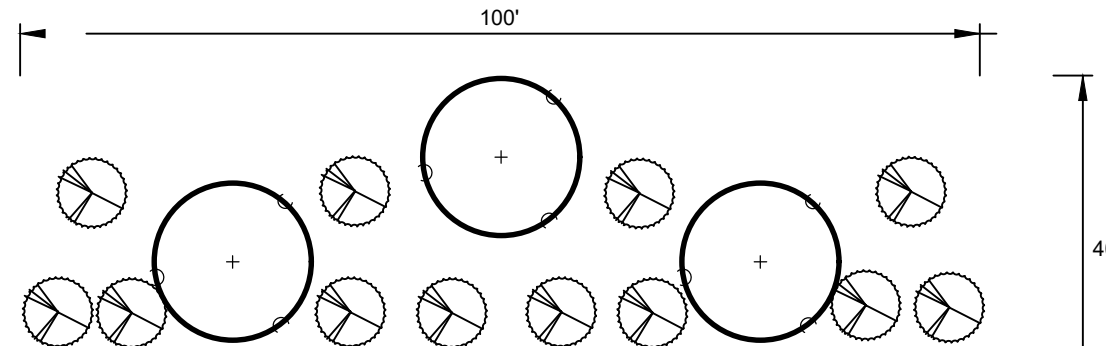
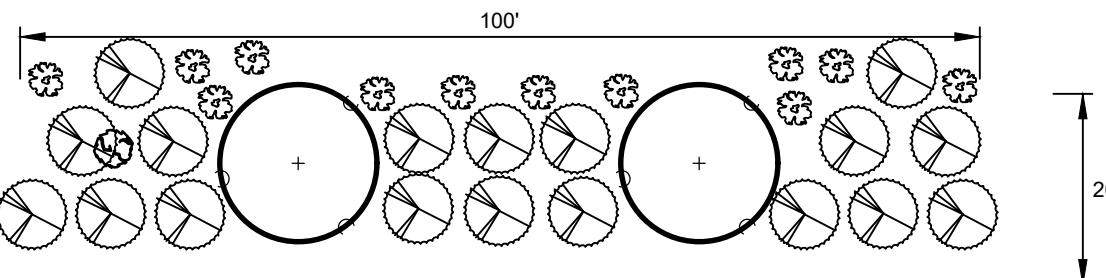


20' TYPE II REQUIREMENTS - 2 DECIDUOUS TREES & 10 SUPPLEMENTAL EVERGREEN SHRUBS



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% 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:
 YES NO

NUMBER OF LARGE VARIETY TREES PLANTED:
14 x 750 SF = 10,500 SF

TOTAL SQUARE FOOTAGE OF NEW TREES PLANTED TO SATISFY MINIMUM TSA: 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
October 30, 2023

	SQ. FT.	ACRE
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:		0.00
CONCRETE:	4,014	0.09
TOTAL:	4,437	0.10
PROPOSED BUA		
BUILDING:	6,900	0.16
PAVEMENT/GRAVEL:	14,049	0.32
CONCRETE:	1,922	0.04
TOTAL:	22,871	0.53
FINAL BUA		
BUILDING:	8,850	0.20
PAVEMENT:	31,258	0.72
CONCRETE:	4,428	0.10
TOTAL:	44,536	1.02
FINAL PERCENT BUA:		6.10%

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.

NOTES:

- A FENCE WILL BE DESIGNED AND INSTALLED AT THE FAR END OF THE DRIVING RANGE TO STOP ROLLING GOLF BALLS.
- SITE LIGHTING AS SHOWN ON THIS PLAN IS CONCEPTUAL. AN ENGINEERED SITE LIGHTING PLAN WILL BE PROVIDED AT TIME OF PERMITTING TO ENSURE THAT LIGHTING IS SHIELDED AND ORIENTED AWAY FROM ADJACENT PROPERTY IN ORDER TO MITIGATE LIGHT TRESPASS AND SKY GLOW.

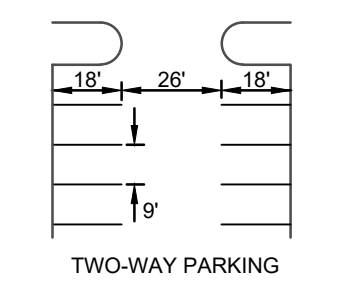
MVSA PLANTING REQUIREMENTS:

- LANDSCAPE ORDINANCE REQUIRES 1 TREE PER 5,000 SF OF ASPHALT OR GRAVEL SURFACE AREA.
 (55,686 SF/5,000 SF) * 1 = 7.14 = 8 LARGE VARIETY TREES.
- ALL VARIETIES MAY SUBSTITUTED WITH LANDSCAPE INSPECTOR APPROVAL.

LEGEND

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

TYPICAL PARKING DIMENSIONS



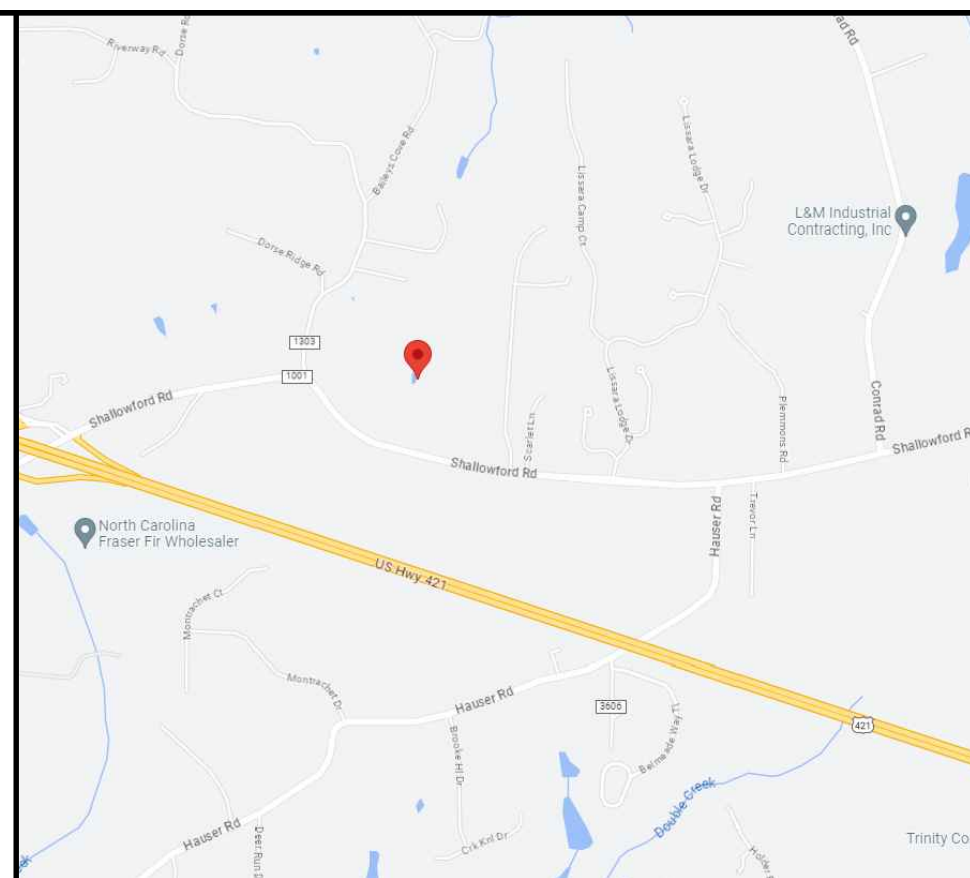
PROPERTY INFORMATION:

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
 ADDRESS
 PHONE:
 EMAIL: rickylyons@pgs.com

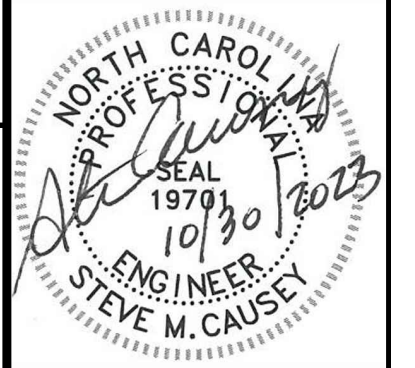
ENGINEER:
 ALLIED DESIGN, INC.
 4720 KESTER MILL ROAD
 WINSTON-SALEM, N.C. 27103
 PHONE: (336) 755-2377
 EMAIL: SCAUSEY@ALLIED-ENGSURV.COM



VICINITY MAP
 NOT TO SCALE

Allied Design, Inc.
 CIVIL ENGINEERING & LAND SURVEYING
 4720 KESTER MILL ROAD
 WINSTON-SALEM, NORTH CAROLINA 27103
 Phone: (336) 755-2377
 Fax: (336) 755-2377
 http://www.allied-engsurv.com

FIRM LICENSE C-1891



PRELIMINARY PLANS
 NOT RELEASED FOR CONSTRUCTION

REVIEW INFORMATION

TYPE OF REVIEW:
 SPECIAL USE REZONING

JURISDICTION:
 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: 1.2 %
 PAVEMENT TO LAND: 4.9 %
 OPEN SPACE: 93.9 %
 TOTAL: 100 %

BUILDING SQUARE FOOTAGE: 4,500 SF
 BUILDING HEIGHT: ? 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
 2,000 SF / 225 = 8.9 = 9 SPACES
 1 SPACES/ # OF EMPLOYEES
 ON LARGEST SHIFT
 1 X 3 = 3 SPACES
 REQUIRED PARKING: 36 SPACES TOTAL
 PARKING PROVIDED: 42 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.

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

PRELIMINARY
SITE PLAN

SHEET
C1

