

Heavy Industrial Yard

810 Huffman Street | Greensboro, NC 27405



- ♦ Available For Lease
- ♦ 17 parking spaces on 0.25 AC
- ♦ 75' of Frontage & 136' of Depth
- ♦ Zoned Heavy Industrial which allows for Outside Storage
- ♦ Currently being Fenced and Graveled

A 0.25 acre vacant lot located in East Greensboro on Huffman Street and off East Bessemer Avenue and North O'Henry Blvd.

The Property is surrounded by other Heavy Industrial businesses.



JJ Joubran, CCIM

(336) 270-9775

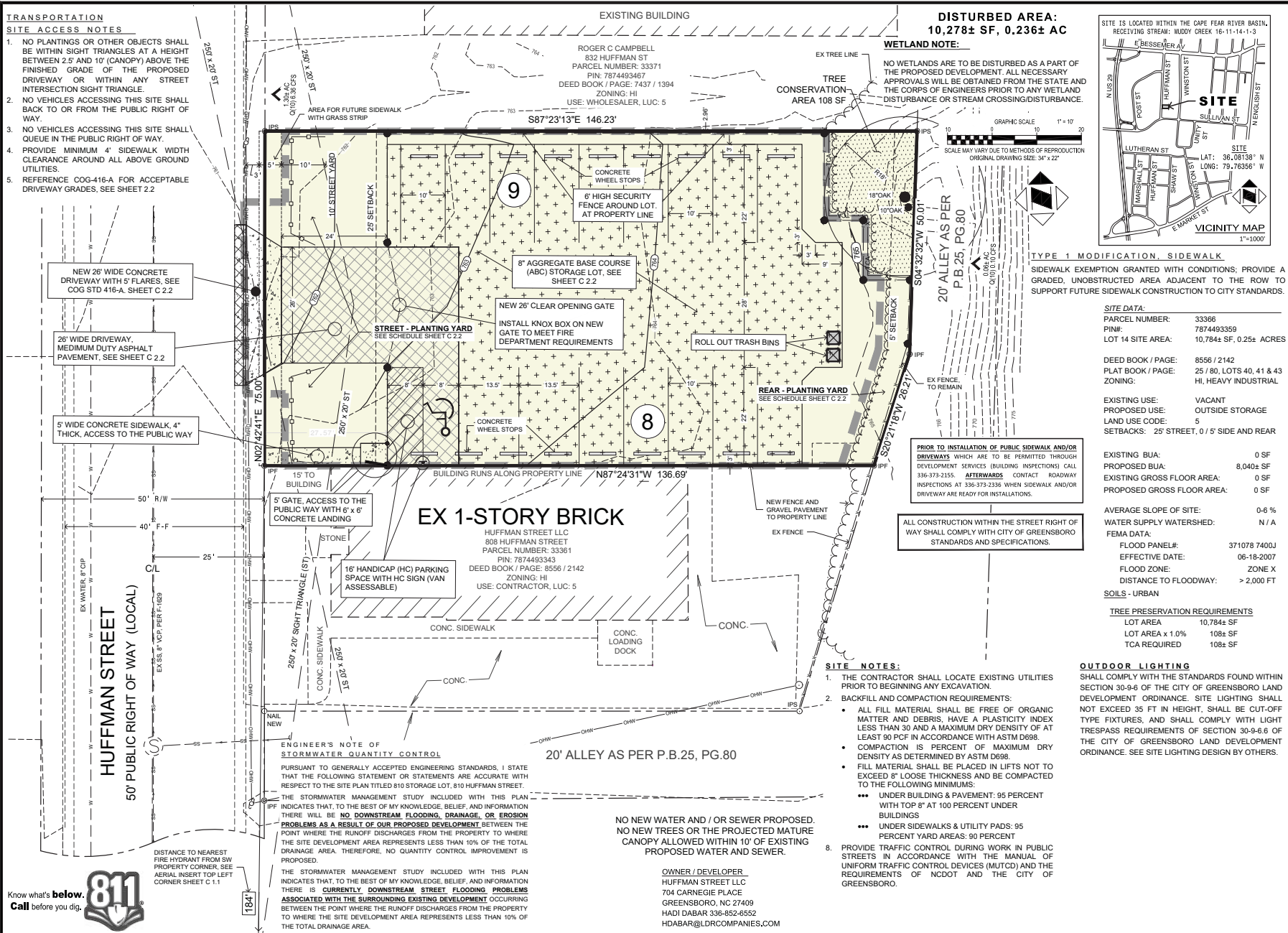
JJ@JoubranCommercial.com

Sep 21, 2022 8:18 PM

22002_810_HUFFMAN_L2_SITE_PLANNING

TRANSPORTATION
SITE ACCESS NOTES

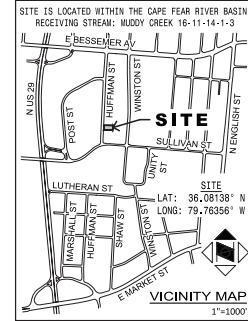
1. NO PLANTINGS OR OTHER OBJECTS SHALL BE WITHIN SIGHT TRIANGLES AT A HEIGHT BETWEEN 2.5' AND 10' (CANOPY) ABOVE THE FINISHED GRADE OF THE PROPOSED DRIVEWAY OR WITHIN ANY STREET INTERSECTION SIGHT TRIANGLE.
2. NO VEHICLES ACCESSING THIS SITE SHALL BACK TO OR FROM THE PUBLIC RIGHT OF WAY.
3. NO VEHICLES ACCESSING THIS SITE SHALL QUEUE IN THE PUBLIC RIGHT OF WAY.
4. PROVIDE MINIMUM 4' SIDEWALK WIDTH CLEARANCE AROUND ALL ABOVE GROUND UTILITIES.
5. REFERENCE COG-416-A FOR ACCEPTABLE DRIVEWAY GRADES. SEE SHEET 2.2



DISTURBED AREA:
10,278± SF, 0.236± AC

WETLAND NOTE:

NO WETLANDS ARE TO BE DISTURBED AS A PART OF THE PROPOSED DEVELOPMENT. ALL NECESSARY APPROVALS WILL BE OBTAINED FROM THE STATE AND THE CORPS OF ENGINEERS PRIOR TO ANY WETLAND DISTURBANCE OR STREAM CROSSING/DISTURBANCE.



TYPE 1 MODIFICATION, SIDEWALK

SIDEWALK EXEMPTION GRANTED WITH CONDITIONS; PROVIDE A GRADED, UNOBSTRUCTED AREA ADJACENT TO THE ROW TO SUPPORT FUTURE SIDEWALK CONSTRUCTION TO CITY STANDARDS.

SITE DATA:

PARCEL NUMBER: 33366
 PIN: 7874493359
 LOT 14 SITE AREA: 10,784± SF, 0.25± ACRES
 DEED BOOK / PAGE: 8556 / 2142
 PLAT BOOK / PAGE: 25 / 80, LOTS 40, 41 & 43
 ZONING: HI, HEAVY INDUSTRIAL
 EXISTING USE: VACANT
 PROPOSED USE: OUTSIDE STORAGE
 LAND USE CODE: 5
 SETBACKS: 25' STREET, 0' 5' SIDE AND REAR

EXISTING BUA: 0 SF
 PROPOSED BUA: 8,040± SF
 EXISTING GROSS FLOOR AREA: 0 SF
 PROPOSED GROSS FLOOR AREA: 0 SF

AVERAGE SLOPE OF SITE: 0-6 %
 WATER SUPPLY WATERSHED: N / A
 FEMA DATA:
 FLOOD PANEL#: 371078 7400J
 EFFECTIVE DATE: 06-18-2007
 FLOOD ZONE: ZONE X
 DISTANCE TO FLOODWAY: > 2,000 FT

TREE PRESERVATION REQUIREMENTS

LOT AREA 10,784± SF
 LOT AREA x 1.0% 108± SF
 TCA REQUIRED 108± SF

OUTDOOR LIGHTING

SHALL COMPLY WITH THE STANDARDS FOUND WITHIN SECTION 30-9.6 OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE. SITE LIGHTING SHALL NOT EXCEED 35 FT IN HEIGHT, SHALL BE CUT-OFF TYPE FIXTURES, AND SHALL COMPLY WITH LIGHT TRESPASS REQUIREMENTS OF SECTION 30-9.6.6 OF THE CITY OF GREENSBORO LAND DEVELOPMENT ORDINANCE. SEE SITE LIGHTING DESIGN BY OTHERS.

SITE NOTES:

1. THE CONTRACTOR SHALL LOCATE EXISTING UTILITIES PRIOR TO BEGINNING ANY EXCAVATION.
2. BACKFILL AND COMPACTION REQUIREMENTS:
 - ALL FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER AND DEBRIS, HAVE A PLASTICITY INDEX LESS THAN 30 AND A MAXIMUM DRY DENSITY OF AT LEAST 90 PCF IN ACCORDANCE WITH ASTM D698.
 - COMPACTION IS PERCENT OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698.
 - FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8" LOOSE THICKNESS AND BE COMPACTED TO THE FOLLOWING MINIMUMS:
 - *** UNDER BUILDING & PAVEMENT: 95 PERCENT WITH TOP 8" AT 100 PERCENT UNDER BUILDINGS
 - *** UNDER SIDEWALKS & UTILITY PADS: 95 PERCENT YARD AREAS: 90 PERCENT
3. PROVIDE TRAFFIC CONTROL DURING WORK IN PUBLIC STREETS IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE REQUIREMENTS OF NCDOT AND THE CITY OF GREENSBORO.

NO NEW WATER AND / OR SEWER PROPOSED. NO NEW TREES OR THE PROJECTED MAXIMUM CANOPY ALLOWED WITHIN 10' OF EXISTING PROPOSED WATER AND SEWER.

OWNER / DEVELOPER
 HUFFMAN STREET LLC
 704 CARNEGIE PLACE
 GREENSBORO, NC 27409
 HADI DABAR 336-852-6552
 HDABAR@LDRCOMPANIES.COM

Know what's below. Call before you dig.



EDWARD R. COLLINS, JR., PE
 CIVIL ENGINEER
 NC PE LICENSE: 077454
 email@ercpe.com
 43 FRIENDWAY CIRCLE
 GREENSBORO, NC 27409
 336-392-1381
EXCEL - Act-Reflect-Correct-Repeat.



810 STORAGE LOT
 810 HUFFMAN STREET
 GILMER TOWNSHIP, GREENSBORO
 GUILFORD COUNTY, NC
 PROJECT NO. 22002
 ATTN: HADI DABAR 336-852-6552

SITE PLAN
 TRC TRACKING #: 2022-2896
 PROJECT NO. 22002
 DRAWING, ETC.

DATE: 09-22-2022

SHEET NO.
C 1.2

THIS DRAWING, IN PRINTED OR ELECTRONIC FORM, IS THE PROPERTY OF EDWARD R. COLLINS, JR., PE AND IS NOT TO BE MODIFIED OR REPRODUCED IN PART OR WHOLE WITHOUT EXPRESSED WRITTEN PERMISSION. COPYRIGHT 2022 EDWARD R. COLLINS, JR., PE