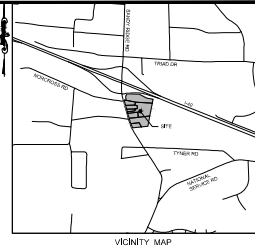
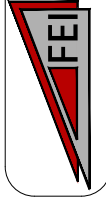


2024 A SANDY RIDGE RD  
 PLS 380200000  
 DB 3814 PG 132  
 PG 110 PG 1  
 100-12 AC 1  
 ZONING: CU-18

NO STATE PLANE GSP  
 NAD 83 (2011)



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  
 PROJECT: 190527.001  
 DATE: 08/20/2024  
 STATE: NORTH CAROLINA  
 GERMANTOWN, NC 27145

NO.	DATE	REVISION NOTE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

DRAWN BY: ADY  
 CHECKED BY: BC  
 DATE: 08/20/2024  
 PROJECT NO.: 190527.001  
 REF. NO.:  
 SCALE: 1" = 60'

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**SHEET  
 1 OF 1**

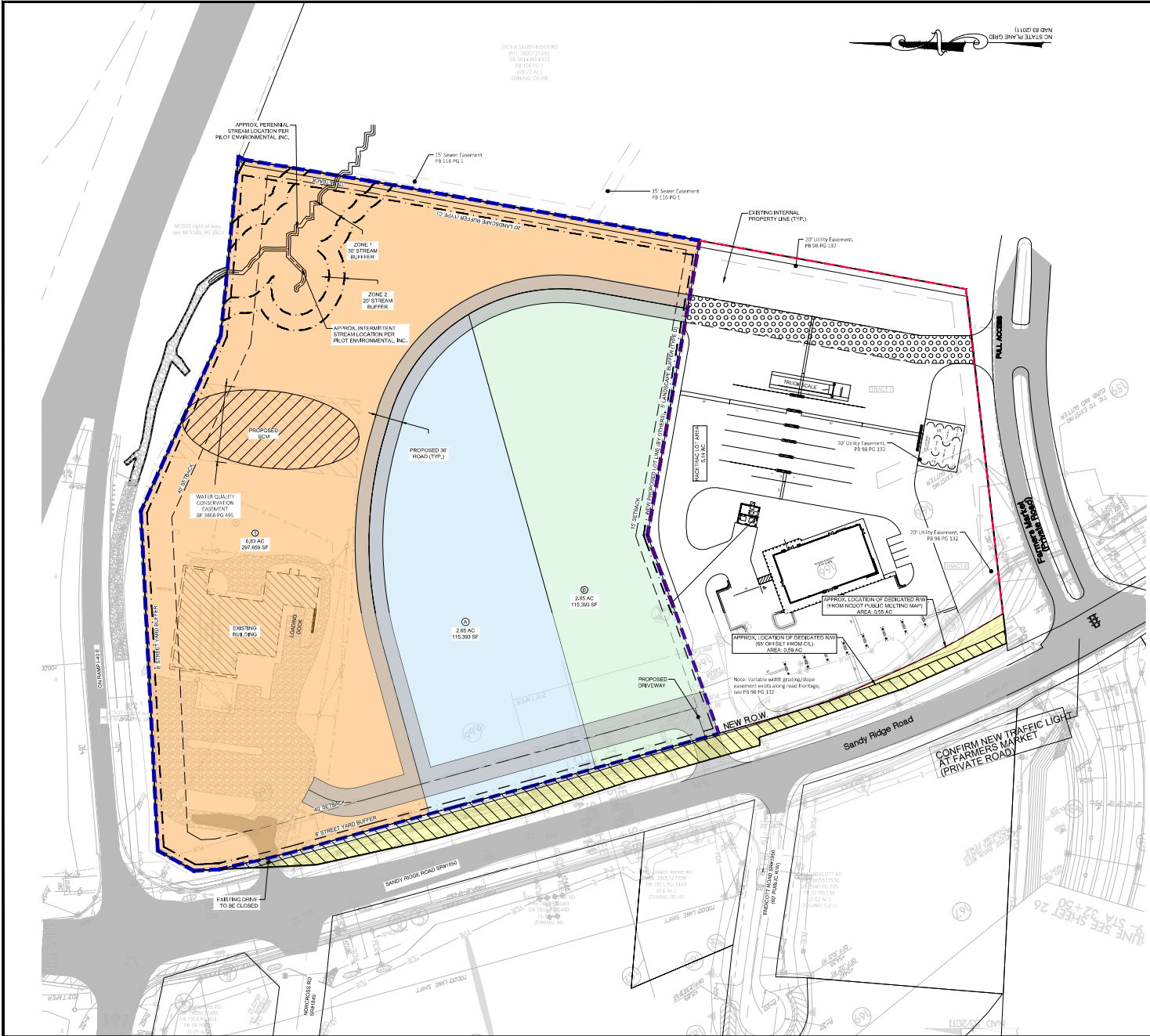
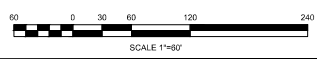
**SITE DATA**  
 SITE: CD DAVIS TRUCKING  
 PIN: 76565327  
 D.B. 2643 P.G. 1891  
 PLS 186 PG 1  
 TOTAL AREA: 17.51 ACRES  
 ZONING:  
 EXISTING ZONING: CU-18  
 DEVELOPMENT STANDARDS FROM CU-18  
 MINIMUM LOT SIZE: 20,000 SQ FT  
 MINIMUM LOT WIDTH: 100'  
 STREET SETBACK:  
 COLLECTOR: 10'  
 THOROUGHFARE: 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 P-06  
 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 R/W (65' OFFSET FROM CENTERLINE)  
AREA: 0.98 AC
- = DEDICATED R/W (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	0.36	0	0.00	0.00
GRAVEL	43,114	0.94	5.28	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				45,047	1.03	16.35
TOTAL BUA	48,933	1.12	10.45	17,090	0.39	3.65
TOTAL SITE AREA				408,117	10.75	200.00



Note: Variable width grading/soil easement exists along road frontage, see PG 98 PG 132

CONFIRM NEW TRAFFIC LIGHT  
 AT FARMERS MARKET  
 (PRIVATE ROAD)