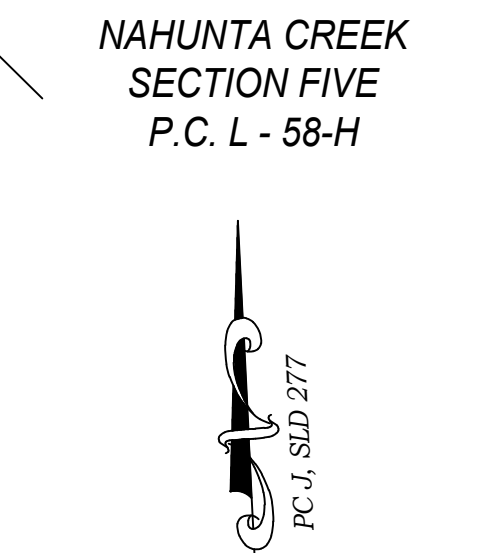


# PRELIMINARY PLAT FOR EXPANSION OF: SETTLERS POINTE PIKEVILLE TOWNSHIP, WAYNE COUNTY, N.C.

**SITE DATA:**

- ZEBULON MINI-STORAGE GROUP LLC,  
PO DRAWER E, GOLDSBORO, NC 27533 919-734-4074 X 112
- SURVEYOR: R. DANIEL BUTLER, PLS  
750 DYKE SMITH ROAD, LAGRANGE, NC 28551 919-922-3368
- TOTAL TRACT ACREAGE (DEED BOOK 3311, PAGE 559): 62.7 ± ACRES
- ZONING: NONE
- PROPOSED SUBDIVISION IS NOT LOCATED WITHIN A RIGHT-OF-WAY CORRIDOR
- PROPOSED BY A TRANSPORTATION PLANNING ORGANIZATION
- NO VOLUNTARY AGRICULTURAL DISTRICT WITHIN A QUARTER MILE
- PROPOSED SUBDIVISION IS NOT LOCATED WITHIN THE AICUZ ZONE

- TOTAL NUMBER OF PROPOSED LOTS: 101 LOTS
- SMALLEST LOT AREA: 16,625 SF
- LARGEST LOT AREA: 33,772 SF
- AVERAGE LOT AREA: 21,031 SF
- LINEAR FEET IN STREETS (20' STREET WIDTH): 7,600± LF
- MINIMUM BUILDING SETBACKS:  
FRONT: 30 FT  
SIDE: 10 FT  
SIDE (CORNER LOT): 25 FT  
REAR: 25 FT
- FLOOD HAZARD: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN - DFIRM MAP 3720363300J, DECEMBER 2, 2005
- WATER: ALL PROPOSED LOTS SHALL BE SERVICED BY THE BELFAST - PATETOWN SANITARY DISTRICT. WATER LINE SIZE AND FIRE HYDRANT LOCATIONS SHALL BE DESIGNED BY THE SANITARY DISTRICT ENGINEER.
- ELECTRIC, CABLE, PHONE: ALL PROPOSED UTILITIES SHALL BE DESIGNED AND INSTALLED BY THE RESPECTIVE UTILITY.
- ALL OPEN SPACE SHALL BE ACCESS, DRAINAGE & UTILITY EASEMENTS



DARRELL HOUSE  
FLETCHER, SR.  
DB 2403-667  
AGRICULTURAL

DORIS ELKS JONES  
WILL FILE 84-216  
AGRICULTURAL

CHRISTOPHER RAY LANCASTER  
DB 2025-210  
AGRICULTURAL

MICHAEL A. SMITH  
DB 0014E-659  
AGRICULTURAL & WOODED

RICHARD SMITH  
D.B. 1597 - 115  
WOODED

KIMBERLY M. GUILLEMETTE  
DB 2948-715  
WOODED

JOYCE WILLIAMS  
WILL FILE 84-E-216  
WOODED

MATTHEW ARNOLD SMITH  
D.B. 830 - 330  
WOODED

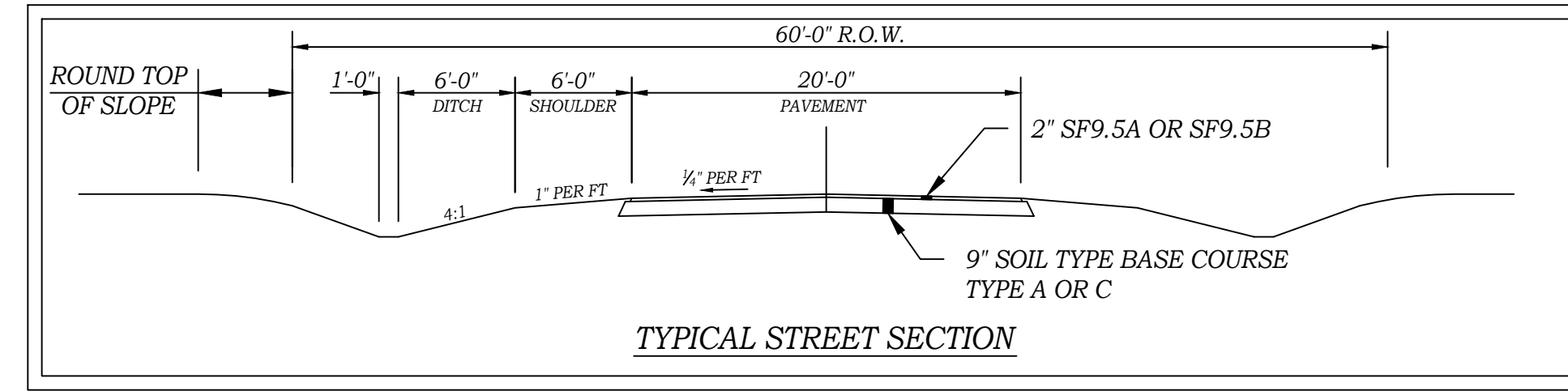
RICHARD SMITH  
D.B. 1597 - 115  
PC F-230  
WOODED

**NITROGEN EXPORT CALCULATIONS**

TYPE OF LAND COVER	AREA (ACRES)	TN EXPORT COEFF. (LBS/AC/YR)	TN EXPORT FROM USE (LBS/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST UNKOWN MEXLOW)	0.000	0.6	0.000
PERMANENTLY PROTECTED MANAGED OPEN SPACE (GRASS, LANDSCAPING, ETC.)	3.683	1.2	4.420
RIGHT-OF-WAY (READ TN EXPORT FROM GRAPH 1)	10.233	5.2	53.209
LOTS (READ TN EXPORT FROM GRAPH 2)	48.763	2.7	129.221
TOTAL	62.678	-	186.850
TOTAL EXPORT -	2.98 LBS/AC/YR	< 3.6 - NO REDUCTION REQUIRED	

**PEAK FLOW CALCULATIONS**

IMPERVIOUS AREA	AREA (ACRES)
STREET PAVING AREA	3.50
101 LOTS @ 3000 S.F. (HOUSE & DRIVE)	6.96
TOTAL ACREAGE	10.46
TOTAL PERCENT IMPERVIOUS	16.69%



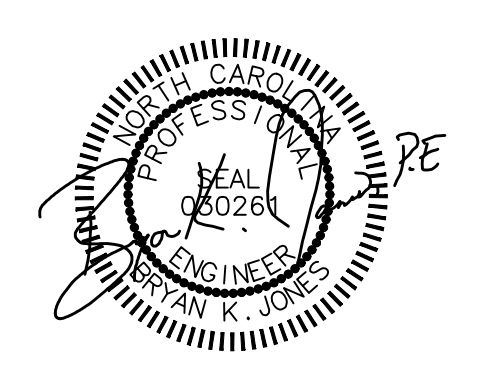
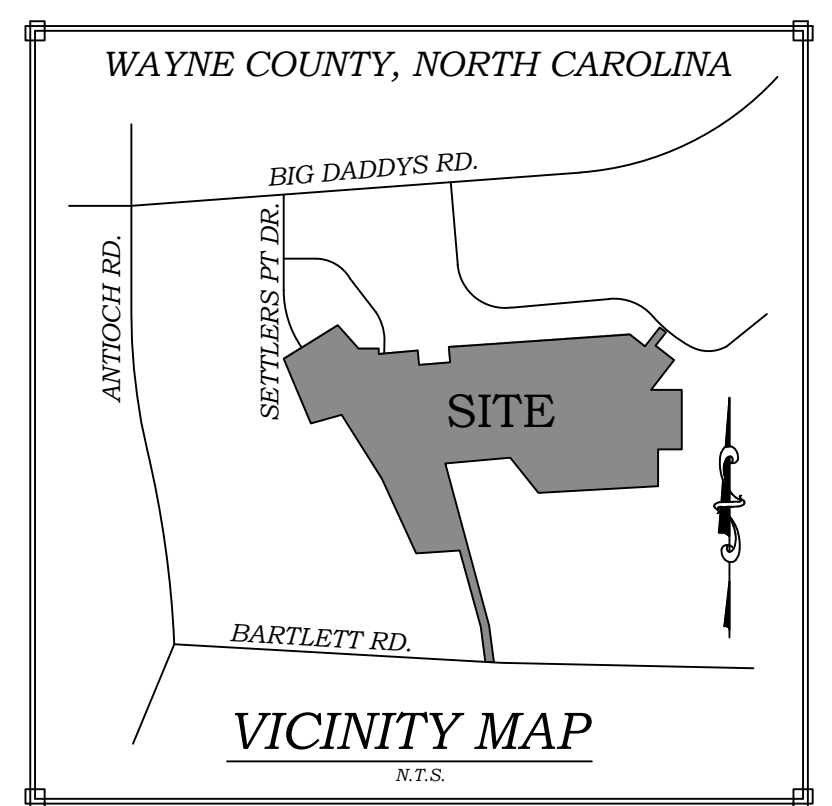
LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)	LOT #	AREA (SF)
38	25772	51	21775	64	20000	77	25997	90	20000	103	18241	116	17286
39	25156	52	21775	65	20000	78	33772	91	20000	104	16625	117	17995
40	23481	53	21775	66	20000	79	31143	92	20000	105	16625	118	20500
41	22051	54	21775	67	20000	80	23747	93	20000	106	17177	119	20609
42	29495	55	21775	68	20000	81	20862	94	20000	107	20454	120	16158
43	22965	56	21767	69	20000	82	24886	95	20000	108	16815	121	23219
44	21307	57	31871	70	20000	83	18901	96	20000	109	18334	122	18858
45	21775	58	18458	71	20000	84	26860	97	20000	110	19111	123	17266
46	21775	59	23219	72	20000	85	21000	98	20000	111	19170	124	16622
47	21775	60	19616	73	20000	86	23773	99	20000	112	20917	125	17371
48	21775	61	22012	74	20000	87	19562	100	20000	113	20500	126	25324
49	21775	62	20000	75	22966	88	25350	101	20000	114	17995	127	17255
50	21775	63	20000	76	25675	89	20048	102	22010	115	17266	128	24991
											TOTAL	2,730,256	

I (WE) HEREBY CERTIFY THAT I (WE) AM (ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF WAYNE COUNTY, AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND ESTABLISH MY (OUR) INTENT TO INSTALL AND CONSTRUCT ALL IMPROVEMENTS IN THIS SUBDIVISION AS TO THE COUNTY'S MINIMUM DESIGN REQUIREMENTS, AS NOTED.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WAYNE COUNTY, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS OF WAYNE COUNTY TO AUTHORIZE THE CONSTRUCTION OF THE REQUIRED IMPROVEMENTS AS NOTED.

CHAIRMAN, WAYNE COUNTY BOARD OF COMMISSIONERS \_\_\_\_\_ DATE \_\_\_\_\_



	<b>BRYAN K. JONES CONSULTING ENGINEERS, P.A.</b> Post Office Box 10882 Goldsboro, North Carolina 27532 919-221-5222 LIC.# C-3065	Project Name: <b>SETTLERS POINTE SUBDIVISION</b>
	Project Number: <b>18053</b>	Title: <b>PRELIMINARY PLAT REDESIGN</b> NOT FOR RECORDATION, CONVEYANCES OR SALES
Drawn By: <b>BKJ</b>	Scale: <b>1" = 100'</b>	Client: <b>ZEBULON MINI-STORAGE GROUP LLC</b>
Date: <b>4/30/2018</b>	Sheet: <b>1 of 1</b>	