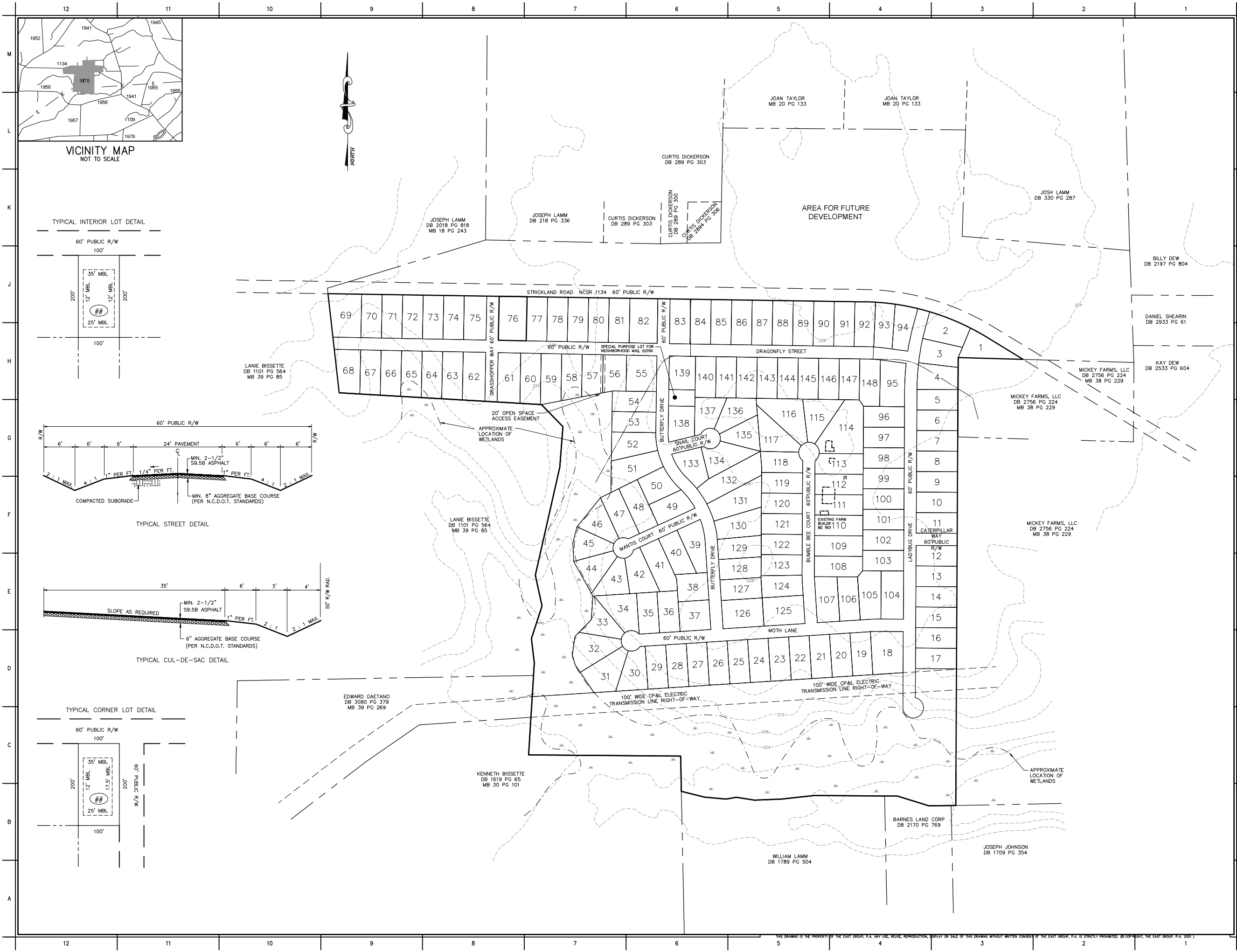




SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION

- NOTES:
- 1) THIS PROPERTY IS SUBJECT TO THE NEUSE RIVER RIPARIAN BUFFER RULES.
 - 2) THIS PROPERTY IS LOCATED IN ZONE X AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM N.F.I.P. RATE MAP DATED NOVEMBER 3, 2004 COMMUNITY PANEL 3720276400J.
 - 3) TYPICAL LOT DIMENSION IS 100'X200'.
 - 4) CONTOURS TAKEN FROM NCONEMAP.GOV.
 - 5) EXISTING FARM BUILDINGS TAKEN FROM AERIAL IMAGERY.
 - 6) WETLANDS TAKEN FROM THE NATIONAL WETLANDS INVENTORY ON-LINE MAPPING SYSTEM.
 - 7) PROPERTY BOUNDARY LINES SHOWN ARE APPROXIMATE AS PLOTTED FROM RECORD INFORMATION AND GIS TAX MAPS.
 - 8) THIS PROPERTY IS LOCATED IN THE WS-III-PA WATERSHED PROTECTION OVERLAY DISTRICT.
 - 9) LOTS 2 & 69-94 WILL HAVE A 5' NON-ACCESS EASEMENT ALONG STRICKLAND ROAD AND WILL NOT BE ELIGIBLE FOR NCDOT DRIVEWAY PERMITS ALONG THAT RIGHT-OF-WAY.

SITE DATA

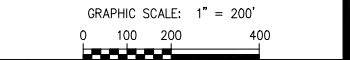
EXISTING ZONING	.....	R-40
PROPOSED ZONING	.....	RA-20-CU
TOTAL AREA	.....	121.5 ± AC
RECREATION & OPEN SPACE	.....	30.6 ± AC
PROPOSED RIGHT-OF-WAY AREA	.....	12.7 ± AC
EXISTING RIGHT-OF-WAY AREA	.....	2.4 ± AC
PROPOSED NEW LOTS	.....	148
AVERAGE LOT SIZE	.....	0.55 ± AC
LINEAR FEET IN NEW STREETS	.....	9,091 ± L.F.
TAX MAP PIN NOS.	.....	277500356866, 277500456441

MINIMUM BUILDING SETBACK LIMITS (RA-20-CU)

FRONT	.....	35'
SIDE	.....	12'
REAR	.....	25'
CORNER SIDE	.....	17.5'

OWNER/DEVELOPER

L&F FARMS, LLC
CT WILLIAMS CONSTRUCTION
C/O CECIL WILLIAMS
118 N. ENGLEWOOD DRIVE
ROCKY MOUNT, NC 27804
(252) 443-0395



REV. NO.	DATE	REVISIONS	BY

THE EAST GROUP, P.A.

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■ NC Engineering License No. C-2026 ■ NC Architectural License No. 52033

■ NC Landscape Architectural License No. C-427

PROJECT TITLE

STRICKLAND ROAD
SUBDIVISION
BAILEY TWP., NASH CO., N.C.

DRAWING TITLE

PHASE 1
SKETCH PLAN

SCALE 1" = 200'	DEPARTMENT
DRAWN BY WBH	DATE STARTED 5/19/2021
CHECKED	SHEET No. 1 OF 6
APPROVED	DRAWING NO. SK1
PROJECT NO. 20210109	