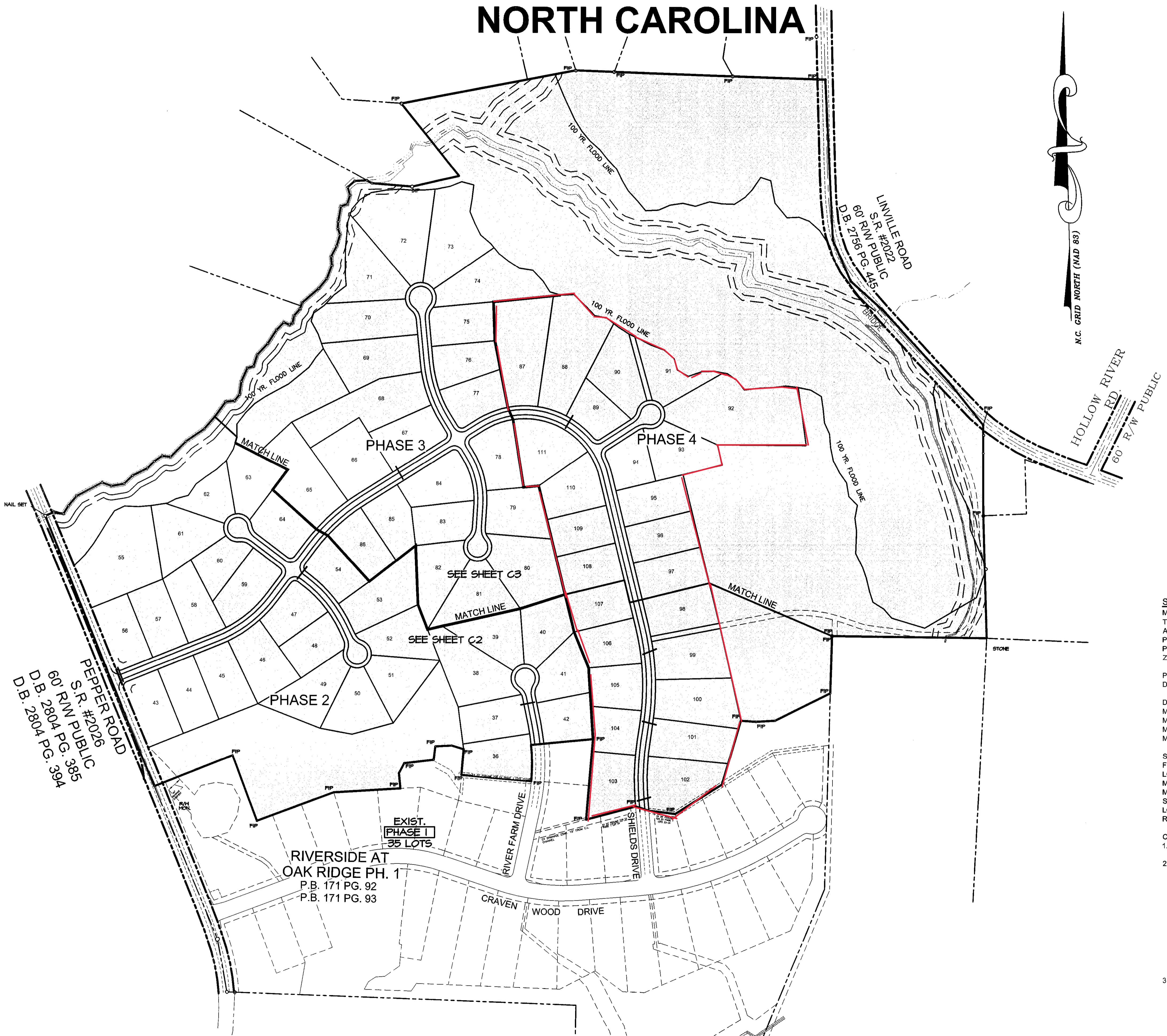
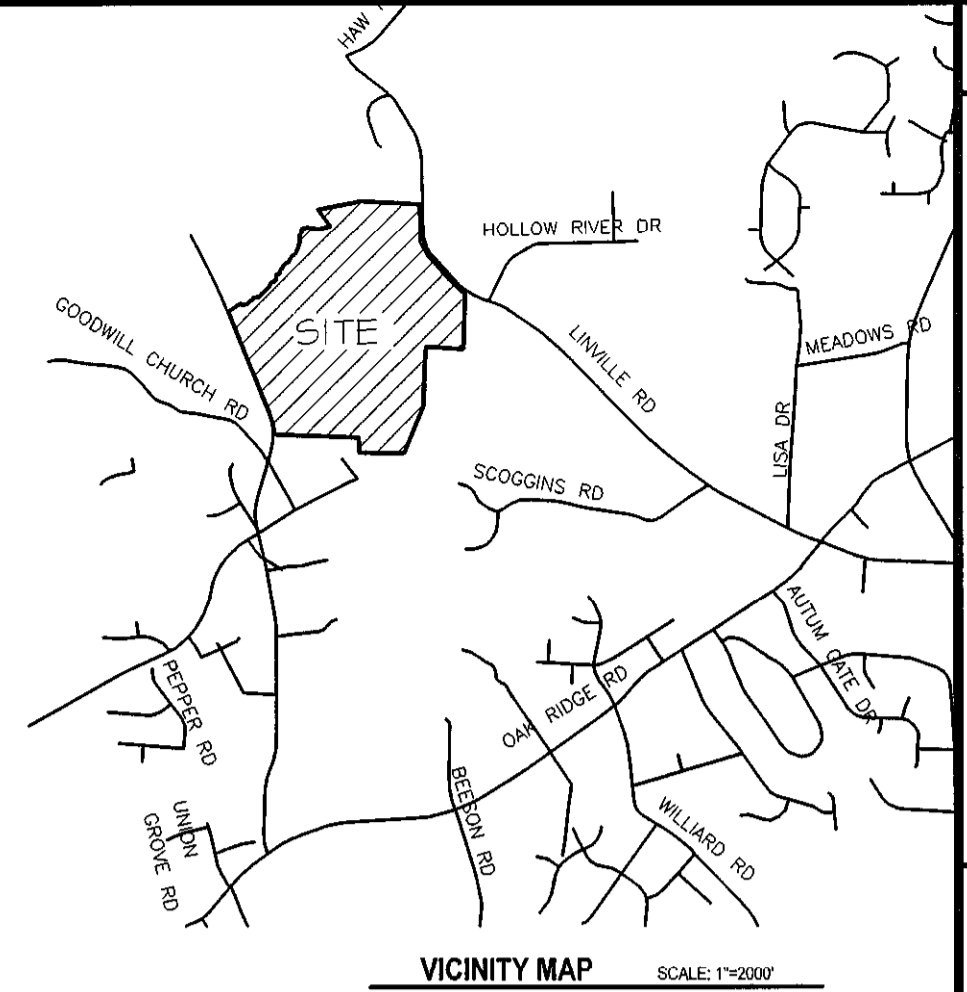


# RIVERSIDE AT OAK RIDGE

## TOWN OF OAK RIDGE ~ GUILFORD COUNTY

### NORTH CAROLINA



**SITE DATA:**  
 MAX. 125 LOTS (1 DU/1.75 AC.)  
 TOTAL NUMBER OF LOTS: 76 (0.47 DU / AC) (PROPOSED) + 35 EX. LOTS = 111  
 AREA: ±161.85 ACRES (PHASES 2, 3, & 4)  
 PHASE 1 RECORDED IN PB 171 PG 92, PB 171 PG 93  
 PROPERTY ADDRESS: 5940 PEPPER RD  
 ZONING: CU-PD-R & AG

PARCEL# 0166556  
 D.B. 7579 PG. 044

**DIMENSIONAL REQUIREMENTS:**  
 MIN. LOT SIZE: 30,000 SQ. FT.  
 MIN. LOT WIDTH: 100'  
 MIN. STREET FRONTAGE: 50'  
 MAX. HEIGHT: 35'

**SETBACKS:**  
 FRONT:  
 LOCAL, SUBCOLLECTOR, COLLECTOR: 35/60  
 MINOR THOROUGHFARE: 45/80  
 MAJOR THOROUGHFARE: 50/95  
 SIDE: 10'  
 LOCAL, SUBCOLLECTOR, COLLECTOR: 20/45  
 REAR: 30'

**CU-PD-R ZONING CONDITIONS:**  
 1. ANY SEWER CROSSING THE 100 YEAR FLOODPLAIN AND OUTSIDE THE PUBLIC RIGHT OF WAY OF LINVILLE ROAD WILL BE INSTALLED UNDERGROUND.  
 2. ARCHITECTURAL ELEMENTS ON THE AMENITY SITE SHALL CONFORM TO THE FOLLOWING:  
 A. ALL NON RESIDENTIAL BUILDINGS AND STRUCTURE EXTERIORS SHALL BE BRICK, STONE, WOOD, OR OTHER NATURAL MATERIAL. CORRUGATED AND/OR SHEET METAL ARE NOT PERMITTED EXCEPT FOR ROOFS.  
 B. THE ARCHITECTURAL STYLE OF NEW BUILDINGS SHALL BE SIMILAR TO THAT OF EXISTING BUILDINGS IN THE VICINITY.  
 C. LARGE, FLAT, BLANK EXPANSIONS ON A FACADE ARE NOT ACCEPTABLE.  
 D. ALL MANUFACTURED DWELLINGS SHALL HAVE A PERMANENT MASONRY FOUNDATION. ACCESSORY MANUFACTURED DWELLINGS SHALL NOT BE VISIBLE FROM PEPPER ROAD.  
 3. NO LOT SHALL BE SMALLER THAN 30,000 SQ. FT.

**OWNER / DEVELOPER:**  
 BRC RIVERSIDE, LLC  
 5826 SAMET DRIVE  
 HIGH POINT, NC 27265  
 PHONE: (336) 889-1513  
 FAX: (336) 889-1501

REVISIONS

**ENGINEERING AND SURVEYING, INC.**  
 LAND DEVELOPMENT CONSULTING  
 CORPORATE LICENSE NUMBER C-1875  
 4400 TRAINING STREET  
 HIGH POINT, NORTH CAROLINA 27265  
 PHONE: (336) 812-8800 ~ FAX: (336) 812-8780

**PRELIMINARY**

**COVER SHEET**

**RIVERSIDE AT OAK RIDGE**  
 OAK RIDGE TOWNSHIP ~ GUILFORD COUNTY  
 TOWN OF OAK RIDGE, NORTH CAROLINA

PROPERTY ADDRESS:  
5940 PEPPER RD

SCALE: 1" = 200'

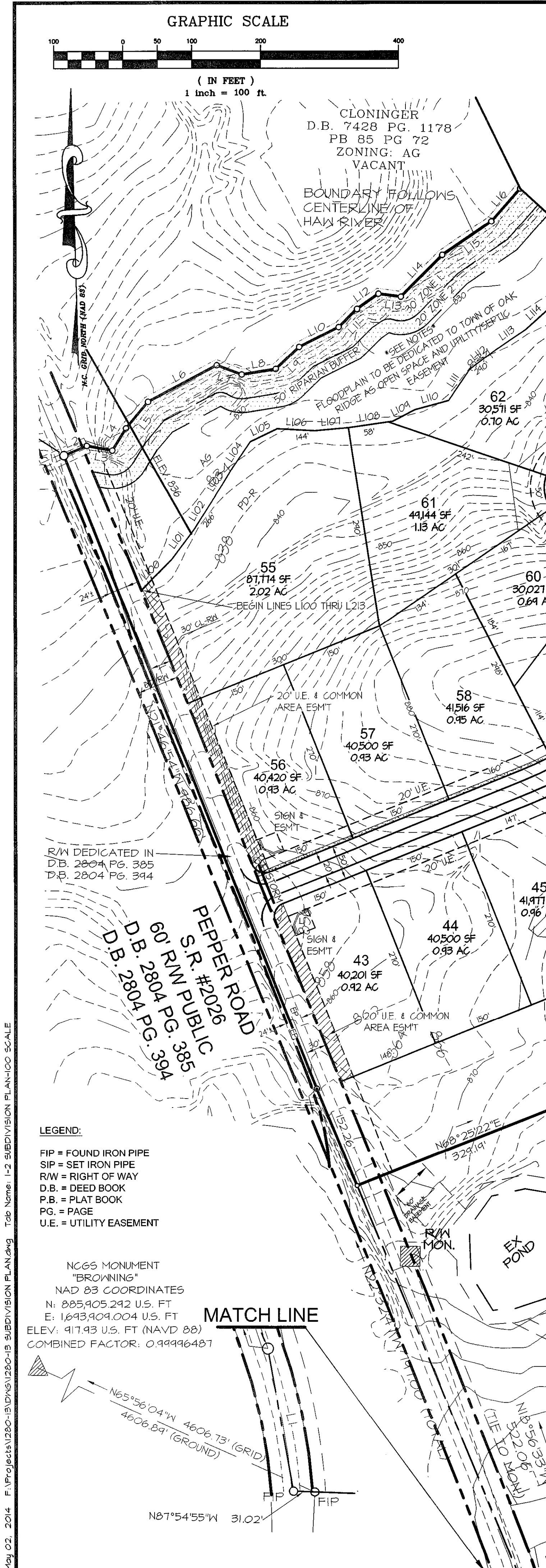
DATE: 5/02/14

PROJECT: 1280-13

DRAWN BY: TGL

SHEET **C**



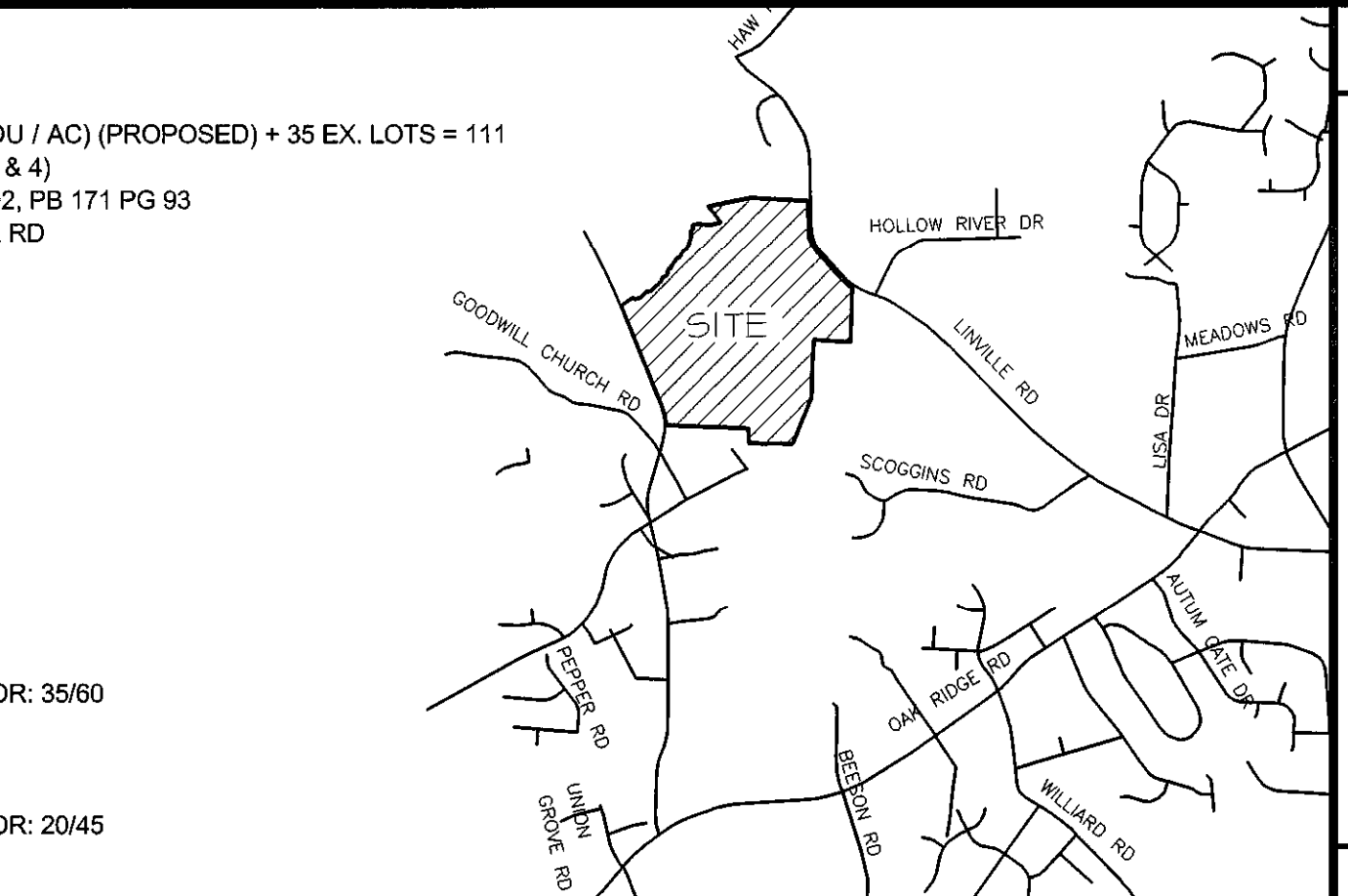


**SOILS:**  
 CAB Casville sandy loam  
 CaC Casville sandy loam  
 CKB Clifford sandy loam  
 ClB2 Clifford sandy clay loam  
 ClC2 Clifford sandy clay loam  
 CnA Codorus loam  
 HdA Hatboro loam  
 NaC Nathalie sandy loam  
 PoB Poplar Forest sandy loam  
 PoC Poplar Forest sandy loam  
 PoE Poplar Forest sandy loam  
 PpC2 Poplar Forest clay loam  
 PpE2 Poplar Forest clay loam

LINE TABLE		LINE TABLE		LINE TABLE	
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 12° 12' 42" E	209.50	L130	N 84° 36' 42" E	41.70
L2	N 89° 20' 42" E	117.50	L131	N 87° 30' 00" E	56.80
L3	S 79° 22' 21" E	37.60	L132	N 87° 30' 00" E	56.80
L4	S 71° 56' 21" E	37.60	L133	N 87° 30' 00" E	56.80
L5	N 49° 29' 21" E	87.25	L134	N 87° 30' 00" E	56.80
L6	N 49° 29' 21" E	87.25	L135	N 87° 30' 00" E	56.80
L7	N 49° 29' 21" E	87.25	L136	N 87° 30' 00" E	56.80
L8	N 49° 29' 21" E	87.25	L137	N 87° 30' 00" E	56.80
L9	N 49° 29' 21" E	87.25	L138	N 87° 30' 00" E	56.80
L10	N 49° 29' 21" E	87.25	L139	N 87° 30' 00" E	56.80
L11	N 49° 29' 21" E	87.25	L140	N 87° 30' 00" E	56.80
L12	N 49° 29' 21" E	87.25	L141	N 87° 30' 00" E	56.80
L13	N 49° 29' 21" E	87.25	L142	N 87° 30' 00" E	56.80
L14	N 49° 29' 21" E	87.25	L143	N 87° 30' 00" E	56.80
L15	N 49° 29' 21" E	87.25	L144	N 87° 30' 00" E	56.80
L16	N 49° 29' 21" E	87.25	L145	N 87° 30' 00" E	56.80
L17	N 49° 29' 21" E	87.25	L146	N 87° 30' 00" E	56.80
L18	N 49° 29' 21" E	87.25	L147	N 87° 30' 00" E	56.80
L19	N 49° 29' 21" E	87.25	L148	N 87° 30' 00" E	56.80
L20	N 49° 29' 21" E	87.25	L149	N 87° 30' 00" E	56.80
L21	N 49° 29' 21" E	87.25	L150	N 87° 30' 00" E	56.80
L22	N 49° 29' 21" E	87.25	L151	N 87° 30' 00" E	56.80
L23	N 49° 29' 21" E	87.25	L152	N 87° 30' 00" E	56.80
L24	N 49° 29' 21" E	87.25	L153	N 87° 30' 00" E	56.80
L25	N 49° 29' 21" E	87.25	L154	N 87° 30' 00" E	56.80
L26	N 49° 29' 21" E	87.25	L155	N 87° 30' 00" E	56.80
L27	N 49° 29' 21" E	87.25	L156	N 87° 30' 00" E	56.80
L28	N 49° 29' 21" E	87.25	L157	N 87° 30' 00" E	56.80
L29	N 49° 29' 21" E	87.25	L158	N 87° 30' 00" E	56.80
L30	N 49° 29' 21" E	87.25	L159	N 87° 30' 00" E	56.80
L31	N 49° 29' 21" E	87.25	L160	N 87° 30' 00" E	56.80
L32	N 49° 29' 21" E	87.25	L161	N 87° 30' 00" E	56.80
L33	N 49° 29' 21" E	87.25	L162	N 87° 30' 00" E	56.80
L34	N 49° 29' 21" E	87.25	L163	N 87° 30' 00" E	56.80
L35	N 49° 29' 21" E	87.25	L164	N 87° 30' 00" E	56.80
L36	N 49° 29' 21" E	87.25	L165	N 87° 30' 00" E	56.80
L37	N 49° 29' 21" E	87.25	L166	N 87° 30' 00" E	56.80
L38	N 49° 29' 21" E	87.25	L167	N 87° 30' 00" E	56.80
L39	N 49° 29' 21" E	87.25	L168	N 87° 30' 00" E	56.80
L40	N 49° 29' 21" E	87.25	L169	N 87° 30' 00" E	56.80
L41	N 49° 29' 21" E	87.25	L170	N 87° 30' 00" E	56.80
L42	N 49° 29' 21" E	87.25	L171	N 87° 30' 00" E	56.80
L43	N 49° 29' 21" E	87.25	L172	N 87° 30' 00" E	56.80

**NOTES:**  
 TOPOGRAPHIC INFORMATION PROVIDED BY GUILFORD COUNTY GIS DEPARTMENT.  
 10'x70' SIGHT EASEMENTS AT ALL INTERSECTIONS.  
 ALL PROPOSED STREETS TO HAVE 50' PUBLIC RIGHT OF WAY. 20' RIBBON PAVEMENT & 20' UTILITY ESMT ALONG EACH SIDE.  
 ALL PROPOSED STREET INTERSECTIONS TO HAVE 20' R/W RADII AND 35' STREET RADII.  
 ANY AND ALL SIGNS WITHIN THE DEVELOPMENT WILL ADHERE TO THE SIGN REGULATIONS IN SECTION E-1 OF THE GUILFORD COUNTY DEVELOPMENT ORDINANCE.  
 CONCRETE SIDEWALK WILL RUN PARALLEL WITH, BUT OUTSIDE OF THE ROAD RIGHT OF WAY, WITH NO SEPARATION BETWEEN THE TWO. LOCATION TO BE DETERMINED WITH DEVELOPMENT PLANS.  
 ALL COMMON AREA SHALL HAVE ACCESS FROM WITHIN THE DEVELOPMENT.  
 BOUNDARY TAKEN FROM SURVEY PREPARED BY FLEMING ENGINEERING, INC. DATED 01-08-2014.  
 FLOODPLAIN TO BE DEDICATED TO OAK RIDGE WILL BE FIELD LOCATED AND WITH EACH PHASE OF DEVELOPMENT, EXACT AREAS WILL BE REVISED ON FINAL PLATS.  
 STREAM IDENTIFICATION WILL BE VERIFIED AS EACH PHASE OF THE PROJECT IS DEVELOPED. STREAMS SHOWN ON THIS MAP ARE SUBJECT TO CHANGE.  
 THIS PROPERTY IS LOCATED (AS SHOWN) IN A SPECIAL FLOOD HAZARD AREA PER MAP NO. 371068800K, EFFECTIVE DATE MARCH 16, 2009 AND 3710780800J, EFFECTIVE DATE JUNE 18, 2007.  
 UTILITY NOTE:  
 ALL LOTS IN THIS DEVELOPMENT WILL HAVE INDIVIDUAL WELLS AND SEPTIC SYSTEMS. SOME SEPTIC SYSTEMS WILL BE LOCATED OFF-SITE SUBJECT TO HEALTH DEPARTMENT APPROVAL.  
 WATERSHED DISTRICT:  
 NPDES, NONWATER SUPPLY AREA LOW DENSITY OPTION

**SITE DATA:**  
 MAX. 125 LOTS (1 DU/1.75 AC.)  
 TOTAL NUMBER OF LOTS: 76 (0.47 DU / AC) (PROPOSED) + 35 EX. LOTS = 111  
 AREA: ±161.85 ACRES (PHASES 2, 3, & 4)  
 PHASE 1 RECORDED IN PB 171 PG 92, PB 171 PG 93  
 PROPERTY ADDRESS: 5940 PEPPER RD  
 ZONING: CU-PD-R & AG  
 PARCEL# 0166556  
 D.B. 7579 PG. 044  
 DIMENSIONAL REQUIREMENTS:  
 MIN. LOT SIZE: 30,000 SQ. FT.  
 MIN. LOT WIDTH: 100'  
 MIN. STREET FRONTAGE: 50'  
 MAX. HEIGHT: 35'  
 SETBACKS:  
 FRONT:  
 LOCAL SUBCOLLECTOR, COLLECTOR: 35/60  
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**AREA TABLE:**  
 (PHASE 2, 3, & 4)  
 TOTAL AREA: ±161.85 AC.  
 DEDICATION FLOODPLAIN: 39.16 AC.  
 AREA IN R/W: 7.67 AC.  
 AREA IN LOTS: 80.15 AC.  
 COMMON AREA: 34.87 AC.  
 5,934 L.F. IN STREETS

**REVISIONS**

**ENGINEERING AND SURVEYING, INC.**  
 LAND DEVELOPMENT CONSULTING  
 CORPORATE LICENSE NUMBER C-1195  
 4400 TYNNE STREET  
 HIGH POINT, NORTH CAROLINA 27265  
 PHONE: (336) 812-9800 ~ FAX: (336) 812-8180

**PRELIMINARY**

**PRELIMINARY SUBDIVISION PLAN  
 RIVERSIDE AT OAK RIDGE  
 OAK RIDGE TOWNSHIP ~ GUILFORD COUNTY  
 TOWN OF OAK RIDGE, NORTH CAROLINA**

PROPERTY ADDRESS:  
 5940 PEPPER RD

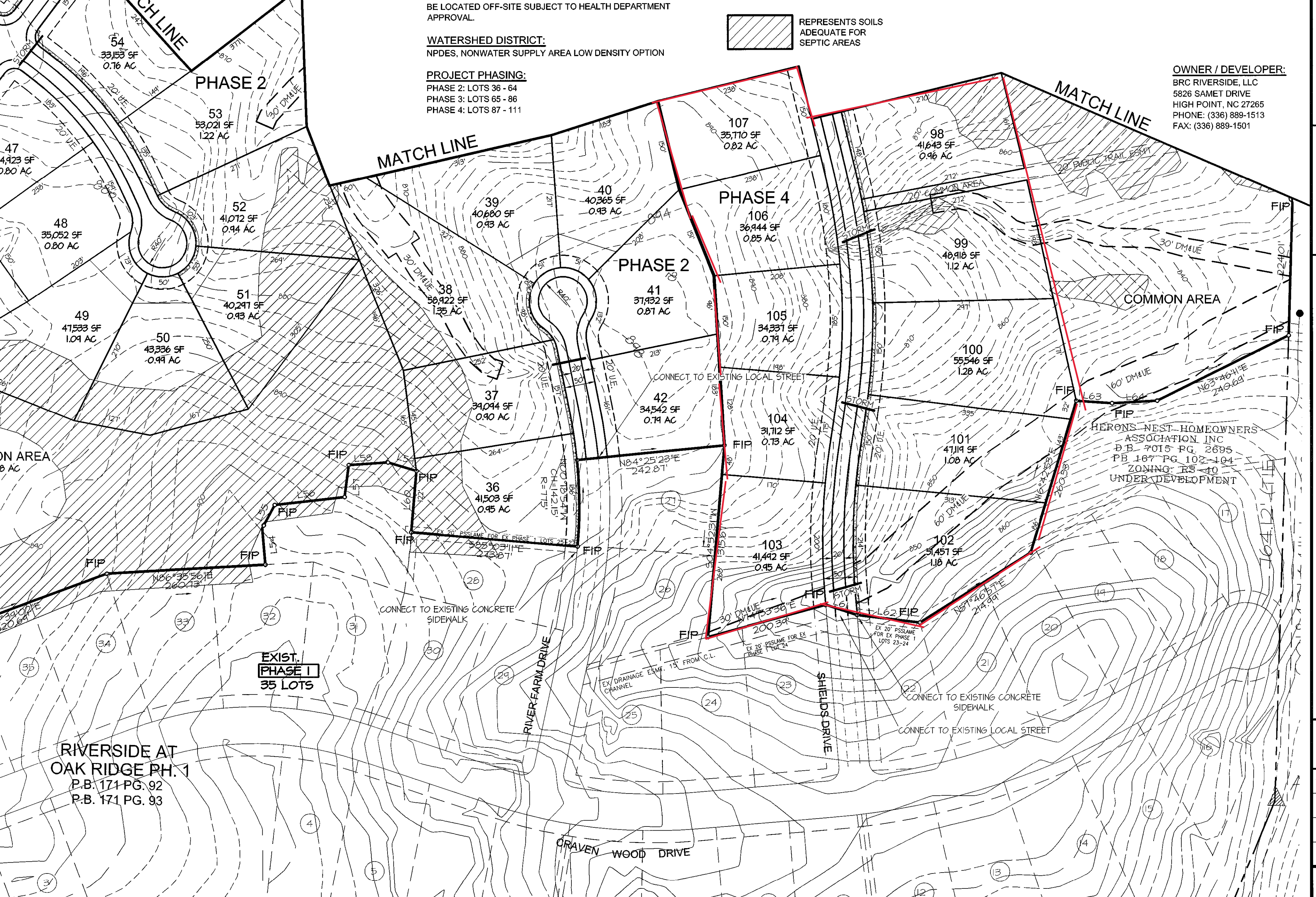
SCALE: 1" = 100'

DATE: 5/02/14

PROJECT: 1280-13

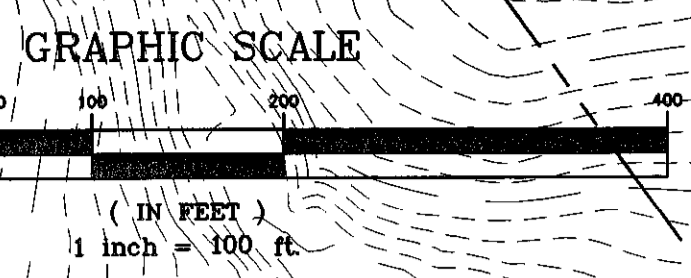
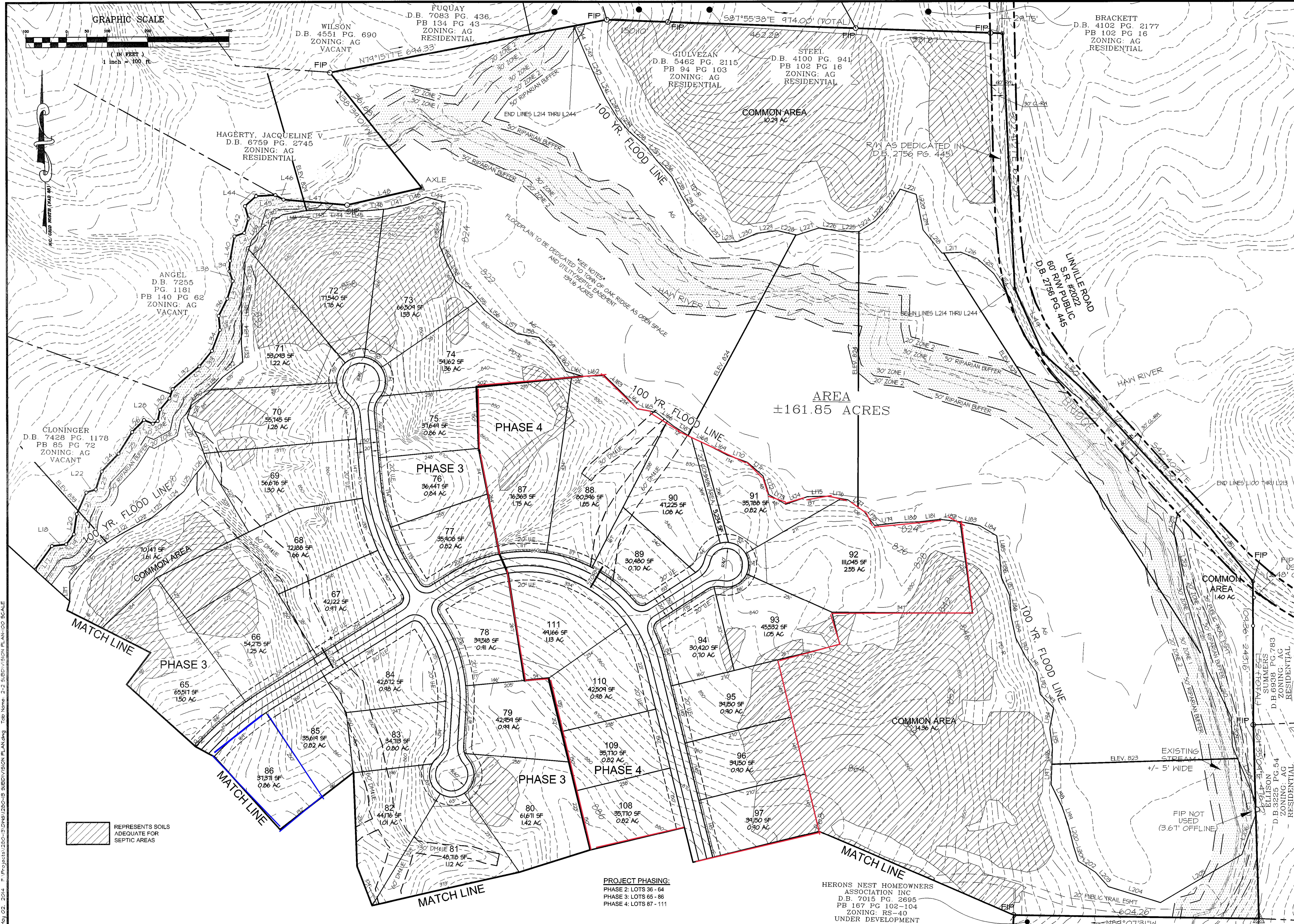
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SHEET **C2**



05/02/2014 11:25:01 AM F:\Projects\1280-13\1280-13\SUBDIVISION PLANNING - Tab Name: 1-2 SUBDIVISION PLANNING SCALE





REVISIONS

ENGINEERING AND SURVEYING, INC.  
 LAND DEVELOPMENT CONSULTING  
 CORPORATE LICENSE NUMBER C-1575  
 4400 TRYON STREET  
 HIGH POINT, NORTH CAROLINA 27265  
 PHONE: (936) 812-9800 ~ FAX: (936) 812-9780

**PRELIMINARY**

**PRELIMINARY SUBDIVISION PLAN**  
**RIVERSIDE AT OAK RIDGE**  
 OAK RIDGE TOWNSHIP ~ GUILFORD COUNTY  
 TOWN OF OAK RIDGE, NORTH CAROLINA

PROPERTY ADDRESS:  
 5940 PEPPER RD

SCALE: 1" = 100'

DATE: 5/02/14

PROJECT: 1280-13

DRAWN BY: TGL

SHEET **C3**

Map 02, 2014, P:\Projects\1280-13\1280-13 SUBDIVISION PLAN.dwg, Job Name: 2-2 SUBDIVISION PLAN, AN-100 SCALE

**PROJECT PHASING:**  
 PHASE 2: LOTS 36 - 64  
 PHASE 3: LOTS 65 - 86  
 PHASE 4: LOTS 87 - 111

HERONS NEST HOMEOWNERS  
 ASSOCIATION INC  
 D.B. 7015 PG. 2695  
 PB 167 PG 102-104  
 ZONING: RS-40  
 UNDER DEVELOPMENT