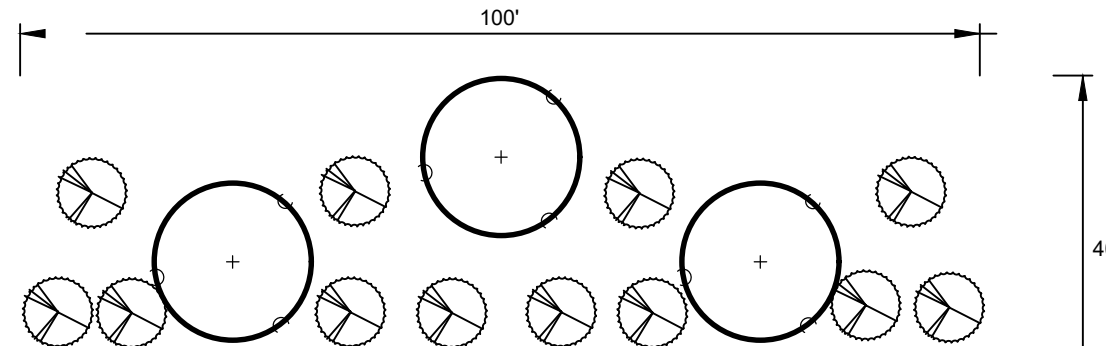
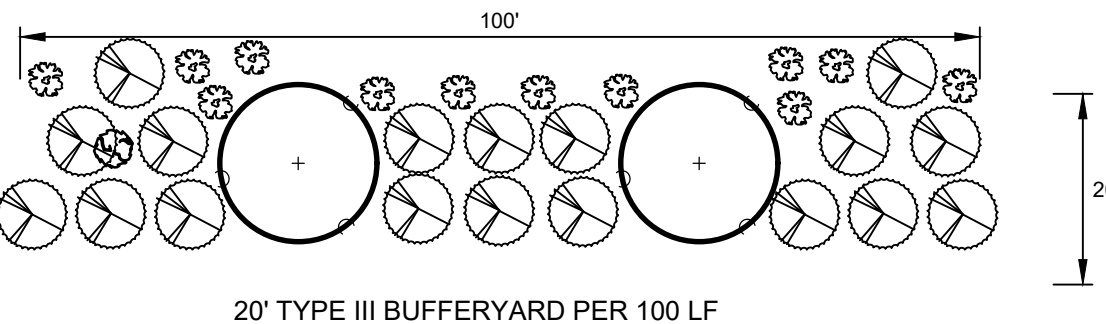


20' TYPE II REQUIREMENTS - 2 DECIDUOUS TREES & 12 PRIMARY EVERGREEN PLANTS & 10 SUPPLEMENTAL EVERGREEN SHRUBS



40' TYPE III REQUIREMENTS - 3 DECIDUOUS TREES & 12 PRIMARY EVERGREEN PLANTS



20' TYPE II REQUIREMENTS - 2 DECIDUOUS TREES & 18 PRIMARY EVERGREEN PLANTS & 12 SUPPLEMENTAL EVERGREEN SHRUBS

TREE SAVE AREA SUMMARY CALCULATIONS

ADDITIONS TO EXISTING DEVELOPMENT:	
TOTAL LIMITS OF LAND DISTURBANCE (IN SQUARE FEET):	87,339 SF
TOTAL SITE AREA EXCLUDED FROM TSA: SQUARE FEET OF PROPOSED R.O.W.'s 0 + SQUARE FEET OF EXISTING UTILITY EASEMENTS 0 + SQUARE FEET OF EXISTING WATER BODIES AND STORMWATER PONDS 0 = 0 SF	
MINIMUM TREE SAVE AREA REQUIRED:	10% X 12%
TOTAL REQUIRED TREE SAVE AREA (IN SQUARE FEET): TOTAL LIMITS OF LAND DISTURBANCE 87,339 SF - EXCLUDED AREA 0 SF X MINIMUM TSA (12%) = 10,481 SF	
NEW TREES USED FOR TSA CREDIT: X YES NO	
NUMBER OF LARGE VARIETY TREES PLANTED: 14 x 750 SF =	10,500 SF
TOTAL REQUIRED TSA (IN SQUARE FEET): 10,481 SF	
TOTAL PROVIDED TSA (IN SQUARE FEET): 10,500 SF	

BUA CALCULATIONS

23-041 Shallowford Road Golf Center June 20, 2024		
SITE AREA:	730,066	16.76
EXISTING BUA		
BUILDING:	2,373	0.05
PAVEMENT/GRAVEL:	17,209	0.40
CONCRETE:	6,520	0.15
TOTAL:	26,102	0.60
PERCENT BUA:	3.58%	
EXISTING BUA TO BE REMOVED		
BUILDING:	423	0.01
PAVEMENT:	10,213	0.23
CONCRETE:	4,014	0.09
TOTAL:	14,650	0.33
PROPOSED BUA		
BUILDING:	2,500	0.06
PAVEMENT/GRAVEL:	10,213	0.23
CONCRETE:	1,367	0.03
TOTAL:	14,080	0.32
FINAL BUA		
BUILDING:	4,450	0.10
PAVEMENT:	27,422	0.63
CONCRETE:	3,873	0.09
TOTAL:	35,745	0.82
FINAL PERCENT BUA:	4.90%	

GENERAL NOTES

- BOUNDARY, LOCATION AND TOPOGRAPHIC SURVEY INFORMATION WAS PROVIDED FROM FORSYTH COUNTY PLANNIMETRICS. EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS. PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMING TO ALL APPLICABLE OSHA REGULATIONS PERTAINING TO CONSTRUCTION ON-SITE.
- CONTRACTOR SHALL PROVIDE THE NECESSARY SIGNAGE AND FLAGMEN WHEN WORKING WITHIN THE PUBLIC ROAD RIGHT-OF-WAY. UTILIZE TEMPORARY TRAFFIC CONTROL DEVICES TO ENSURE THE SAFETY OF EMPLOYEES AND THE GENERAL PUBLIC.
- COORDINATE WITH ADJACENT PROPERTY OWNERS FOR ANY WORK REQUIRED OUTSIDE OF PROPERTY BOUNDARY.
- CONTRACTOR SHALL VERIFY PROPOSED GRADES AND ELEVATIONS IN ADVANCE OF CONSTRUCTION OPERATIONS. NOTIFY ENGINEER OF ANY CONFLICT.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES PRIOR TO COMMENCEMENT OF ANY WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL ILLUSTRATED UNDERGROUND UTILITIES. THE CONTRACTOR SHALL EXERCISE REASONABLE EFFORTS TO PROTECT ANY UNKNOWN UNDERGROUND UTILITIES. NOTIFY ENGINEER IMMEDIATELY IF ANY ELEMENTS ARE DISCOVERED THAT WOULD NECESSITATE A REVISION TO THE DESIGN.
- THE CONTRACTOR SHALL CONTACT NORTH CAROLINA ONE CALL CENTER (800) 632-4949 AT LEAST THREE DAYS PRIOR TO CONSTRUCTION.

PROPERTY INFORMATION:

PARCEL ID NUMBER: 5865-99-6679, 5865-98-5943
ZONING: RS-40
ACREAGE: 16.76

PROPERTY OWNER:
DUMP THE STUMP, LLC
2828 TOMS RIDGE LANE
EAST BEND, NC 27016

PROPERTY DEVELOPER:
RICKY LYONS
ADDRESS
PHONE:
EMAIL: rickylyons@pga.com

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

NOTES:

- A FENCE WILL BE DESIGNED AND INSTALLED AT THE FAR END OF THE DRIVING RANGE TO STOP ROLLING GOLF BALLS.

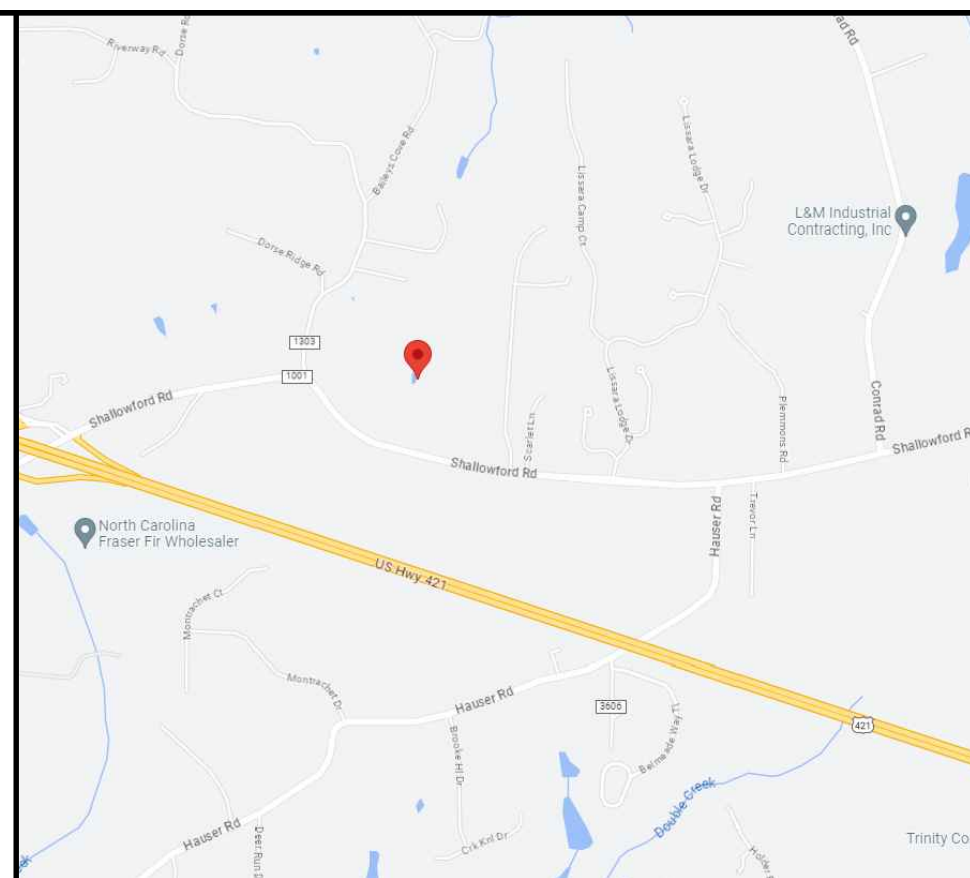
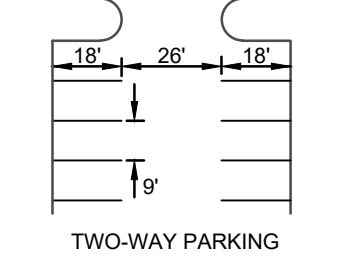
MVSA PLANTING REQUIREMENTS:

- LANDSCAPE ORDINANCE REQUIRES 1 TREE PER 5,000 SF OF ASPHALT OR GRAVEL SURFACE AREA.
(35,686 SF / 5,000 SF) * 1 = 7.14 = 8 LARGE VARIETY TREES.
- LARGE VARIETY TREES SHOWN (8 STREETYARD/BUFFERYARD TREES TAKEN AS CREDIT).
- ALL VARIETIES MAY SUBSTITUTED WITH LANDSCAPE INSPECTOR APPROVAL.

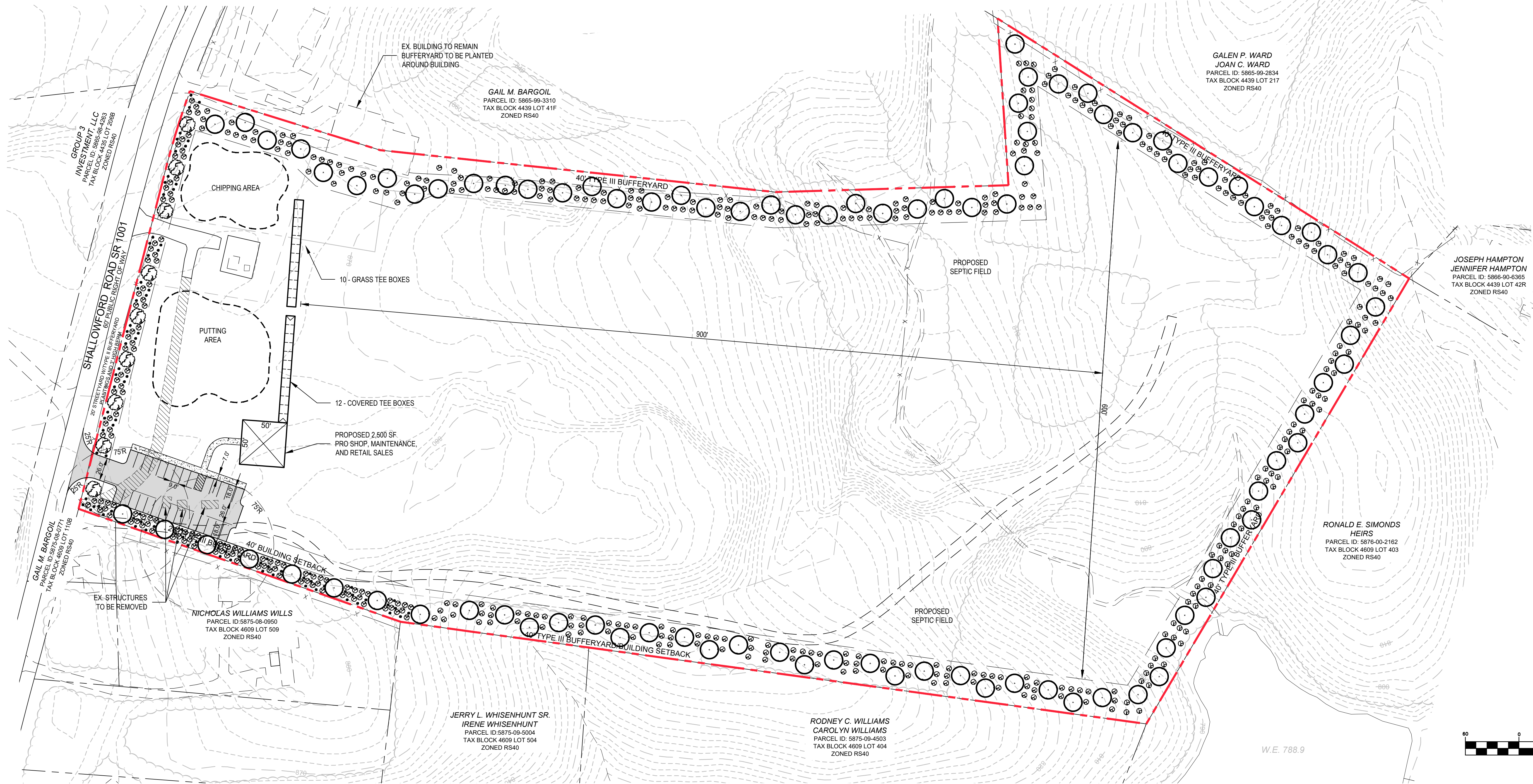
LEGEND

- LARGE VARIETY - DECIDUOUS TREE
- MEDIUM VARIETY - DECIDUOUS TREE
- PRIMARY EVERGREEN
- SUPPLEMENTAL EVERGREEN

TYPICAL PARKING DIMENSIONS



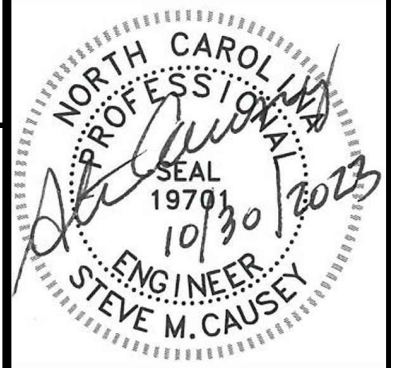
VICINITY MAP
NOT TO SCALE



REVIEW INFORMATION	
TYPE OF REVIEW:	<input checked="" type="checkbox"/> SPECIAL USE REZONING
JURISDICTION:	<input checked="" type="checkbox"/> TOWN OF LEWISVILLE
PURPOSE STATEMENT: THE PURPOSE OF THIS PLAN IS FOR OWNER REVIEW OF THE SCHEMATIC SITE PLAN.	
PROPERTY INFORMATION	
PIN #S:	5865-99-6679, 5865-98-5943
ZONING	
EXISTING ZONING:	RS40
PROPOSED ZONING:	HB-C
PROPOSED USES:	GOLF DRIVING RANGE
SITE SIZE AND COVERAGES	
TOTAL ACREAGE:	16.76 ACRE(S)
SITE COVERAGES:	
BUILDING TO LAND:	0.61 %
PAVEMENT TO LAND:	4.29 %
OPEN SPACE:	95.10 %
TOTAL:	100 %
BUILDING SQUARE FOOTAGE:	2,500 SF
BUILDING HEIGHT:	60' MAX. FT
OFF-STREET PARKING	
PROPOSED USE(S):	RECREATION SERVICES, GOLF DRIVING RANGE
REQUIRED PARKING:	1 SPACES/ TEE 1 X 24 = 24 SPACES 1 SPACES/ 225 SF GFA (RETAIL) 500 SF / 225 = 2.2 = 2 SPACES 1 SPACES/ # OF EMPLOYEES ON LARGEST SHIFT 1 X 3 = 3 SPACES REQUIRED PARKING: 29 SPACES TOTAL PARKING PROVIDED: 29 SPACES (INC. 2 HANDICAP SPACES)
BUFFERYARDS	
ADJOINING ZONING:	RS40
TYPE REQUIRED:	TYPE III
WIDTH PROVIDED:	40' & 100' FT
BUILDING SETBACKS	
FRONT:	N/A
REAR:	N/A
SIDE:	N/A
STREET:	N/A
* IF ADJOINING WITH RESIDENTIAL ZONING, 40' BUILDING SETBACK IS REQUIRED.	

Allied Design, Inc.
CIVIL ENGINEERING & LAND SURVEYING
4720 KESTER MILL ROAD
WINSTON-SALEM, NORTH CAROLINA 27103
PHONE: (336) 765-2377
FAX: (336) 765-2377
http://www.allied-engsurv.com

FIRM LICENSE C-1891



PRELIMINARY PLANS
NOT RELEASED FOR CONSTRUCTION

SHALLOWFORD ROAD GOLF CENTER
7825 SHALLOWFORD ROAD
LEWISVILLE, NC

PROJECT NO.: 23-041
DRAWN BY: HLK
CHECKED BY: SMC
DATE: 08/03/2023

NO.	DATE	DESCRIPTION
A	10/10/2023	ISSUED FOR OWNER REVIEW
B	11/01/2023	ISSUED FOR PLANNING BOARD REVIEW
C	11/16/2023	REVISED PER TOWN OF LEWISVILLE COMMENTS
D	12/08/2023	REVISED PARKING LOT AND LAYOUT
E	06/07/2024	LIGHTING REMOVED
F	06/20/2024	REVISED BUILDING AND PARKING

PRELIMINARY SITE PLAN

SHEET
C1

