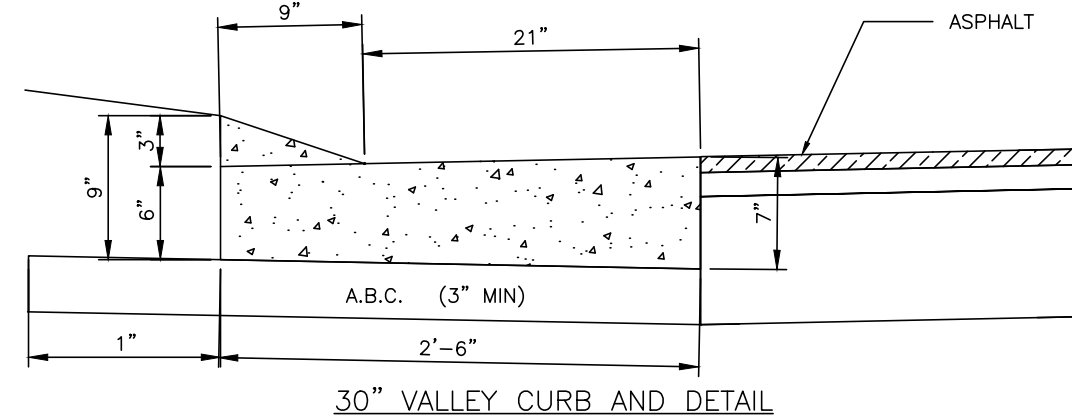
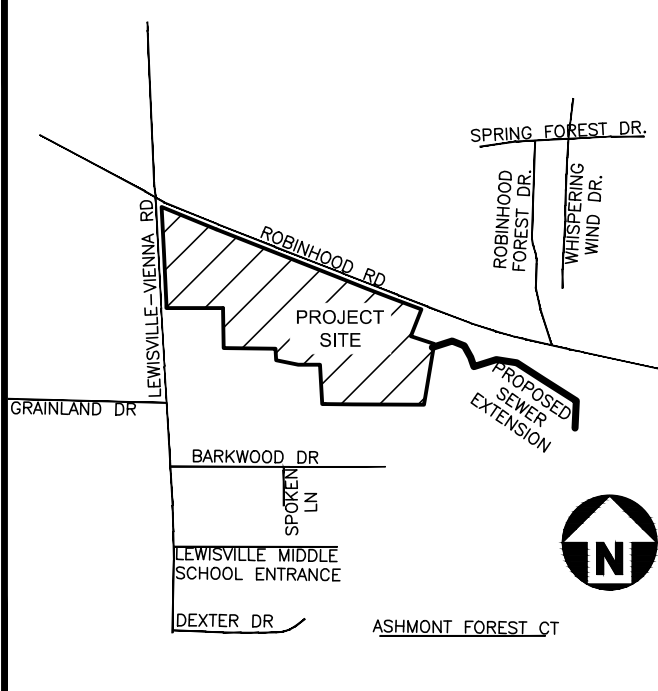


EASEMENT LEGEND

- (SDE) 20' STORM DRAINAGE AND ACCESS EASEMENT
- (SSE) 20' SANITARY SEWER EASEMENT
- (DAE) POND DRAINAGE AND ACCESS EASEMENT
- (VDE) VARIABLE WIDTH SIDEWALK & UTILITY DRAINAGE MAINTENANCE ACCESS EASEMENT
- (DUE) 10' DRY UTILITY EASEMENT
- (MDE) 10' STORM DRAINAGE AND ACCESS EASEMENT
- (NAE) 5' NEGATIVE ACCESS EASEMENT
- (SAE) 15' STORM DRAINAGE AND ACCESS EASEMENT

MARIAN'S LANDING: DEVELOPMENT DATA

INTERNAL STREET LENGTHS: ROAD A: 1440 LF± ROAD B: 373 LF± ROAD C: 345 LF±	INFRASTRUCTURE: WATER: X PUBLIC _ PRIVATE SEWER: X PUBLIC _ PRIVATE STREETS: X PUBLIC _ PRIVATE	BUFFERYARD: ZONING: PRD EXTERNAL TO SITE: TYPE REQUIRED: TYPE III WIDTH REQUIRED: 30' INTERNAL TO SITE: TYPE REQUIRED: TYPE II WIDTH REQUIRED: 30'
LINK TO NODE RATIO: LINK: 5 NODE: 3 RATIO: 15/3 = 1.67 LINKS TO NODE	OPEN SPACE CALCULATION: TOTAL AREA: 20.45 AC OPEN SPACE REQUIRED (15%): 20.45 * 0.15 = 3.07 AC± OPEN SPACE: 2.50 AC SECONDARY CONSERVATION AREA (SCA) TO COUNT TOWARDS OPEN SPACE: 0.61 AC TOTAL PROVIDED OPEN SPACE: 3.11 AC±	PARKING DATA: REQUIRED PARKING: 2.0 SP PER 5 BR UNITS 61 UNITS * 2SP = 122 SPACES PROVIDED PARKING: 122 SPACES [61 IN DRIVEWAY + 61 IN GARAGE]

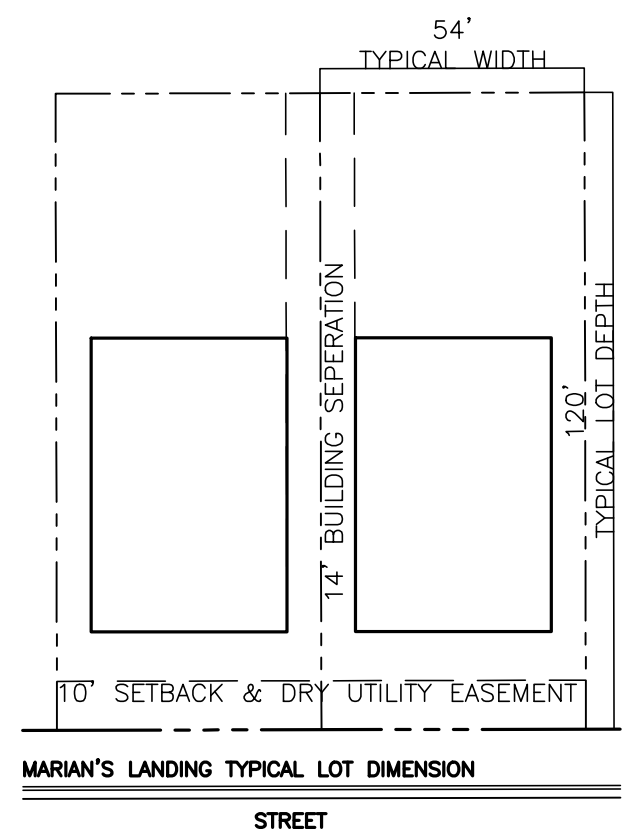


SITE LEGEND

(1) SIGNAGE	HYDRANT
LOT NUMBER DESIGNATION	SANITARY SEWER MANHOLE
PROPERTY LINE	FLARED END SECTION
RIGHT-OF-WAY LINE	ENDWALL SECTION
LOT LINE	CATCH BASIN
SETBACK LINE	DROP INLET
EASEMENT LINE	ASPHALT PAVEMENT
STORM EASEMENT LINE	OPEN SPACE
CENTERLINE	SECONDARY CONSERVATION AREA (SCA) TO COUNT TOWARDS OPEN SPACE
EXISTING POWER UTILITY POLE	PRIMARY CONSERVATION AREA (PCA)
EXISTING OVERHEAD UTILITY LINE	SECONDARY CONSERVATION AREA (SCA)
WATERLINE	BUFFER YARD
SANITARY SEWER	CONCRETE
STORM DRAINAGE	

SITE DATA

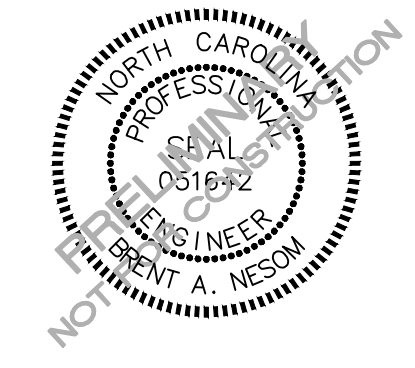
SITE ADDRESS/PIN#	6388 ROBINHOOD ROAD, LEWISVILLE NORTH CAROLINA 27040/ 5886-56-4784 ; 5886-56-8476 ; 5886-65-4975 ; 5886-65-7947 ; 5886-66-7263 ; 5886-66-0193
OWNER:	ROBERT M MCBRIDE & ALYCE MCBRIDE; DRSP PROPERTIES LLC; PURPOSE GROUP INVESTMENTS LLC
CURRENT ZONING:	R59, MH
PROPOSED ZONING:	PRD
PROJECT SITE AREA:	20.45 AC±
JURISDICTION:	LEWISVILLE
ZONING LOT SETBACKS:	FRONT: 10' BUILDING SEPARATION: 14' REAR: 30' (REAR FACING REAR) 14' (REAR FACING SIDE) 30' (REAR FACING FRONT) SIDE STREET: 20' MAX HEIGHT: 40'
PROJECT DENSITY:	UNITS: 61 TOTAL AREA: 20.45 AC DWELLING DENSITY: (61 UNITS/20.45 ACRES)=2.98 DU/AC ROAD LENGTH: 2,158 LF STORM SEWER: TBD LF SANITARY SEWER: TBD LF WATER MAIN: TBD LF
STREET LENGTHS:	ROAD A: 1440 LF ± ROAD B: 373 LF ± ROAD C: 345 LF ±
OPEN SPACE:	TOTAL SITE AREA: 20.45 ACRES OPEN SPACE REQUIRED (15%): 20.45 * 0.15 = 3.07 AC OPEN SPACE: 2.50 AC SECONDARY CONSERVATION AREA (SCA) TO COUNT TOWARDS OPEN SPACE: 0.61 AC TOTAL PROVIDED OPEN SPACE: 3.11 AC
WATER DESIGNATION:	STREAM NAME: TOMAHAWK CREEK CLASSIFICATION: C WATERSHED: MUDDY CREEK (NON-WSW) RIVER BASIN: YADKIN PEE-DEE MAX BUA PERCENTAGE: 70% WATERSHED MAXIMUM BUA : MAX ALLOWABLE BUA DESIGNED TO SCM 'A': PROPOSED BUA: 5.69 AC± (27.8%)
FIRM MAP #/DATE:	
PARKING CALCULATIONS:	REQUIRED PARKING: 122 PROVIDED PARKING: 122



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license number: C-0293, C-187
www.mcadamsco.com

DEVELOPER
FORESTAR GROUP INC
200 CENTREPORT DRIVE
GREENSBORO, NC, 27409

MARIAN'S LANDING
SUBDIVISION MAP
6388 ROBINHOOD ROAD
LEWISVILLE, NORTH CAROLINA



REVISIONS

NO.	DATE	1ST TRC COMMENTS
1.	05.18.26	1ST TRC COMMENTS

PLAN INFORMATION

PROJECT NO. FRS25005
FILENAME FRS25005-OAS1-SKETCH.dwg
CHECKED BY BAN
DRAWN BY KW
SCALE 1" = 60'
DATE 05/28/2026

SHEET

OVERALL SITE PLAN
C2.00

