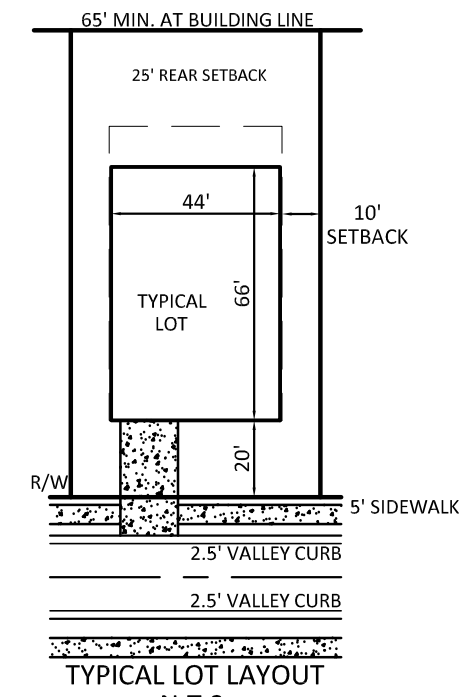
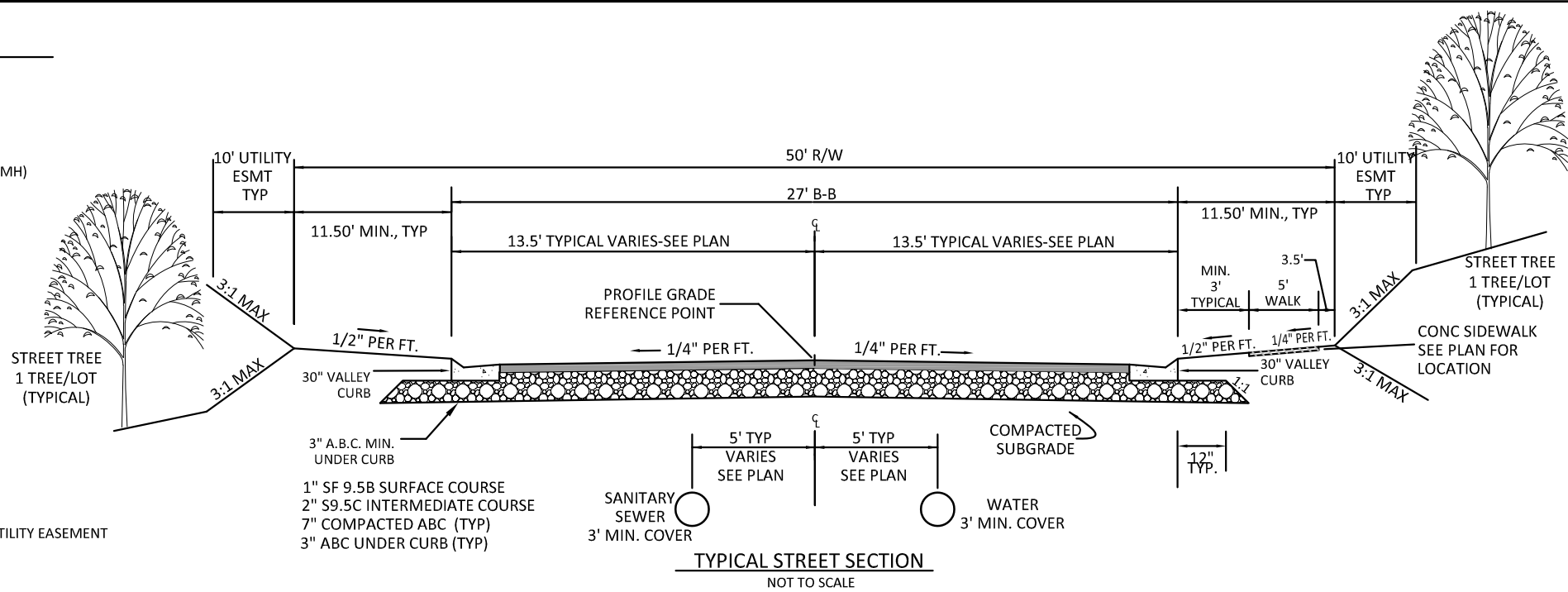
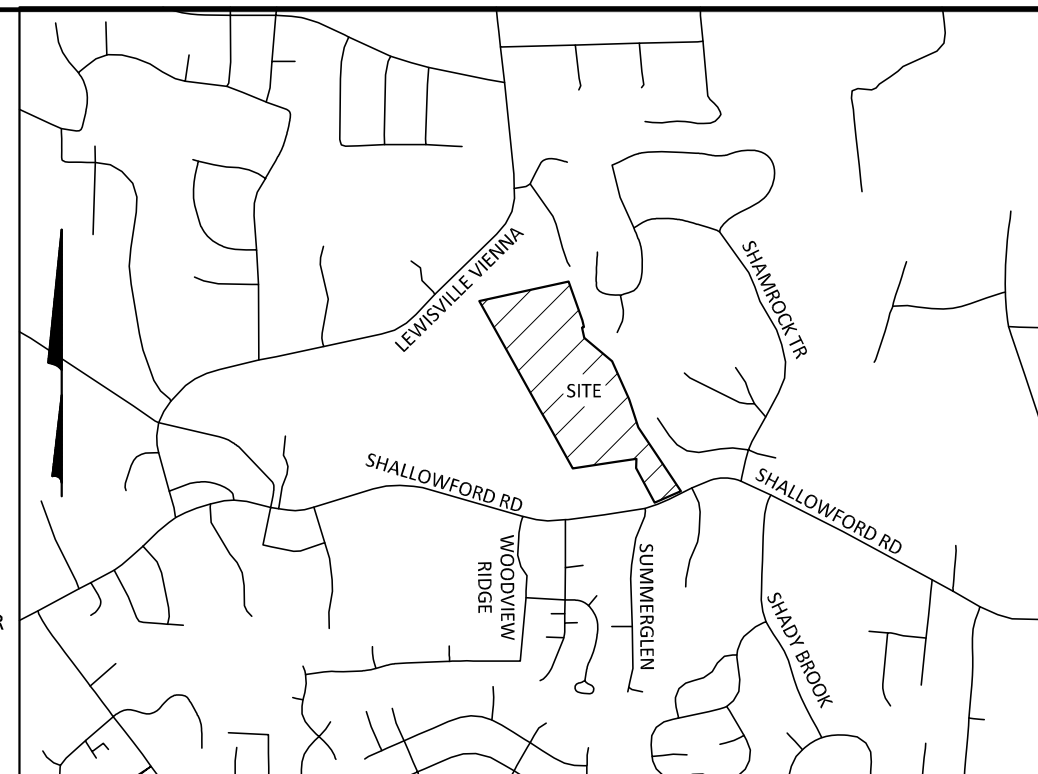


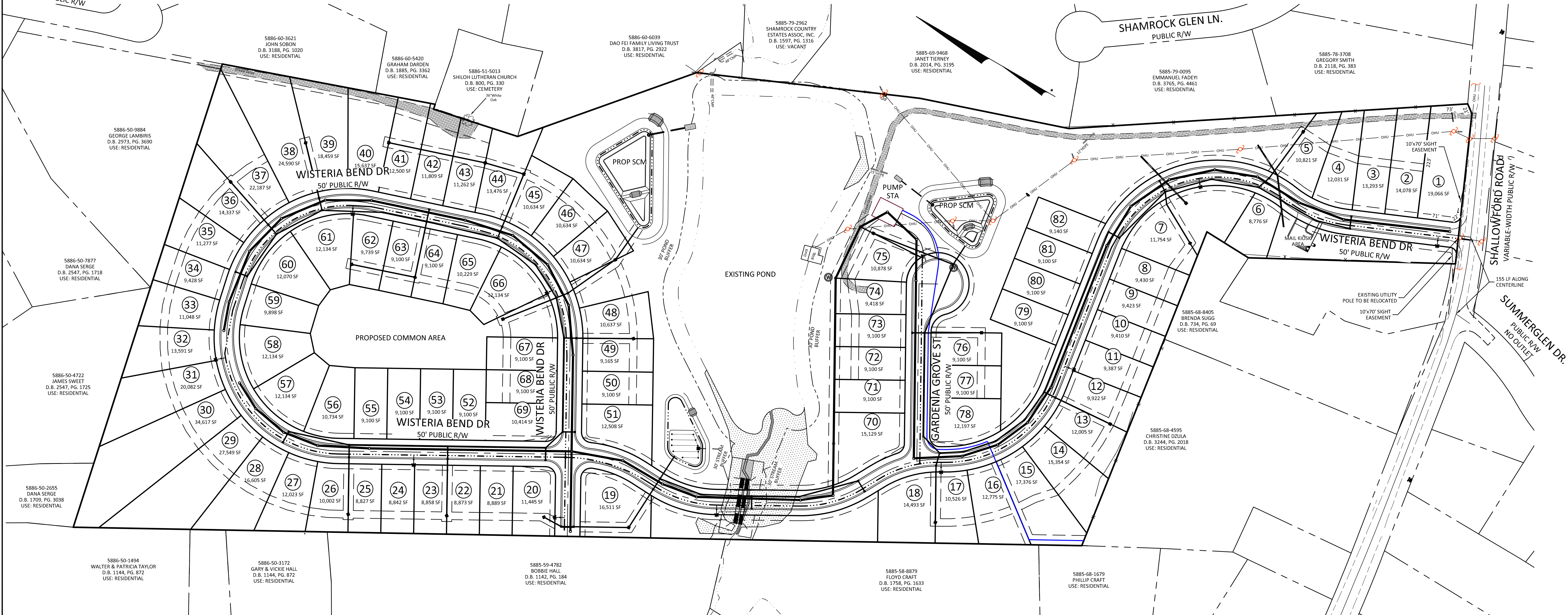
	WATER METER BOX (WM)		FIRE HYDRANT (HYD)	
	WATER VALVE (WV)		SANITARY SEWER MANHOLE (SSMH)	
	STORM MANHOLE (STMH)		CLEAN OUT	
	UTILITY POLE		DEED BOOK	
	LIGHT POLE		PLAT BOOK	
	GROUND LIGHT		PAGE	
	GUY WIRE		R/W RIGHT-OF-WAY	
	YARD INLET (YI)		EDGE OF PAVEMENT	
	GAS VALVE		EDGE OF GRAVEL	
	OVERHEAD POWER LINE		CONC. CONCRETE	
	GAS LINE		REINFORCED CONCRETE PIPE (D)	
	WATER LINE		DROP INLET	
	UNDERGROUND ELECTRICAL		CUL CULVERT	
	FENCE LINE		FINISH FLOOR ELEVATION	
	WOODSLINE (TYP.)		BSMT. BASEMENT	
			TPED. TELEPHONE PEDESTAL	
			THH TELEPHONE HAND HOLD	
			DMUE DRAINAGE MAINTENANCE & UTILITY EASEMENT	
			● FOUND IRON PIPE	
			● COMPUTED POINT	
			● CONCRETE MONUMENT	
			CH = CHORD	
			R/W = RIGHT OF WAY	
			P.B. = DEED BOOK	
			D.B. = DEED BOOK	
			PG. = PAGE	
			DMUE = DRAINAGE ESMT.	
			CE = COMMON ELEMENTS	



THIS PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FIRM 3710588500J, REVISED 01/02/09 & 3710588600J, REVISED 01/02/09.



VICINITY MAP
1" = 2,000'



REVIEW INFORMATION

TYPE OF REVIEW: X PRELIMINARY SUBDIVISION APPROVAL

JURISDICTION: X LEWISVILLE

PURPOSE STATEMENT- PURPOSE OF THIS SUBMITTAL IS FOR:

THE PURPOSE OF THE SUBMITTAL IS FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAN UNDER THE PRO USE CONDITIONS.

DENSITY CALCULATIONS

NUMBER OF UNITS OR LOTS: 82 UNITS/LOTS

DENSITY: 1.89 UNITS/ACRE OR LOTS/ACR

ZONING

EXISTING ZONING: RS-9

PROPOSED ZONING: NO CHANGE

PROPOSED USES: SINGLE FAMILY RESIDENTIAL

INFRASTRUCTURE

	PUBLIC	PRIVATE
WATER		X
SEWER	X	
STREETS		

OFF-STREET PARKING (IF APPLICABLE)

PROPOSED USE(S) SINGLE FAMILY RESIDENTIAL

PARKING CALCULATION: 21 LOT = 2 x 82 + 164
(MAY BE MORE THAN ONE CALCULATION REQUIRED)

REQUIRED PARKING: 164 SPACES

PARKING PROVIDED: 164 SPACES

SITE SIZE AND COVERAGES

TOTAL ACRES: 43.44 AC.

SITE COVERAGES:

BUILDING TO LAND	<u>52.33 %</u> (LOTS)
PAVEMENT TO LAND	<u>12.66 %</u> (R/W)
OPEN SPACE	<u>35.01 %</u>
TOTAL	<u>(100%)</u>

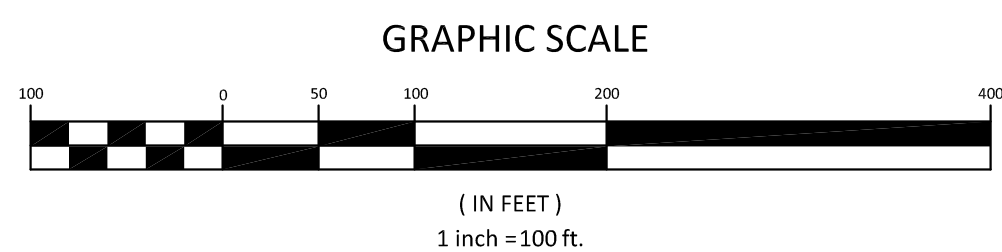
BUILDING SQUARE FOOTAGE: SF.

BUILDING HEIGHT: FT. OR STORIES



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IT'S THE LAW!

BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY BY ENCOMPASS SURVEYING AND
ENGINEERING, PC DATED 07/25/2025.



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Aden R. Stoltzfus, PE C-3812
aden@seieneengineering.com
336-904-0207
683 Gralin Street
Kernersville, NC 27284



EVERLY SUBDIVISION

PRELIMINARY PLAT

PROJECT LOCATION: STATE: NORTH CAROLINA COUNTY: FORSYTH TOWNSHIP: VIENNA JURISDICTION: LEWISVILLE	DEVELOPER INFORMATION: CLAYTON PROPERTIES GROUP, INC 221 JONESTOWN ROAD WINSTON SALEM, NC 27104 (336) 765-9661	PROPERTY OWNER(S) INFORMATION: ELIZABETH REYNOLDS 706 PEARSON DRIVE ASHEVILLE, NC 28801
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NO	DATE	REVISION NOTE
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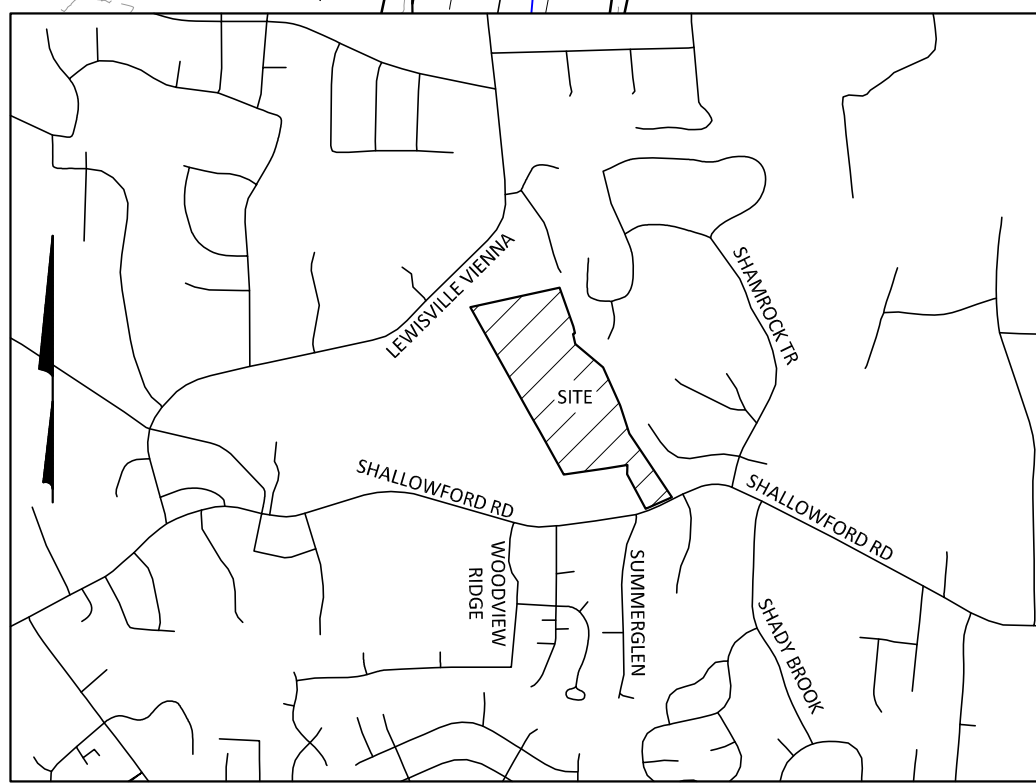
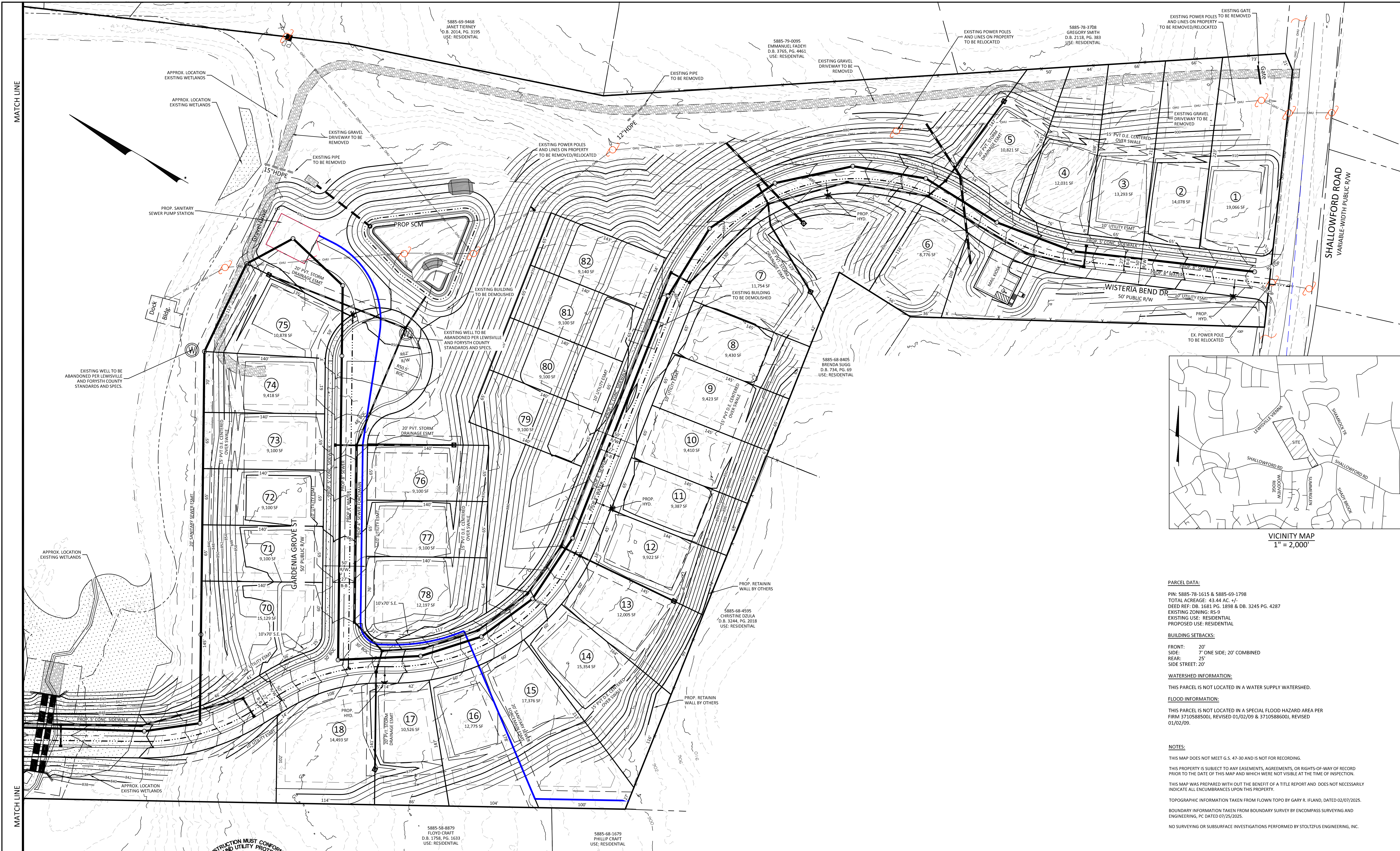
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CHECKED BY: ARS
DATE: 10/31/2025
PROJECT NO.: 1902-07
REF. NO.:
SCALE: 1"=100'



C1

1 OF 3



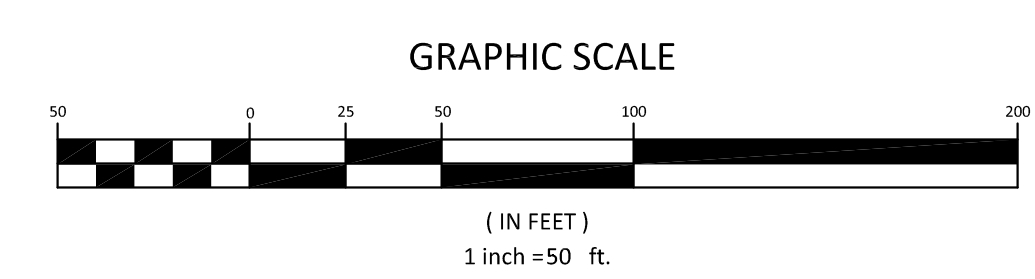
PARCEL DATA:
PIN: 5885-78-1615 & 5885-69-1798
TOTAL ACREAGE: 43.44 AC. +/-
DEED REF: DB. 1681 PG. 1898 & DB. 3245 PG. 4287
EXISTING ZONING: RS-9
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL

BUILDING SETBACKS:
FRONT: 20'
SIDE: 7' ONE SIDE; 20' COMBINED
REAR: 25'
SIDE STREET: 20'

WATERSHED INFORMATION:
THIS PARCEL IS NOT LOCATED IN A WATER SUPPLY WATERSHED.

FLOOD INFORMATION:
THIS PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER FIRM 3710588500J, REVISED 01/02/09 & 3710588600J, REVISED 01/02/09.

NOTES:
THIS MAP DOES NOT MEET G.S. 47-30 AND IS NOT FOR RECORDING.
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THIS MAP WAS PREPARED WITH OUT THE BENEFIT OF A TITLE REPORT AND DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES UPON THIS PROPERTY.
TOPOGRAPHIC INFORMATION TAKEN FROM FLOWN TOPO BY GARY R. IFLAND, DATED 02/07/2025.
BOUNDARY INFORMATION TAKEN FROM BOUNDARY SURVEY BY ENCOMPASS SURVEYING AND ENGINEERING, PC DATED 07/25/2025.
NO SURVEYING OR SUBSURFACE INVESTIGATIONS PERFORMED BY STOLTZFUS ENGINEERING, INC.



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ALL CONSTRUCTION MUST CONFORM TO THE UNDERGROUND UTILITY PROTECTION ACT

811

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IT'S THE LAW!

EVERLY SUBDIVISION

PRELIMINARY PLAT

PROJECT LOCATION:
STATE: NORTH CAROLINA
COUNTY: FORSYTH
TOWNSHIP: VIENNA
JURISDICTION: LEWISVILLE

DEVELOPER INFORMATION:
CLAYTON PROPERTIES GROUP, INC
221 JONESTOWN ROAD
WINSTON SALEM, NC 27104
(336) 765-5961

PROPERTY OWNER(S) INFORMATION:
ELIZABETH DOWNS
376 PARSON DRIVE
ASHEVILLE, NC 28801

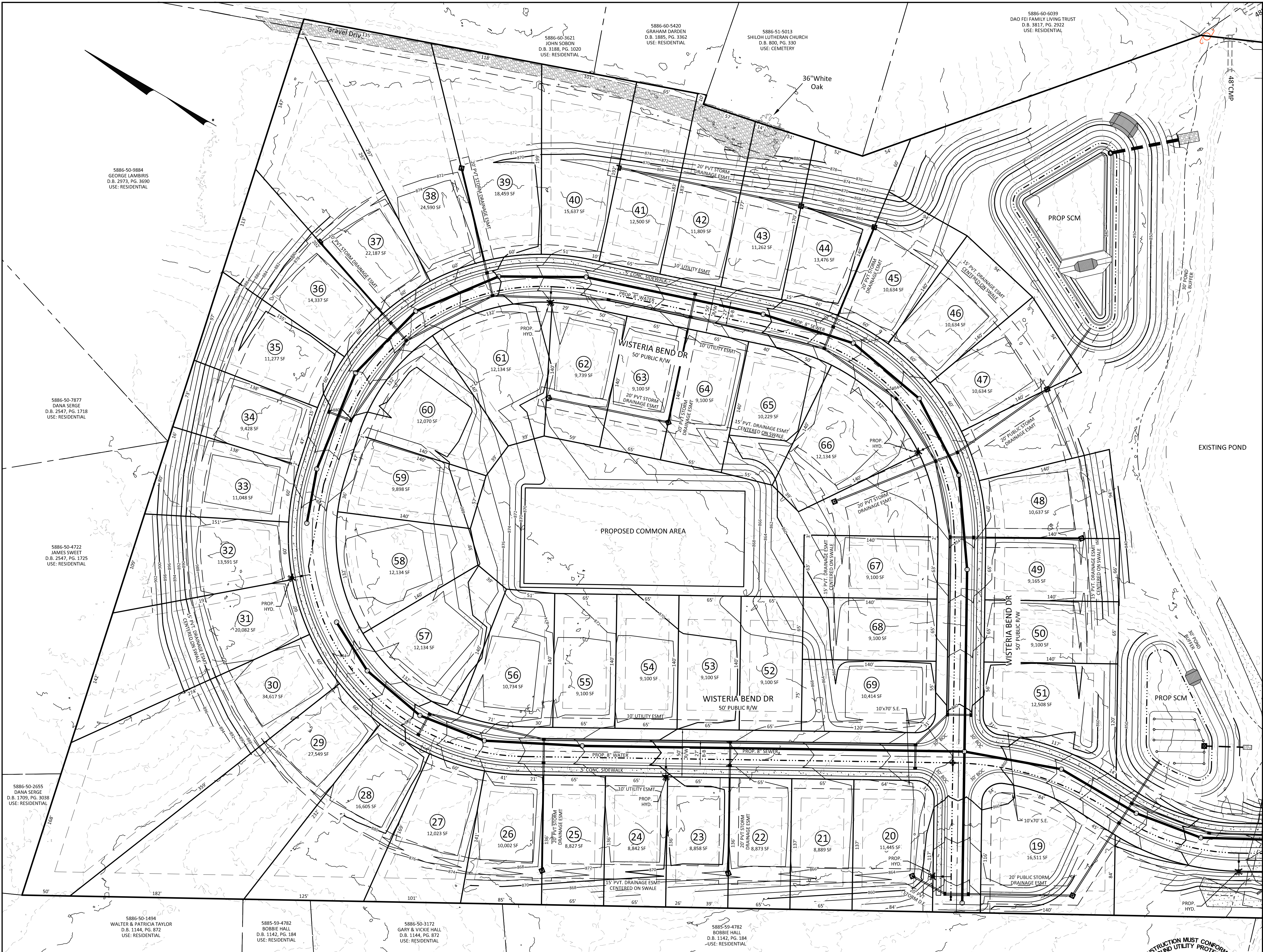
Aden R. Stoltzfus, PE C-3812
aden@seengineering.com
336-904-0207
683 Gralin Street
Kernersville, NC 27284

SEI
Stoltzfus Engineering Inc.
Civil Engineering Consultants

NO.	DATE	REVISION NOTE
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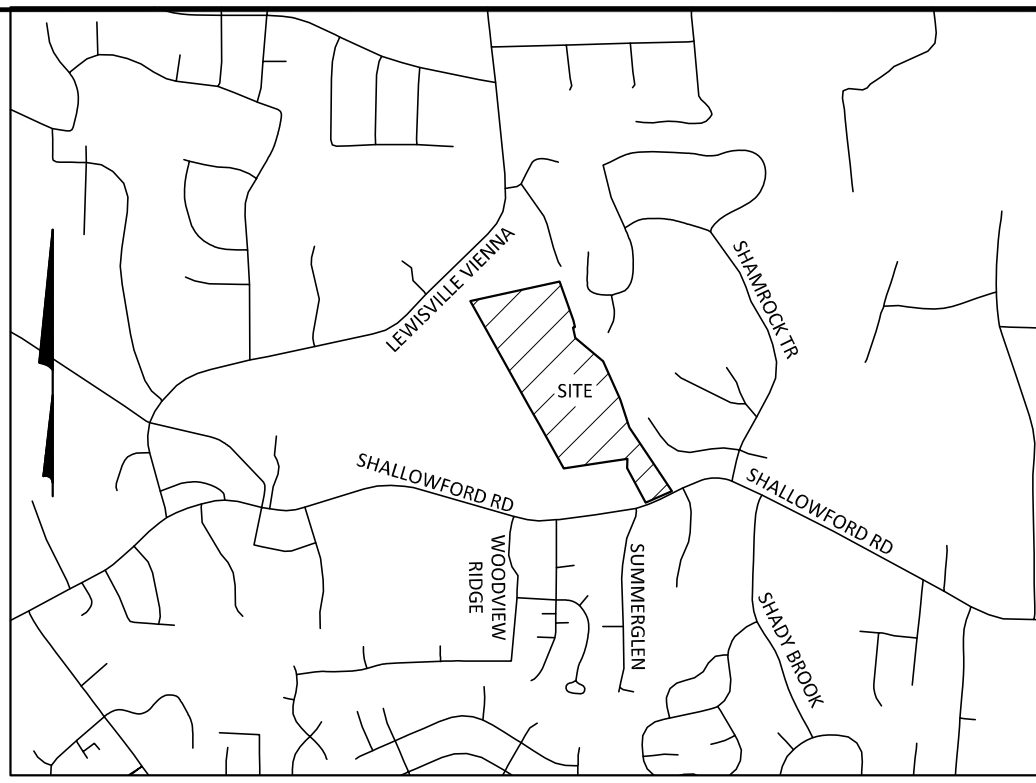
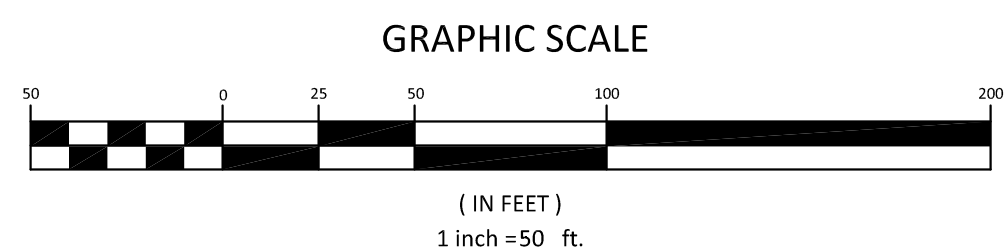
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CHECKED BY: ARS
DATE: 10/31/2025
PROJECT NO.: 1902-07
REF. NO.:
SCALE: 1"=50'

C2
2 OF 3



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TOTAL ACREAGE: 43.44 AC. +/-
DEED REF: DB. 1081 PG. 1898 & DB. 3245 PG. 4287
EXISTING ZONING: RS-9
EXISTING USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL

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SIDE: 7' ONE SIDE; 20' COMBINED
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SIDE STREET: 20'

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FLOOD INFORMATION:
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NOTES:
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aden@seengineering.com
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683 Gralin Street
Kernersville, NC 27284

SEI
Stoltzfus Engineering Inc.
Civil Engineering Consultants

EVERLY SUBDIVISION

PRELIMINARY PLAT

PROJECT LOCATION:
STATE: NORTH CAROLINA
COUNTY: FORSYTH
TOWNSHIP: VIENNA
JURISDICTION: LEWISVILLE

PROPERTY OWNER(S) INFORMATION:
ELIZABETH BROWN
376 PARSON DRIVE
WINSTON SALEM, NC 27104
(336) 765-9561

NO.	DATE	REVISION NOTE
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DRAWN BY: SDT
CHECKED BY: ARS
DATE: 10/31/2025
PROJECT NO.: 1902-07
REF. NO.:
SCALE: 1"=50'

C3
3 OF 3

811
NORTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
ADEN R. STOLTZUS
10/31/2025