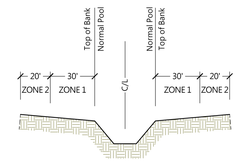

ZONE 1 - 30' NATURAL AND UNDISTURBED
ZONE 2 - 20' MANAGED VEGETATION

50' RIPARIAN STREAM BUFFER SECTION

(Not to Scale)

VICINITY MAP - 1" = 2000'

SUBDIVISION INFORMATION

TAX PARCEL NUMBER(s)	PARCEL No. 163029 PARCEL No. 163041
DEED REFERENCE(s) & TITLE SOURCE	DB 8334, PG 1937 DB 8334, PG 1926
ACREAGE IN NEW R/W DEDICATION	0.40 AC (NC HWY 150) 2.66 AC (NEW R/W)
ACREAGE OUTSIDE R/W	47.50 AC
TOTAL PROJECT TRACT ACREAGE	50.56 ACRES
ZONING DISTRICT	RS-40
TOTAL NUMBER OF LOTS	25 BUILDING LOTS
LINEAR FT. OF NEW STREETS	2,138 LF
SEWER	PRIVATE WELL
WATER	PRIVATE SEPTIC
RESTRICTIVE COVENANTS and / or HOA DOCUMENTS(s) REFERENCE(S)	DB ____T.B.D.__ PG ____T.B.D.__
FLOOD ZONE INFORMATION	ZONE X PANEL NO: 3710781900J & PANEL NO: 3710781800J DATED JUNE 18, 2007
WATERSHED INFORMATION	GREENSBORO GENERAL WATERSHED WS-111 REEDY FORK
TREE COVERAGE / PRESERVATION	20% REQUIRED 47.50 X 20% = 9.50 AC 10.30 AC (21.7%) PROVIDED

CERTIFICATE OF OWNERSHIP AND DEDICATION

THE UNDERSIGNED HEREBY ACKNOWLEDGE(S) THAT THE LAND SHOWN ON THIS PLAT IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE TOWN OF OAK RIDGE, GUILFORD COUNTY, NORTH CAROLINA AND THIS PLAT AND ALLOTMENT TO BE A FREE ACT AND DEED, AND HEREBY DEDICATE(S) TO PUBLIC USE AS STREET AND EASEMENTS FOREVER, ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT.

SIGNED: _____
KEVAN R. COMBS

ATTEST: _____
WILLIAM F. GRECO, JR

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 ALTERATION TO THE SITE SHALL NOT BE PERMITTED WITHOUT REVIEW AND APPROVAL BY THE LOCAL GOVERNMENTAL OFFICE HAVING JURISDICTION FOR WATERSHED/STORMWATER MANAGEMENT PROTECTION.

CERTIFICATE OF SURVEY ACCURACY

I, WILLIAM F. GRECO JR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; DEED DESCRIPTION RECORDED IN -(SEE PLAT FOR REFERENCE); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS AS DRAWN FROM INFORMATION FOUND IN -(SEE PLAT FOR REFERENCE); THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000 OR GREATER; THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM A PORTION OF THIS SURVEY AND THE FOLLOWING INFORMATION WAS USED:

CLASS OF SURVEY: __CLASS A__
POSITIONAL ACCURACY: __0.05'__
TYPE OF GPS FIELD PROCEDURE: __GPS / VRS__
DATES OF SURVEY: __OCT 28 - SEPT 2, 2020__
DATUM/EPOCH: __NAD 83 (NSRS 2011)__
PUBLISHED / FIXED CONTROL USE: __NONE__
GEOID MODEL: __GEOID12B__
COMBINED GRID FACTOR(S): __0.99999105__
UNITS: __US SURVEY FOOT__

I FURTHER CERTIFY THAT:

THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THAT THIS PLAT MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56 .1600), AND THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30, AS AMENDED.

WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS __XX__ DAY OF __XX__, A.D., 2020.

PRELIMINARY
NOT FOR SALES, RECORDATION OR CONVEYANCES

WILLIAM F. GRECO, JR.
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER L-3867

CERTIFICATE OF REVIEW OFFICER

I, _____ REVIEW OFFICER OF GUILFORD COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____

DATE _____

CERTIFICATE OF LOCAL JURISDICTION APPROVAL FOR RECORDATION

APPROVED BY THE PLANNING DEPARTMENT OF TOWN OF OAK RIDGE, NC

ON THE _____ DAY OF _____, 2020. PURSUANT TO ARTICLE V OF THE TOWN OF OAK RIDGE DEVELOPMENT ORDINANCE.

FOR / PLANNING DIRECTOR _____

CERTIFICATE OF APPROVAL BY DIVISION OF HIGHWAYS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

APPROVED BY / FOR DISTRICT ENGINEER _____

DATE _____

GENERAL NOTES:

1. ALL ROADWAY CONSTRUCTION SHALL BE IN ACCORDANCE WITH NCDOT STANDARDS AND SPECIFICATIONS (LATEST REVISION).
2. THESE PLANS AND ANY ACCOMPANYING DOCUMENTS ARE FURNISHED TO THE PERMIT ISSUING AUTHORITY FOR REVIEW PURPOSES ONLY. ANY OTHER USE IS PERMITTED WITHOUT THE EXPRESS WRITTEN CONSENT OF LAND SOLUTIONS OF NC, PLLC.

DATE	REVISIONS
JAN 2021	PREL PLAT REVISED AND RESUBMITTED
OCT 10, 2019	PRELIM PLAT RELEASED FOR REVIEW

GENERAL NOTES AND SYMBOL LEGEND

1. THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS OR RIGHTS OF WAY, WHICH WERE NOT VISIBLE AT THE TIME OF MY INSPECTION. THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. ALL BEARINGS & COORDINATES ARE BASED UPON (SEE PLAT REFERENCES).
3. ALL DISTANCES ARE HORIZONTAL GROUND IN US SURVEY FEET.
4. ALL PROPERTY CORNERS NOT OTHERWISE LABELED ARE NEW 5/8" IRON RODS.

B/L	BUILDING LINE	OSSE	OFF SITE SEPTIC EASEMENT
CA	COMMON AREA	OHU	OVERHEAD UTILITIES
C/L	CENTERLINE	PSSAME	PRIVATE SANITARY SEWER ACCESS & MAINTENANCE EASEMENT
DE	DRAINAGE EASEMENT	PT	POINT (NO MONUMENT)
EIP	EXISTING IRON PIPE	SDE	SIGHT DISTANCE EASEMENT
EIR	EXISTING IRON ROD	SPL	SPECIAL PURPOSE LOT
ESMT	EASEMENT	UP	UTILITY POLE
NIR	NEW IRON ROD		
R/W	RIGHT OF WAY		

PROPERTY CORNER
POINT (NO MONUMENT)
EASEMENT CORNER
LINES NOT SURVEYED
FENCE
OVERHEAD UTILITIES (OHU)
TREE PRESERVATION AREA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00'	44.14'	40.26'	S 17°11'30" E	84°17'32"
C2	325.00'	130.25'	129.38'	S 54°51'25" E	22°57'43"
C3	25.00'	39.27'	35.36'	N 88°22'33" W	90°00'00"
C4	25.00'	21.03'	20.41'	S 22°31'45" W	48°11'23"
C5	50.00'	42.05'	40.82'	N 22°31'45" E	48°11'23"
C6	50.00'	78.54'	70.71'	N 88°22'33" W	90°00'00"
C7	50.00'	78.54'	70.71'	N 01°37'27" E	90°00'00"
C8	50.00'	42.05'	40.82'	N 70°43'08" E	48°11'23"
C9	25.00'	21.03'	20.41'	S 70°43'08" W	48°11'23"
C10	25.00'	39.27'	35.36'	S 01°37'27" W	90°00'00"
C11	275.00'	1.12'	1.12'	N 43°29'32" W	0°13'58"
C12	275.00'	119.84'	118.89'	S 56°05'33" E	24°58'03"
C13	25.00'	21.03'	20.41'	N 87°19'44" E	48°11'23"
C14	50.00'	57.87'	54.70'	S 83°36'27" E	66°19'02"
C15	50.00'	62.72'	58.69'	N 14°30'45" W	71°52'21"
C16	50.00'	52.36'	50.00'	S 51°25'25" W	60°00'00"
C17	50.00'	68.23'	63.06'	N 59°28'53" W	78°11'23"
C18	25.00'	21.03'	20.41'	S 44°28'53" E	48°11'23"
C19	325.00'	142.94'	141.80'	N 55°58'34" W	25°12'01"
C20	275.00'	110.75'	110.00'	N 54°54'47" W	23°04'28"
C21	30.00'	44.08'	40.22'	S 67°02'42" W	84°10'52"

LINE	BEARING	DISTANCE
L1	N 51°55'35" W	48.83'
L2	N 51°55'35" W	46.74'
L3	N 63°49'51" W	25.21'
L4	N 63°49'51" W	26.68'
L5	N 63°49'51" W	30.05'
L6	N 08°40'39" W	48.56'
L7	N 58°20'18" W	10.63'
L8	N 58°20'15" W	27.27'
L9	S 66°23'26" E	29.84'
L10	S 66°23'26" E	10.56'
L11	S 58°20'18" E	22.32'
L12	S 70°51'52" E	22.40'
L13	N 65°02'44" W	41.98'
L14	S 65°02'44" E	34.46'
L15	N 43°22'33" W	76.72'

PROPERTY OWNERS / AGENT / DEVELOPER:

OWNER / DEVELOPER:
KRC DEVELOPMENT, LLC
c/o KEVAN R. COMBS
PO BOX 790
OAK RIDGE, NC 27310
EMAIL: KEVAN@COMBSCUSTOMHOMES.COM
PHONE: 336.686.3279

PROJECT AGENT INFO:
WILLIAM F. GRECO, JR, PLS
EMAIL: BILL@LANDSOLUTIONSPC.COM
PHONE: 336.605.0328

LAND SOLUTIONS OF NC, PLLC
8305 SCOTT ROAD, OAK RIDGE, NC 27310-0347
TELEPHONE: 336.605.0328
FIRM LICENSE NO: P-1190

LAND SOLUTIONS

PEMBERLEY ESTATES @ OAK RIDGE

Oak Ridge Township, Guilford County
Town of Oak Ridge, North Carolina

0 50 100 Scale 200 300
One Inch = One Hundred Feet

PRELIMINARY PLAT

PROJECT No.	18120005
DRAWING No.	2021 PRELIM
DRAWN By	CMR/WFG

SHEET NUMBER
1 of 1