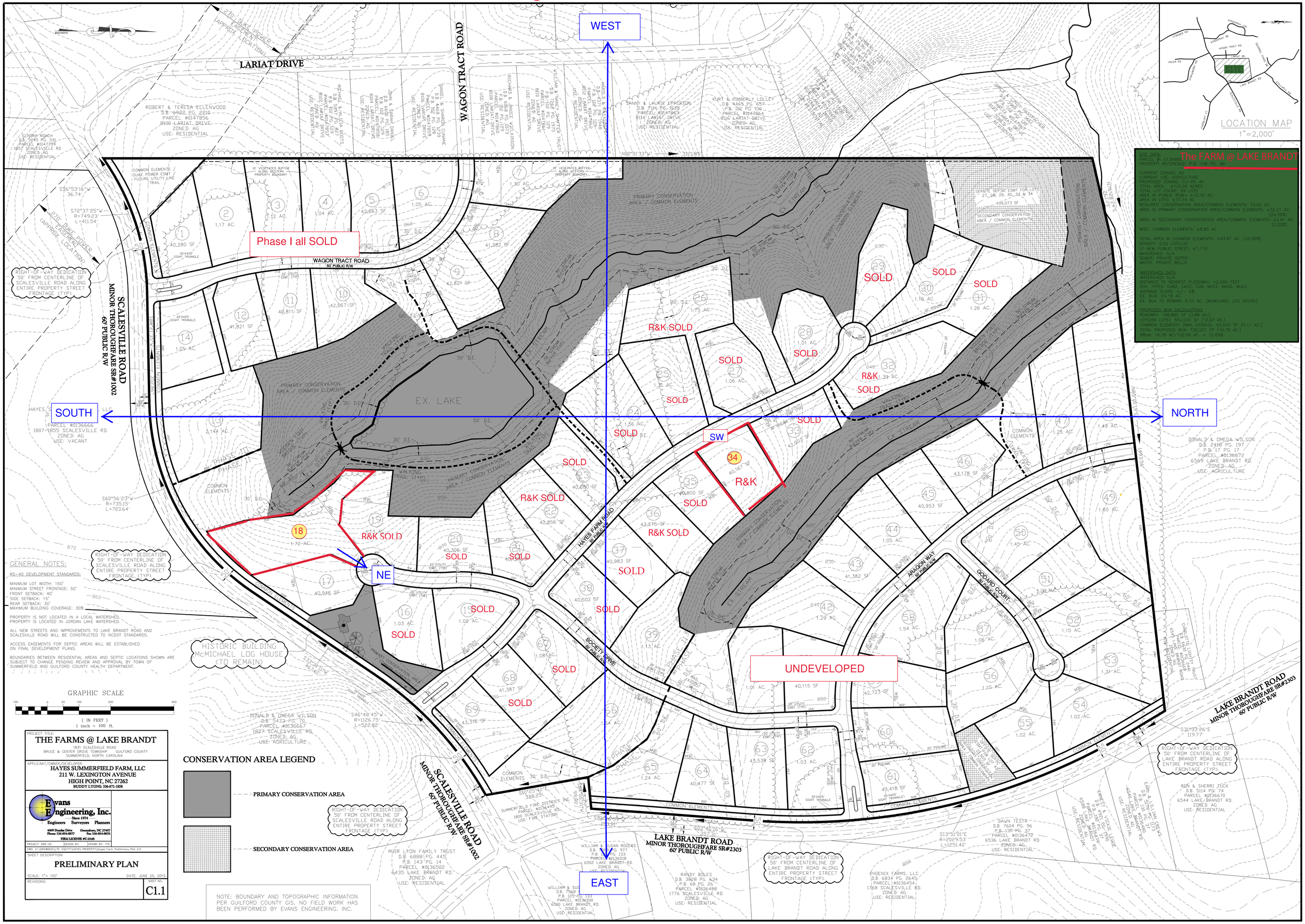
The Farm @ Lake Brandt



The FARM @ LAKE BRANDT

SITE DATA:
PARCEL #: 0136667
PROPERTY REFERENCE: P.B. 106 PG. 99

CURRENT ZONING: AG
CURRENT USE: AGRICULTURE
PROPOSED ZONING: CU-RS-40
TOTAL AREA: ±132.06 ACRES
TOTAL LOT COUNT: 69 LOTS
AREA IN PUBLIC ROW= ±10.35 AC
AREA IN LOTS: ±77.74 AC.
REQUIRED CONSERVATION AREA/COMMON ELEMENTS: 33.02 AC.
AREA IN PRIMARY CONSERVATION AREA/COMMON ELEMENTS: ±32.21 AC. (24.39%)
AREA IN SECONDARY CONSERVATION AREA/COMMON ELEMENTS: ±2.91 AC. (2.20%)
MISC. COMMON ELEMENTS: ±8.85 AC.

TOTAL AREA IN COMMON ELEMENTS: ±43.97 AC. (33.30%)
DENSITY: 0.52 LOTS/AC
LF NEW PUBLIC STREET: ±7,115'
WATERSHED: N/A
SEWER: PRIVATE SEPTIC
WATER: PRIVATE WELLS

WATERSHED DATA:
WATERSHED: N/A
DISTANCE TO NEAREST FLOODWAY: >2,000 FEET
SOIL TYPES: CeB2, CeC2, CcB, McC2, McD2, McE2
AVERAGE SLOPE: +/- 5%
EX. BUA: ±0.18 AC.
EX. BUA TO REMAIN: 0.10 AC. (McMICHAEL LOG HOUSE)

PROPOSED BUA CALCULATIONS
ROADWAY: 168,865 SF (3.88 AC.)
LOTS (69 LOTS): 552,000 SF (12.67 AC.)
COMMON ELEMENTS (MAIL KIOSKS): ±5,000 SF (0.11 AC.)
TOTAL PROPOSED BUA: 730,221 SF (16.76 AC.)
PBUA: 16.76 AC./132.06 AC. = 12.69%

GENERAL NOTES:

RS-40 DEVELOPMENT STANDARDS:

MINIMUM LOT WIDTH: 150'
MINIMUM STREET FRONTAGE: 50'
FRONT SETBACK: 40'
SIDE SETBACK: 15'
REAR SETBACK: 30'
MAXIMUM BUILDING COVERAGE: 30%

PROPERTY IS NOT LOCATED IN A LOCAL WATERSHED.
PROPERTY IS LOCATED IN JORDAN LAKE WATERSHED.

ALL NEW STREETS AND IMPROVEMENTS TO LAKE BRANDT ROAD AND SCALESVILLE ROAD WILL BE CONSTRUCTED TO NCDOT STANDARDS.

ACCESS EASEMENTS FOR SEPTIC AREAS WILL BE ESTABLISHED ON FINAL DEVELOPMENT PLANS.

BOUNDARIES BETWEEN RESIDENTIAL AREAS AND SEPTIC LOCATIONS SHOWN ARE SUBJECT TO CHANGE PENDING REVIEW AND APPROVAL BY TOWN OF SUMMERFIELD AND GUILFORD COUNTY HEALTH DEPARTMENT.

GRAPHIC SCALE

100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

CONSERVATION AREA LEGEND

PRIMARY CONSERVATION AREA

SECONDARY CONSERVATION AREA

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PER GUILFORD COUNTY GIS. NO FIELD WORK HAS BEEN PERFORMED BY EVANS ENGINEERING, INC.

PROJECT TITLE:
THE FARMS @ LAKE BRANDT
1831 SCALESVILLE ROAD
BRUCE & CENTER GROVE TOWNSHIP GUILFORD COUNTY
SUMMERFIELD, NORTH CAROLINA

APPLICANT/OWNER/DEVELOPER:
HAYES SUMMERFIELD FARM, LLC
211 W. LEXINGTON AVENUE
HIGH POINT, NC 27262
BUDDY LYONS: 336-671-1858

Evans Engineering, Inc.
Since 1974
Engineers Surveyors Planners
4609 Dundas Drive Greensboro, NC 27407
Phone 336-854-0877 Fax 336-854-0876
FIRM LICENSE #C-0160

PROJECT: 665-02 DESIGN BY: DRAWN BY: TTS
DWG: H:\DRAWINGS\LTD. EQUITY\HAYES PROPERTY\Hayes Farm Preliminary Plat 2.0

SHEET DESCRIPTION:
PRELIMINARY PLAN

SCALE: 1"= 100' DATE: JUNE 25, 2015
REVISIONS:
SHEET NO: C1.1