

Gairy Canady Surveying

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NARRATIVE

Kings Landing Road Project
Tax Parcel 4203-51-7342

The subject tract is located on the north side of Kings Landing Road and contains 15.51 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 16 acres. It has approximately 800 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 entirely in Flood Zone "X". The soils are sandy and a soil evaluation has been completed by a Licensed Soil Scientist. It has been determined it will yield 24 lots. Each lot will be served by an onsite septic system. The smallest lot is Lot 2 with 15173.5 sq. ft. The largest lot is Lot 12 with 3.87 acres for an average lot size of 0.56 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 1st street will align with the centerline intersection of Kings Landing Road and Bellowing Doe Road. It will proceed north approximately 700' and provide a connection with Windy Point Road, which now dead ends at the eastern boundary of this tract. There is a temporary cul-de-sac provided for turn around in the event the streets are not connected. In the event the streets are connected the area within the temporary cul-de-sac will go to the affected lots. The second street will intersect the 1st street and run west and parallel to Kings Landing Road approximately 600' and provide for access to the adjoining parcel. There is a temporary cul-de-sac provided until at such time the street is ever extended. If the street is extended, the area in the temporary cul-de-sac will go to the adjoining lots affected. 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 0.72 acres (82 % is active and 18% is passive) which will contain the mailbox cluster. An access easement area around the cluster is reserved. The wetlands have been identified and are all centered around a small branch that runs through Lot 12. No other lots are affected by wetlands. There will be no wetlands disturbed or crossed during the construction of this project. Minimum house size allowed to be constructed on these lots is 2000 sq. ft.



Gairy I. Canady PLS L-2904
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