

SITE DATA:
 PEACEHAVEN FARM INC
 PROPERTY ADDRESS: 1458 NC HWY 61
 PARCEL# 106945, 220600, 220601
 PIN: 8823758399, 8823951172, 8823843728
 DB: 7430 PG: 2483,
 PB: 182 PG: 117, PB: 185 PG: 85

SITE AREA: (PER PB 185 PG 85)
 AREA IN LOT 1: 2.81 AC
 AREA IN LOT 1-A: 1.41 AC
 AREA IN LOT 2 : 85.03 AC
 TOTAL AREA: 89.25 AC

ZONING: (REZONING CASE #12-04-GCPL-01535)
 EXISTING ZONING: CZ-PD-M
 PROPOSED ZONING: CZ-PD-M, AG

DEVELOPMENT STANDARDS:
 CZ-PD-M:
 COMMERCIAL ACREAGE ALLOWED: NO MAXIMUM
 MINIMUM LOT SIZE: 25 AC
 REQUIRED MIN. OPEN SPACE: 5% (4.46 AC)
 PROVIDED OPEN SPACE: 5.48% (4.89 AC)
 SETBACK STANDARD SET TO RS-5:
 FRONT 25', SIDE 5', BACK 20'

AG:
 MINIMUM LOT SIZE: 40,000 SF
 SETBACKS:
 FRONT 40', SIDE 15', BACK 30'

WATERSHED DATA:
 WATERSHED: LAKE MACKINTOSH (BIG ALAMANCE CREEK)
 WATERSHED CLASSIFICATION: WS IV
 RIVER BASIN: CAPE FEAR RIVER BASIN
 SOIL TYPES: ENB, ENC, END, MAC, MAD, MAE, MCC2, MHB2, MHC2, WKE, WWC

PIN: 8823871355
 PARCEL# 225491
 OWNER: CLAPP, MICHAEL
 LYNN: CLAPP, DOROTHY M
 DB: 7923 PG: 1817
 PB: 193 PG: 135
 ZONING: AG
 LAND CLASS: AGR/HORT

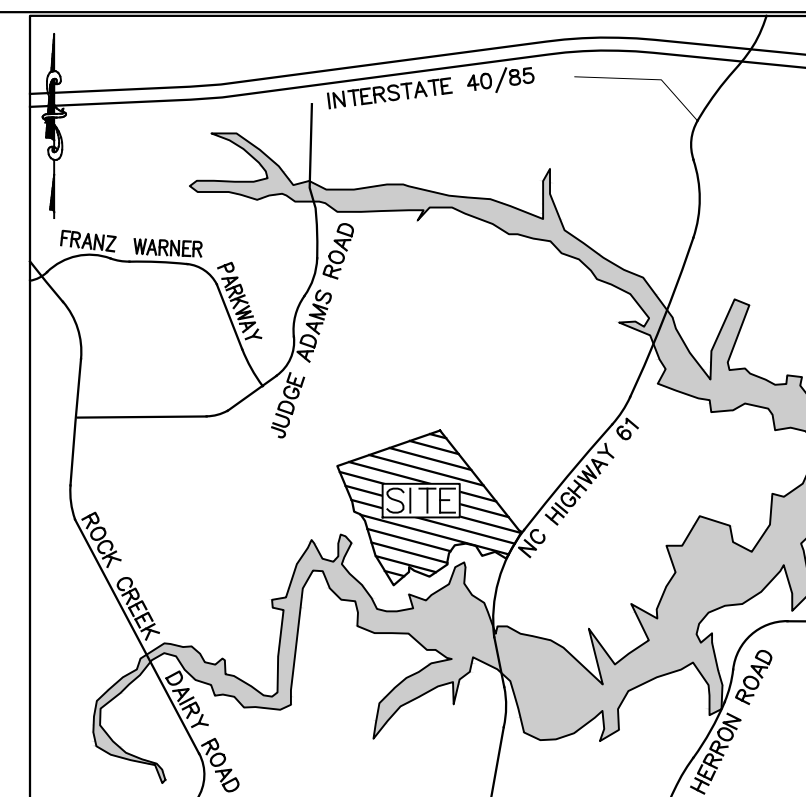
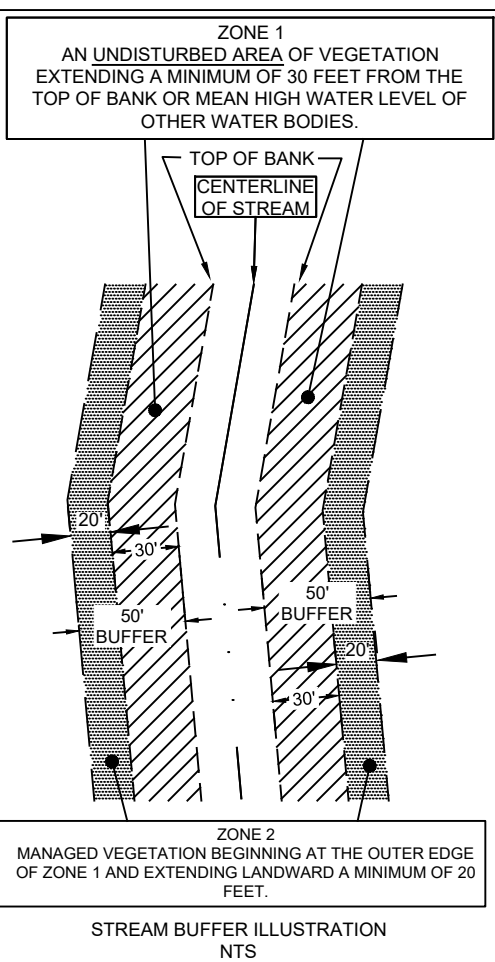
PIN: 8823869097
 PARCEL# 0106949
 OWNER: WADE,
 BRENDA CLAPP;
 WADE, RICHARD
 PLYMOUTH JR
 DB: 3437 PG: 809
 PB: 174 PG: 100
 ZONING: AG
 LAND CLASS:
 AGR/HORT

PIN: 8823669506
 PARCEL# 106981
 OWNER: MREIC
 GREENSBORO NC LLC
 DB: 8282 PG: 2280
 ZONING: LI
 LAND CLASS: IND

PIN: 8823653948
 PARCEL# 0107034
 OWNER: MREIC
 GREENSBORO NC LLC
 DB: 8282 PG: 2280
 ZONING: AG
 LAND CLASS: RES

PIN: 8823655760
 PARCEL# 0107030
 OWNER: FOUST, W A
 DB: 2154 PG: 428
 ZONING: AG
 LAND CLASS: RES

PIN: 8823654373
 PARCEL# 0107020
 OWNER: J & S
 HOMES LLC
 DB: 7410 PG: 669
 ZONING: CU-PDR
 LAND CLASS: RES



NOTES:

- THIS MAP DOES NOT MEET GS 47-30 AND IS NOT FOR RECORDING OR CONVEYANCE.
- TOPOGRAPHIC DATA OBTAINED FROM FIELD LOCATIONS AND GUILFORD COUNTY GIS DEPARTMENT.
- DEVELOPMENT IN TIER #3 WILL BE SERVED BY CITY OF GREENSBORO SEWER AND WATER WILL BE PROVIDED BY CITY OF BURLINGTON. TIER #2 WILL UTILIZE SEPTIC AND WELLS IF FUTURE SERVICES ARE NECESSARY.
- THIS PROPERTY IS LOCATED INSIDE ZONE "X" (ZONE X AREAS ARE DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) FLOOD HAZARD ZONE AS INDICATED ON THE FLOOD INSURANCE RATE MAP MAP NUMBER 3710882300J, EFFECTIVE DATE JUNE 18, 2007.
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- STREAMS DELINEATED BY PILOT ENGINEERING & USACE CONFIRMATION IS PENDING.

STORMWATER CONTROL MEASURE MAINTENANCE RESPONSIBILITY:

THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE COMPLETED PERMANENT RUNOFF CONTROL STRUCTURE AS DIRECTED BY THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION.

PROPOSED ZONING USES:

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PROPOSED ZONING CONDITIONS:

PERMANENTLY DISABLED RESIDENTS REQUIRING CARE 24 HOURS A DAY FOR 7 DAYS A WEEK MAY HAVE CARE PROVIDED.

SKETCH PLAN FOR FINAL ZONING DEVELOPMENT PLAN PEACEHAVEN FARM

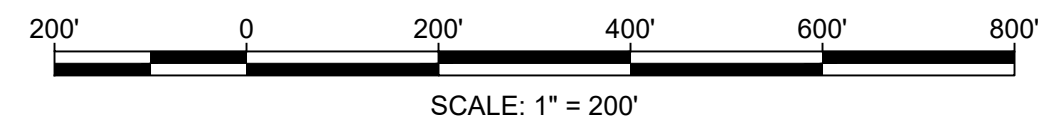
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TOWNSHIP: ROCK CREEK
 COUNTY: GUILFORD
 NORTH CAROLINA



Civil Engineers and Land Surveyors
 8518 Triad Drive, Colfax, NC 27235
 www.feiconsulting.com
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 License No. C-0950

DRAWN BY: BCS
 PROJ. NO.: 05150.001
 DRAWING FILE: UDP
 DATE: 11/09/2023



PIN: 8823742470
 PARCEL# 107028
 OWNER: GUILFORD COUNTY
 DB: 4396 PG: 19
 ZONING: AG
 LAND CLASS: RES

PIN: 8823644479
 PARCEL# 106938
 OWNER: CITY OF BURLINGTON
 DB: 2738 PG: 616
 ZONED: AG
 LAND CLASS: GOV OWNED

PIN: 8823841335
 PARCEL# 106951
 OWNER: GUILFORD COUNTY
 DB: 4396 PG: 19
 ZONED: AG
 LAND CLASS: RES

PIN: 8823845872
 PARCEL# 106957
 OWNER: GUILFORD COUNTY
 DB: 4453 PG: 2135
 ZONED: AG
 LAND CLASS: RES

PIN: 8823849586
 PARCEL# 106948
 OWNER: CLAPP, MICHAEL
 LYNN: CLAPP, DOROTHY M
 DB: 4209 PG: 2073
 PB: 111 PG: 138
 ZONING: AG
 LAND CLASS: RES

LOT 1A
 PIN: 8823843728
 PARCEL# 220601
 OWNER: PEACEHAVEN FARM INC
 DB: 7430 PG: 2483
 PB: 185 PG: 85
 ZONING: CU-PDM
 LAND CLASS: RES

LOT 1
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 PARCEL# 220600
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 PB: 185 PG: 85
 ZONING: CU-PDM
 LAND CLASS: RES

PIN: 8823954310
 PARCEL# 0106960
 OWNER: LUTTERLOH, ADAM
 GARRETT
 LUTTERLOH, KIMBERLY D.
 DB: 174 PG: 100
 PB: 7055 PG: 2563
 ZONING: AG
 LAND CLASS: RES

PROPOSED AG ZONING AREA: 25.21 AC

PROPOSED AG ZONING AREA: 27.22 AC

REMAINING CZ-PD-M ZONING AREA: 36.82 AC

HATCHED AREA (0.33 AC.) WAS DEDICATED TO NCDOT AS RIGHT OF WAY
 PB: 185 PG: 85

NC GRID
 MADS(2011)

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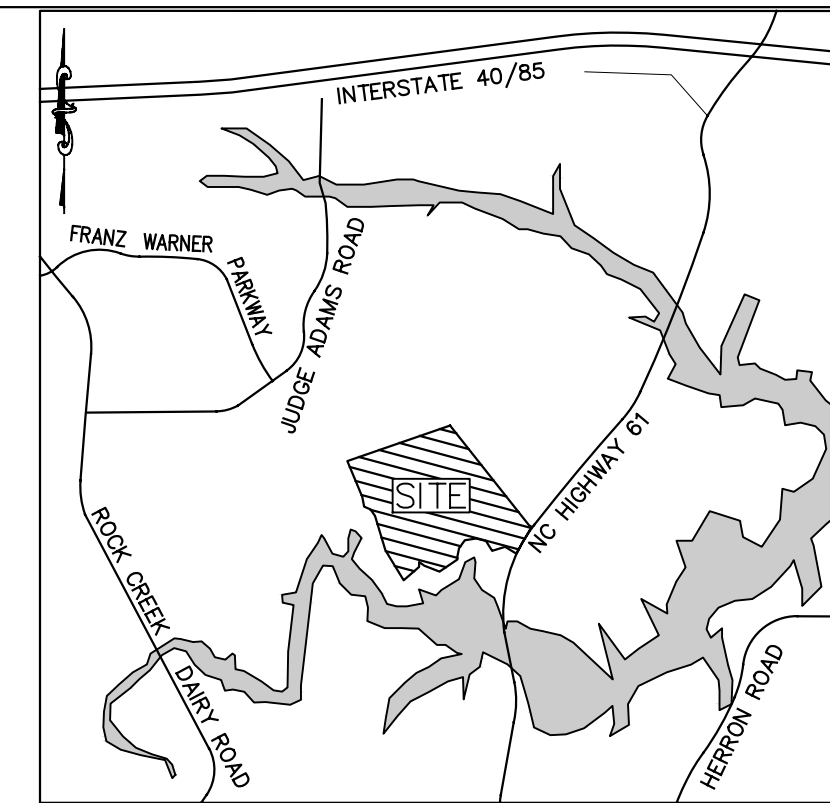
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PROPOSED ZONING CONDITIONS:

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Parcel Table			
Line #/Curve #	Length	Direction/Delta	Radius
L1	382.580	S28° 34' 39.96"W	
L2	172.139	N59° 54' 55.54"W	
L3	212.708	S71° 37' 08.30"W	
L4	182.908	N34° 08' 52.49"W	
L5	159.310	N77° 44' 26.82"W	
L6	174.948	S80° 04' 26.12"W	
L7	155.926	S34° 43' 38.56"W	
L8	143.549	S09° 40' 10.49"W	
L9	32.756	S14° 14' 26.76"E	
L10	343.220	S54° 38' 24.13"W	
L11	254.292	N70° 15' 52.67"W	
L12	99.405	N55° 12' 54.47"W	
L13	77.584	S00° 06' 51.55"W	
L14	318.335	S47° 29' 19.25"W	
L15	206.793	N32° 43' 17.60"W	
L16	301.368	N18° 13' 55.22"W	
L17	260.034	N18° 13' 55.22"W	
L18	123.120	N36° 12' 14.83"W	
L19	107.700	N68° 13' 25.83"W	
L20	158.870	N12° 13' 13.83"W	
L21	16.502	S59° 25' 16.21"E	
L22	98.641	S28° 34' 39.96"W	
L23	148.096	N85° 07' 57.56"E	
L24	189.586	N27° 35' 52.88"E	
L25	192.329	N43° 25' 23.25"E	
L26	193.933	N57° 52' 06.87"E	
L27	196.112	N72° 57' 14.66"E	
L28	90.697	N80° 21' 57.99"E	
L29	218.472	N88° 28' 43.69"E	
L30	91.957	S74° 56' 05.50"E	
L31	46.287	N03° 51' 04.42"E	
L32	197.677	N19° 05' 21.86"E	
L33	79.021	S57° 44' 40.63"E	
C1	13.213	S56°09'03.11"E	237.500

Parcel Table			
Line #/Curve #	Length	Direction/Delta	Radius
C2	153.281	S36°04'04.79"E	237.500
L34	37.665	S66° 48' 51.08"W	
L35	68.730	S34° 14' 47.76"W	
L36	77.372	S07° 23' 53.01"E	
L37	64.889	S50° 08' 37.38"E	
L38	172.235	S00° 19' 33.73"W	
L39	136.664	S02° 10' 43.72"E	
C3	38.314	N84°15'28.73"E	144.456
L40	70.600	N83° 10' 50.25"E	
C4	47.397	N77°26'00.15"E	236.256
L41	112.542	N70° 38' 23.09"E	
C5	82.095	S89°15'09.92"E	116.964
L42	25.011	S58° 57' 38.78"E	
L45	43.449	N64° 28' 12.64"E	
L46	316.677	N47° 30' 35.78"E	
L47	100.677	N17° 55' 42.34"E	
L48	238.790	N64° 00' 53.21"W	
C6	152.299	S26°33'51.02"W	562.500
C7	38.818	S08°27'02.21"E	26.000
C8	238.196	S85°15'15.98"W	50.000
C9	283.935	N26°35'51.01"E	537.500
L49	121.048	N11° 27' 51.17"E	
L50	2.948	N11° 27' 51.17"E	
C10	124.793	N25°05'00.51"E	262.500
C11	52.068	N44°23'06.42"E	262.500
L57	445.672	N39° 55' 57.00"W	
L51	28.203	N05° 23' 07.32"E	
L52	37.507	N45° 37' 16.66"E	
L53	39.469	N30° 41' 52.26"E	
L54	78.856	N44° 52' 55.63"E	
L55	46.101	N25° 26' 49.53"E	
L56	84.215	N25° 52' 42.31"E	
L43	74.368	N36° 21' 04.21"W	
L44	99.908	N17° 08' 40.10"W	

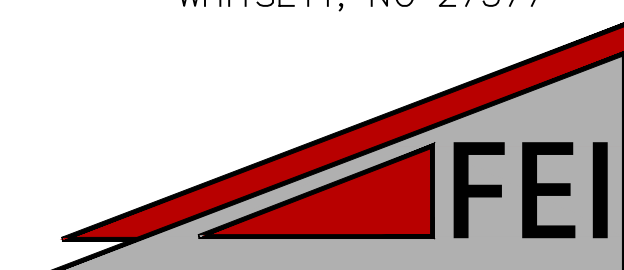


VICINITY MAP
1"=2000'

SKETCH PLAN FOR FINAL
ZONING DEVELOPMENT PLAN
PEACEHAVEN FARM

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TIER 2 BUILT UPON AREA BREAKDOWN - EXISTING & ALLOWABLE

LOT AREA (AC)	EXISTING BUA (AC)	EXISTING PERCENTAGE	ALLOWABLE BUA (AC)	ALLOWABLE PERCENTAGE
LOT 1	1.38	0.29	20.98%	2.50%
LOT 1A	0.92	0.00	0.00%	2.50%
LOT 2	38.15	0.38	0.46%	2.50%
TOTAL	40.45	0.46	1.15%	2.50%

TIER 2 BUILT UPON AREA BREAKDOWN - PROPOSED

LOT AREA (AC)	PROPOSED BUA (AC)	PROPOSED PERCENTAGE	TOTAL BUA (AC)	TOTAL PERCENTAGE
LOT 1	1.38	0.11	0.40	29.31%
LOT 1A	0.92	0.00	0.00	0.00%
LOT 2	38.15	0.43	0.61	1.59%
TOTAL	40.45	0.55	1.01	2.50%

TIER 3 BUILT UPON AREA BREAKDOWN - EXISTING & ALLOWABLE

LOT AREA (AC)	EXISTING BUA (AC)	EXISTING PERCENTAGE	ALLOWABLE BUA (AC)	ALLOWABLE PERCENTAGE
LOT 1	1.84	0.29	15.96%	7.17%
LOT 2	46.74	0.00	0.00%	34.00%
TOTAL	48.59	0.29	0.60%	1.24%

TIER 3 BUILT UPON AREA BREAKDOWN - PROPOSED

LOT AREA (AC)	PROPOSED BUA (AC)	PROPOSED PERCENTAGE	TOTAL BUA (AC)	TOTAL PERCENTAGE
LOT 1	1.84	0.13	0.43	23.27%
OFFSITE AREA**	4.46	0.02	0.02	0.53%
LOT 1 + OFFSITE**	6.31	0.16	0.45	7.17%
TOTAL	6.31	0.16	0.45	7.17%

Tier 3 Proposed Uses: Total Impervious (SF) Building (SF) Parking (SF)

Use	Total Impervious (SF)	Building (SF)	Parking (SF)
Multi Family	147,000	97,000	50,000
Single Family/Quad Style Residential	88,000	60,000	28,000
Commercial	164,000	144,000	20,000
Recreational/Entertainment	66,000	30,000	36,000
Other Uses (trails, sidewalks, patios, etc)	168,083	-	-
TOTAL	633,083		

WATER QUALITY CONSERVATION EASEMENT:

A PERMANENT EASEMENT FOR THE PROTECTION OF WATER QUALITY IN WHICH NO STRUCTURES OR LAND DISTURBING ACTIVITIES ARE ALLOWED, EXCEPT FOR WATER RELATED IMPROVEMENTS AND THE FOLLOWING EXCEPTIONS.

- 1) THE CUTTING OR TRIMMING OF OVERCROWDED TREES IS ALLOWED PROVIDED THAT NO TREE IN EXCESS OF THREE INCHES IN DIAMETER AS MEASURED TWELVE INCHES OR LESS FROM THE GROUND IS REMOVED;
- 2) UTILITIES AND EROSION CONTROL STRUCTURES CAN BE CONSTRUCTED AND MAINTAINED.
- 3) NORMAL MAINTENANCE BY MECHANICAL MEANS IS ALLOWED FOR REMOVAL OF DEAD, DISEASED, NOXIOUS, DEFORMED, OR POISONOUS VEGETATION AND PESTS HARMFUL TO HEALTH AND;
- 4) MECHANICAL MOWING OF UTILITIES AREAS IS ALLOWED TO CONTROL GROWTH. THESE REQUIREMENTS APPLY TO THE WQCE'S WITHIN INDIVIDUAL LOTS, COMMON AREAS, DRAINAGEWAY AND OPEN SPACE AREAS.

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THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE COMPLETED PERMANENT RUNOFF CONTROL STRUCTURE AS DIRECTED BY THE GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED PROTECTION.

PROPOSED ZONING USES:

ALL ALLOWABLE USES TO BE INCLUDED EXCEPT: ROOMING HOUSE (9 OR MORE RESIDENTS), NURSING AND CONVALESCENT HOME, TEMPORARY SHELTER, HOMELESS SHELTER, COUNTRY CLUB WITH GOLF COURSE, ADULT ORIENTED ESTABLISHMENTS, AMUSEMENT OR WATER PARKS, FAIRGROUNDS, AUDITORIUM, COLISEUM OR STADIUM, GO CART RACEWAY, SHOOTING RANGE (INDOOR OR OUTDOOR), FRATERNITY OR SORORITY, HOSPITAL, BANK OR FINANCE WITH OR WITHOUT DRIVE-THROUGH INSURANCE AGENCIES, PAYDAY LOAN SERVICES, HOTEL, MOTEL, RESTAURANT (WITH DRIVE-THRU), FUNERAL HOME, CREMATION OR AIRPORT.

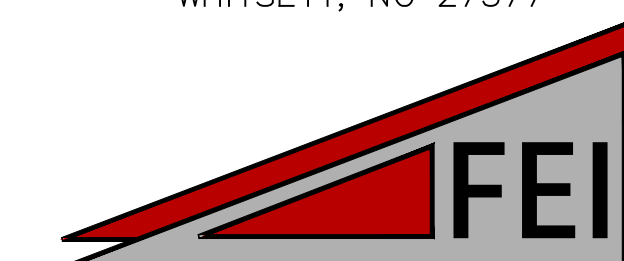
PROPOSED ZONING CONDITIONS:

PERMANENTLY DISABLED RESIDENTS REQUIRING CARE 24 HOURS A DAY FOR 7 DAYS A WEEK MAY HAVE CARE PROVIDED.

SKETCH PLAN FOR FINAL UNIFIED DEVELOPMENT PLAN PEACEHAVEN FARM

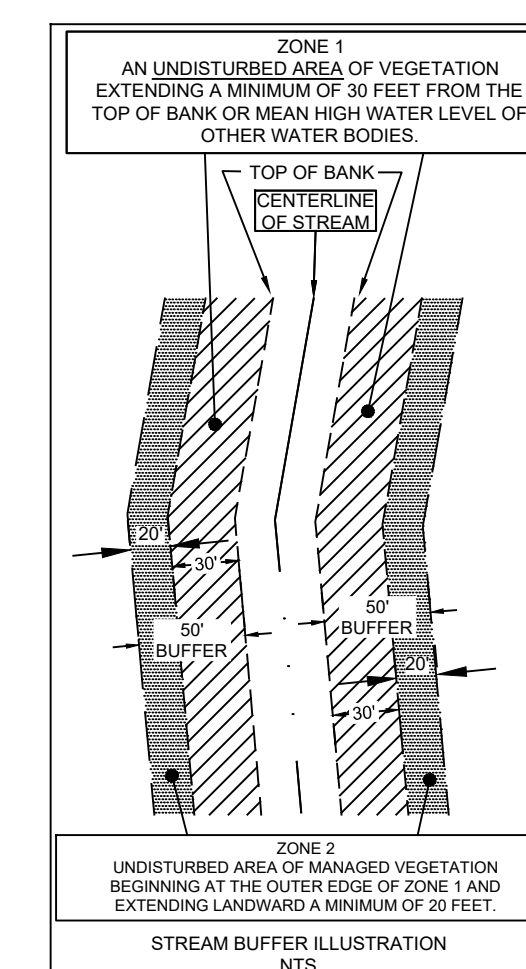
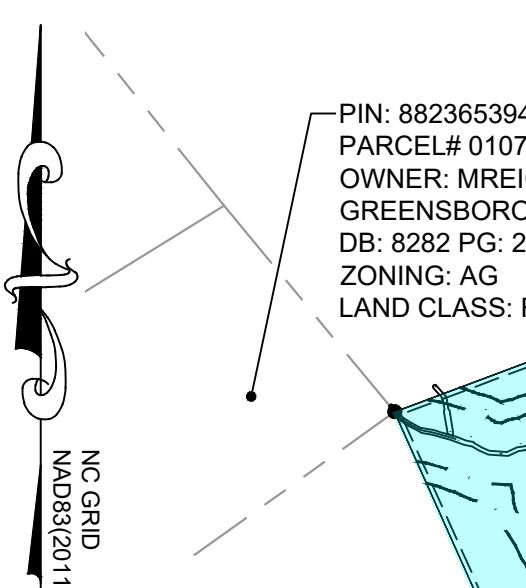
OWNER/DEVELOPER:
 PEACEHAVEN FARM INC
 1458 NC HIGHWAY 61 S
 WHITSETT, NC 27377

TOWNSHIP: ROCK CREEK
 COUNTY: GUILFORD
 NORTH CAROLINA



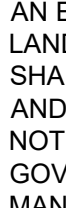
Civil Engineers and Land Surveyors
 8518 Triad Drive, Colfax, NC 27235
 www.feiconsulting.com
 (336) 852-9797
 License No. C-0950

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 PROJ. NO.: 05150.001
 DRAWING FILE: UDP
 DATE: 11/09/2023

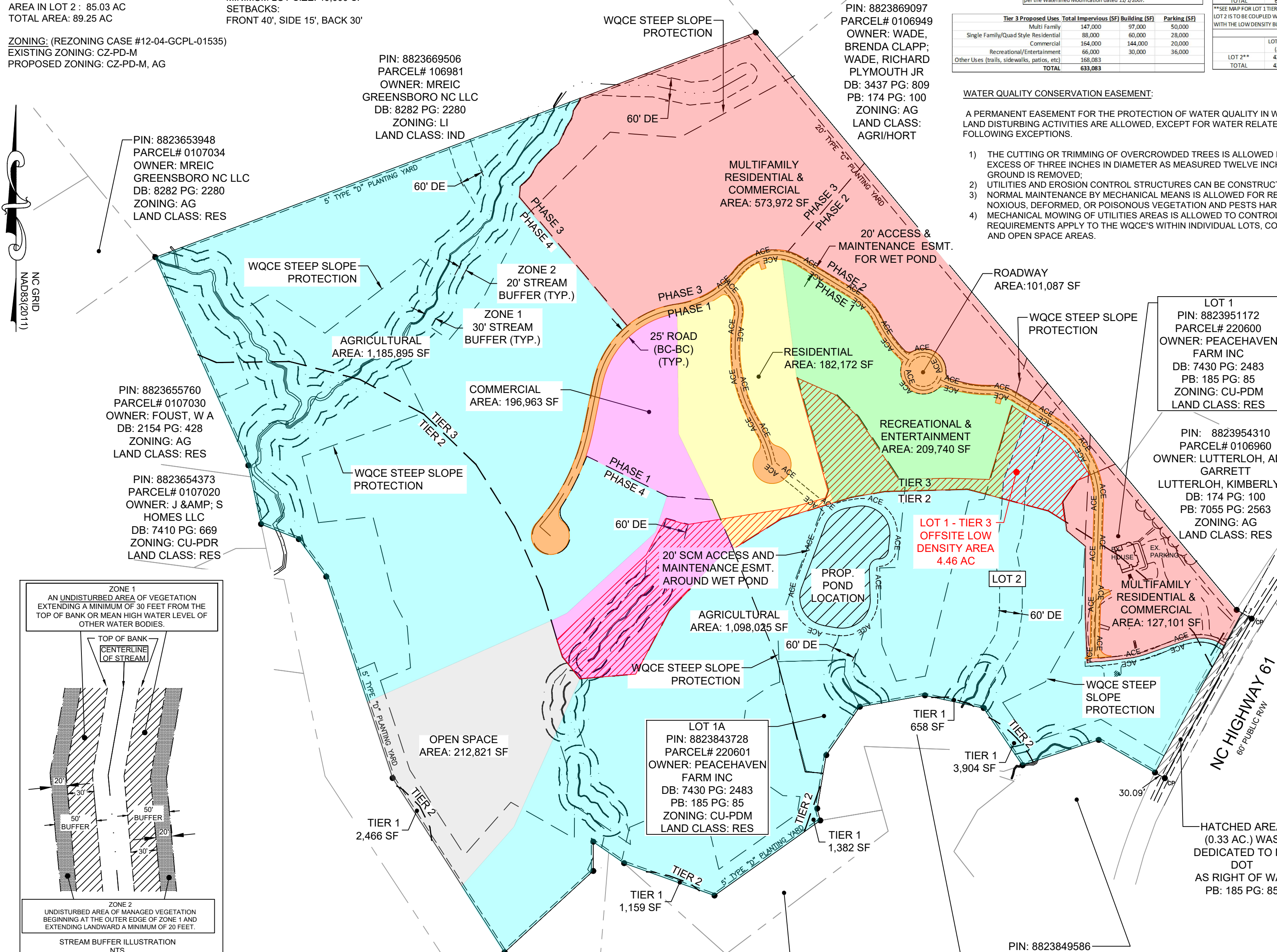


DEED RESTRICTION-RESTRICTIVE COVENANT:

DEVELOPMENT OF SUBJECT PROPERTY IS REQUIRED TO BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS FOR THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PHASE II STORMWATER MANAGEMENT PROGRAM. THE RECORDING OF THIS DOCUMENT ESTABLISHES AN ENFORCEABLE RESTRICTION ON PROPERTY USAGE THAT RUNS WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND/OR REDEVELOPMENT SHALL MAINTAIN THE SITE IN A MANNER CONSISTENT WITH APPLICABLE LAW AND THE APPROVED PROJECT PLANS. ANY ALTERATIONS TO THE SITE SHALL NOT BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE LOCAL GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED/STORMWATER MANAGEMENT PROTECTION.



SCALE: 1" = 200'



PIN: 8823655760
 PARCEL# 0107030
 OWNER: FOUST, W A
 DB: 2154 PG: 428
 ZONING: AG
 LAND CLASS: RES

PIN: 8823654373
 PARCEL# 0107020
 OWNER: J & S HOMES LLC
 DB: 7410 PG: 669
 ZONING: CU-PDR
 LAND CLASS: RES

PIN: 8823669506
 PARCEL# 106981
 OWNER: MREIC GREENSBORO NC LLC
 DB: 8282 PG: 2280
 ZONING: LI
 LAND CLASS: IND

PIN: 8823653948
 PARCEL# 0107034
 OWNER: MREIC GREENSBORO NC LLC
 DB: 8282 PG: 2280
 ZONING: AG
 LAND CLASS: RES

LOT 1A
 PIN: 8823843728
 PARCEL# 220601
 OWNER: PEACEHAVEN FARM INC
 DB: 7430 PG: 2483
 PB: 185 PG: 85
 ZONING: CU-PDM
 LAND CLASS: RES

PIN: 8823841335
 PARCEL# 106951
 OWNER: GUILFORD COUNTY
 DB: 4396 PG: 19
 ZONED: AG
 LAND CLASS: RES

PIN: 8823845872
 PARCEL# 106957
 OWNER: GUILFORD COUNTY
 DB: 4453 PG: 2135
 ZONED: AG
 LAND CLASS: RES

PIN: 8823849586
 PARCEL# 106948
 OWNER: CLAPP, MICHAEL
 LYNN: CLAPP, DOROTHY M
 DB: 4209 PG: 2073
 PB: 111 PG: 138
 ZONING: AG
 LAND CLASS: RES

LOT 1
 PIN: 8823951172
 PARCEL# 220600
 OWNER: PEACEHAVEN FARM INC
 DB: 7430 PG: 2483
 PB: 185 PG: 85
 ZONING: CU-PDM
 LAND CLASS: RES

PIN: 8823954310
 PARCEL# 0106960
 OWNER: LUTTERLOH, ADAM GARRETT
 LUTTERLOH, KIMBERLY D.
 DB: 174 PG: 100
 PB: 7055 PG: 2563
 ZONING: AG
 LAND CLASS: RES

MULTIFAMILY RESIDENTIAL & COMMERCIAL
 AREA: 127,101 SF

TIER 1
 658 SF

TIER 1
 3,904 SF

TIER 1
 1,382 SF

PIN: 8823644479
 PARCEL# 106938
 OWNER: CITY OF BURLINGTON
 DB: 2738 PG: 616
 ZONED: AG
 LAND CLASS: GOV OWNED

PIN: 8823742470
 PARCEL# 107028
 OWNER: GUILFORD COUNTY
 DB: 4396 PG: 19
 ZONING: AG
 LAND CLASS: RES