



BFR (48.87 ACRES)
DETENTION 2.3 AC (4.7%)
TOTAL UNITS: 218
(6-PLEX: 28)
(4-PLEX: 9)
(2-PLEX: 7)

PLAN LEGEND

D.M. & U.E. - Drainage Maintenance & Utility Easement	---
U.E. - Utility Easement	---
D.E. - Drainage Easement	---
Property Line	---
Property Line Setback (40')	---
Drainage/Utility boundary	---

SITE INFORMATION

SITE DATA

Parcel: 89922, 118747, 118750, 118755, 118767, 118768, 118769, 118770

Current Zoning: R-5 Residential, AG Single Family Residential, RS-30 Single Family Residential.

Proposed Zoning: RM-8 Residential Multi-Family 8

Zoning Overview (RM-8)

Required Density	N/A	Proposed	4.3 dwelling units per acre (218 units)
Allowed Building Height	50 feet / 3 Stories	Proposed Max Building Height	26.53 feet
Minimum Front Setback	20/25 feet (facade/garage)	Proposed Front Setback	50 feet from interior accessways
Minimum Rear Setback	Varies - See Code	Proposed Rear Setback	50 feet
Minimum Side Setback	15 feet	Proposed Side Setback	Varies - 15 feet minimum
Minimum Parking Requirements	2 spaces per unit 2x(18)=436	Proposed Parking	436 req'd / 461 proposed
Neighborhood Center	1 spaces/400sf (5,000/400) x = 13 req'd		35 proposed

Site Area

Total Site Area	48.87 acres (2,128,777 sf)
Detention area	2.3 acres (100,790 sf) - 4.7%

Building Type Breakdown

Building A - 2plex	7 buildings (14 units)
Building B - 4plex	9 buildings (36 units)
Building C - 6plex	28 buildings (148 units)
Total	44 buildings (218 units)

1 OVERALL SITE PLAN
 1" = 100'-0"

Issue/Date: June 10, 2022
 Project Title: Everywhere USA - Greensboro
 Project Location: Greensboro, NC
 Drawing Title: Proposed Site Plan - Option 1