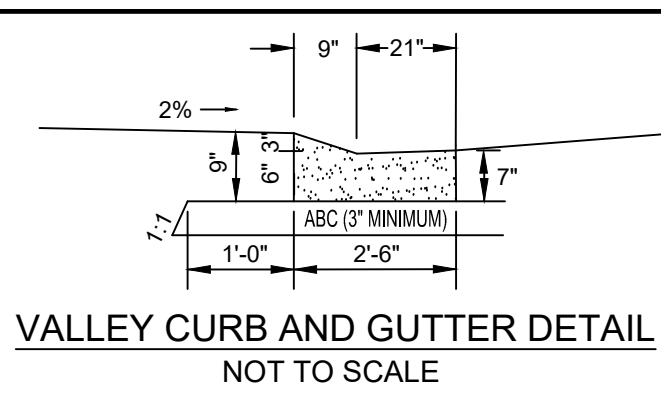
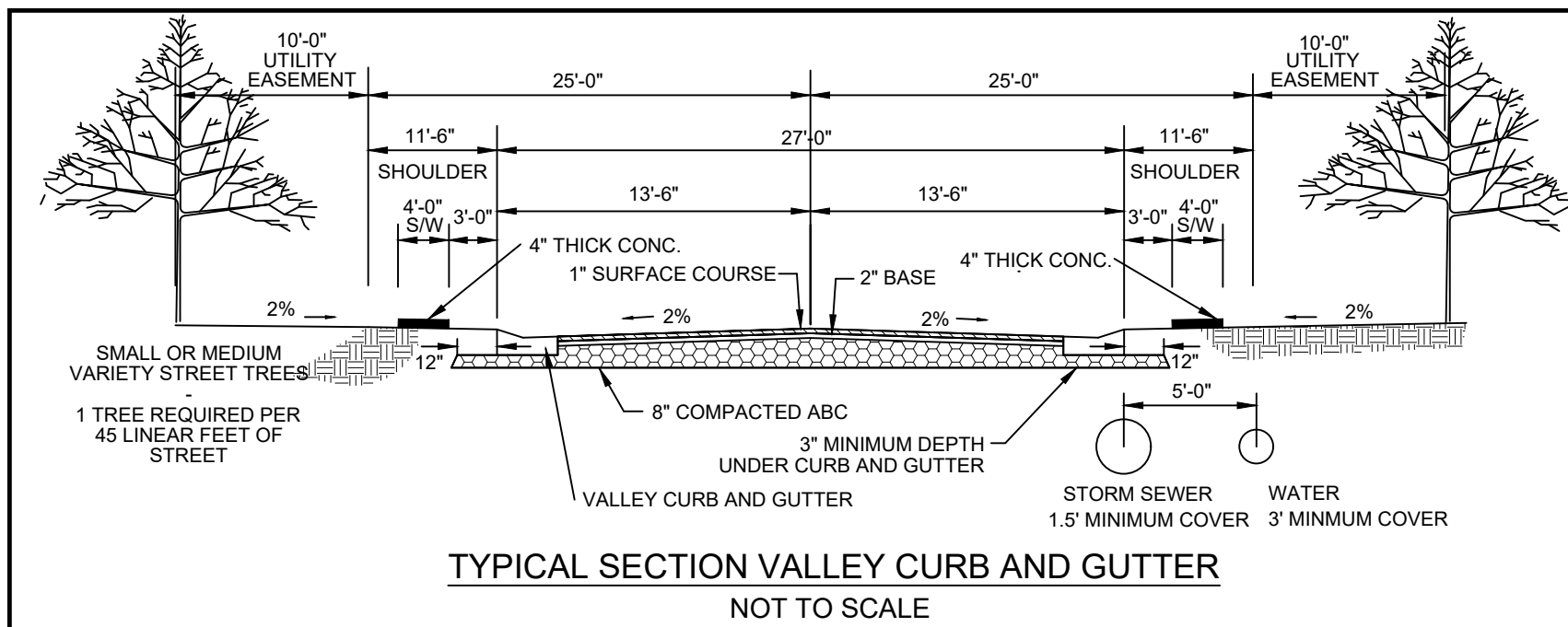
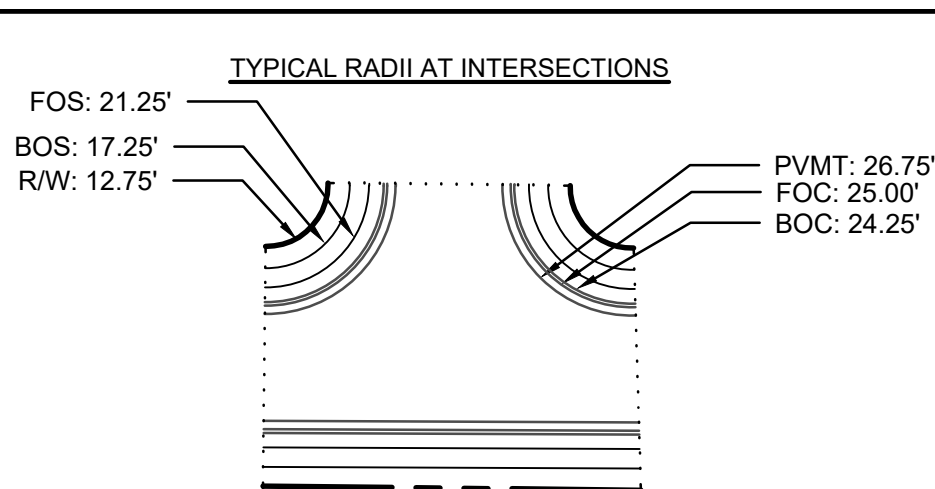




- GENERAL NOTES
- EXISTING SITE BOUNDARY, LOCATION AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM AVAILABLE CITY/COUNTY MAPS. EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS. PROPOSED CONTOURS ARE SHOWN AT 2' INTERVALS.
 - ALL DEVELOPMENT SHALL CONFORM WITH THE TOWN OF LEWISVILLE "UNIFIED DEVELOPMENT ORDINANCE".
 - 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 WINST-SALEM, MOST CURRENT EDITION.
 - JURISDICTION: TOWN OF LEWISVILLE

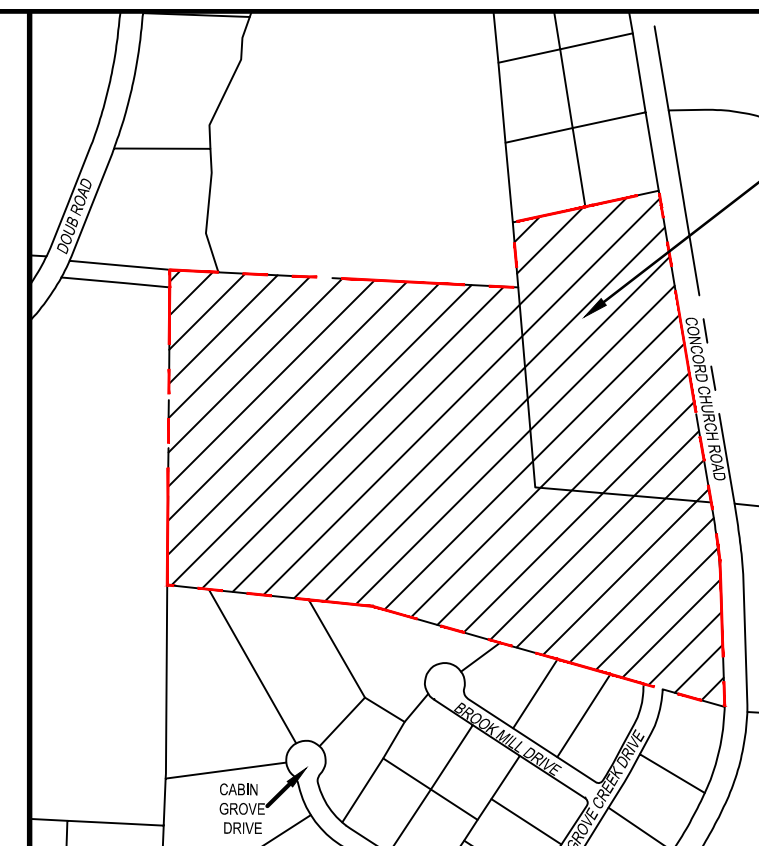


PROPERTY INFORMATION:
PARCEL ID NUMBER: 5075477853000, 5875-71-2659.000
ACREAGE: 31.24 AC COMBINED

PROPERTY OWNER:
DALLAS G WARDEN
CAROL PACE ARMSTRONG REVOCABLE TRUST
12612 CLEGG CT
ROCKVILLE, MD 20850

PROPERTY DEVELOPER:
JRM BUILDING COMPANY, INC.
PO BOX 11226
WINSTON SALEM, NC 27116
PHONE: (336) 765-8757
EMAIL: ROBERTSON@JALCYONHOMESNC.COM

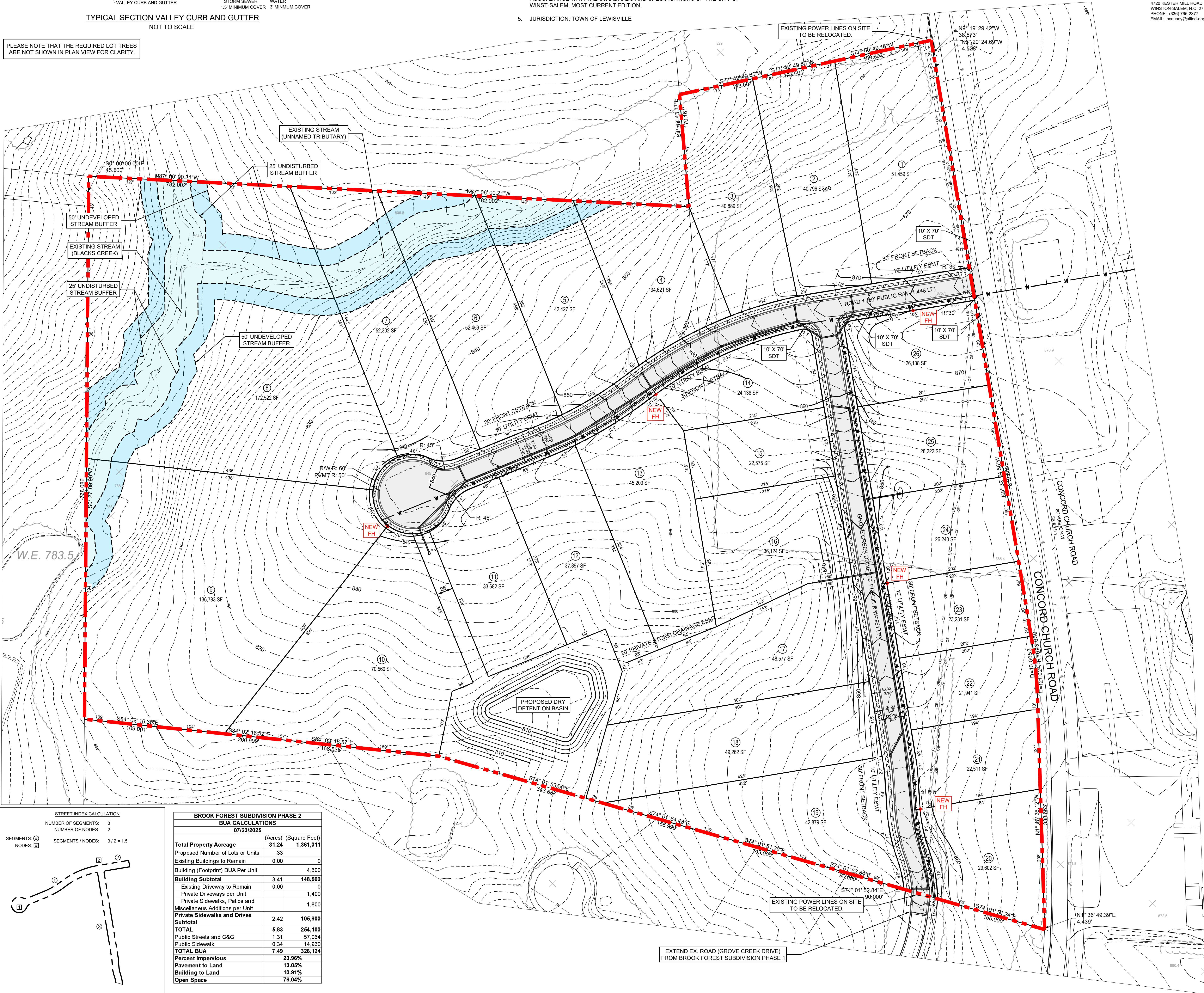
ENGINEER:
ALLIED DESIGN, INC.
4720 KESTER MILL ROAD
WINSTON SALEM, N.C. 27103
PHONE: (336) 765-2377
EMAIL: scausey@allied-engr.com



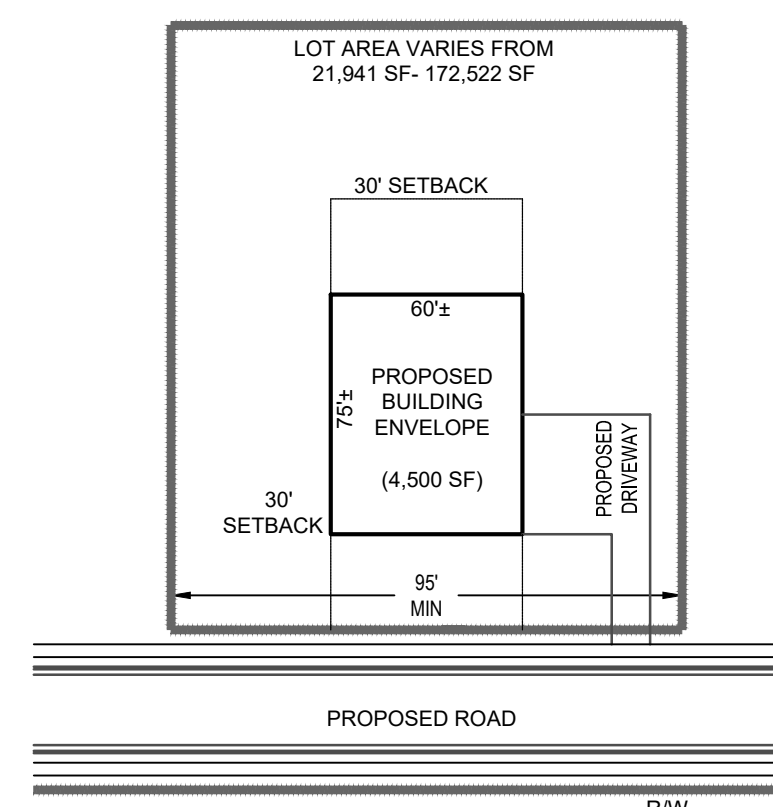
ALLIED DESIGN, INC.
CIVIL ENGINEERING & LAND SURVEYING
4720 KESTER MILL ROAD
WINSTON SALEM, NORTH CAROLINA 27103
Phone: (336) 765-2377
Fax: (336) 765-8886
http://www.allied-engr.com

FIRM LICENSE C-1891

PLEASE NOTE THAT THE REQUIRED LOT LINES ARE NOT SHOWN IN PLAN VIEW FOR CLARITY.

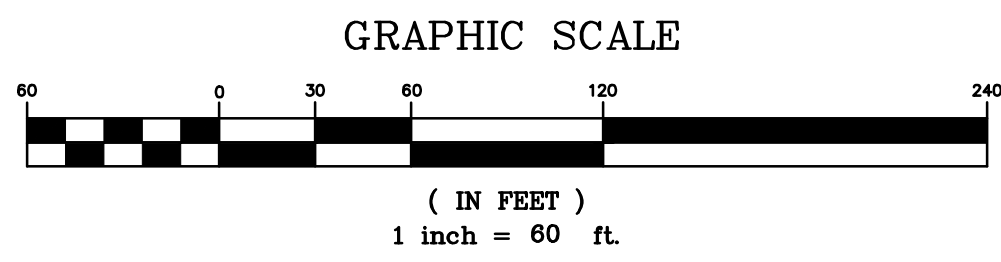


REVIEW INFORMATION:	
TYPE OF REVIEW:	
SPECIAL USE REZONING	
SITE PLAN AMENDMENT	
SPECIAL USE PERMIT	
FINAL DEVELOPMENT PLAN	
PRELIMINARY SUBDIVISION	X
PLANNING BOARD REVIEW	
JURISDICTION:	
CITY OF WINSTON-SALEM	
FORSYTH COUNTY	
VILLAGE OF CLEMMONS	
TOWN OF LEWISVILLE	X
TOWN OF MOCKSVILLE	
PURPOSED STATEMENT:	
THE PURPOSE OF THIS REQUEST IS FOR THE PLANNING BOARD APPROVAL OF THE PRELIMINARY SUBDIVISION PLAN WITH 26 SINGLE-FAMILY LOTS UNDER THE EXISTING ZONING (RS-20).	
INFRASTRUCTURE:	
WATER:	PRIVATE PUBLIC
SEWER:	X X
STREETS:	X X
STREET LENGTH (LF)	2,398.00
SITE SIZE AND COVERAGES:	
TOTAL ACREAGE (SF)	1,361,011.16
TOTAL ACREAGE (AC)	31.24
SITE COVERAGES:	
BUILDING TO LAND:	10.91%
PAVEMENT TO LAND:	148,500.00 SF
OPEN SPACE:	177,624.00 SF
TOTAL:	76.04%
1,034,887.16 SF	100%
1,361,011.16 SF	4,500
ZONING:	
EXISTING ZONING:	RS-20
PROPOSED ZONING:	RS-20
PROPOSED USES:	
USE CATEGORY: RESIDENTIAL DISTRICT	
RESIDENTIAL BUILDING, SINGLE FAMILY PRD	
DENSITY CALCULATIONS	
# OF LOTS	26
ACRES	31.24
DENSITY (LOTS PER ACRE)	0.83
LOT DIMENSION AND SPACING REQUIREMENTS	
FROM PUBLIC R/W	30'
FRONT/REAR FACING FRONT:	30' BETWEEN UNITS
REAR FACING REAR:	30' BETWEEN UNITS
SIDE/REAR FACING SIDE:	20' BETWEEN UNITS
MAX HEIGHT:	40'
BUFFERYARDS:	
REQUIRED:	N/A
PROPOSED:	N/A
PARKING CALCULATIONS	
SPACES REQUIRED	2 PER UNIT
# OF LOTS	26
LOTS X SPACES	52
REQUIRED:	52
PROPOSED:	52
WATERSHED CALCULATIONS	
THIS SITE IS NOT LOCATED IN A WATERSHED	

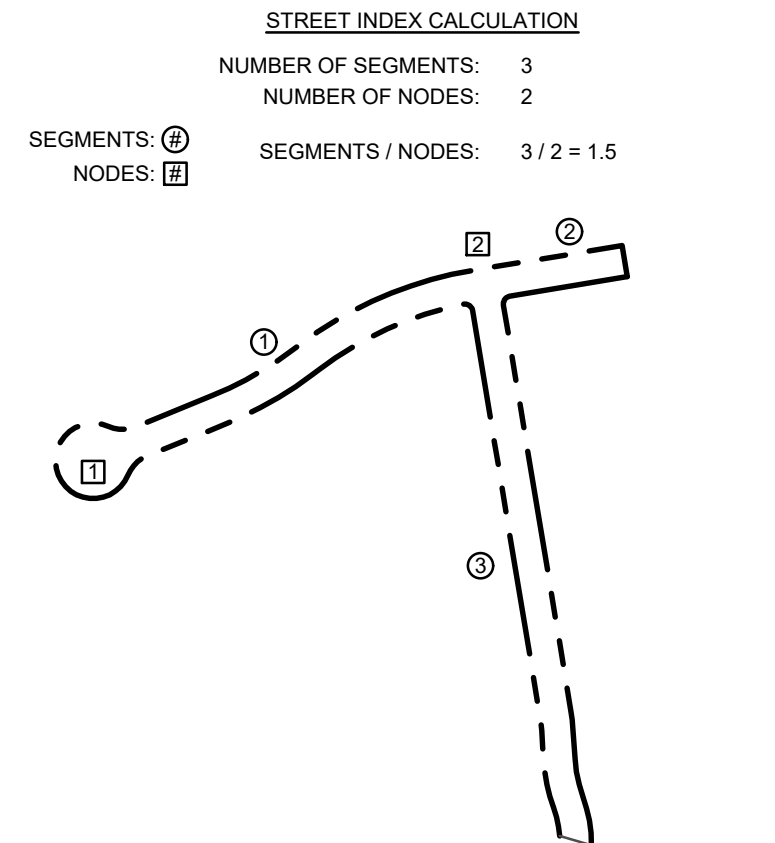


PROPOSED BUA
HOME: 4,500 SF
DRIVES: 1,400 SF
PATIOS, WALKS, ETC.: 1,800 SF
TOTAL: 7,700 SF

RS20 TYPICAL BUILDING LAYOUT
NOT TO SCALE



BROOK FOREST SUBDIVISION PHASE 2			
BUA CALCULATIONS			
07/23/2025			
	(Acres)	(Square Feet)	
Total Property Acreage	31.24	1,361,011	
Proposed Number of Lots or Units	33		0
Existing Buildings to Remain	0.00		0
Building (Footprint) BUA Per Unit			4,500
Building Subtotal	3.41	148,500	
Existing Driveway to Remain	0.00		0
Private Driveways per Unit			1,400
Private Sidewalks, Patios and Miscellaneous Additions per Unit			1,800
Private Sidewalks and Drives Subtotal	2.42	105,600	
TOTAL	5.83	254,100	
Public Streets and C&G	1.31	57,064	
Public Sidewalk	0.34	14,960	
TOTAL BUA	7.49	326,124	
Percent Impervious	23.96%		
Pavement to Land	13.05%		
Building to Land	10.91%		
Open Space	76.04%		



PRELIMINARY
PLANS
NOT RELEASED FOR
CONSTRUCTION

BROOK FOREST SUBDIVISION- PHASE 2
LEWISVILLE
NORTH CAROLINA

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

REVISIONS
NO. DATE
1. 07/23/2025 ISSUED FOR PRE-SUBMITTAL REVIEW

PRELIMINARY
SUBDIVISION
PLAN

SHEET
C1