

# ***Gairy Canady Surveying***

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## **NARRATIVE**

Kings Ransom 2  
Kings Landing Road Project  
Tax Parcel 4203-51-2856  
7/14/15

The subject tract is located on the north side of Kings Landing Road and contains 16.76 acres all wooded. It is adjoined on the north and east by existing residential subdivisions. The west side adjoins an undeveloped wooded tract of approximately 13 acres. It has approximately 780 feet of road frontage on the southern boundary along the northern right of way of Kings Landing Road. The tract is zoned RP and is located mostly in Flood Zone "X". A small portion is located in Flood Zone "AE", but all of the buildable area is located in Flood Zone "X". The soils are sandy and a soil evaluation has been completed by a Licensed Soil Scientist. A licensed Soil Scientist has determined each lot to be suitable for conventional onsite 4 bedroom septic systems. It has been determined it will yield 19 lots. The smallest lot is Lot 18 with 15165.4 sq. ft. The largest lot is Lot 5 with 1.99 acres for an average lot size of 0.74 acres. There will be 2 asphalt surfaced, 50' R/W streets constructed to NCDOT standards for public access. They will be turned over to NCDOT to be added to the State Road system, after the minimum housing requirements are met. The 1<sup>st</sup> street will align with the centerline intersection of Kings Landing Road and Twelve Pointer Road. It will proceed north approximately 738' to a 51' Radius cul-de-sac. The second street will intersect the 1<sup>st</sup> street and run east and parallel to Kings Landing Road approximately 300' and connect to the existing Ransom Drive in Kings Ransom first Section. The temporary cul-de sac at the existing terminus of Ransom Drive will be removed and the area that was previously used for the temporary cul-de-sac will go to the owner of the affected lot in Kings Ransom Section 1. All lots will be served internally, with no direct access to Kings Landing Road. There will be waterlines installed to NC and Pender County requirements, connecting to Pender County water system. There is an open space area of 0.94 acres (62 % is active and 32% is passive). The wetlands have been identified and are located and mapped. There will be 0.08 acres wetlands disturbed with the new street crossing during the construction of this project. Minimum house size allowed to be constructed on these lots is 2000 sq. ft.

