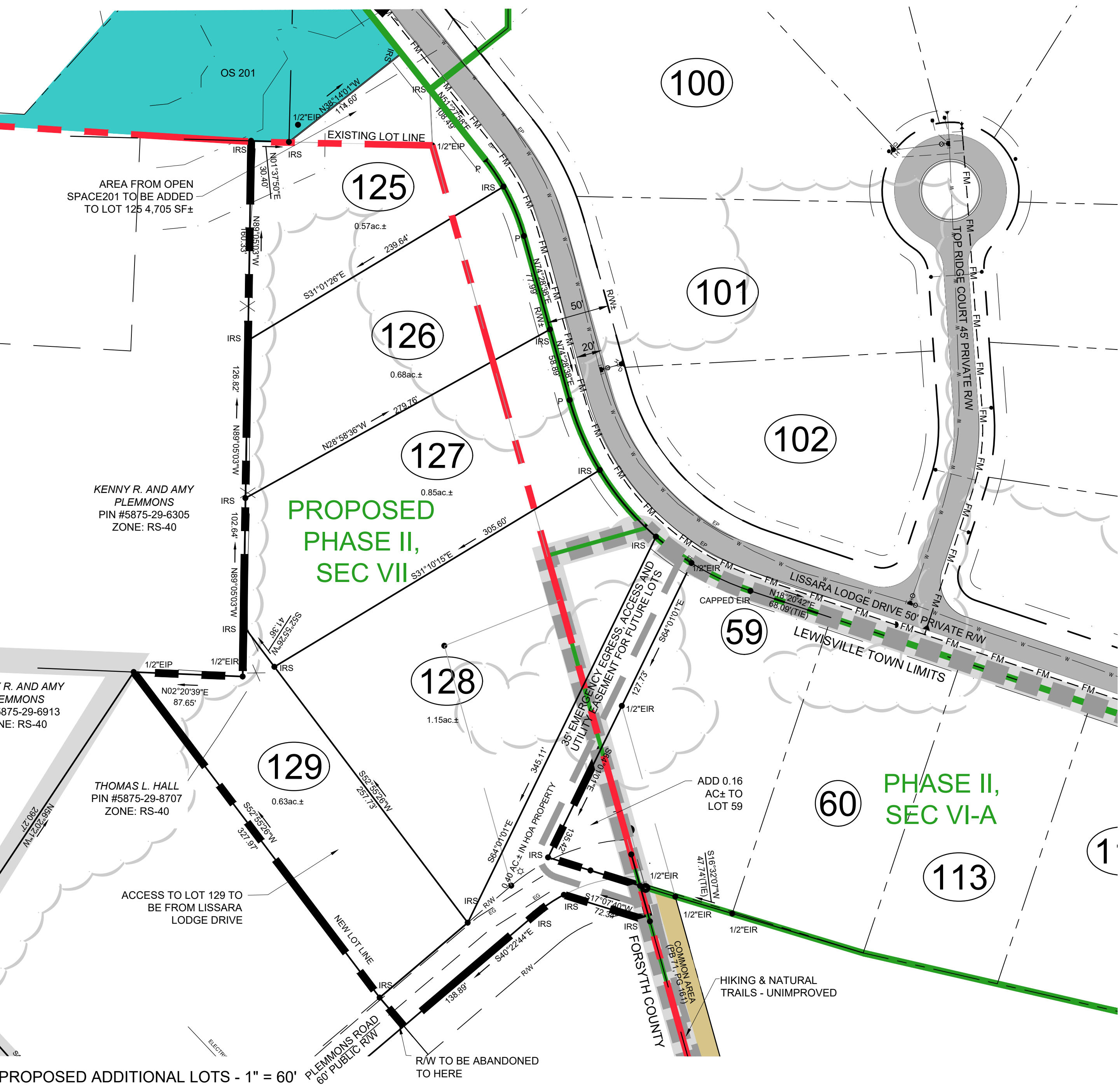


LOT SUMMARY

LOT AREA SUMMARY											
LOT #	AREA SQ. FT.	ACRES	LOT #	AREA SQ. FT.	ACRES	LOT #	AREA SQ. FT.	ACRES	LOT #	AREA SQ. FT.	ACRES
PHASE I, SECTION I			PHASE I, SECTION II			PHASE I, SECTION IV			PHASE II, SECTION V		
1	12,110	0.28	37	35,589	0.82	61	24,742	0.57	107	98,271	2.26
2	11,021	0.25	38	27,094	0.62	62	19,776	0.45	108	114,761	2.64
3	11,892	0.27	39	26,354	0.61	63	21,170	0.49	109	81,675	1.88
4	14,898	0.34	40	28,488	0.65	64	24,043	0.55	110	83,156	1.91
5	10,542	0.24	41	32,888	0.76	65	26,180	0.60	111	90,982	2.07
6	8,756	0.20	50	31,320	0.72	66	31,799	0.73	112	51,096	1.17
7	8,756	0.20	51	26,223	0.60	67	35,763	0.82	TOTAL	519,061	11.92
8	8,756	0.20	52	30,840	0.71	68	36,024	0.83	PHASE II, SECTION VI-A		
9	8,712	0.20	53	35,545	0.82	69	35,676	0.82	59	27,784	0.64
10	14,680	0.34	54	30,405	0.70	70	35,371	0.81	60	27,391	0.63
11	13,691	0.31	55	29,229	0.67	71	35,109	0.81	113	26,623	0.61
12	13,852	0.32	56	38,289	0.88	72	44,170	1.01	114	25,447	0.58
13	10,803	0.25	57	34,717	0.80	73	42,558	0.98	115	23,133	0.53
14	14,593	0.34	58	24,132	0.55	74A	64,154	1.47	TOTAL	130,378	2.99
15	11,543	0.26	TOTAL	431,113	9.90	75A	40,806	0.94	PHASE II, SECTION VI-B		
36	39,422	0.91	PHASE I, SECTION III			76	46,391	1.06	116	25,063	0.58
16	14,375	0.33	42A	57,586	1.32	77	62,683	1.44	117	55,539	1.28
17	24,568	0.56	43A	23,174	0.53	78	61,028	1.40	118	65,906	1.51
18	20,822	0.48	43B	18,992	0.44	79	52,141	1.20	119	71,613	1.64
19	12,763	0.29	44A	23,871	0.55	80A	75,185	1.73	120	80,891	1.86
20	12,763	0.29	44B	24,960	0.57	82A	138,739	3.19	121	141,918	3.26
21	12,763	0.29	45A	24,524	0.56	83	37,157	0.85	122	70,872	1.63
22	12,763	0.29	45B	24,045	0.55	84	35,719	0.82	123	59,939	1.38
23	13,199	0.30	46A	24,873	0.57	85	39,814	0.91	124	64,512	1.48
24	18,844	0.43	46B	21,475	0.49	TOTAL	63,380	1.46	TOTAL	64,512	1.48
25	19,950	0.46	47A	16,030	0.37	87	62,559	1.44	PHASE II, SECTION VII		
26	15,333	0.35	48	44,431	1.02	88	44,301	1.02	125	24829.2	0.57
27	16,771	0.39	49	40,337	0.93	89	58,806	1.35	126	29,620.80	0.68
28	16,771	0.39	TOTAL	344,298	7.90	90	75,185	1.73	127	37,461.60	0.86
29	12,589	0.29				91	68,999	1.58	128	41,817.60	0.96
30	14,593	0.34				92	49,528	1.14	129	38,768.40	0.89
231	16,924	0.39				93	58,414	1.34	TOTAL	172,498	3.96
232	16,888	0.39				94	36,373	0.84			
233	16,888	0.39				95	35,153	0.81			
						96	46,653	1.07			
35	12,807	0.29				97	43,429	1.00			
TOTAL	516,101	11.85				98	43,996	1.01			
						99	48,221	1.11			
						100	57,412	1.32			
						101	32,801	0.75			
						102	31,145	0.71			
						TOTAL	1,922,503	44.13			

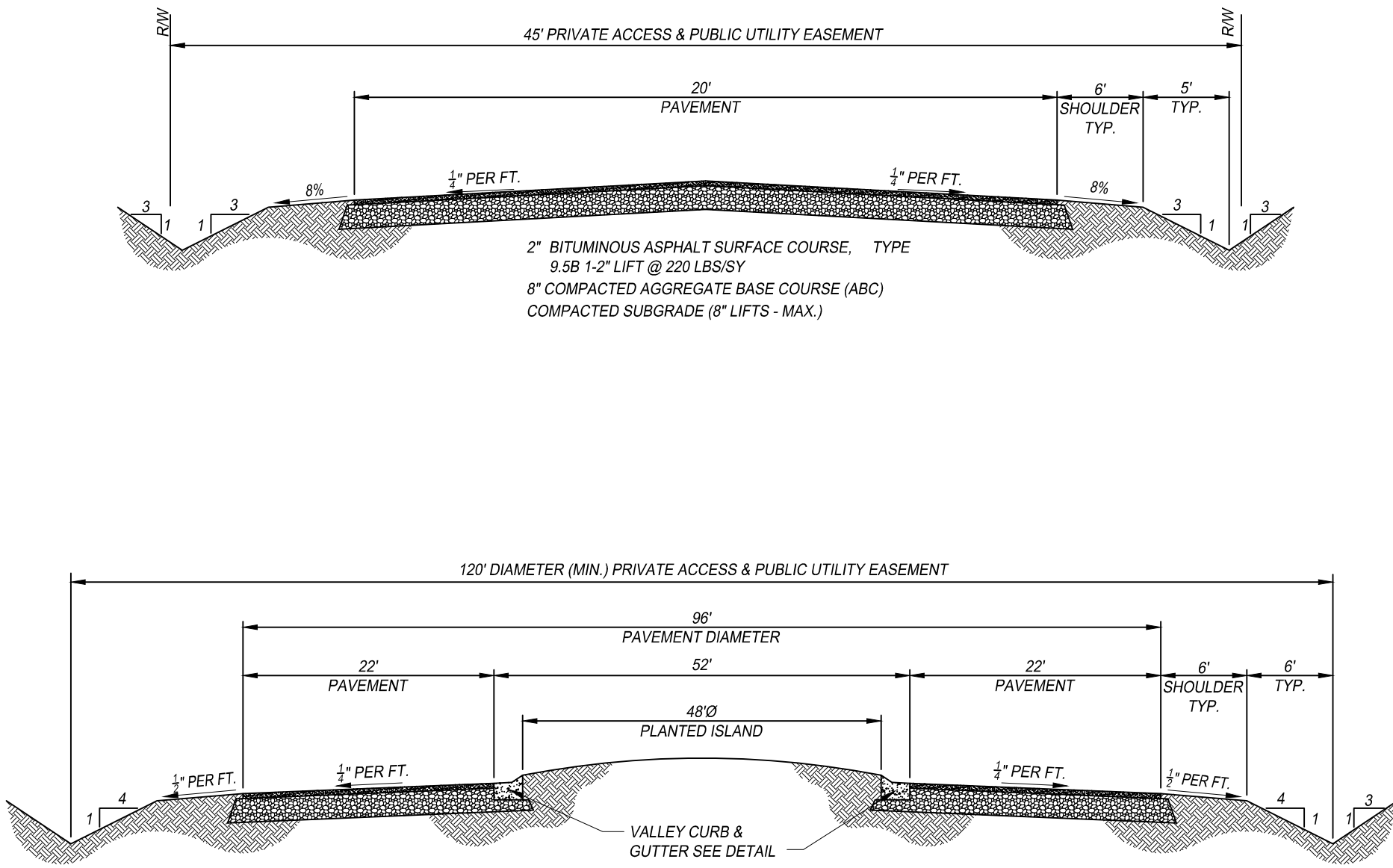
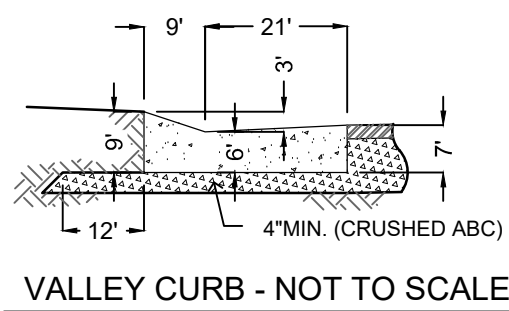


REVIEW INFORMATION	
TYPE OF REVIEW: X PRELIMINARY SUBDIVISION APPROVAL	
JURISDICTION: X LEWISVILLE	
PURPOSE STATEMENT: THE PURPOSE OF THIS SUBMITTAL IS FOR: THE PURPOSE OF THIS SUBMITTAL IS FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAN UNDER THE PRO USE CONDITIONS.	
INFRASTRUCTURE	
PUBLIC	PRIVATE
WATER: X	X
SEWER: X	X
STREETS: X	X
LINEAR FEET OF PUBLIC STREETS: 10,212 FT	
OFF-STREET PARKING	
PROPOSED USE(S): RESIDENTIAL BUILDING, SINGLE-FAMILY	
REQUIRED PARKING: 2 SPACES PER RESIDENCE	
2 SPACES X 127 LOTS = 254	
REQUIRED PARKING: 254 SPACES	
PARKING PROVIDED: 254 SPACES	
SITE SIZE AND COVERAGES	
TOTAL ACREAGE: 193.06 ACRE(S)	
(143.27 AC FORSYTH COUNTY LIMITS / 49.79 AC LEWISVILLE LIMITS)	
SITE COVERAGES:	
BUILDING TO LAND: 6.90%	%
PAVEMENT TO LAND: 3.12%	%
(STREET, SIDEWALKS AND DRIVEWAYS)	
OPEN SPACE: 88.98%	%
TOTAL: 100%	%
MAXIMUM BUILDING HEIGHT: 40'	
* (ASSUMES 4,500 SQ. FT. PER LOT)	
ZONING	
EXISTING ZONING: RS-40 AND RS-40-S	
PROPOSED ZONING: NO CHANGE	
PROPOSED USES: RESIDENTIAL BUILDING, SINGLE-FAMILY	
DENSITY CALCULATIONS	
# OF UNITS OR LOTS: 127	
DENSITY: 0.66	UNITS/LOTS PER ACRE
STREET INDEX CALCULATION	
NUMBER OF SEGMENTS: 15	
NUMBER OF NODES: 15	
SEGMENTS / NODES: 1.0	
WATERSHED INFORMATION	
WATERSHED: YADKIN RIVER (WS-IV)	

OPEN SPACE SUMMARY

LISARRA OPEN SPACE SUMMARY		
Existing Area in Lissarra Subdivision:	187.60 Acres	
Open Space Previously Required:	62.23 Acres	
Open Space Previously Provided:	72.17 Acres	
Excess Open Space:	9.94 Acres	
Previous Open Space Quotient:	38.47%	
New Area in Town of Lewisville to be Included in Lissarra Subdivision:	5.46 Acres	
Open Space Required - 35%:	1.91 Acres	
New Total Open Space Required:	64.14 Acres	
Open Space Provided		
Open Space Area Name	Sq. Ft.	Acres
Forsyth County		
OS: 201	309,073	7.10
OS: 202	378,821	8.70
OS: 204	58,593	1.35
OS: 205	1,152,100	26.45
OS: 206	549,137	12.61
Subtotal	2,447,724	56.19
Open Space to be removed from OS 201 and added to lot 125	5,165	0.12
Net Total	2,442,559	56.07
Town of Lewisville		
OS: 207	34,859	0.80
OS: 208	309,026	7.09
OS: 209	351,982	8.08
Subtotal:	695,867	15.97
Net Total Open Space Provided:	72.05 Acres	
New Total Area in Subdivision	193.06 Acres	
Area in Forsyth County:	143.27 Acres	
Area in Lewisville	49.79 Acres	
Open Space Ratio Overall	37.32%	
Open Space Ratio (Forsyth County)	39.14%	
Open Space Ratio (Lewisville)	32.08%	

STREET INFORMATION: ALL STREETS ARE PRIVATE					TOTAL: 10,212 LF
STREET	LINEAR FEET	PAVEMENT WIDTH	ROW WIDTH	CURB & GUTTER	
LISARRA LODGE DRIVE	4,732	20'-E-E	50'	NO	
EDENGROVE COURT	760	20'-B-B	40'	YES	
SPARROWHAWK COURT	859	20'-B-B	40'	YES	
LISARRA CAMP COURT	2,951	20'-E-E	45'	NO	
TOP RIDGE COURT	381	20'-E-E	45'	NO	
CROSSGAR TERRACE COURT	529	20'-E-E	45'	NO	

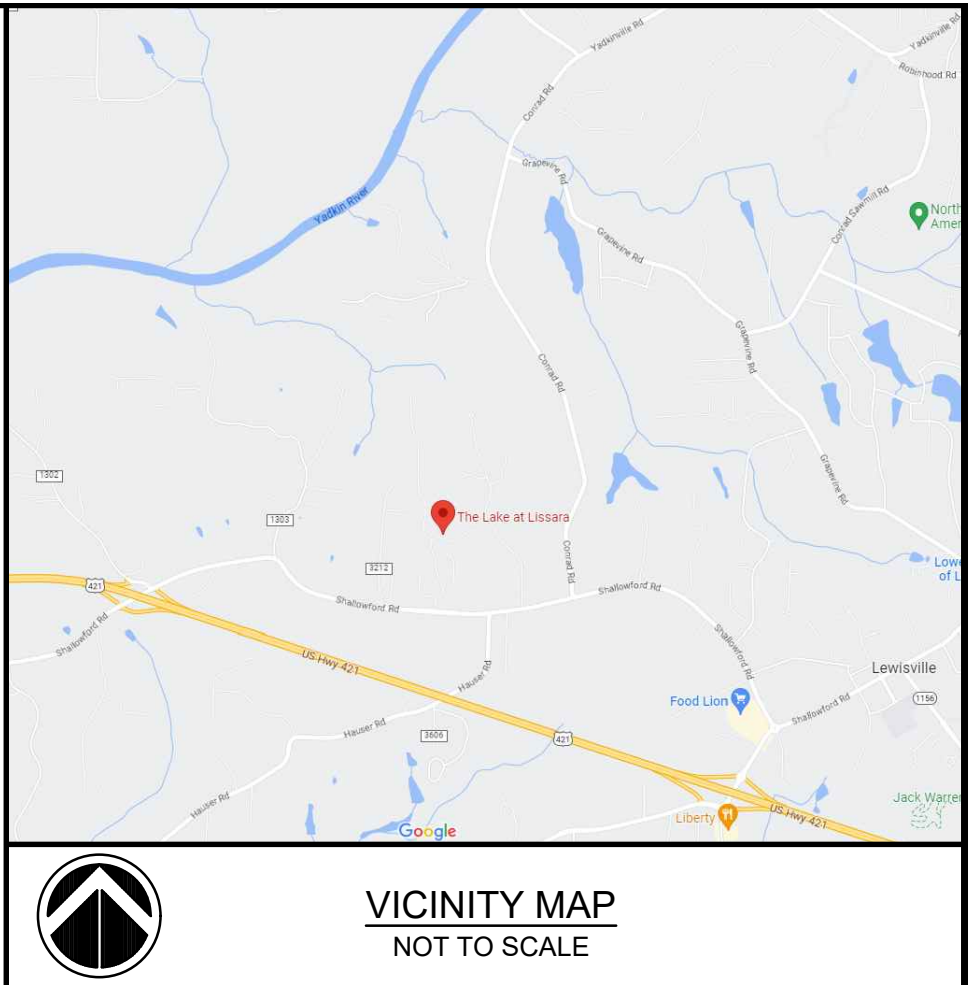


PROPERTY INFORMATION:
PARCEL ID NUMBER: 5875-29-7883,
PORTION OF 5875-29-8707
ZONING: RS-40
ACREAGE: 3.41

PROPERTY OWNER:
THOMAS L. HALL
306 PLEMONS ROAD
LEWISVILLE, NC 27033

PROPERTY DEVELOPER:
LISARRA LAND, LLC
PO BOX 287
LEWISVILLE, NC 27033
PHONE: (336) 765-2377
FAX: (336) 765-2377
EMAIL: SCAUSEY@ALLIED-ENGVSURV.COM

ENGINEER:
ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON-SALEM, N.C. 27103
PHONE: (336) 765-2377
FAX: (336) 765-2377
EMAIL: SCAUSEY@ALLIED-ENGVSURV.COM



ORIGINAL ZONING CONDITIONS

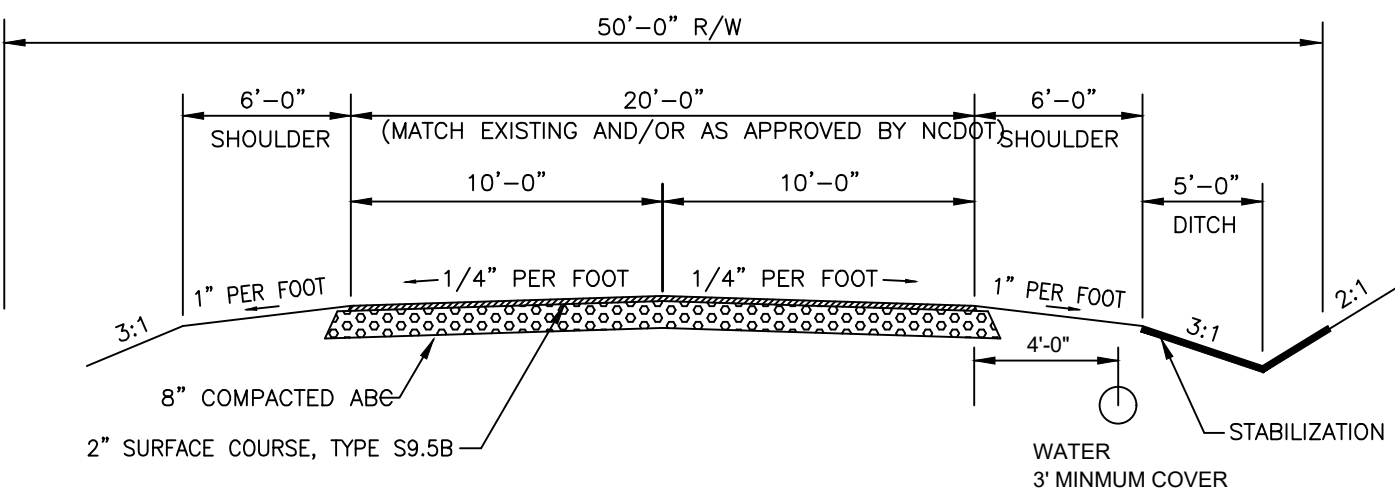
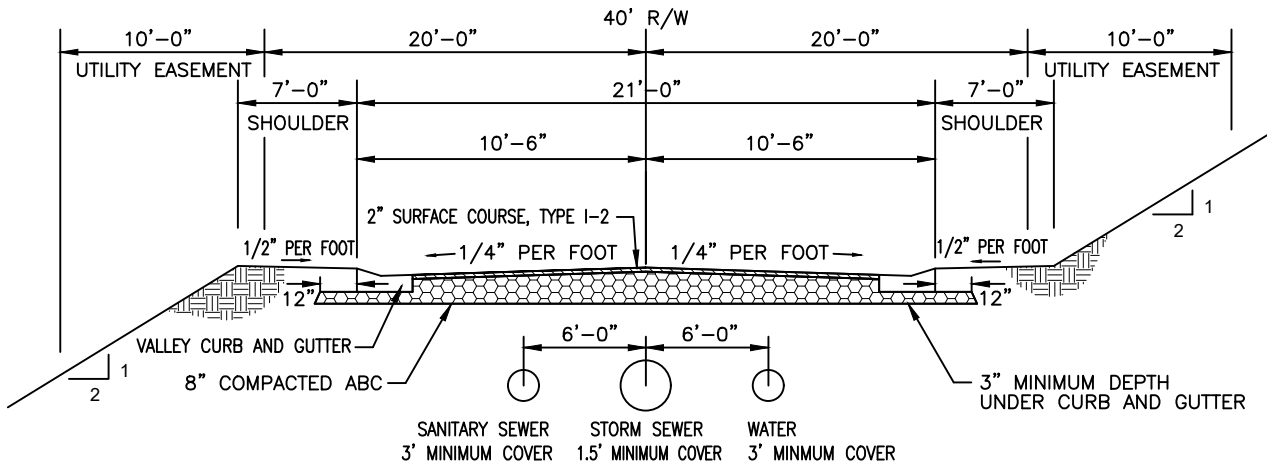
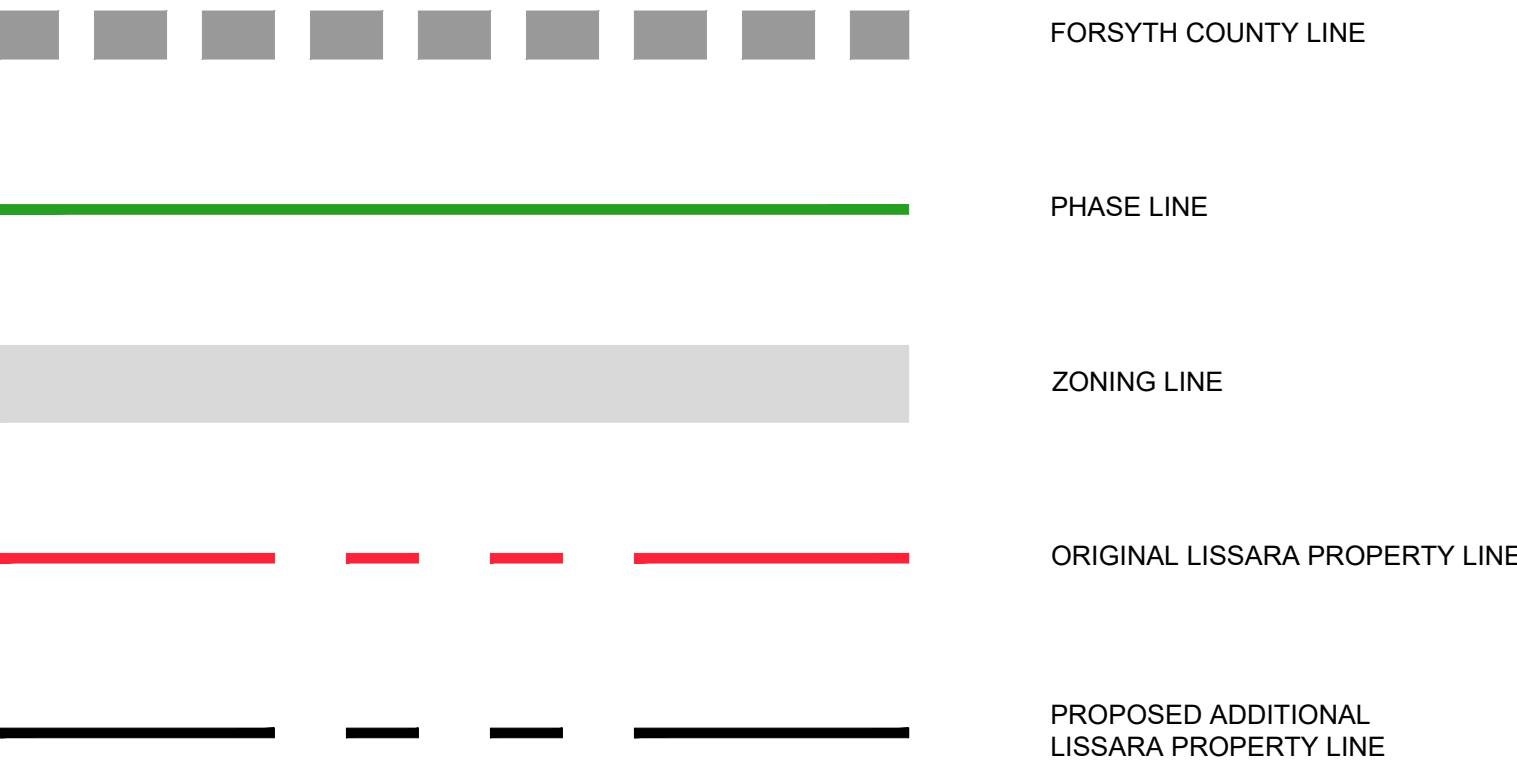
CONDITIONS: PBR 2008-07#2008051

- PRIOR TO THE ISSUANCE OF GRADING PERMITS:
- IF ANY WELLS ARE FOUND DURING THE REMOVAL OF EXISTING BUILDINGS, THE FORSYTH COUNTY HEALTH DEPARTMENT WILL REQUIRE AN APPLICATION FOR WELL ABANDONMENT BEFORE ANY ABANDONMENT PROCESS CAN BEGIN.
 - PROVIDE THE FORSYTH COUNTY HEALTH DEPARTMENT THE NAME OF THE AGENCY THAT WILL BE ISSUING THE PERMIT FOR THE PRIVATE WASTE WATER SEWAGE DISPOSAL SYSTEM.
- PRIOR TO THE SIGNING THE FINAL PLATS:
- ALL DOCUMENTS INCLUDING COVENANTS, RESTRICTIONS, AND HOMEOWNERS ASSOCIATION AGREEMENTS SHALL BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS. FINAL PLATS MUST SHOW COMMON OPEN SPACE DECLARATIONS.
 - DEVELOPER MUST BUILD STREETS TO UDD PRIVATE STREET STANDARDS.
- PRIOR TO THE ISSUANCE OF BUILDING PERMITS:
- DEVELOPER SHALL RECORD A FINAL PLAT IN THE OFFICE OF THE REGISTER OF DEEDS. FINAL PLAT SHALL SHOW LOTS, COMMON AREAS, PUBLIC STREETS AND UTILITIES.
- OTHER REQUIREMENTS:
- THE PRIVATE LAKE AND AMENITIES MAY ONLY BE USED BY THE PRIVATE HOMEOWNERS OF THE SUBDIVISION.

GENERAL NOTES

- PROPERTY BOUNDARY, LOT LINES, ROADWAYS AND UTILITIES ARE ILLUSTRATED FROM AUTOCAD FILES PROVIDED BY THE OWNER. THESE SOURCES INCLUDED: PREVIOUS PRELIMINARY SUBDIVISION PLAN DRAWING FILES, SURVEY/PLAT DRAWING FILES, AND OTHER DESIGN DRAWING FILES. EXISTING LOT LINES HAVE BEEN COMPARED TO RECORDED PLATS FOR COMPARISON AND ARE SHOWN APPROXIMATELY CORRECT.
- TOPOGRAPHY HAS BEEN ILLUSTRATED FROM AVAILABLE NCDOT LIDAR DRAWING FILES. CONTOURS ARE SHOWN AT 2' INTERVALS.
- ALL DEVELOPMENT SHALL CONFORM WITH THE TOWN OF LEWISVILLE AND/OR FORSYTH COUNTY "UNIFIED DEVELOPMENT ORDINANCE".
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, BACK OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
- WATER LINES ARE PUBLIC AND ARE OWNED AND OPERATED BY THE WINSTON-SALEM/FORSYTH COUNTY UTILITY COMMISSION.
- SEWER LINES ARE PRIVATELY OWNED AND MAINTAINED BY THE LISARRA HOA.
- EXISTING HOMES AND STRUCTURES WITHIN LISARRA ARE NOT ILLUSTRATED.

LEGEND



Allied Design, Inc.
CIVIL ENGINEERING & LAND SURVEYING
4720 KESTER MILL ROAD
WINSTON-SALEM, NC 27103
Phone: (336) 765-2377
Fax: (336) 765-2377
http://www.allied-engvsurv.com



PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION
FIRM LICENSE C-1891

THE LAKE AT LISARRA
LISARRA LAND, LLC
LEWISVILLE
NORTH CAROLINA

23-014 HLK SMC 4/15/23

PROJECT NO.:
DRAWN BY:
CHECKED BY:
DATE:

NO.	DATE	REVISIONS
1	06/07/2023	ISSUED FOR SITE & PRELIMINARY PLANS
2	07/18/2023	REVISED LOT #129 AND ACCESS EASEMENT

PRELIMINARY SUBDIVISION PLAN

SHEET
C1