

TRACT 1
 Proposed Use: Multifamily Residential
 Acreage: 22.68 Acres +/-
 Max. Units: 300 Units
 Max. Density: 13.23 DU / AC
 Maximum Height: 50' / 3 Stories
 Minimum Open Space: 3.40 Acres +/-
 148,158 SF +/-
 (15% of Site)

TRACT 2
 Proposed Use: Single Family and Multifamily Residential
 Acreage: 13.11 Acres +/-
 Max. Units: 75 Units
 Max. Density: 5.72 DU / AC
 Maximum Height: 50' / 3 Stories
 Minimum Open Space: 1.97 Acres +/-
 85,677 SF +/-
 (15% of Site)

TRACT 3
 Proposed Use: Single Family and Multifamily Residential
 Acreage: 23.26 Acres +/-
 Max. Units: 100 Units
 Max. Density: 4.30 DU / AC
 Maximum Height: 50' / 3 Stories
 Minimum Open Space: 3.49 Acres +/-
 151,937 SF +/-
 (15% of Site)

TRACT 1
 22.68 Acres +/-
 987,717 SF +/-

TRACT 2
 13.11 Acres +/-
 571,177 SF +/-

TRACT 3
 23.26 Acres +/-
 1,012,912 SF +/-



SITE DATA
 Jurisdiction: Guilford County/City of Greensboro
 Existing Jurisdiction: Guilford County/City of Greensboro
 Proposed Jurisdiction: City of Greensboro
Purpose Statement
 To Obtain PUD approval for the proposed residential development.
Zoning
 Existing Zoning: Guilford County: AG, RS-30-MH
 City of Greensboro: HI
 Proposed Zoning: City of Greensboro: PUD
Site Acreage
 Right-of-Way Dedication: 0.16 Acres +/-
 Tract / Phase 1 Area: 22.68 Acres +/-
 Tract / Phase 2 Area: 13.11 Acres +/-
 Tract / Phase 3 Area: 23.26 Acres +/-
 Total Site Acreage: 59.21 Acres +/-

Watershed Data
 This site is located within the "Other" Watershed District.
Floodplain Data
 This site is not located in a flood hazard area as determined by flood insurance rate map, North Carolina, Panel 7895, City of Greensboro 3710789500J, Effective Date: June 18th, 2008
Site Coverage
 Maximum Impervious Area Permitted: >24%
 (Per High Density Category of the Other Watershed District)
Site Information
 Parcel Number(s): 1152844 portion of 114914
 Pin Number(s): Unknown portion of 7895-34-2718
 Address: 220 Huffine Mill Road
 260 Willowlake Road
 Deed Book-Page(s): Unknown portion of 4769-0095
 Soil Type(s): O/A, E/B, E/C, E/D, I/B, W, & W/E
Infrastructure
 Water: Public
 Sewer: Public
 Road: Public 6,171 LF +/-
Building Data
 Max. Building Height: 50' or 3 Stories
Density Data
 Total Project Units: 475 Units +/-
 Proposed Density: 8.02 Units per Acre +/-
 Total Units to be a mix of multifamily and single-family units.

Setbacks
 Tracts 1:
 Residential setbacks to comply with Multifamily Apartment requirements in the RM-12 district per LDO Section 30-7.3.2 (F)
 Tracts 2 & 3:
 Residential setbacks to comply with Single Family and Multifamily: Limited to Townhome, Twin Home, Duplex, and Single-Family Detached Uses, requirements in the RM-12 district standards per LDO Section 30-7.3.2 (F)
Bufferyards
 Type Required: 15' Type C Adjacent to Residential
 Type Provided: 15' Type C Adjacent to Residential
Streetyards
 Type Required: 1. 50' Scenic Corridor Overlay one
 2. Tapered Scenic Corridor Overlay one
 3. 10' Stretyard
 Type Provided: 1. 50' Scenic Corridor Overlay one
 2. Tapered Scenic Corridor Overlay one
 3. 10' Stretyard

Hydrological Hazard Area Calculations
 Ex. Wetland Area: 45,570 SF +/- or 1.05 Ac +/-
 Ex. Stream Buffer Area: 178,203 SF +/- or 4.09 Ac +/-
 Ex. Stream Area: 20,891 SF +/- or 0.47 Ac +/-
 Totals Hazard Area: 244,464 SF +/- or 5.61 Ac +/-

LEGEND:
 - - - - - TRACT LINES (NOT TO BE CONSIDERED PROPERTY LINES)
 = = = = = PROPOSED PUBLIC STREET (26' F-F WITH 50' RIGHT-OF-WAY)

Gateway East - Unified Development Plan
 OWNERS/PETITIONERS:
 PIN#: A portion of 7895-34-2718.000
 Deed Bk-Pg: 004769-00995
 Zoning: AG
 Owner: Chickillo, Rocco ; Chickillo, Jennifer
 260 Willowlake Road
 Greensboro, NC 27405
 PIN#: 7895-34-2523.000
 Deed Bk-Pg: 8696-1018
 Zoning: AG, HI, & RD-30-MH
 Owner: D Stone Builders Inc.
 2704A Laverdale Dr
 Greensboro, NC 27408

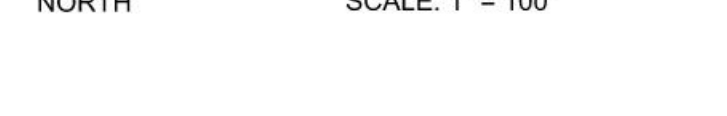
PLANS FOR:
 TRC REVIEW
 SUBMITTAL
 REVISED SUBMITTAL

CLIENT:
 Ben Howard
 Windsor Commercial
 1007 Battleground Ave, Suite 301
 Greensboro, NC 27408
 P: (336) 894-1030
 E: bhoward@windsorcommercial.com

DATE	DESCRIPTION
07/03/2023	REVISIONS PER TRC COMMENTS
06/30/2023	REVISIONS PER TRC COMMENTS
05/12/2023	
05/03/2023	

PREPARED BY:

 601 N. TRADE STREET, SUITE 200
 WINSTON-SALEM, NC 27101
 www.stimmelpa.com 336.723.1067
 land@stimmelpa.com



SEALS:

PRELIMINARY DRAWING
 NOT APPROVED FOR CONSTRUCTION
 PROJECT NAME & LOCATION:

Gateway East - Unified Development Plan

City of Greensboro, NC

Gateway East - Unified Development Plan
 UNIFIED DEVELOPMENT PLAN
 UDP-1
 (Sheet 1 of 2)

