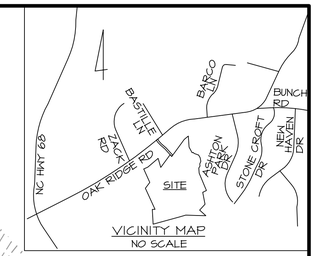

VICINITY MAP
NO SCALE

OWNERS:

LARRY CALLAHAN
JACK PEGG
2551 RENN RD
KERNERSVILLE, NC 27284

OAK RIDGE UNITED METHODIST CHURCH
ROUTE 1, BOX 504
OAK RIDGE, NC 27310
MR GLENN GRIFFIELD
(336) 643-4690

CONTRACT HOLDER:

B S C HOLDINGS, INC
PO BOX 16168
HIGH POINT, NC 27261
(336) 292-9010

DEVELOPER:

B S C HOLDINGS, INC
PO BOX 16168
HIGH POINT, NC 27261
(336) 292-9010

DEED RESTRICTION-RESTRICTIVE COVENANT:

"Development of subject property is required to be in accordance with applicable state and federal regulations for the National Pollutant Discharge Elimination System (NPDES) Phase II stormwater management program. The recording of this document establishes an enforceable restriction on property usage that runs with the land to ensure that future development and/or redevelopment shall maintain the site in a manner consistent with applicable law and the approved project plans. Any alterations to the site shall not be permitted without review and approval by the local governmental office having jurisdiction for watershed/stormwater management protection."

SITE NOTES:

1. PARCEL 162863 & A PORTION OF 163172
2. REFERENCES:
   DB 8014, PG 2295 & PART OF DB 7352, PG 2720
3. EXISTING LAND USE = UNDEVELOPED
   PROPOSED LAND USE = SINGLE FAMILY DEVELOPMENT
4. EXISTING ZONING: AG & RS-40
   PROPOSED ZONING: RS-40
5. TOTAL NUMBER OF LOTS: 49
6. LINEAR FEET OF STREETS: 5,971 LF±
7. SETBACKS (RS-40):
   MIN LOT SIZE: 40,000 SF
   MIN WIDTH: INTERIOR: 150'
   MIN WIDTH: EXTERIOR: 150'
   MIN STREET FRONTAGE: 50'
   STREET FRONT SETBACK: 40'/65'
   STREET SIDE SETBACK: 40'/65'
   SIDE YARD: 15'
   REAR YARD: 30'
   MAX BLDG COVERAGE: 30%
8. AREA INFORMATION:
   TOTAL AREA = 80.171 Ac±
   AREA IN LOTS = 63.062 Ac±
   AREA IN RIGHTS-OF-WAY = 7.529 Ac±
   AREA IN COMMON AREA/OPEN SPACE = 9.581 Ac±
9. BUILT UPON AREA:
   TOTAL BUA = 7.417 Ac±
10. TREE PRESERVATION AREA:
    AREA REQUIRED: (TOTAL ACREAGE - PONDS) x 20%
    (80.171 Ac± - 3.031 Ac±) x 20% = 15.428 Ac±
    >> TOTAL PROVIDED = 16.322 Ac± or 21.2% <<

SKETCH PLAN

OAK RIDGE LANDING

2408 A OAK RIDGE ROAD
OAK RIDGE TOWNSHIP, GUILFORD COUNTY
OAK RIDGE, NORTH CAROLINA

DATE: JULY 10, 2019 | SCALE: 1" = 100' (0 50' 100' 200') | SHEET: 1 of 1

HUGH CREED ASSOCIATES, INC., P.A.
CONSULTING ENGINEERS & LAND SURVEYORS

P.O. BOX 9623
1306 W. WENDOVER AVE.
GREENSBORO, N.C. 27408
FIRM LICENSE #C-0551

PHONE: (336) 275-9826
OR (336) 275-8084
FAX: (336) 275-3379
E-MAIL: HCA@HUGHCREEDASSOCIATES.COM

JULY 10, 2019
J.O. 2-2428 2-0251B B S C Holdings\Oak Ridge Landing\dwg\SITE4.dwg
CAB: DYR