

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
- ♦ Ready to Occupy

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

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Sep 21, 2022 8:18 PM

202202_810_HUFFMAN_1_2_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

NEW 26' WIDE CONCRETE DRIVEWAY WITH 5' FLARES, SEE COG STD 416-A, SHEET C 2.2

26' WIDE DRIVEWAY, MEDIUM DUTY ASPHALT PAVEMENT, SEE SHEET C 2.2

5' WIDE CONCRETE SIDEWALK, 4" THICK, ACCESS TO THE PUBLIC WAY

HUFFMAN STREET
50' PUBLIC RIGHT OF WAY (LOCAL)



ENGINEER'S NOTE OF STORMWATER QUANTITY CONTROL
PURSUANT TO GENERALLY ACCEPTED ENGINEERING STANDARDS, I STATE THAT THE FOLLOWING STATEMENT OR STATEMENTS ARE ACCURATE WITH RESPECT TO THE SITE PLAN TITLED 810 STORAGE LOT, 810 HUFFMAN STREET.

THE STORMWATER MANAGEMENT STUDY INCLUDED WITH THIS PLAN INDICATES THAT, TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION THERE WILL BE NO DOWNSTREAM FLOODING, DRAINAGE, OR EROSION PROBLEMS AS A RESULT OF OUR PROPOSED DEVELOPMENT BETWEEN THE POINT WHERE THE RUNOFF DISCHARGES FROM THE PROPERTY TO WHERE THE SITE DEVELOPMENT AREA REPRESENTS LESS THAN 10% OF THE TOTAL DRAINAGE AREA. THEREFORE, NO QUANTITY CONTROL IMPROVEMENT IS PROPOSED.

THE STORMWATER MANAGEMENT STUDY INCLUDED WITH THIS PLAN INDICATES THAT, TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION THERE IS CURRENTLY DOWNSTREAM STREET FLOODING PROBLEMS ASSOCIATED WITH THE SURROUNDING EXISTING DEVELOPMENT OCCURRING BETWEEN THE POINT WHERE THE RUNOFF DISCHARGES FROM THE PROPERTY TO WHERE THE SITE DEVELOPMENT AREA REPRESENTS LESS THAN 10% OF THE TOTAL DRAINAGE AREA.

EXISTING BUILDING

ROGER C CAMPBELL
832 HUFFMAN ST
PARCEL NUMBER: 33371
PIN: 7874493467
DEED BOOK / PAGE: 7437 / 1394
ZONING: HI
USE: WHOLESALE, LUC: 5

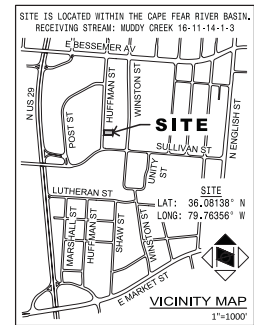
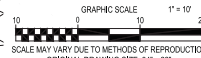
S87°23'13"E 146.23'

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.

CONSERVATION
AREA 108 SF



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 MATURE 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

EDWARD R. COLLINS, JR., PE
CIVIL ENGINEER
43 FRIENDWAY CIRCLE
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336-392-1381
EXCEL - Act-Reflect-Correct-Repeat



810 STORAGE LOT
810 HUFFMAN STREET
GILMER TOWNSHIP, GREENSBORO
GUILFORD COUNTY, NC
ATTN: HADI DABAR 336-852-6552

PROJECT NAME:
SHEET TITLE:
DATE: 09-22-2022
SHEET NO.:
C 1.2

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