

Dwelling will be in Flood Zone "X"
per FIRM CPN 370340 5316 J
(Onslow County) Effective 11/03/2005

Max BUA: 3,200 S.F.
Proposed BUA: 2,124 ± S.F. (including drive in R/W)

BUA obtained from AutoCAD
Drawing Linework

House Dimensions shown are per
foundation plan provided
by owner.

Roof overhangs, exterior HVAC units,
uncovered porches and stoops may encroach
18 inches into a required setback area.
See Section 8.6.C of the Zoning Ordinance.

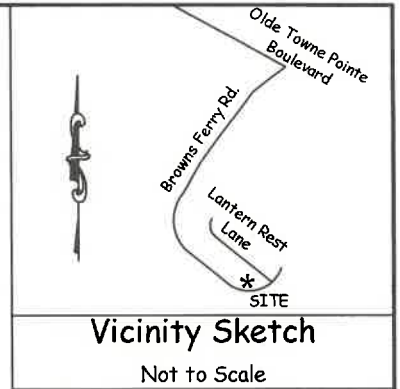
Legend:

- Ac. - Acres
- BUA - Built Upon Area
- CL - Centerline
- Ch - Chord
- CO - Clean Out
- EOP - Edge of Pavement
- Inv - Invert
- L - Arc Length
- M.B. - Map Book
- MBL - Minimum Building Line
- Pg. - Page
- R - Radius
- R/W - Right-of-way
- S.F. - Square Feet
- s.s. - Sewer Service
- s.t. - Septic Tank
- WM - Water Meter
- w.s. - Water Service
- (R) - Record MBL
- (Z) - Zoning MBL

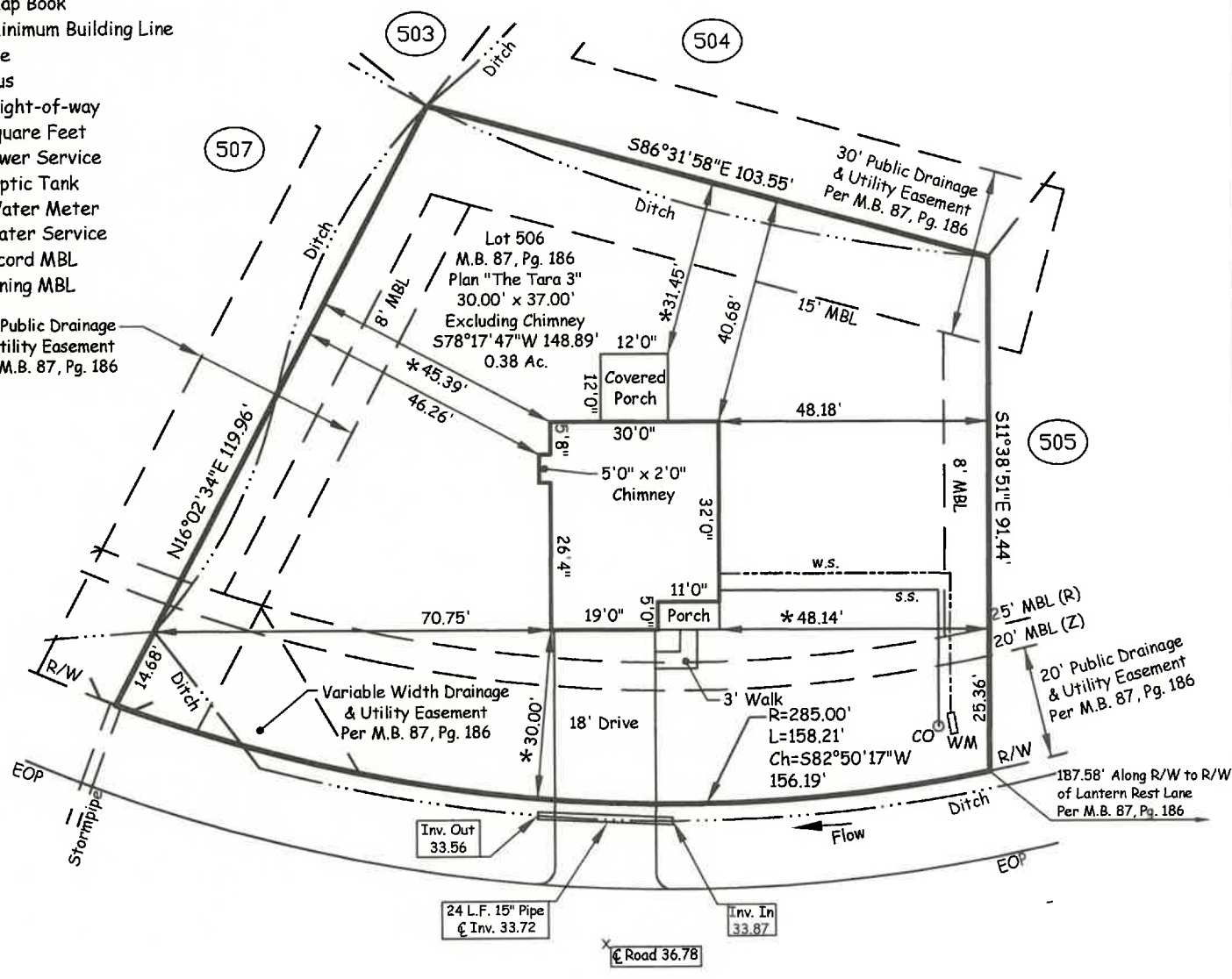
Setbacks Per
M.B. 87, Pg. 186
Front: 25'
Rear: 15'
Side Yard: 8'

Required Setbacks
(Zone R-10)
Front: 20'
Rear: 15'
Side Yard: 8'

Proposed Location
* Front: 30.00'
* Side Left: 45.39'
* Side Right: 48.14'
* Rear: 31.45'



House Staking Data
40.00' x 37.00'
5' O/S Left- 65.75'
5' O/S Right- 43.14'
Diagonal- 54.49'



NO RECORD SEARCH DONE BY
OR FURNISHED TO SURVEYOR IN
REGARD TO ZONING, SETBACKS,
EASEMENTS OR RESTRICTIONS.

THIS MAP NOT FOR
RECORDING PURPOSES.

253 Browns Ferry Road
Browns Ferry Road - 50' R/W
(Public Street)

PRELIMINARY PLOT PLAN

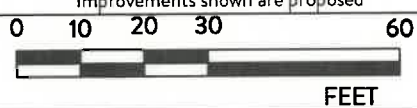
AREA CALCULATED
BY COORDINATES

This plan does not represent a Survey.
Improvements shown are proposed

LOT 506 BLK. - SUBD. PATRIOT POINTE, SECTION II AT TOWNE POINTE

WHITE OAK TOWNSHIP ONSLOW COUNTY, N.C.

PREPARED FOR: HUNTER DEVELOPMENT CORPORATION



DATE: 2/25/2025 SCALE: 1"=30'
P.P.P. JWL CK.
DISK: ACAD #3009 FILENAME: PRL 506-PP2
REV.

TIDEWATER ASSOCIATES, INC.

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