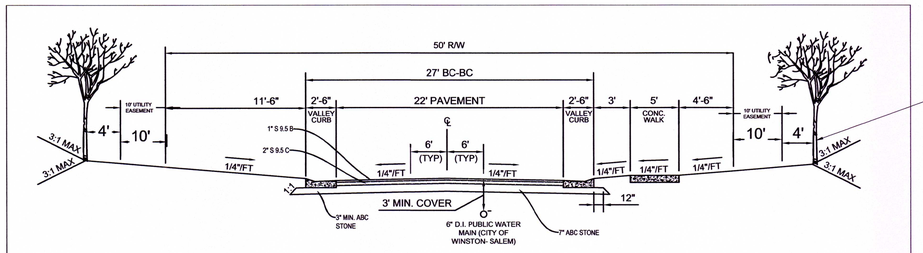
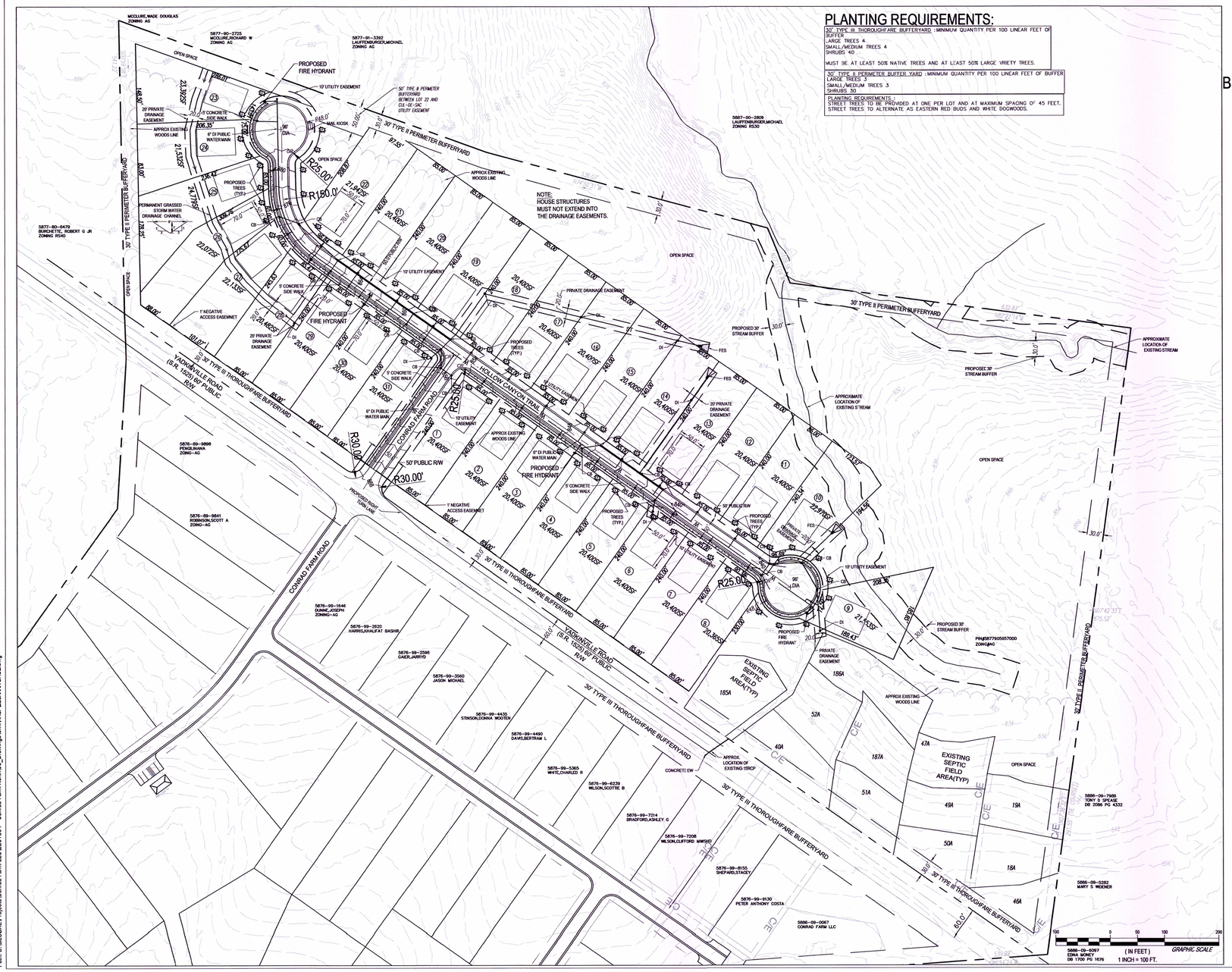


TYPICAL ROAD SECTION

NOT TO SCALE

(STREETS CONSTRUCTED TO NCDOT STANDARDS

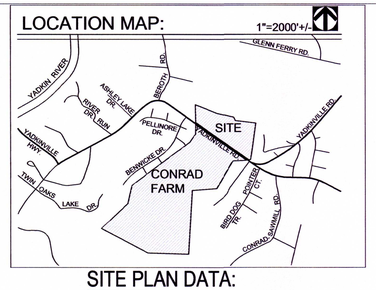
NOTE:
MEDIUM VARIETY STREET TREES PLANTED AT ONE PER LOT AND ALSO AT A MAXIMUM SPACING OF 45 FEET.(ALTERNATE EASTERN RED BUDS WITH WHITE DOG WOODS)



PLANTING REQUIREMENTS:

30' TYPE III THOROUGHFARE BUFFERYARD :MINIMUM QUANTITY PER 100 LINEAR FEET OF BUFFER LARGE TREES 4 SMALL/MEDIUM TREES 4 SHRUBS 40 MUST BE AT LEAST 50% NATIVE TREES AND AT LEAST 50% LARGE VRIETY TREES.
30' TYPE II PERIMETER BUFFER YARD :MINIMUM QUANTITY PER 100 LINEAR FEET OF BUFFER LARGE TREES 3 SMALL/MEDIUM TREES 3 SHRUBS 30
PLANTING REQUIREMENTS STREET TREES TO BE PROVIDED AT ONE PER LOT AND AT MAXIMUM SPACING OF 45 FEET. STREET TREES TO ALTERNATE AS EASTERN RED BUDS AND WHITE DOGWOODS.

N



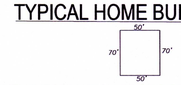
SITE PLAN DATA:
TOTAL SITE AREA:35.41AC
EXISTING ZONING :AG-PRD
PROPOSED ZONING AG-PRD AMENDED
TAX PARCEL ID : 5877-90-5057
PROPOSED 31 SINGLE FAMILY HOMES
DENSITY =0.88 DU/AC
BUILDING COVERAGE TO TOTAL ACREAGE =31 EACH*4000SF/UNIT
124,000SF
2.85AC/35.41AC=8.04%
PAVED SURFACE TO TOTAL AC= 1.53 AC/35.41 =4.32%
OPEN SPACE PER TOTAL ACREAGE: 17.61AC/35.41=49.96%
TREES PLANNED TO BE PRESERVED: 483,924.69SF
EXISTING TOTAL TREE AREA :871,700.66 SF

RIVER BASIN YADKIN PEE DEE
STREAM NAME: BASHAVIA CREEK
STREAM INDEX:12-81
SITE IS NOT IN A PUBLIC WATER SUPPLY WATERSHED

ADDRESS : O YADKINVILLE ROAD LOT 26 C BLOCK 4607

LOTS TO BE SERVED BY:PUBLIC WATER MAIN CITY OF W-S
PRIVATE SEPTIC FIELDS FOR SAN.SEWER
STREETS TO BE TURNED OVER TO TOWN OF LEWISVILLE
PROPOSED STREETS LENGTH:1678 LF

TYPICAL HOME BUILDING ENVELOPE



(SURVEY INFORMATION PROVIDED BY OTHERS ,NO FIELD SURVEYING BY LABELLA.
EXISTING TOPOGRAPHY FROM FORSYTH COUNTY GIS.)

LEGEND

CB	CATCH BASIN
	FIRE HYDRANT
CR	CURB RAMP
DI	DROP INLET
	SIDE WALK
W	PROP. PUBLIC WATER MAIN
ST	PROP. STORM DRAINAGE PIPE
850	PROP.CONTOUR
850	EXISTING . CONTOUR
	STREET TREES(1 TREE PER LOT AND A MAXIMUM SPACING OF 45' FEET)

LaBella
Powered by partnership.
939 Burke Street, Suite H
Winston-Salem, NC 27101
(704)560-8514
C#0430
labellapc.com
Email:pstimpson@labellapc.com

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

NORTH CAROLINA PROFESSIONAL SEAL 22052 ENGINEER PAUL A. STIMPSON
5/28/26

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CONRAD FARM, LLC
MR.TOM FLANAGAN ,VP
5826 SAMET DRIVE
SUITE 105
HIGH POINT, NC 27265

CONRAD FARM NORTH NEIGHBORHOOD
LEWISVILLE, NC
FORSYTH COUNTY, NC

NO:	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: 2261894
DRAWN BY: BK
REVIEWED BY: PAS
ISSUED FOR: PRELIMINARY REVIEW
DATE: 10/03/2025
DRAWING NAME:

PRELIMINARY SUBDIVISION PLAN

DRAWING NUMBER:

C100

Date & Time: 5/28/2026 8:48 AM By: Kommana, Bhavani|pcsad
Path: B:\GLOBAL\Projects\Conrad Farm LLC\2261894 - Conrad Farm North\06_Drawings\Civil\REF\25SXXX BASE.dwg