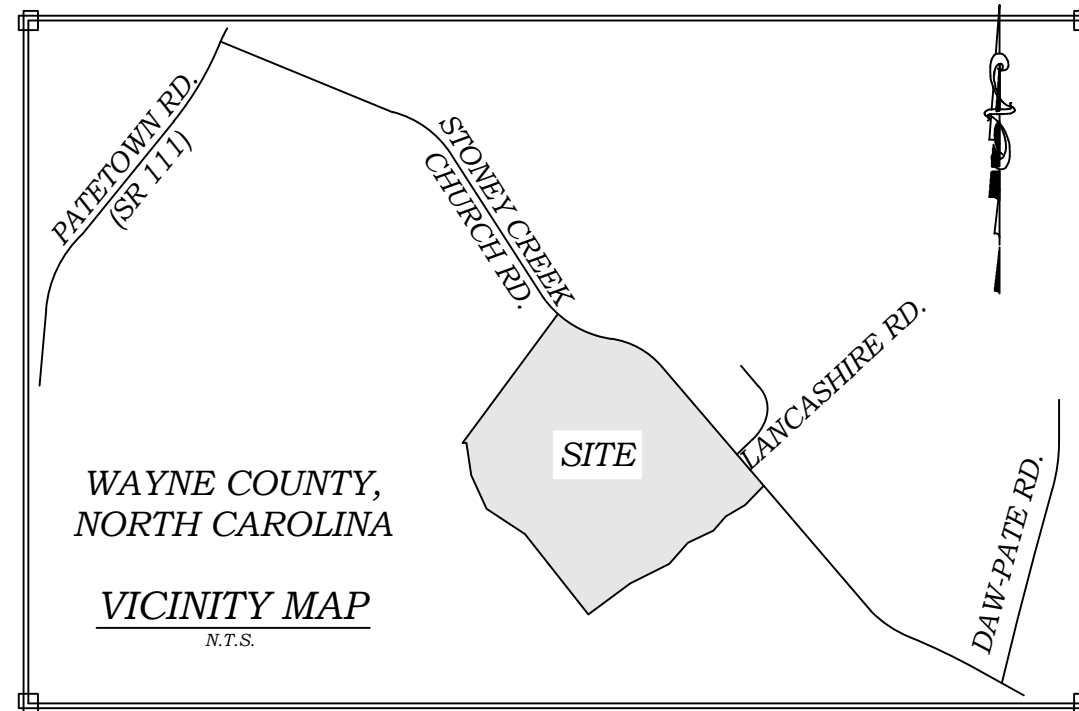


PRELIMINARY PLAT
DERBY RIDGE
SUBDIVISION
STONEY CREEK TOWNSHIP,
WAYNE COUNTY, N.C.



SITE DATA:

- DEVELOPER / OWNER: CE2, LLC - 109 WOODMERE LN, GOLDSBORO, NC 27530 919-920-0025
- TOTAL TRACT ACREAGE (DEED BOOK 3855, PAGE 518): 88.69 ± ACRES
- PIN NUMBERS: 3611348824, ZONING: IH & CA
- PROPOSED SUBDIVISION IS NOT LOCATED WITHIN A RW CORRIDOR
- PROPOSED BY A TRANSPORTATION PLANNING ORGANIZATION
- VOLUNTARY AGRICULTURAL DISTRICT IS NOT WITHIN A QUARTER MILE
- PROPOSED SUBDIVISION IS NOT LOCATED WITHIN THE AICUZ ZONE
- PROJECT IS NOT WITHIN THE WATERSHED PROTECTION AREA
- TOTAL NUMBER OF PROPOSED LOTS: 126 LOTS
- SMALLEST LOT AREA: 15,495 SF
- LARGEST LOT AREA: 129,409 SF
- AVERAGE LOT AREA: 27,455 SF
- LINEAR FEET IN STREETS (20' PAVEMENT WIDTH): 7,454 ± LF
- MAIL KIOSK AREA: 6,195 SF
- MINIMUM BUILDING SETBACKS: 30 FT FRONT, 25 FT REAR, 10 FT SIDE, 60 FT NCSR
- WATER: ALL PROPOSED LOTS SHALL BE SERVICED BY THE BELFAST-PATE TOWN SANITARY DISTRICT. WATER LINE SIZE AND FIRE HYDRANT LOCATIONS SHALL BE DESIGNED BY THE SANITARY DISTRICT ENGINEER. FIRE HYDRANTS SHALL BE WITHIN 500 FT OF ALL LOTS.
- ELECTRIC, CABLE, PHONE: ALL PROPOSED UTILITIES SHALL BE DESIGNED AND INSTALLED BY THE RESPECTIVE UTILITY.

PEAK FLOW CALCULATIONS

IMPERVIOUS AREA	AREA (ACRES)
STREET PAVING AREA	3.90
126 LOTS @ 3000 S.F. (HOUSE & DRIVE)	8.68
TOTAL IMPERVIOUS ACREAGE	12.58
TOTAL TRACT ACREAGE	88.69
TOTAL PERCENT IMPERVIOUS	14.18%
>15% VOLUME REDUCTION REQUIRED	

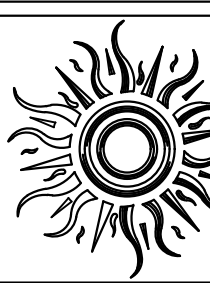
NITROGEN EXPORT CALCULATIONS

TYPE OF LAND COVER	AREA (ACRES)	TN EXPORT COEFF. (LBS/AC/YR)	TN EXPORT FROM USE (LBS/YR)
PERMANENTLY PROTECTED UNDISTURBED OPEN SPACE (FOREST UNOWN MEADOW)	0.00	0.6	0.00
PERMANENTLY PROTECTED MANAGED OPEN SPACE (GRASS, LANDSCAPING, ETC.)	0.00	1.2	0.00
RIGHT-OF-WAY (READ TN EXPORT FROM GRAPH 1)	9.21	6.6	61.20
LOTS (READ TN EXPORT FROM GRAPH 2)	79.41	2.9	230.30
TOTAL	88.69	---	291.50
TOTAL EXPORT =	3.29 LBS/AC/YR < 3.6 - NO REDUCTION REQUIRED		

LOT AREA (SF)	LOT AREA (SF)	LOT AREA (SF)	LOT AREA (SF)	LOT AREA (SF)	LOT AREA (SF)	LOT AREA (SF)	LOT AREA (SF)	LOT AREA (SF)	LOT AREA (SF)
1 42,426	15 101,557	29 17,000	43 16,750	57 16,750	71 17,000	85 24,807	99 18,554	113 16,500	
2 35,619	16 70,601	30 16,211	44 19,053	58 16,750	72 17,000	86 19,297	100 17,378	114 16,000	
3 37,599	17 16,211	31 97,598	45 16,750	59 16,750	73 17,000	87 19,361	101 22,868	115 17,735	
4 40,555	18 17,000	32 96,236	46 25,514	60 16,750	74 17,000	88 19,583	102 17,368	116 100,835	
5 43,967	19 17,000	33 16,211	47 17,968	61 16,750	75 16,211	89 17,070	103 17,000	117 92,734	
6 45,500	20 17,000	34 17,000	48 17,981	62 16,750	76 118,468	90 16,478	104 17,000	118 18,761	
7 47,264	21 17,000	35 17,000	49 17,994	63 16,750	77 129,409	91 16,916	105 16,211	119 17,000	
8 47,424	22 17,000	36 17,000	50 18,007	64 16,862	78 16,211	92 16,881	106 107,262	120 17,000	
9 45,450	23 18,566	37 17,000	51 18,020	65 17,845	79 17,000	93 16,733	107 97,083	121 17,000	
10 43,469	24 18,566	38 17,000	52 18,037	66 16,753	80 17,000	94 17,786	108 15,495	122 17,000	
11 41,488	25 17,000	39 18,566	53 18,056	67 16,750	81 17,000	95 17,760	109 16,247	123 17,000	
12 39,507	26 17,000	40 16,750	54 17,991	68 16,750	82 17,242	96 17,786	110 17,800	124 17,000	
13 36,599	27 17,000	41 16,750	55 19,976	69 16,750	83 20,566	97 18,032	111 21,116	125 17,000	
14 101,045	28 17,000	42 16,750	56 16,750	70 18,566	84 25,440	98 17,109	112 19,171	126 19,176	

BRYAN K. JONES CONSULTING ENGINEERS, P.A.

Post Office Box 10882
Goldsboro, North Carolina 27532
919-221-5222 LIC.# C-3065

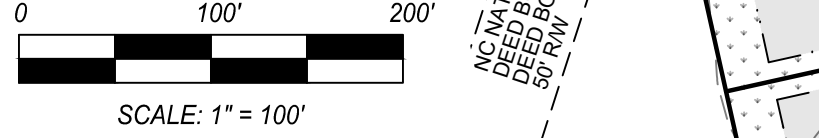
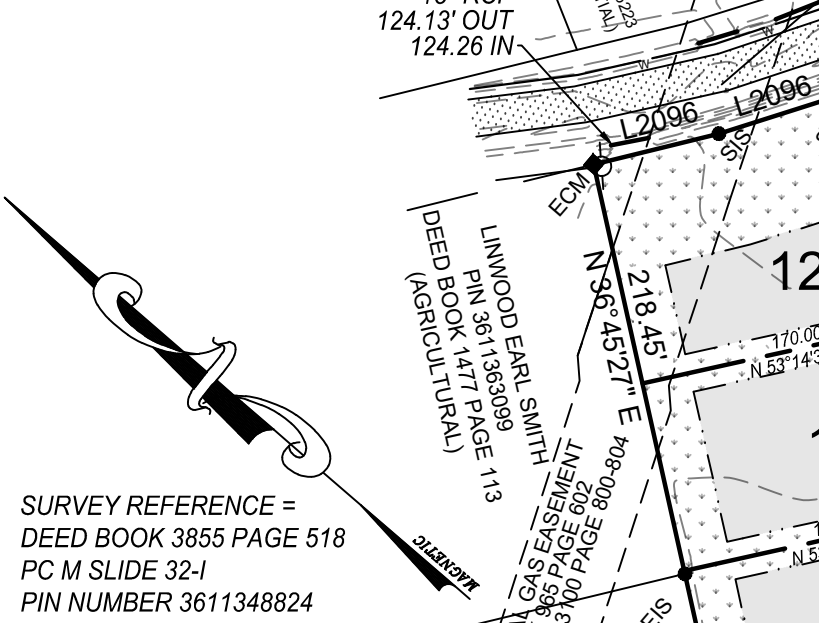
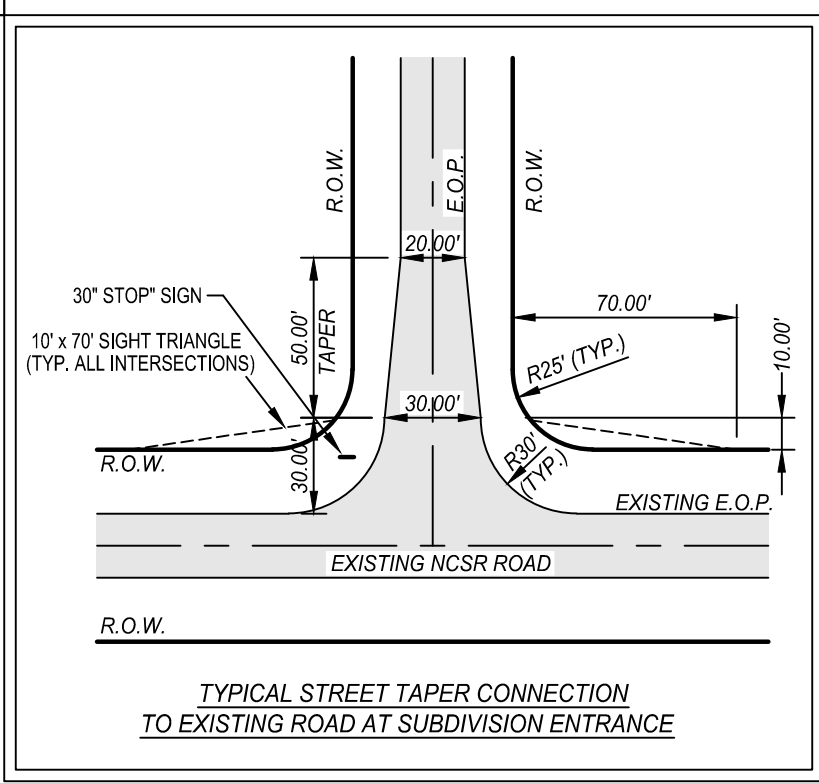


Drawn By: BKJ

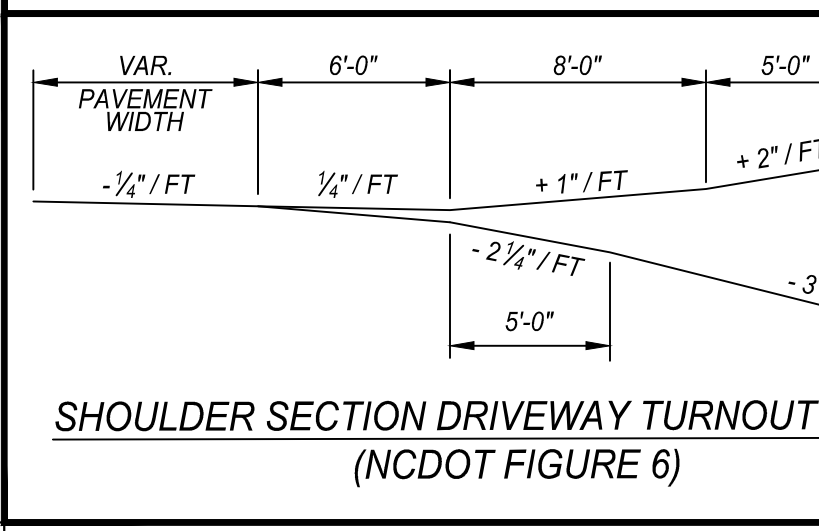
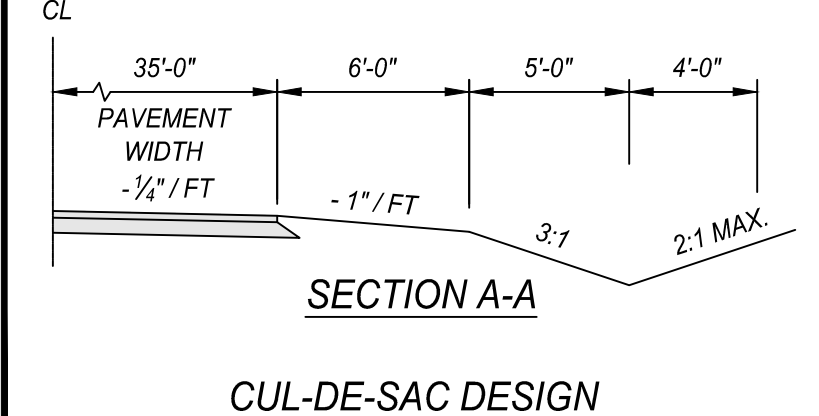
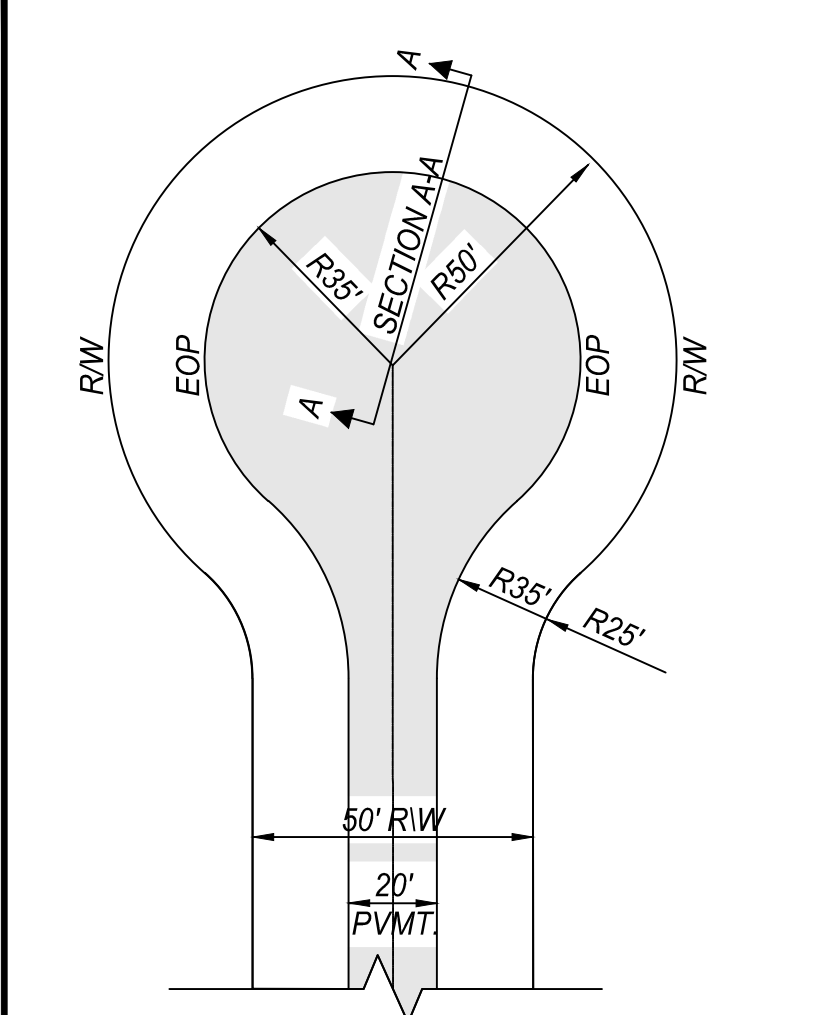
23074 1" = 100'

DERBY RIDGE SUBDIVISION
PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES OR SALES

CE2, LLC
11/20/2023 1 of 1



LINE	BEARING	DISTANCE
L2060	S 40°57'05" E	22.63'
L2061	S 44°21'10" W	95.48'
L2063	S 37°53'27" W	60.55'
L2065	S 34°13'26" W	74.01'
L2066	S 48°35'40" W	65.00'
L2076	N 51°28'23" W	52.24'
L2077	N 36°42'50" E	54.00'
L2081	S 54°29'38" E	67.05'
L2082	S 58°16'59" E	66.11'
L2213	S 48°09'48" W	30.13'



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

VERNEE BAKER, JR. PIN 3611348824

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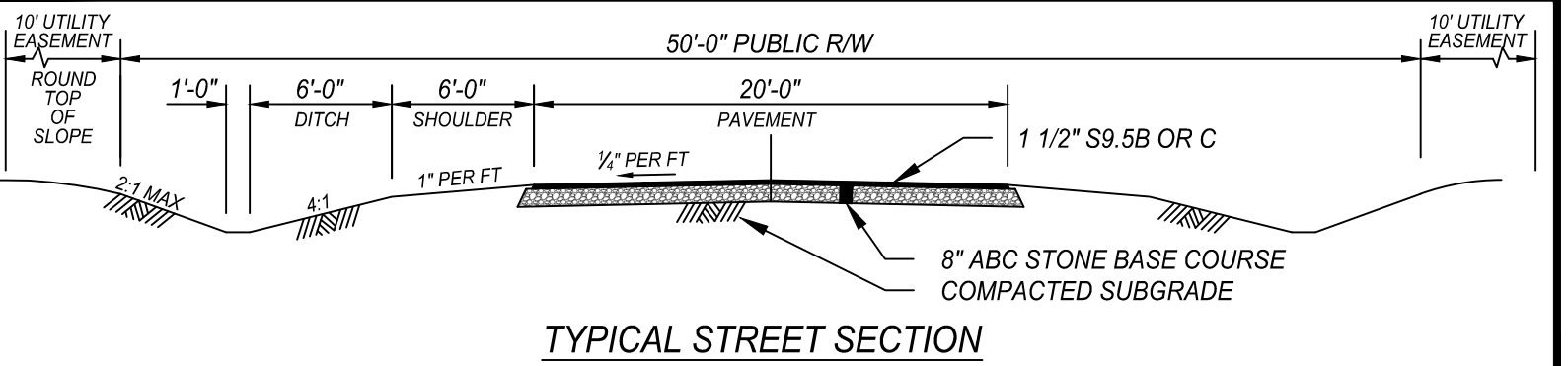
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I HEREBY CERTIFY THAT THE PRELIMINARY SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF WAYNE COUNTY, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE BOARD OF COMMISSIONERS OF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

CHAIRPERSON, WAYNE CO. BOARD OF COMMISSIONERS DATE



TYPICAL STREET SECTION