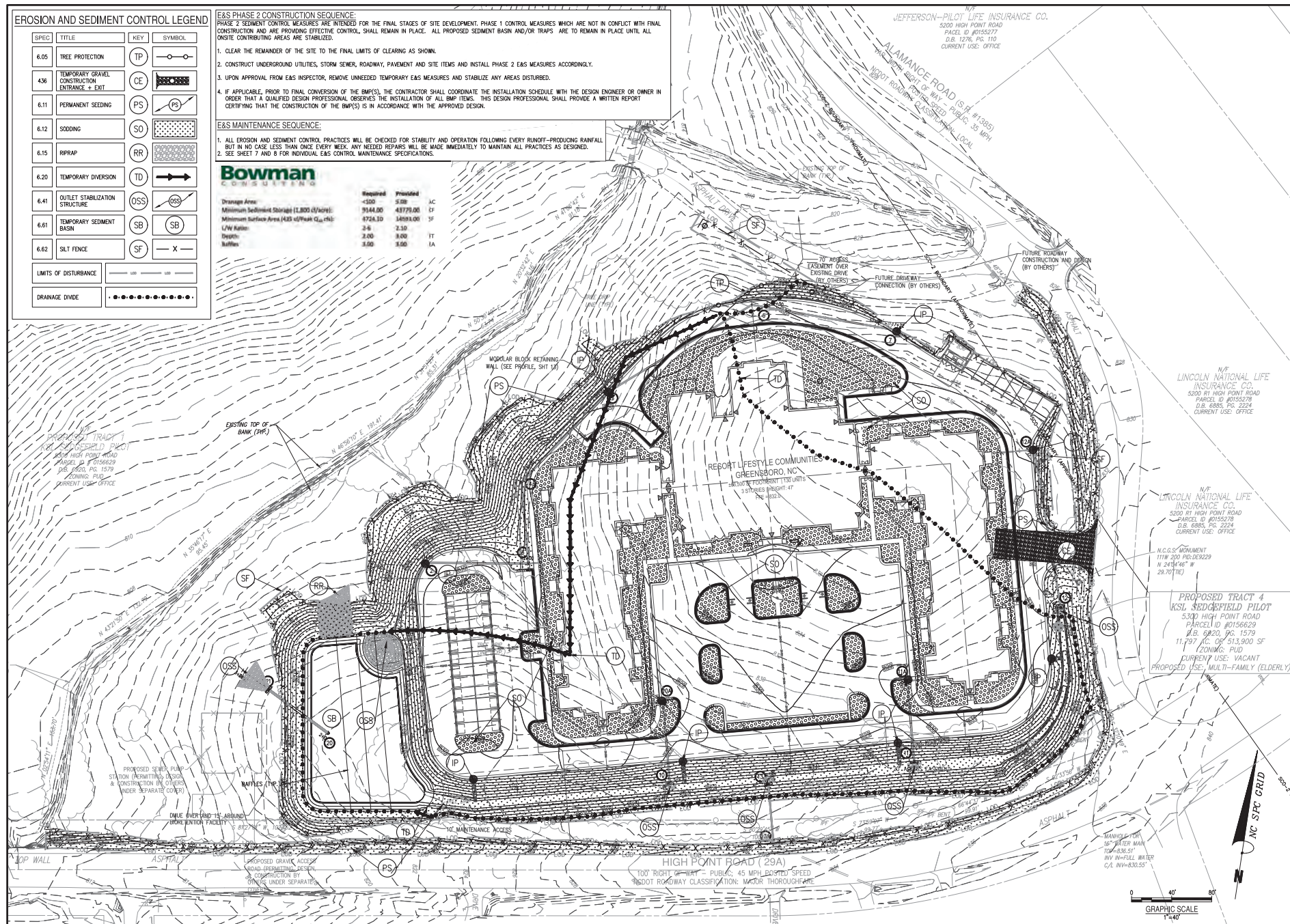
- PHASE 2 SEDIMENT CONTROL MEASURES ARE INTENDED FOR THE FINAL STAGES OF SITE DEVELOPMENT. PHASE 1 CONTROL MEASURES WHICH ARE NOT IN CONFLICT WITH FINAL CONSTRUCTION AND ARE PROVIDING EFFECTIVE CONTROL, SHALL REMAIN IN PLACE. ALL PROPOSED SEDIMENT BASIN AND/OR TRAPS ARE TO REMAIN IN PLACE UNTIL ALL POSITIVE CONTRIBUTING AREAS ARE STABILIZED.
- CLEAR THE REMAINDER OF THE SITE TO THE FINAL LIMITS OF CLEARING AS SHOWN.
- CONSTRUCT UNDERGROUND UTILITIES, STORM SEWER, ROADWAY, PAVEMENT AND SITE ITEMS AND INSTALL PHASE 2 E&S MEASURES ACCORDINGLY.
- UPON APPROVAL FROM E&S INSPECTOR, REMOVE UNNEEDED TEMPORARY E&S MEASURES AND STABILIZE ANY AREAS DISTURBED.
- IF APPLICABLE, PRIOR TO FINAL CONVERSION OF THE BMP(S), THE CONTRACTOR SHALL COORDINATE THE INSTALLATION SCHEDULE WITH THE DESIGN ENGINEER OR OWNER IN ORDER THAT A QUALIFIED DESIGN PROFESSIONAL OBSERVES THE INSTALLATION OF ALL BMP ITEMS. THIS DESIGN PROFESSIONAL SHALL PROVIDE A WRITTEN REPORT CERTIFYING THAT THE CONSTRUCTION OF THE BMP(S) IS IN ACCORDANCE WITH THE APPROVED DESIGN.

## E&S MAINTENANCE SEQUENCE:

- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL, BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
- SEE SHEET 7 AND 8 FOR INDIVIDUAL E&S CONTROL MAINTENANCE SPECIFICATIONS.

## Bowman CONSULTING

Drainage Area:	Required	Provided	AC
Minimum Sediment Storage (1,800 cfs/acre):	<500	5.08	AC
Minimum Surface Area (433 cfs/acre @ 1%):	9144.00	43779.00	CF
L/W Ratio:	4724.10	14898.00	SF
Topsoil:	3.6	2.10	IT
Subsoil:	2.40	1.40	IT
Subfill:	5.00	5.00	IA



**Bowman**  
CONSULTING  
POD #

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E&S PLAN - PHASE 2  
CAROLINA PINES RETIREMENT COMMUNITY  
GREENSBORO, NC  
GUILFORD COUNTY

NO.	DATE	DESCRIPTION
1	05/31/2019	REVISED
2	05/31/2019	REVISED
3	05/31/2019	REVISED
4	05/31/2019	REVISED
5	05/31/2019	REVISED
6	05/31/2019	REVISED
7	05/31/2019	REVISED
8	05/31/2019	REVISED
9	05/31/2019	REVISED
10	05/31/2019	REVISED

**Determination of Jurisdiction:**

- A. ☐ There are waters including wetlands, on the above described project area that may be subject to Section 404 of the Clean Water Act (CWA) (33 USC § 1344) and/or Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403). This preliminary determination is not an appealable action under the Regulatory Program Administrative Appeal Process (Reference 33 CFR Part 331). However, you may request an approved JD, which is an appealable action, by contacting the Corps district for further instruction. Please note, if work is authorized by either a general or nationwide permit, and you wish to request an appeal of an approved JD, the appeal must be received by the Corps and the appeal process concluded prior to the commencement of any work in waters of the United States and prior to any work that could alter the hydrology of waters of the United States.
- B. ☐ There are Navigable Waters of the United States within the above described project area subject to the permit requirements of Section 10 of the Rivers and Harbors Act (RHA) (33 USC § 403) and Section 404 of the Clean Water Act (CWA) (33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- C. ☐ There are waters including wetlands, within the above described project area that are subject to the permit requirements of Section 404 of the Clean Water Act (CWA) (33 USC § 1344). Unless there is a change in the law or our published regulations, this determination may be relied upon for a period not to exceed five years from the date of this notification.
- D. ☒ The jurisdictional areas within the above described project area have been identified under a previous action. Please reference jurisdictional determination issued 10/25/2019. Action ID: SAW-2018-01939.

**Basis For Determination: See the Preliminary Jurisdictional Determination form dated 10/25/2019.**

Date of JD: 10/25/2019  
N/A

Expiration Date of JD:



Action ID Number: SAW-2019-00781

County: Guilford

Permittee: KSL Sedgefield Pilot, LLC (Attn: Craig Taylor)

Project Name: The Pilot at Sedgefield / Phase 1 Sewer Improvements / Greensboro / Guilford County / commercial

Date Verification Issued: 10/25/2019

Project Manager: David E. Bailey

Upon completion of the activity authorized by this permit and any mitigation required by the permit, sign this certification and return it to the following address:

US ARMY CORPS OF ENGINEERS  
WILMINGTON DISTRICT  
Attn: David E. Bailey  
Raleigh Regulatory Office  
U.S Army Corps of Engineers  
3331 Heritage Trade Drive, Suite 105  
Wake Forest, North Carolina 27587  
or  
David.E.Bailey2@usace.army.mil

Please note that your permitted activity is subject to a compliance inspection by a U. S. Army Corps of Engineers representative. Failure to comply with any terms or conditions of this authorization may result in the Corps suspending, modifying or revoking the authorization and/or issuing a Class I administrative penalty, or initiating other appropriate legal action.

I hereby certify that the work authorized by the above referenced permit has been completed in accordance with the terms and condition of the said permit, and required mitigation was completed in accordance with the permit conditions.

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Signature of Permittee

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Date