RS-30 DIMENSIONAL REQUIREMENTS:

MIN. LOT SIZE (S.F.):	30,000
INTERIOR LOT (FT.):	100
CORNER LOT (FT.):	100
MIN. STREET FRONTAGE (FT.):	50
MIN. STREET SETBACK (FT.):	
LOCAL AND COLLECTOR - FRONT:	40
LOCAL AND COLLECTOR - SIDE:	20
MINOR THOROUGHFARE:	40
MAJOR THOROUGHFARE:	50
MIN. INTERIOR SETBACK (FT.):	
SIDE:	10
REAR YARD:	30
MAX. STRUCTURE HEIGHT:	50
MAX. BUILDING COVERAGE:	30%

CURVE TABLE

CURVE NUMBER	RADIUS	DELTA	LENGTH	TANGENT
C-1	960.00'	43°36'48"	685.08'	360.09'
C-2	400.00'	41°23'30"	288.97'	151.11'
C-3	300.00'	13°48'37"	72.31'	36.33'
C-4	400.00'	53°03'45"	369.50'	186.79'

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 74°06'57" E	154.01'
L2	N 75°59'51" E	102.88'
L3	N 78°00'00" E	100.12'
L4	N 81°56'24" E	101.42'
L5	N 84°50'20" E	102.96'
L6	N 86°47'40" E	101.33'
L7	N 87°43'12" E	70.44'

SUITABLE SOILS PER EVALUATION

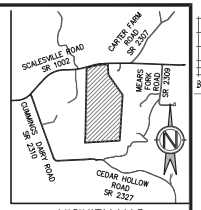
LOT SEPTIC AREA

P.S.L.A.M.E.: PERMANENT SEPTIC LINE & MAINTENANCE EASEMENT

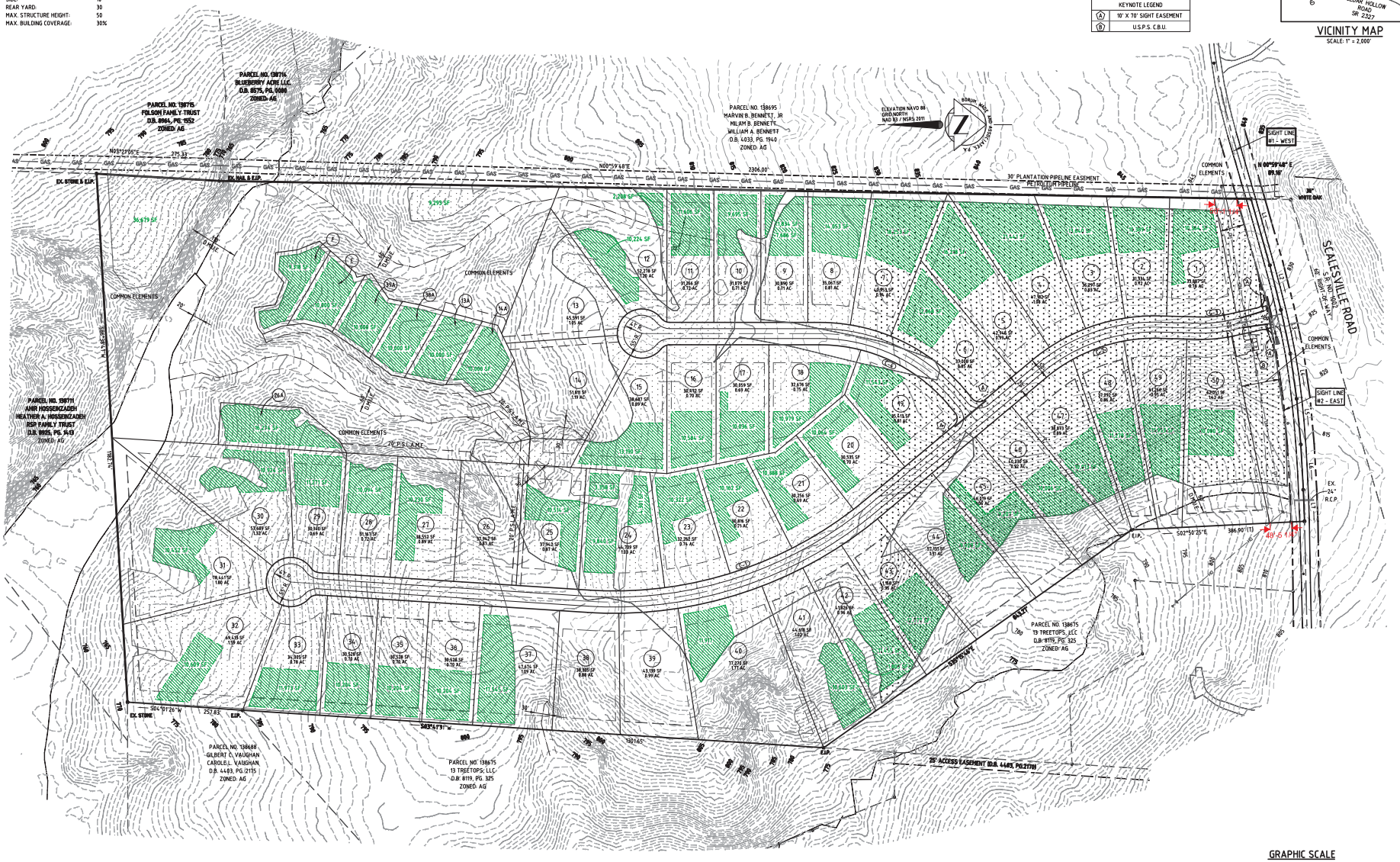
KEYNOTE LEGEND	
A	10' X 70' SIGHT EASEMENT
B	U.S.P.S. C.B.U.

SITE DATA:

SITE AREA:	65.56 ACS.
PARCEL NO.:	138696
PIN:	7950761735
CURRENT ZONING:	AG
PROPOSED ZONING:	RS-30
DEED REFERENCE:	DB. 8007, PG. 1132
LOTS PROPOSED:	50
LINEAL FEET OF NEW STREET:	3,292' (±)
DENSITY	1.09 LOTS/ACRE



VICINITY MAP
SCALE: 1" = 2,000'



GRAPHIC SCALE

0 50' 100' 200' 300' 400'

1" = 100'

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

PROJECT:

BRUCE'S RIDGE SUBDIVISION

1323 SCALESVILLE ROAD

CENTER GROVE TOWNSHIP, GUILFORD COUNTY

GREENSBORO, NORTH CAROLINA

OWNER/DEVELOPER:

LPL PROPERTIES LLC
7820 LITTLE POND LANE
SUMMERFIELD, NORTH CAROLINA 27358
CONTACT: WILL YEARNS
336-202-8514

DRAWN BY: KLM

DATE: JULY 6, 2026

REVISIONS:

SHEET TITLE:
PRELIMINARY SITE PLAN

FILE NO: F:\WDS\DOCKETS\1323 SCALESVILLE\SITE PLANS\DWG

DRAWING SCALE: 1" = 100'

PLAN SHEET NO.
C-1

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SEALS: