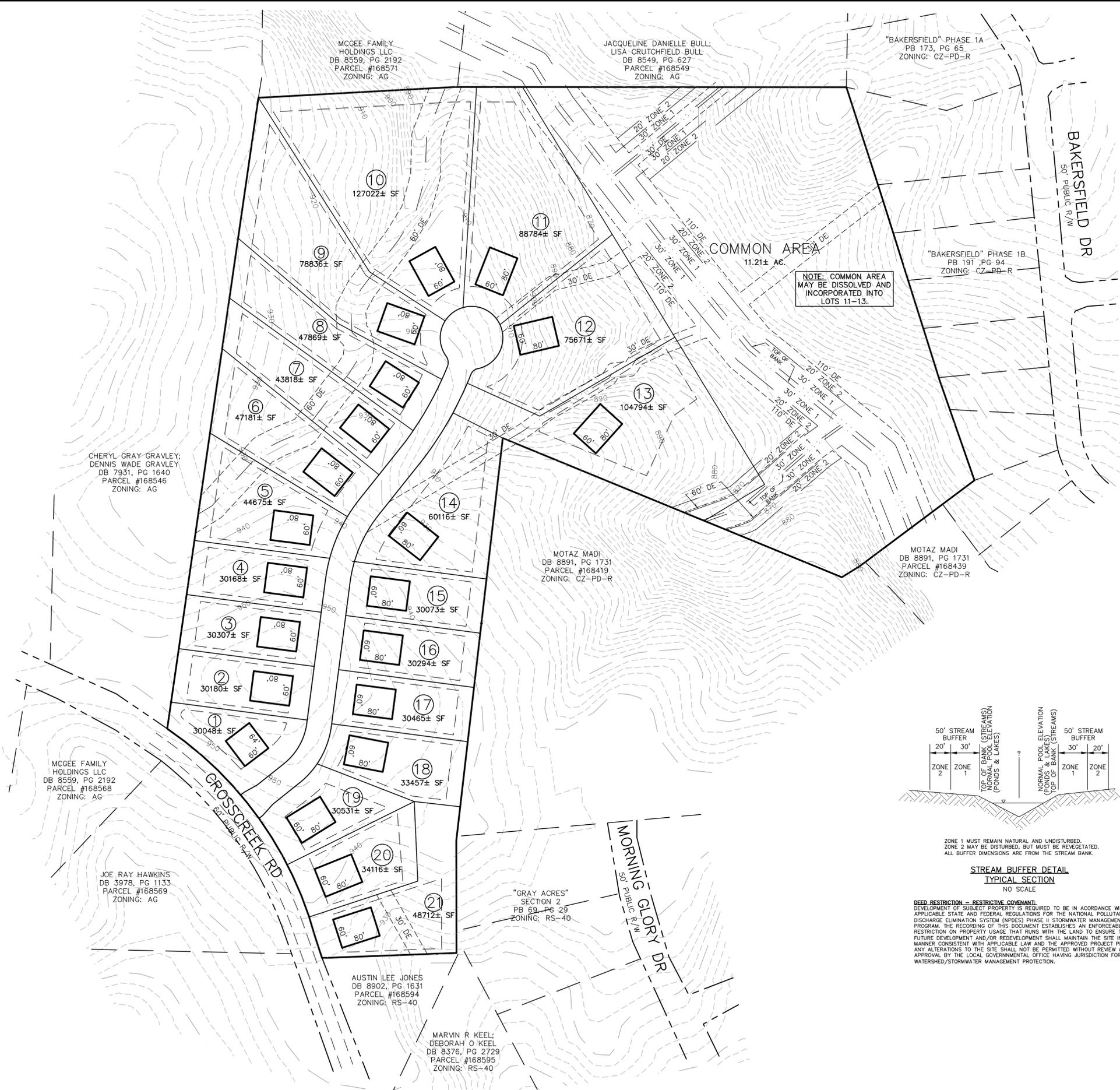


VICINITY MAP
1"=2000'



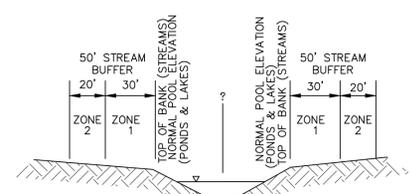
NOTE: COMMON AREA MAY BE DISSOLVED AND INCORPORATED INTO LOTS 11-13.

- SITE NOTES:**
1. PARCEL #168570
 2. ZONING:
 - 2.1. CURRENT: AG
 - 2.2. PROPOSED: CZ-RS-30
 - 2.2.1. MIN LOT SIZE = 30,000 SQFT
 - 2.2.2. MIN. LOT WIDTH @ BLDG = 100'
 - 2.2.3. MIN. STREET FRONTAGE = 50'
 - 2.2.4. SETBACKS:
 - 2.2.4.1. LOCAL/COLLECTOR-FRONT = 40'
 - 2.2.4.2. LOCAL/COLLECTOR-SIDE = 20'
 - 2.2.4.3. MINOR THOROUGHFARE = 45'
 - 2.2.4.4. MAJOR THOROUGHFARE = 50'
 - 2.2.4.5. SIDE = 10'
 - 2.2.4.6. REAR = 30'
 3. TOTAL AREA = 37± AC.
 - 3.1. AREA IN LOTS = ±24.5 ACRES
 - 3.2. AREA IN COMMON AREA = ±11 ACRES
 - 3.3. AREA IN STREETS = ±1.5 ACRES
 - 3.4. PROJECT DENSITY:
 - 3.4.1. 24 LOTS / 37 ACRES = 0.65 UNITS/AC
 4. LF STREET = ±1,100 LF, RIBBON ASPHALT
 - 4.1. LENGTH OF PROPOSED ROAD WILL COMPLY WITH REQUIREMENTS OF THE UDO OR A VARIANCE WILL BE OBTAINED.
 5. ON-SITE SEPTIC, ON-SITE WELLS
 6. PROPOSED ZONING CONDITIONS:
 - 6.1. PRINCIPAL USES: ONLY PERMITTED PRINCIPAL USE SHALL BE SINGLE-FAMILY DETACHED DWELLING.
 - 6.2. DEVELOPMENT: TOTAL NUMBER OF LOTS SHALL NOT EXCEED 24

- GENERAL WATERSHED NOTES**
1. THIS PROPERTY IS LOCATED WITHIN THE WATER SUPPLY WATERSHED FOR GREENSBORO, WS-III, GWA.

- RIPARIAN BUFFER & STREAM NOTES**
1. THIS PROPERTY IS LOCATED WITHIN THE JORDAN LAKE WATERSHED WHERE ASSOCIATED RIPARIAN BUFFER RULES APPLY.
 2. JURISDICTIONAL STREAMS, WETLANDS, AND OTHER WATERS OF THE U.S. ARE SUBJECT TO USAGE AND NCEQ REGULATIONS. REQUIRED APPROVALS AND PERMITS MUST BE OBTAINED FROM USAGE AND NCEQ PRIOR TO IMPACTS TO JURISDICTIONAL STREAMS, WETLANDS AND OTHER WATERS OF THE U.S. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR ENSURING ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
 3. STREAM BUFFER USE REQUEST (I.E. BUFFER AUTHORIZATION) APPLICATION MUST BE APPROVED BY GUILFORD COUNTY (OR NCEQ FOR PROJECTS REQUIRING THEIR REVIEW OF BUFFERS) PRIOR TO LAND DISTURBANCE WITHIN A RIPARIAN BUFFER, UNLESS THE LAND DISTURBANCE IS EXPLICITLY STATED AS AN "EXEMPT" USE IN THE GUILFORD COUNTY UDO AND NCAC RULES THAT APPLY.

- FLOODPLAIN NOTES**
1. A 100-YEAR FLOODPLAIN (SFHA) DOES NOT EXIST ON THE PROPERTY BASED ON FIRM MAP #3710689600K, EFF. 1/2/2009 & 3/16/2009 (ZONE X).



ZONE 1 MUST REMAIN NATURAL AND UNDISTURBED.
ZONE 2 MAY BE DISTURBED, BUT MUST BE REVEGETATED.
ALL BUFFER DIMENSIONS ARE FROM THE STREAM BANK.

STREAM BUFFER DETAIL
TYPICAL SECTION
NO SCALE

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.

NOTE: ALL BOUNDARY INFORMATION TAKEN FROM GUILFORD COUNTY GIS RECORDS. NO SURVEYING OR DEED RESEARCH HAS BEEN PERFORMED AT THIS TIME.

ILLUSTRATIVE SKETCH PLAN

CROSSCREEK RD
SUBDIVISION
916 CROSSCREEK RD
KERNERSVILLE, NORTH CAROLINA
GUILFORD COUNTY

DATE: 2026-02-24 SCALE: 1"=100' SHEET: 1 OF 1

HUGH CREED ASSOCIATES, INC., P.A.
CONSULTING ENGINEERS & LAND SURVEYORS

902 CROSSCREEK RD. PO BOX 372
KERNERSVILLE, NC 27284 KERNERSVILLE, NC 27285
(336) 275-9826 FIRM LICENSE #C-0551
HCA@HUGHCREEDASSOCIATES.COM

CAD: ? DWG: ?