

NOTE: Drainage easements may be required to accommodate drainage beyond the right-of-way.

FIGURE 4
RECOMMENDED ROAD CONNECTION
WITHOUT CURB & GUTTER
NEW RESIDENTIAL LOCAL ROAD OR RESIDENTIAL
COLLECTOR ROAD AND EXISTING STATE MAINTAINED
ROAD
STOP CONDITION

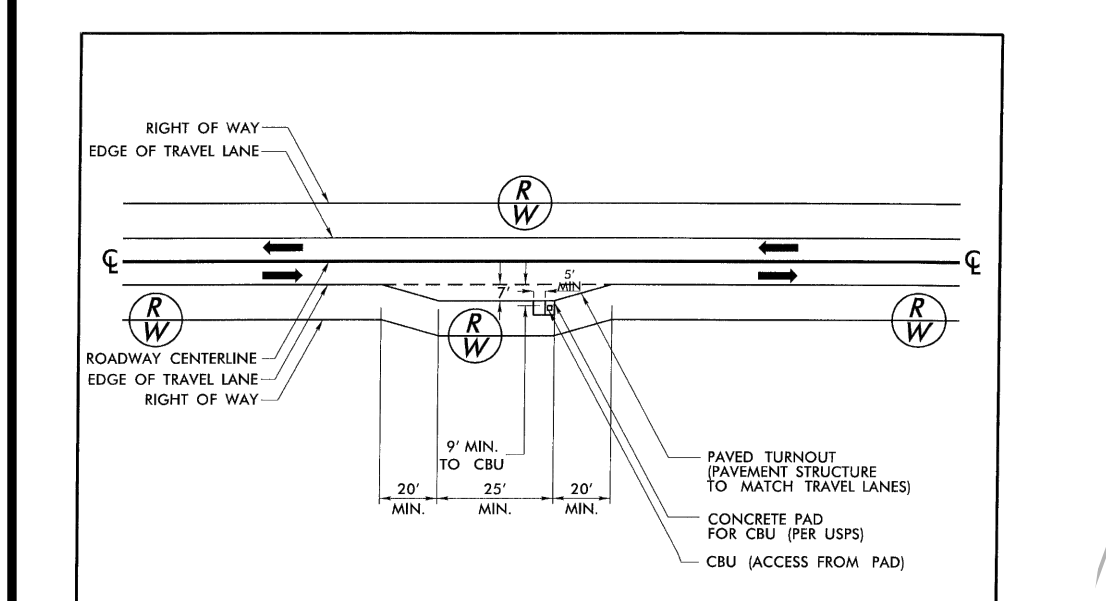
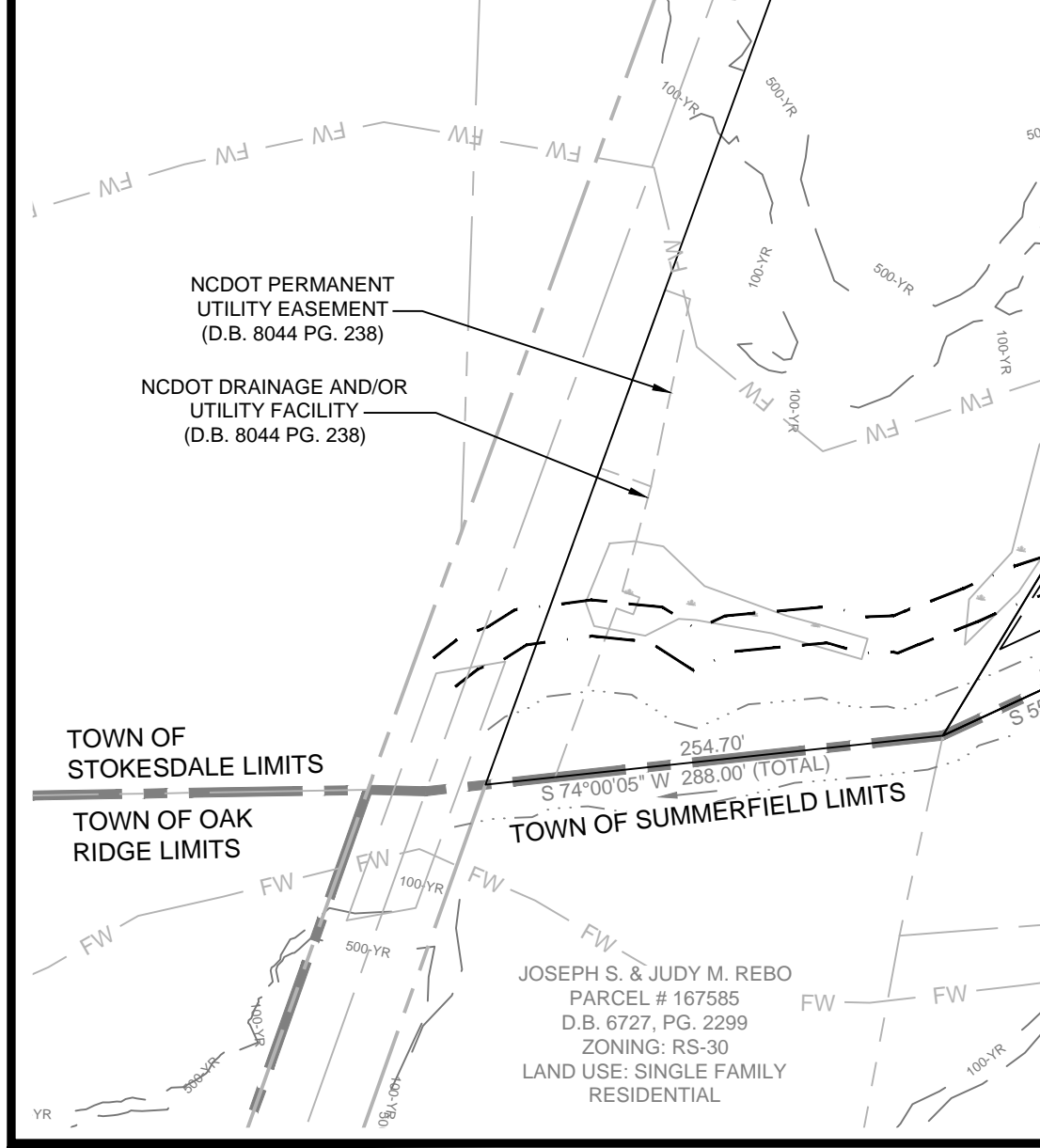


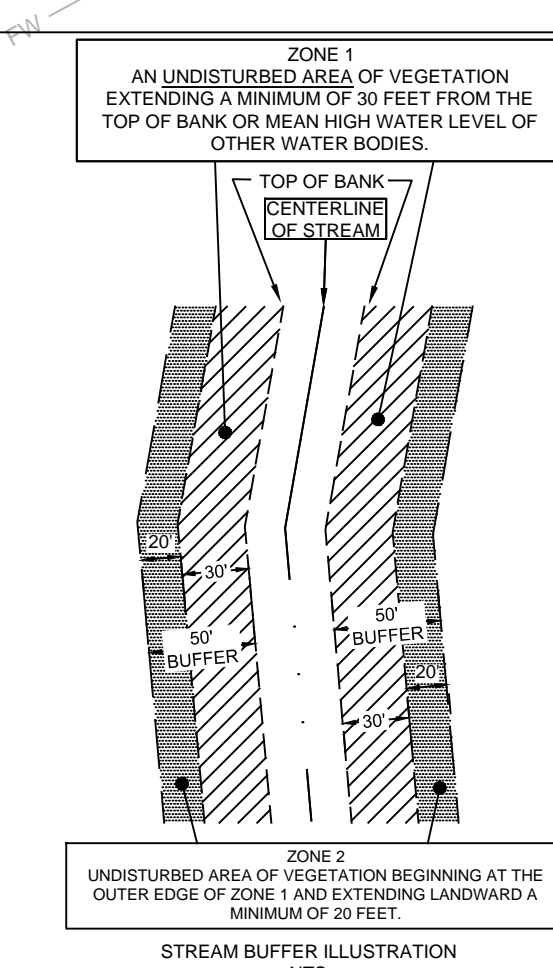
FIGURE 1
CBU PLACEMENT FOR SHOULDER SECTION, RESIDENTIAL LOCAL AND
COLLECTOR SUBDIVISION STREETS

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.



BUILT UPON AREA BREAKDOWN TABLE				
TYPE	AREA (SF)	AREA (AC)	PERCENT (%)	
EXISTING	0	0.00	0.00	
HOUSE PADS	80,500	1.85	4.04	
PAVEMENT	55,371	1.27	2.78	
DRIVEWAYS	12,650	0.29	0.63	
OPEN SPACE	1,846,069	42.38	92.55	
TOTAL BUA	148,521	3.41	7.45	
TOTAL AREA	1,994,590	45.79	100.00	

- LEGEND:**
- R = RADIUS
 - DE = DEED EASEMENT
 - UE = UTILITY EASEMENT
 - CH = CHORD
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - PG. = PAGE
 - PSLAME = PRIVATE SEWER LINE ACCESS & MAINTENANCE EASEMENT
 - DE = DRAINAGE EASEMENT
 - UE = UTILITY EASEMENT
 - MBL = MINIMUM BUILDING LINE
 - 7319 = ADDRESS NUMBER
 - = PROPERTY LINE
 - = RIGHT OF WAY
 - = UTILITY EASEMENT
 - = DRAINAGE EASEMENT
 - = COMMON AREA



- GENERAL REQUIREMENTS FOR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION STOP SIGNS IN GUILFORD COUNTY**
- ALL SIGNS SHALL BE MADE USING TYPE III SHEETING.
 - ALL "STOP" AND "WARNING" SIGNS SHALL BE 30"x30".
 - ALL SIGNS SHALL BE PLACED ON 3-LB (1.36 KG) GALVANIZED STEEL U-CHANNEL POSTS WITH THE FOLLOWING COMMENTS:
 - A) USE POSTS OF SUFFICIENT LENGTH TO PERMIT APPROPRIATE SIGN MOUNTING HEIGHT OR SPICE POSTS IF REQUIRED.
 - B) DRIVE POSTS TO THE REQUIRED DEPTH, BEING SURE THEY ARE PLUMB. DRIVE THE POST BY HAND OR BY MECHANICAL MEANS. PROTECT THE POSTS WITH APPROPRIATE DRIVING CAP. CONCRETE FOUNDATIONS ARE NOT REQUIRED. IN ISLAND APPLICATIONS, CORED HOLES SHALL BE TO THE SOIL DEPTH.
 - C) REPLACE ANY POST THAT IS BENT, OR OTHERWISE DAMAGED IN DRIVING.
 - D) DO NOT WELD OR CUT SUPPORTS IN THE FIELD, EXCEPT FOR THE SAW CUTTING OF U-CHANNEL POST MATERIAL FOR THE FRAMES AND CROSS BRACES THAT MAY BE REQUIRED FOR TYPE D, E, AND F SIGNS WITH TWO OR MORE SUPPORTS.
 - E) USE TWO COATS OF AN APPROVED ORGANIC NON-AEROSOL ZINC REPAIR PAINT IN TOUCHING UP THE TOPS OF U-CHANNEL POSTS THAT MAY HAVE BEEN DAMAGED IN DRIVING.
 - F) CUT ENDS OF U-CHANNEL POSTS, FRAMES AND CROSS-BRACING, AND DAMAGED AREAS ON THESE AND ALL OTHER GALVANIZED MATERIAL.
 - ALL SIGNS WILL BE PLACED ON EACH ROAD IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FROM THE FHWA, "STANDARD HIGHWAY SIGNS" FROM THE FHWA, NORTH CAROLINA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATION FOR ROADS AND STRUCTURES", "HIGHWAY DESIGN BRANCH ROADWAY STANDARD DRAWINGS", "NORTH CAROLINA SUPPLEMENT TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" AND THE APPROVED PLANS.
 - A FINAL INSPECTION LETTER WILL NOT BE ISSUED BY THE DISTRICT OFFICE UNTIL ALL REQUIRED SIGNS ARE PROPERLY INSTALLED TO THE APPROPRIATE STANDARDS WITH NCDOT APPROVED MATERIALS AND INSPECTED BY THE DIVISION 7 - DISTRICT 2 (GREENSBORO) OFFICE OR ITS AUTHORIZED REPRESENTATIVE.

OWNER INFORMATION:
RUTH O. FULTON
7851 EVERSFIELD RD
STOKESDALE, NC 27357
OAK RIDGE TOWNSHIP

SITE DATA:
PARCEL #: 150401
PIN #: 7819897159
D.B. 298, PG. 704

SITE AREA: 45.79 AC
PROPOSED LOTS: 23
DENSITY (23 DU / 45.79 AC): 0.50 DU/AC
ALLOWABLE DENSITY: 1.00 DU/AC
OPEN SPACE: 1.01 AC
LINEAR FEET OF STREETS: 2,013

ZONING: CASE #24-07-SUB-00320
EXISTING ZONING: RS-40

DEVELOPMENT STANDARDS:
MINIMUM LOT SIZE: 40,000 SF
MINIMUM LOT WIDTH: 150'
MINIMUM STREET FRONTAGE: 50'
FRONT SETBACKS:
LOCAL SUB-COLLECTOR/COLLECTOR: 40'/65'
MINOR THOROUGHFARE SETBACK: 45'/80'
MAJOR THOROUGHFARE SETBACK: 50'/95'
SIDE STREET SETBACKS:
LOCAL SUB-COLLECTOR/COLLECTOR: 40'/65'
INTERIOR SETBACKS:
SIDE SETBACK: 15'
REAR SETBACK: 30'
MAXIMUM HEIGHT: 50'

WATERSHED DATA:
WATERSHED: HAW RIVER
WATERSHED CLASSIFICATION: WS-V, NSV
RIVER BASIN: CAPE FEAR
SOIL TYPES: P82, P86, P87, P88, P89, P90, P91, P92, P93, P94, P95, P96, P97, P98, P99, P100
AVG. SLOPE: 10%

- GENERAL NOTES:**
- THIS MAP DOES NOT MEET GS 47-30 AND IS NOT FOR RECORDING OR CONVEYANCE.
 - BOUNDARY SURVEY PERFORMED BY FEI JUNE 29TH, 2023. NO SUBSURFACE INVESTIGATION PERFORMED BY FEI. ERROR OF CLOSURE IS 1:10,000+ AREA DETERMINED UTILIZING COMPUTER SOFTWARE.
 - TOPOGRAPHIC DATA OBTAINED FROM FIELD LOCATIONS AND GUILFORD COUNTY GIS DEPARTMENT.
 - UTILITY EASEMENTS SHALL BE UTILIZED AND MAINTAINED IN ACCORDANCE WITH THE PROVISIONS OF, AND THE DISCLAIMERS CONTAINED IN THE TOWN OF STOKESDALE ORDINANCE. THE TOWN OF STOKESDALE SHALL NOT BE LIABLE FOR DAMAGES TO ANY IMPROVEMENT LOCATED WITHIN THE UTILITY EASEMENT AREA CAUSED BY MAINTENANCE OR REPLACEMENT OF UTILITIES LOCATED THEREIN.
 - THE LOTS WILL BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
 - THIS PROPERTY IS IN THE NPDES, NON-WATER SUPPLY WATERSHED AREA.
 - ALL CONSTRUCTION TO BE TO THE TOWN OF STOKESDALE & NCDOT STANDARDS & SPECIFICATIONS, LATEST EDITION.
 - ADJACENT PROPERTIES ARE SINGLE FAMILY RESIDENTIAL AND FARMLAND.
 - ALL ROAD SIGNS ARE TO BE PLACED BEFORE RESIDENTIAL HOME CONSTRUCTION BEGINS.
 - STREAMS DELINEATED BY PILOT ENVIRONMENTAL, INC. 01/19/2023.
 - GUILFORD COUNTY WATERSHED DEPARTMENT TO REVIEW PRIOR TO GRADING PERMIT ISSUANCE.
 - ALL COMMON AREA/OPEN SPACE IS TO BE DEEDED TO AND MAINTAINED BY THE HOA.
 - THERE WILL BE NO STOCKPILING ON SITE. ALL STRIPPINGS ARE TO BE DISPOSED OF OFFSITE. NO BORROW AND WASTE AREAS ARE ANTICIPATED.

- RIPARIAN BUFFER & STREAM NOTES:**
- JURISDICTIONAL STREAMS, WETLANDS, AND OTHER WATERS OF THE U.S. ARE SUBJECT TO USAGE AND NCEQ REGULATIONS. REQUIRED APPROVALS AND PERMITS MUST BE OBTAINED FROM USAGE AND NCEQ PRIOR TO IMPACTS TO JURISDICTIONAL STREAMS, WETLANDS AND OTHER WATERS OF THE U.S. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR ENSURING ALL APPROPRIATE PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION.
 - BUFFER AUTHORIZATION APPLICATION MUST BE APPROVED BY GUILFORD COUNTY (OR NCEQ FOR PROJECTS REQUIRING THEIR REVIEW OF BUFFERS) PRIOR TO LAND DISTURBANCE WITHIN A RIPARIAN BUFFER, UNLESS THE LAND DISTURBANCE IS EXPLICITLY STATED AS AN "EXEMPT" USE IN THE STOKESDALE DEVELOPMENT AND NCAC RULES THAT APPLY.
 - THIS PROPERTY IS LOCATED WITHIN THE JORDAN LAKE WATERSHED WHERE ASSOCIATED RIPARIAN BUFFER RULES APPLY.

- FLOODPLAIN NOTES:**
- A 100-YEAR FLOODPLAIN (SFHA) AND FLOODWAY EXISTS ON THE PROPERTY BASED ON FIRM MAPS # 3710781900J & 3710781900J EACH WITH EFFECTIVE DATE 6/18/2007 (ZONE AE).
 - NO DEVELOPMENT OR LAND DISTURBANCE IS ALLOWED WITHIN THE 100-YEAR FLOODPLAIN (SFHA) UNLESS APPROVED BY GUILFORD COUNTY VIA A FLOODPLAIN DEVELOPMENT PERMIT. NO DEVIATIONS FROM THE APPROVED PLAN FOR PROPOSED WORK IN THE 100-YEAR FLOODPLAIN (SFHA) SHALL BE MADE, UNLESS OTHERWISE REQUESTED BY THE APPLICANT AND APPROVED IN WRITING BY GUILFORD COUNTY PRIOR TO WORK BEING PERFORMED.

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(336) 852-9797
License No. C-0950

FEI

SADDLEFORD

PRELIMINARY PLAT

PROJECT LOCATION:
CITY: STOKESDALE
COUNTY: GUILFORD
STATE: NORTH CAROLINA

OWNER/DEVELOPER INFORMATION:
SADDLEFORD OAK RIDGE, LLC
110 OAKWOOD DRIVE, SUITE 110
GREENSBORO, NC 27403
336-855-3707

NO.	DATE	REVISION NOTE
1	10/25/2024	SKETCH PLAN REVIEW COMMENTS
2	11/07/2024	TRC REVIEW COMMENTS
3	12/08/2024	WATERSHED COMMENTS
4	02/24/2025	WATERSHED COMMENTS

DRAWN BY: FEI
CHECKED BY: FEI
DATE: 05/13/2025
PROJECT NO.: 10021.001
REF. NO.:
SCALE: 1" = 100'

PRELIMINARY NOT FOR CONSTRUCTION

SHEET

3 OF 14

NOT FOR CONSTRUCTION