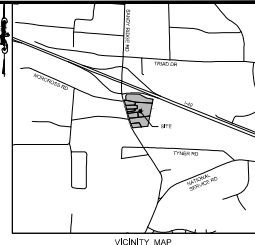


3054 A SANDY RIDGE RD
 PLS 3805-0305
 DB 3814 PG 1973
 PG 110-112
 VOR 12 AC 1
 ZONING CU-40

NO STATE PLANE GRIP
 NAD 83 (2011)



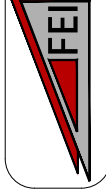
SITE DATA
 SITE: C DAVIS TRUCKING
 PIN: 76555337
 D.B. 3543 P.G. 1891
 PLS 186 PG 1
 TOTAL AREA: 17.51 ACRES
 ZONING: EXISTING ZONING: CU-40
 DEVELOPMENT STANDARDS FROM DLA 1
 MINIMUM LOT SIZE: 20'00" WIDE FT
 MINIMUM LOT WIDTH: 100'
 STREET SETBACK: COLLECTOR: 30'
 THOROUGHFARE: 40'
 REAR SETBACK: 15'
 SIDE SETBACK: 10'
 MAXIMUM HEIGHT: 30'

WATERSHED DATA
 WATERSHED: EAST FORK DEEP RIVER (P)
 WATERSHED CLASSIFICATION: HIGH
 RIVER BASIN: CAPE Fear RIVER BASIN
 SOIL TYPE: SUB UMS P-C; PCK T-VE
 AVG. SLOPE:

- LEGEND**
- = RACETRAC LOT (12/21/2022 PRELIMINARY CONCEPT PLAN)
AREA: 5.14 AC
 - = REMAINING LOT FOR STEVE DAVIS USE (OR POSSIBLE SALE)
AREA: 12.13 AC
 - = DEDICATED RIW (65' OFFSET FROM CENTERLINE)
AREA: 0.58 AC
 - = DEDICATED RIW (FROM NCDOT PUBLIC MEETING MAP)
AREA: 0.55 AC
 - = PROPOSED LOT 1
AREA: 6.83 AC
 - = PROPOSED LOT A
AREA: 2.65 AC
 - = PROPOSED LOT B
AREA: 2.65 AC

TYPE	TO BE REMOVED			TO REMAIN		
	SF	AC	%	SF	AC	%
ASPHALT	3,095	0.07	0.66	0	0.00	0.00
GRAVEL	43,114	0.94	2.38	0	0.00	0.00
BUILDING	0	0.00	0.00	16,409	0.38	3.31
CONCRETE	4,724	0.11	1.01	681	0.02	0.15
OPEN SPACE				451,047	10.35	19.35
TOTAL BUA	48,933	1.12	10.45	17,090	0.39	3.65
TOTAL SITE AREA				468,137	10.75	100.00

Civil Engineers and Land Surveyors
 8518 Third Drive, Colfax, NC 27235
 www.feiconsulting.com
 License No. C-0950



**SANDY RIDGE TRUCKING SITE
 ACCESS ROAD EXHIBIT**

LOCAL JURISDICTION
 COUNTY: GUILFORD
 DISTRICT: NORTH CAROLINA
 STATE: NORTH CAROLINA

NO.	DATE	REVISION NOTE

DRAWN BY: ADY
 CHECKED BY: BC
 DATE: 09/20/2024
 PROJECT NO.: 19057.001
 REF. NO.:
 SCALE: 1" = 60'

PRELIMINARY
 NOT FOR
 CONSTRUCTION

SHEET
 1 OF 1

