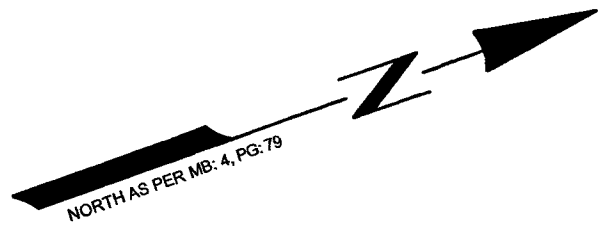
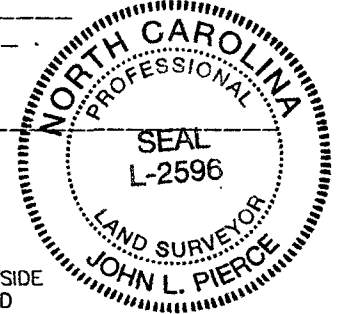


GPS DATA:
 ALL COORDINATES AND BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NSRS 2011) (EPOCH 2010.00).
 ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). ESTABLISHED USING NC "North Carolina GNSS Real Time Network (RTN)" ON 1-28-2025.
 UNITS OF MEASUREMENT ARE US SURVEY FEET.

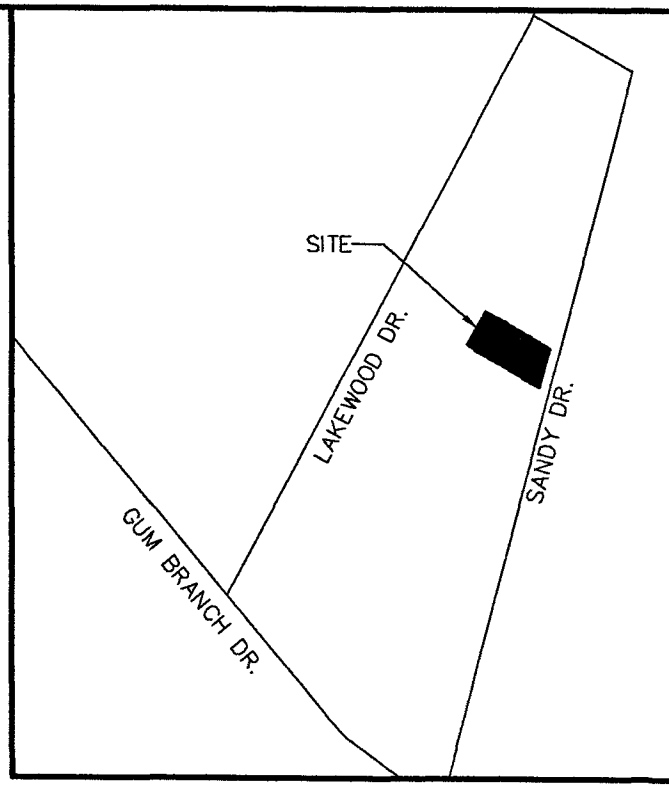
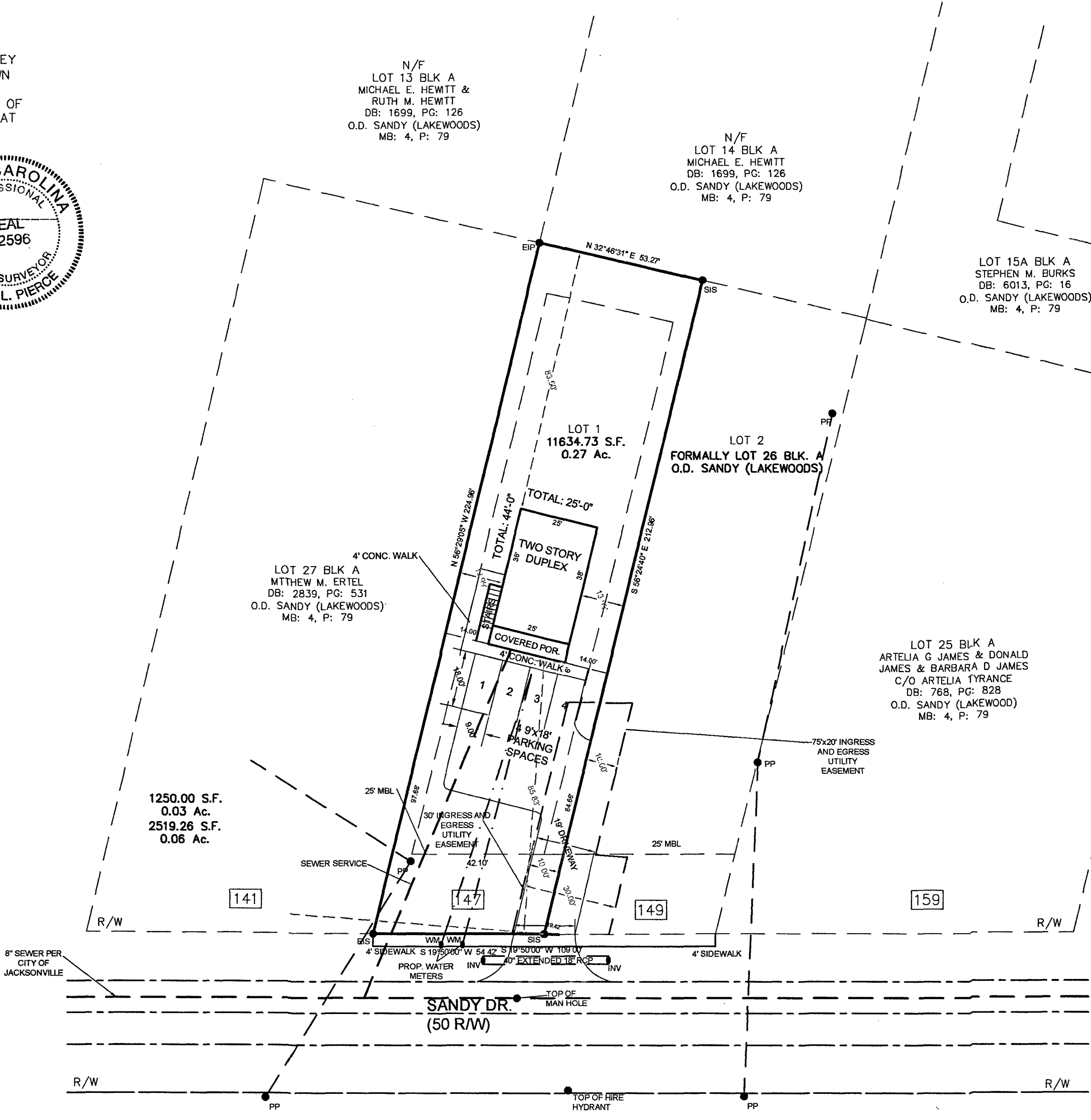


I, JOHN L. PIERCE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCES SHOWN HEREON); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED BY DASHED LINES; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS
 DAY OF Jan, 2026



JOHN L. PIERCE P.L.S. L-2596

- NOTES:
- THIS PARCEL OF LAND IS IN ZONE X WHICH IS OUTSIDE THE 100 YEAR PLAIN PER FIRM 3720437800J DATED 11-3-2005 - DATA OBTAINED FROM FRIS.NC.GOV.
 - RESTRICTIVE COVENANTS MAY EXCEED THE REQUIREMENTS OF THE CITY OF JACKSONVILLE; HOWEVER, THE CITY DOES NOT CHECK NOR ENFORCE RESTRICTIVE COVENANTS.
 - SITE MAY BE SUBJECT TO LOCAL AND/OR STATE STORM WATER REQUIREMENTS THAT LIMITS THE AMOUNT OF IMPERVIOUS SURFACE ON THE SITE.
 - WATER & SEWER TO BE PROVIDED BY CITY OF JACKSONVILLE.
 - PROPOSED IMPERVIOUS AREA:
 LOT 1 = 3,671.63 SQ.FT.
 PERCENT LOT COVERAGE PROPOSED = 31%
 - SIDEWALKS AND TRAILS SHALL BE FREE OF CRACKS AND BREAKS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - DRIVEWAY(S) & SIDEWALKS SHALL BE CONSTRUCTED PER MSSD DETAIL 404.01 AND REQUIRES A INSPECTION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. CONTACT THE CITY AT (910)938-5262 FOR THESE INSPECTIONS.
 - OR CONTRACTORS CAN PAY A FEE IN LIEU OF SIDEWALK IF APPROVED BY THE CITY IF JACKSONVILLE.
 - TWO- TO FOUR-FAMILY DWELLINGS, TOWNHOUSES, AND MULTI-FAMILY DEVELOPMENT LOCATED WITHIN 100 FEET OF EXISTING SINGLE-FAMILY DEVELOPMENT OR LANDS DESIGNATED AS A SINGLE-FAMILY RESIDENTIAL DISTRICT (RSF-40, RSF-20, RSF-10, AND RSF-7) ON THE OFFICIAL ZONING MAP SHALL NOT EXCEED 35 FEET OR 3 STORIES ABOVE FINISHED GRADE.
 - ALLOWABLE ENCROACHMENTS INTO SETBACKS ARE IDENTIFIED IN THE UNIFIED DEVELOPMENT ORDINANCE-ARTICLE 3.4.C.2 ALLOWABLE ENCROACHMENTS
 - FOUNDATION/DECORATIVE BASE A MASONRY, STUCCO OR DECORATIVE CONCRETE EXPOSED FOUNDATION OR DECORATIVE BASE OF AT LEAST 18 INCHES IN HEIGHT SHALL BE PROVIDED AROUND THE BASE OF THE BUILDING
 - DRIVEWAY APRON: THERE IS A 3 FOOT MINIMUM RADIUS AT THE CURB AND GUTTER
 - THIS LOT WILL BE VACANT BEFORE CONSTRUCTION BEGINS



VICINITY MAP NOT TO SCALE

- LEGEND:
- EIP = EXISTING IRON PIPE
 - EIS = EXISTING IRON STAKE
 - EPK = EXISTING PK NAIL
 - MBL = MINIMUM BUILDING LINE
 - R/W = RIGHT OF WAY
 - N/F = NOW OF FORMALLY
 - WM = WATER METER
 - ST = SEPTIC TANK
 - PT = PUMP TANK
 - t = CENTERLINE
 - SS = SEWER SERVICE
 - S.T. = 10'X70' SITE TRIANGLE
 - P.D.&U.E. = PUBLIC DRAINAGE AND UTILITY EASEMENT

ZONING RESTRICTIONS:
 RMF-LD

SETBACKS:
 FRONT: 25'
 SIDE: 6'
 REAR: 15'

MAXIMUM LOT COVERAGE FOR ZONING DISTRICT: 60%

MINIMUM LOT SIZE: 9,000 SQ. FT.

PROPOSED SETBACKS

FOR LOT 1:
 FRONT: 85.83'
 LEFT SIDE: 14'
 RIGHT SIDE: 14'
 REAR: 83.5'

PROPOSED SQUARE FOOTAGE OF STRUCTURE
 2,200 SQ. FT.

VEHICULAR USE AREA ALLOWED:
 750 SQ. FT. OR (2,115.77*0.33)=705.19 SQ. FT., WHICHEVER IS MORE RESTRICTIVE

VEHICULAR USE AREA PROPOSED:
 380.33 SQ. FT.

SITE DATA:
 NUMBER OF LOTS = 1
 SITE ZONED RMF-LD

LOT 1
 TAX MAP AND PARCEL NUMBER = 339B-13
 PIN = 437817129472
 MAP BOOK AND PAGE NUMBER = MB: 88, PG: 99
 DEED BOOK AND PAGE NUMBER = DB: 5756, PG: 268
 EXISTING USAGE = RESIDENTIAL
 TOTAL ACREAGE = 11,634.73 (.27 ACRES)

NO AREAS OF ENVIRONMENTAL CONCERN HAVE BEEN IDENTIFIED OTHER THAN THOSE SHOWN.

REFERENCES:
 D.B. 5756, P. 268
 MB: 88, PG: 99
 M.B. 4, P. 79

TYPE 1 SITE PLAN
 FOR
LOT 1 FORMALLY LOT 26 BLK A O.D. SANDY (LAKEWOODS)

REPAIRED FOR OWNER
CONTINENTAL GROUND, INC.
 JACKSONVILLE TOWNSHIP, ONSLOW COUNTY, NC
 PREPARED BY
JOHN L. PIERCE & ASSOCIATES, P.A.

NORTH CAROLINA LICENSE No. C-1888
 405 JOHNSON BLVD. JACKSONVILLE, NC 28540
 PHONE: 910-346-9800 DATE: OCT. 21, 2025
 SCALE: 1"=30' F.B. 1039, P. 33
 JOB # 2026-007

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

SITE ADDRESS:
 147 SANDY DR.

OWNER:
 CONTINENTAL GROUND INC
 209 COREY CT
 JACKSONVILLE, NC 28546-7705

REVISED 1/7/25: MOVED HOUSE BACK