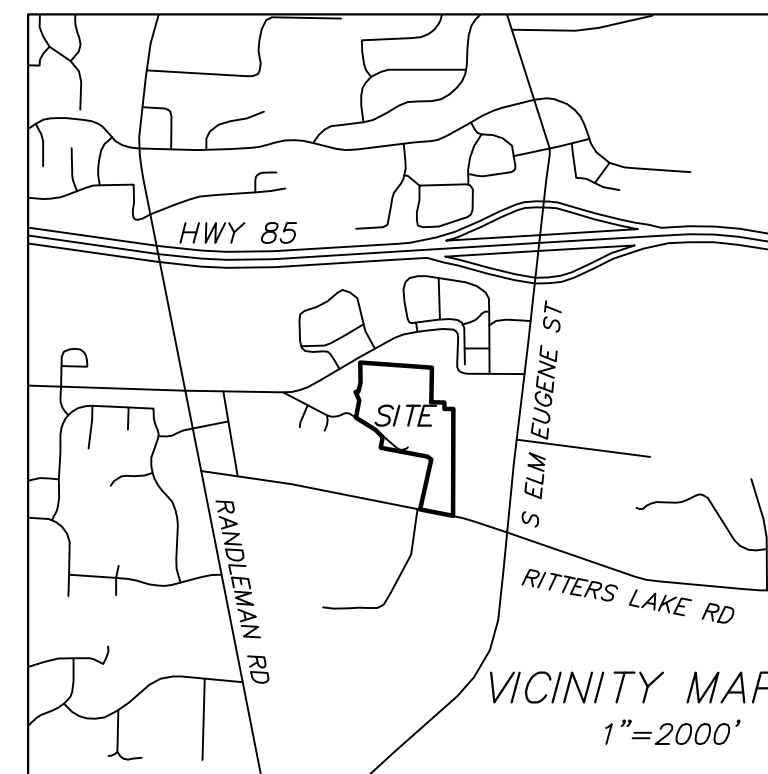
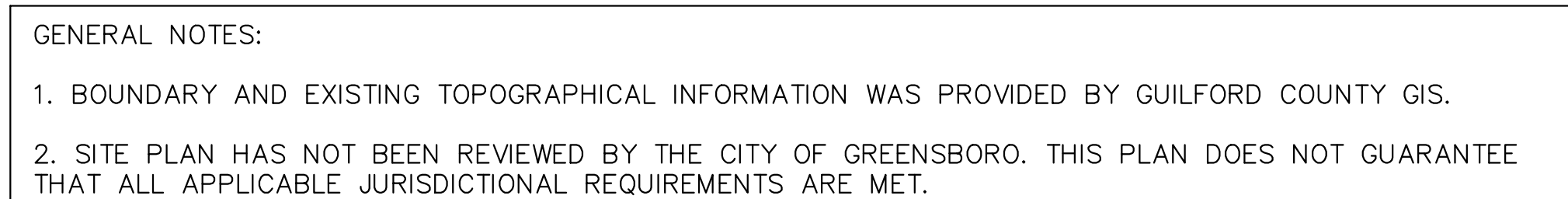




PIN - 7861482382 & 7861472655
TOTAL SITE ACREAGE - ±23.59 ACRES
CURRENT ZONING - R-7 (SINGLE-FAMILY)
PROPOSED ZONING - RM-18 (MULTI-FAMILY)
DEED BOOK, PAGE - 4392-1384
CURRENT LANDUSE - OCCUPIED (RESIDENTIAL)
PROPOSED DENSITY - ±12.2 DU/AC (288 UNITS)
PROPOSED IMPERVIOUS - ±X.XX AC (XX.X%)
PROTECTED WATERSHED - LOWER RANDELMAN LAKE

MINIMUM LOT AREA – 8,500 SF FOR FIRST 3 UNITS
THEN ADDITIONAL 2,420 SF FOR EACH ADDITIONAL UNIT

MINIMUM LOT WIDTH – 60'

MINIMUM STREET SETBACK – 20'
THOROUGHFARE STREET SETBACK – 35'

MINIMUM SIDE SETBACK – 15'

MINIMUM REAR SETBACK – 20'

MAXIMUM BUILDING COVERAGE – 50% (MULTI-FAMILY)

MAXIMUM BUILDING HEIGHT – 50'

10% OF LOT SIZE
23.59 AC * 10% = 2.359 AC REQUIRED
PROVIDED TREE SAVE = 2.55 AC

1 ACRE PER 100 DWELLING UNITS
1 ACRE/100 UNITS * 288 UNITS = 2.88 AC
PROVIDED OPEN SPACE = 3.01 AC

PARKING SPACE DIMENSIONS TO BE 9' X 18'. DRIVE AISLE TO BE 26'.

STREET PLANTING YARD - 10'
TYPE C BUFFER YARD - MIN 10'

STREAM BUFFER
ZONE 1
-30' UNDISTURBED BUFFER
ZONE 2
-20' RIPARIAN BUFFER
ZONE 3
-N/A

THE MAXIMUM DENSITY OF LOWER RANDLEMAN
WATERSHED IS 50% FOR HIGH DENSITY PROJECTS

UNIT TYPE	NUMBER OF UNITS	MIN. REQUIRED
1 BEDROOM	0	1.25 SPACES/UNIT
2 BEDROOM	144	1.5 SPACES/UNIT
3 BEDROOM	144	2 SPACES/UNIT
AMENITY CENTER		1 SPACE/25 UNITS

TOTAL REQUIRED = 0 + 216 + 288 + 0 = 504 SPACES

PARKING PROVIDED	±505 SPACES
TOTAL PARKING PROVIDED	±505 SPACES

**NOT FOR
CONSTRUCTION**

3859 BATTLEGROUND AVE, SUITE 300
GREENSBORO, NC 27410
PHONE (336) 286-3350
www.hagen-eng.com

OVERALL SITE PLAN

WOLFETRIAL
APARTMENTS

151 WOLFETRAIL ROAD
GREENSBORO, NORTH CAROLINA

Drn.	BAH	Des.	BAH	Chk.	BAH	Date	11/26/2024	JOB NUMBER	2024-36
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