PLANNING BOARD REVIEW
108-lot PRD in RS9 Zoning

CASE: PBR 2022-09
SCALE: 1" represents 500'
STAFF: Reed
GMA: 4
ACRES: 38.61
MAP(S): 6866.01
GENERAL NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. ALL BUILDINGS AND SURFACE IMPROVEMENTS ON THE SITE ARE/ARE NOT SHOWN HEREON.
3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBERANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

OPEN SPACE:

- OPEN SPACE REQUIRED: (38.61)(0.15) = 5.79 AC
- OPEN SPACE PROVIDED: 11.63 AC

ACTIVE OPEN SPACE:

- ACTIVE OPEN SPACE REQUIRED: (5.79)(0.15) = 0.87 AC
- ACTIVE OPEN SPACE PROVIDED: 1.38 AC

PASSIVE OPEN SPACE:

- PASSIVE OPEN SPACE PROVIDED: 10.25 AC

FENCE OPTIONS:

- ADJOINING ZONING:
  - TYPE REQUIRED:
  - WIDTH PROVIDED:

BUFFERYARDS

- OTHER INFORMATION OR NOTES

SITE SIZE AND COVERAGE

- NUMBER OF UNITS/LOTS:                  UNITS/ACRE OR LOTS/ACRE

INFRASTRUCTURE

- TYPE OF REVIEW REQUESTED:
- PROPOSED ZONING:
- EXISTING ZONING:

- UV
- T
- A/C
- GV
- WV
- TV
- EV
- GM
- WM

IMPERVIOUS AREA CALCULATIONS:

- 108 LOTS X 3,000 SF PER LOT = 324,000 SF (7.44 AC)
- PAVEMENT: 3.49 AC
- SIDEWALKS: 0.68 AC
- TOTAL = 11.61 AC
- TOTAL LAND AREA: 38.61 AC
- 11.61 / 38.61 AC = 30.1 %
- (REGULATED IMPERVIOUS AREA = 29.6 % SEE WATERSHED DATA TABLE ABOVE)

HISTORIC RESOURCES:

- The house at 2345 Pisgah Church Road is the Robbins House (FY0689), a ca. 1860-1880 dwelling; part of the house is log and part is frame insulated with brick nogging. One frame barn and a small shed stand behind the house.

- Prior to demolition of the house and outbuildings, Historic Resources staff requests that they be individually photographed and documented using the architectural resources documentation form. Staff requests that documentation and photographs be submitted to and approved by Historic Resources staff before the issuance of demolition permits.

COMMERCIAL ENGINEER:

- CPT ENGINEERING & SURVEYING, INC.
- 4400 TYNING STREET
- HIGH POINT, NC 27265
- CONTACT:  CHUCK TRUBY, P.E.
- PHONE:  (336) 812-8800 EXT. 304
- FAX:  (336) 812-8780
- EMAIL:  chuckt@cptengineering.com

OWNER / DEVELOPER:

- GRANVILLE HOMES, LLC
- P.O. BOX 29341
- GREENSBORO, NC   27429
- CONTACT: BILL YEARNS
- PHONE:  (336) 442-1021
- EMAIL: byearns@mygranvillehome.com

SALEM LAKE WATERSHED

Watershed Site Data

- A. Total Site Area: 1,681,851 (sq.ft.)
- B. Proposed Disturbed Area 0 (sq.ft.)
- C. Existing Impervious Surface Area 0 (sq.ft.)
- D. Existing Impervious Surface Area Built Before 1993 11,478 (sq.ft.)
- E. Total Regulated Undeveloped Site Area (A-D) 1,670,373 (sq.ft.)
- F. Total Proposed Impervious Surface Area 505,657 (sq.ft.)
- G. Regulated Impervious Surface Area (F-D) 494,179 (sq.ft.)
- H. Proposed Impervious Surface Area Percentage: (F/A)*100 30.1 %
- I. Regulated Impervious Surface Area Percentage (G/E)*100 29.6 %