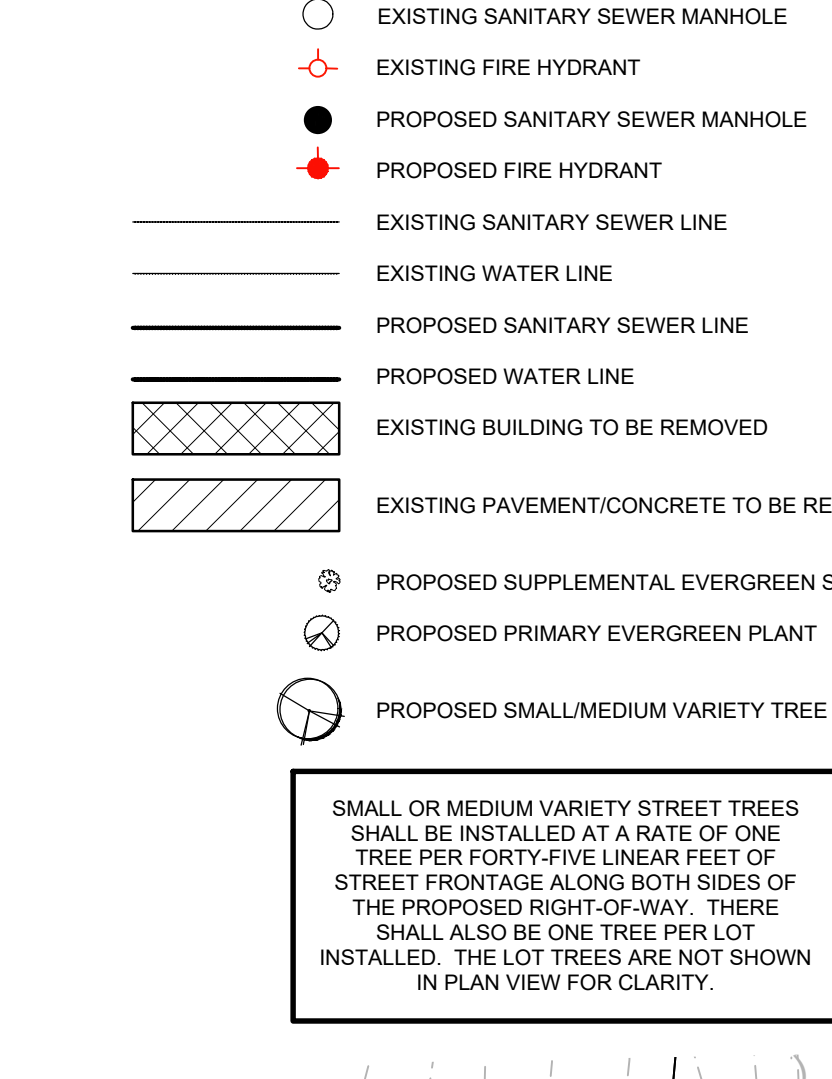
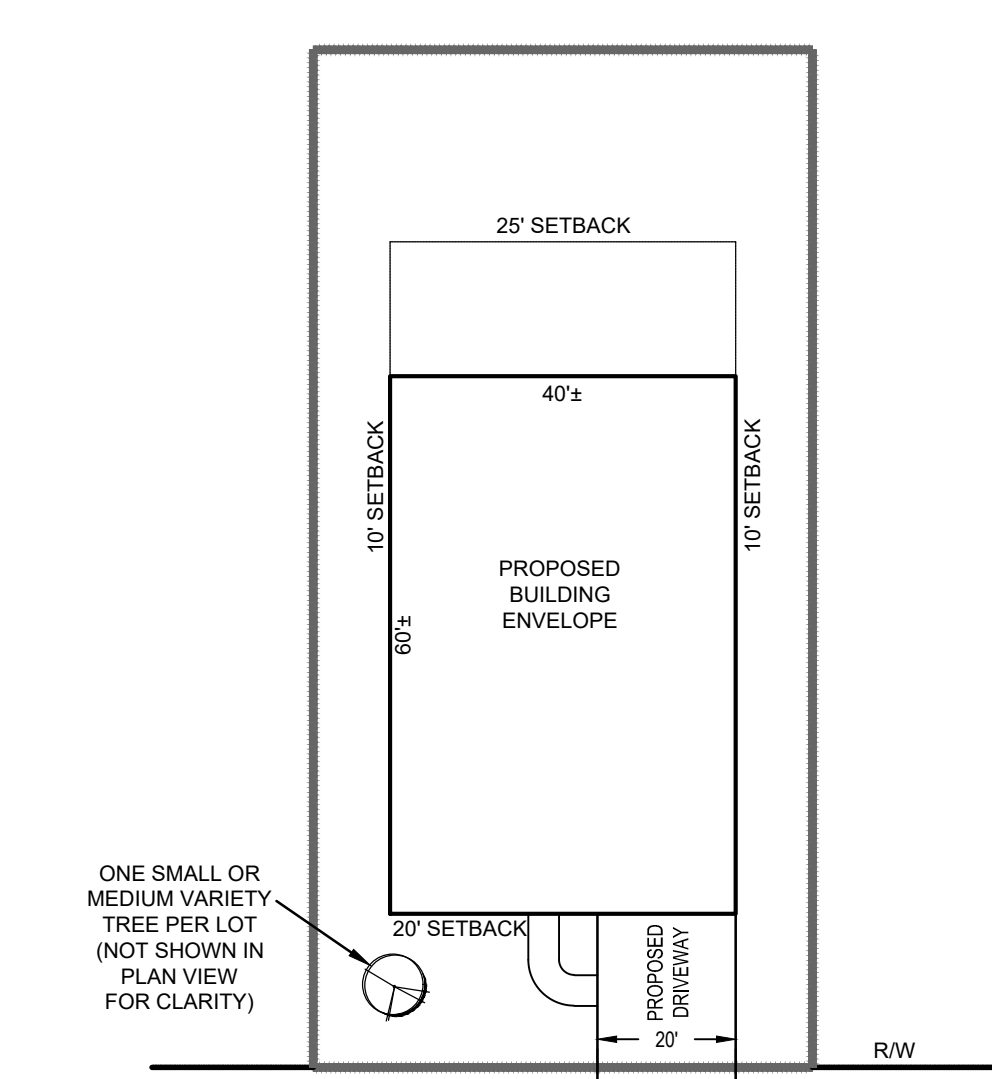


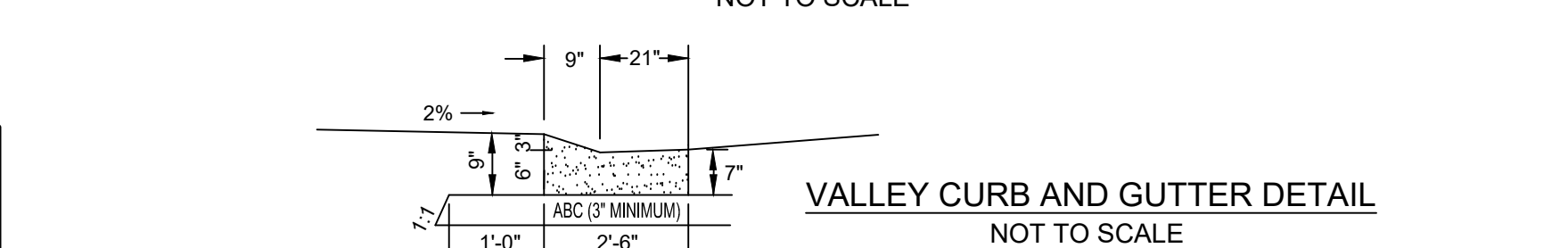
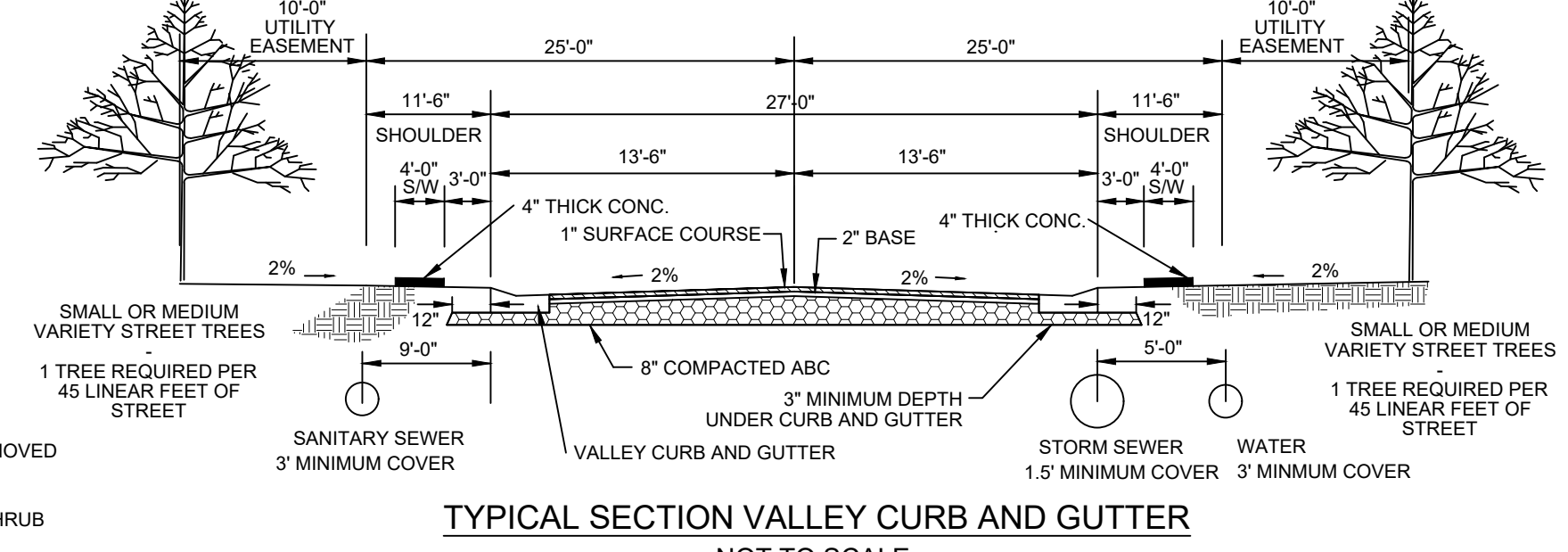
REVIEW INFORMATION	
TYPE OF REVIEW:	X PRELIMINARY SUBDIVISION
JURISDICTION:	X TOWN OF LEWISVILLE
PURPOSE STATEMENT:	THE PURPOSE OF THIS SUBMITTAL IS FOR APPROVAL OF PRELIMINARY SUBDIVISION PLAN.
INFRASTRUCTURE	
WATER:	PUBLIC PRIVATE
SEWER:	X
STREETS:	X
LINEAR FEET OF PUBLIC STREETS:	2,245 FT
OFF-STREET PARKING	
PROPOSED USE(S):	RESIDENTIAL BUILDING, SINGLE FAMILY
REQUIRED PARKING:	2 SPACES PER RESIDENCE
	2 SPACES x 56 LOTS = 112
REQUIRED PARKING:	112 SPACES
PARKING PROVIDED:	112 SPACES
SITE SIZE AND COVERAGES	
TOTAL ACREAGE:	25.37 ACRE(S)
SITE COVERAGES:	
BUILDING TO LAND:	12.67 %
PAVEMENT TO LAND (STREET, SIDEWALKS AND DRIVEWAYS):	12.11 %
OPEN SPACE:	75.22 %
TOTAL:	100 %
MAXIMUM BUILDING HEIGHT:	40'

ZONING	
EXISTING ZONING:	RSS
PROPOSED ZONING:	RSS (NO CHANGE)
PROPOSED USES:	RESIDENTIAL BUILDING, SINGLE FAMILY
DENSITY CALCULATIONS	
# OF UNITS OR LOTS:	56
DENSITY:	2.21 UNITS/LOTS PER ACRE
BUFFERYARDS	
ADJOINING ZONING:	RSS
TYPE REQUIRED:	TYPE 3 ALONG SHADY BROOK LANE
WIDTH PROVIDED:	15'
STREET INDEX CALCULATION	
NUMBER OF SEGMENTS:	5
NUMBER OF NODES:	4
SEGMENTS / NODES:	1.25
WATERSHED INFORMATION	
SUBJECT PROPERTY IS NOT LOCATED WITHIN A WATERSHED DISTRICT.	

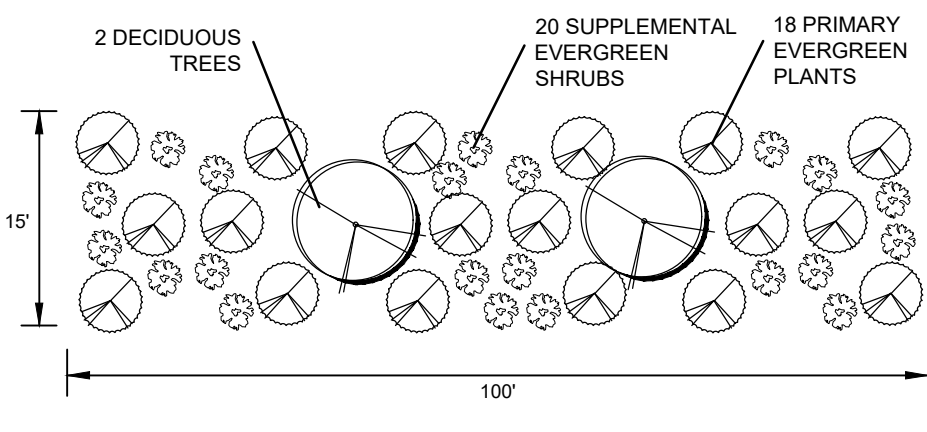
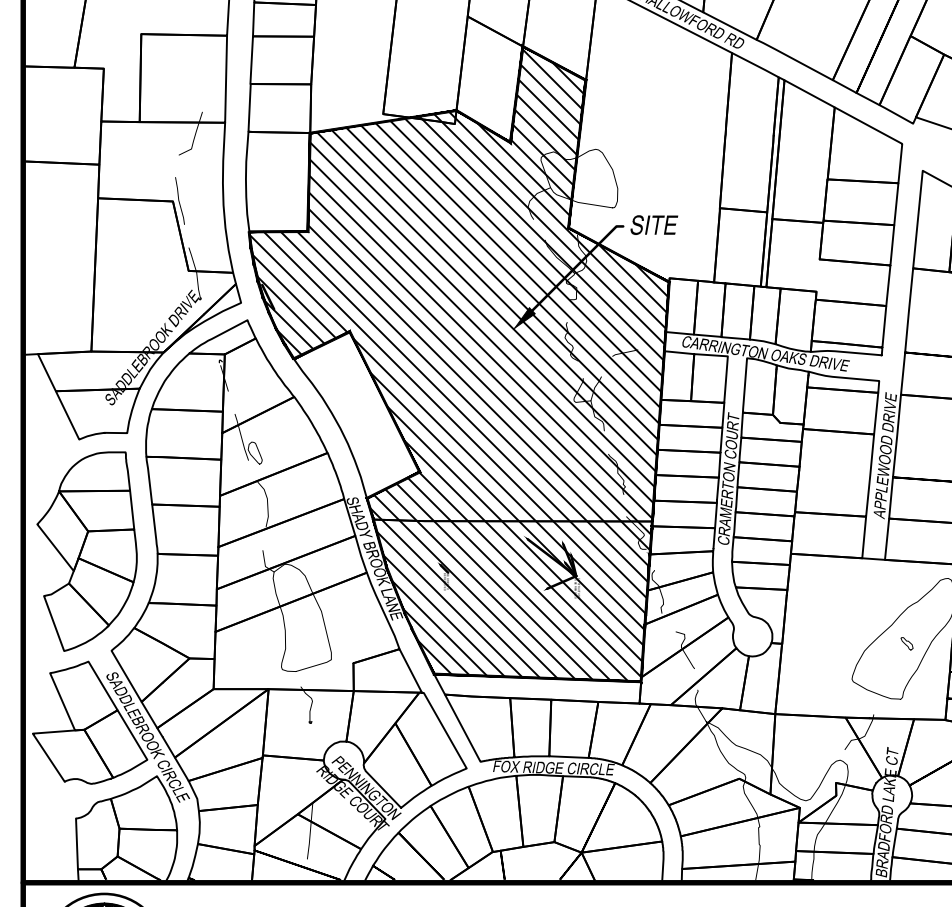


- GENERAL NOTES**
- EXISTING SITE BOUNDARY, LOCATION AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM AVAILABLE CITY/COUNTY MAPS. EXISTING CONTOURS ARE SHOWN AT 2 INTERVALS. PROPOSED CONTOURS ARE SHOWN AT 2 INTERVALS.
 - ALL DEVELOPMENT SHALL CONFORM WITH THE TOWN OF LEWISVILLE "UNIFIED DEVELOPMENT ORDINANCE".
 - ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB AND FACE OF BUILDING, UNLESS OTHERWISE NOTED. VERIFY ALL BUILDING DIMENSIONS WITH ARCHITECT PRIOR TO START OF CONSTRUCTION.
 - PUBLIC WATER AND SEWER SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY/COUNTY UTILITIES COMMISSION AND IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINSTON-SALEM, MOST CURRENT EDITION.
 - JURISDICTION: TOWN OF LEWISVILLE

- SYMBOL / LINETYPE LEGEND**
- EXISTING SANITARY SEWER MANHOLE
 - EXISTING FIRE HYDRANT
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED FIRE HYDRANT
 - EXISTING SANITARY SEWER LINE
 - EXISTING WATER LINE
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED WATER LINE
 - ▨ EXISTING BUILDING TO BE REMOVED
 - ▨ EXISTING PAVEMENT/CONCRETE TO BE REMOVED
 - PROPOSED SUPPLEMENTAL EVERGREEN SHRUB
 - PROPOSED PRIMARY EVERGREEN PLANT
 - PROPOSED SMALL/MEDIUM VARIETY TREE

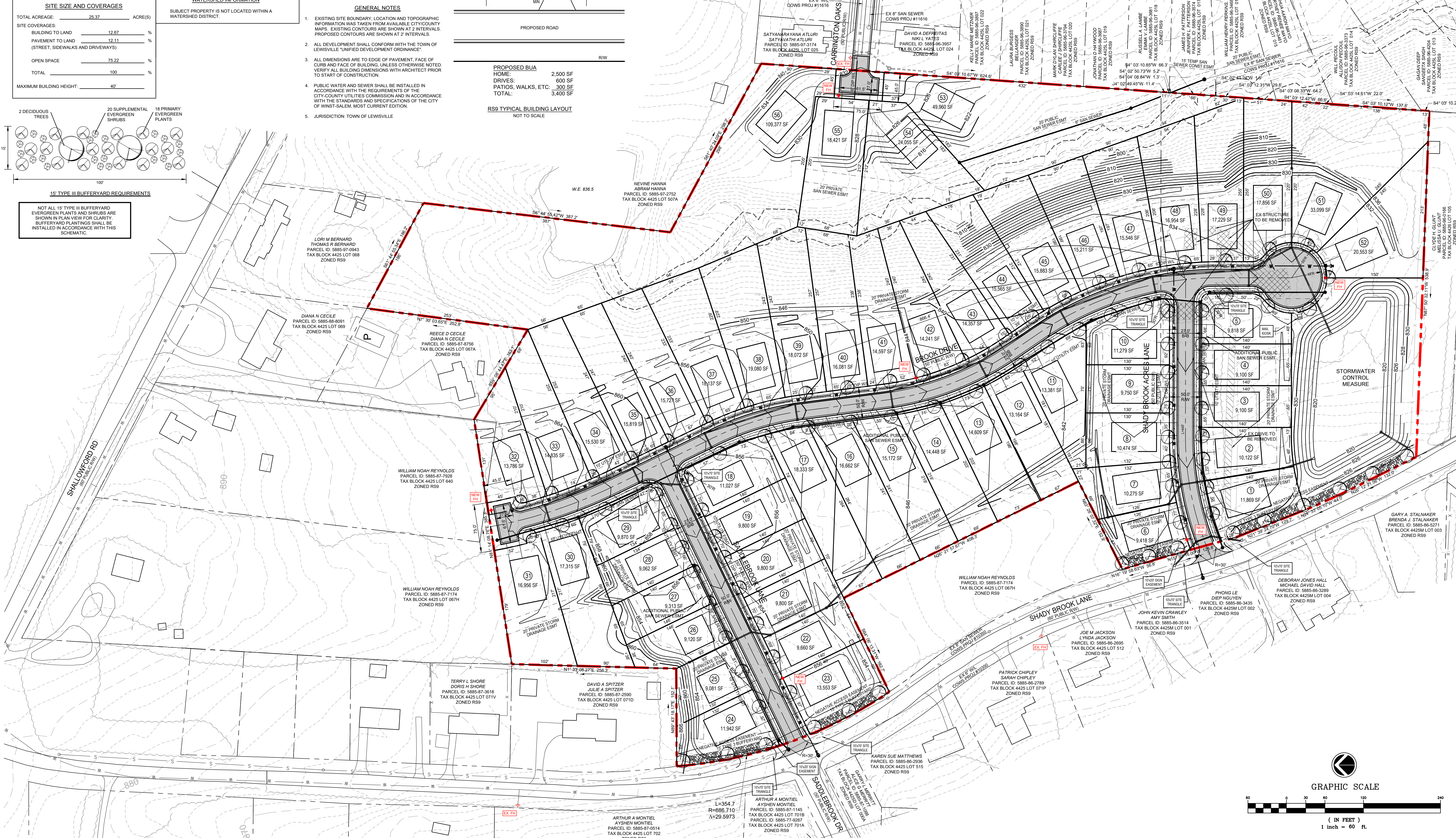


PROPERTY INFORMATION:
 PARCEL ID NUMBER: PORTION OF 5885-87-7174 000
 ACRES: 25.37
 5885-86-9410 000
PROPERTY OWNER:
 PORTION OF 5885-87-7174 000
 WILLIAM NOAH REYNOLDS
 PO BOX 2857
 WINSTON-SALEM, NC 27114
 5885-86-9410 000
 GRAYBROOK INVESTMENTS, LLC
 2908 TONG RIDGE LANE
 EAST BEND, NC 27018
DEVELOPER:
 ARDEN GROUP, LLC
 PO BOX 5553
 WINSTON-SALEM, NC 27113
 CONTACT: JUSTIN MENDENHALL
 PHONE: 336-442-1225
 EMAIL: justin@ardenhomes.com
ENGINEER:
 ALLED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NC 27103
 PHONE: (336) 765-2377
 EMAIL: scausey@allegd-engineer.com

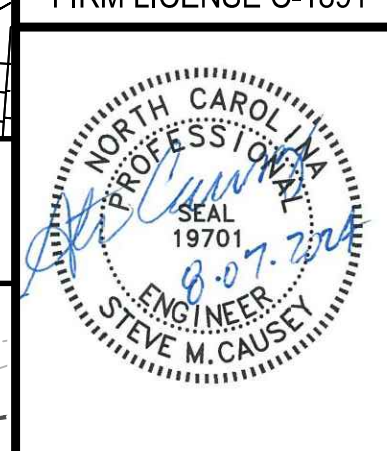


15' TYPE III BUFFERYARD REQUIREMENTS

NOT ALL 15' TYPE III BUFFERYARD EVERGREEN PLANTS AND SHRUBS ARE SHOWN IN PLAN VIEW FOR CLARITY. BUFFERYARD PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THIS SCHEMATIC.



Alled Design, Inc.
 CIVIL ENGINEERING AND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NORTH CAROLINA 27103
 Phone: (336) 765-2377
 Fax: (336) 765-8886
 http://www.alled-engineer.com



PRELIMINARY PLANS
 FOR PLANNING BOARD REVIEW ONLY

SHADY BROOK ACRES
 ARDEN GROUP, LLC
 SHADY BROOK LANE
 LEWISVILLE, NORTH CAROLINA

PROJECT NO.:	24-028
DRAWN BY:	JMN
CHECKED BY:	SNC
DATE:	04/17/2024

NO.	DATE	REVISIONS
A	04/17/2024	ISSUED FOR PRELIMINARY REVIEW
B	05/02/2024	ISSUED FOR PLANNING BOARD APPROVAL
C	06/07/2024	ISSUED FOR PLANNING BOARD APPROVAL

PRELIMINARY SUBDIVISION PLAN

SHEET **C1**

