

Dwelling will be in Flood Zone "X"
 per FIRM CPN 370179 5354 K
 (Town of Swansboro ETJ) Effective 06/19/2020.

Proposed BUA: 3,209± S.F. (including drive in R/W)

BUA obtained from AutoCAD
 Drawing Linework

See septic permit for additional
 information and for installation.

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.

No Wetlands existing within the
 boundaries of this property.



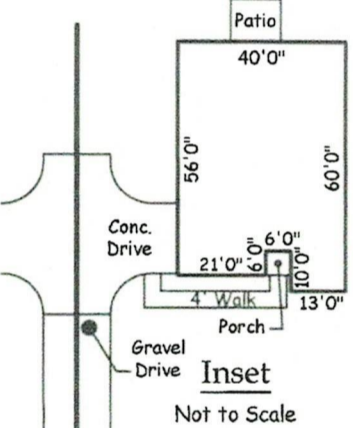
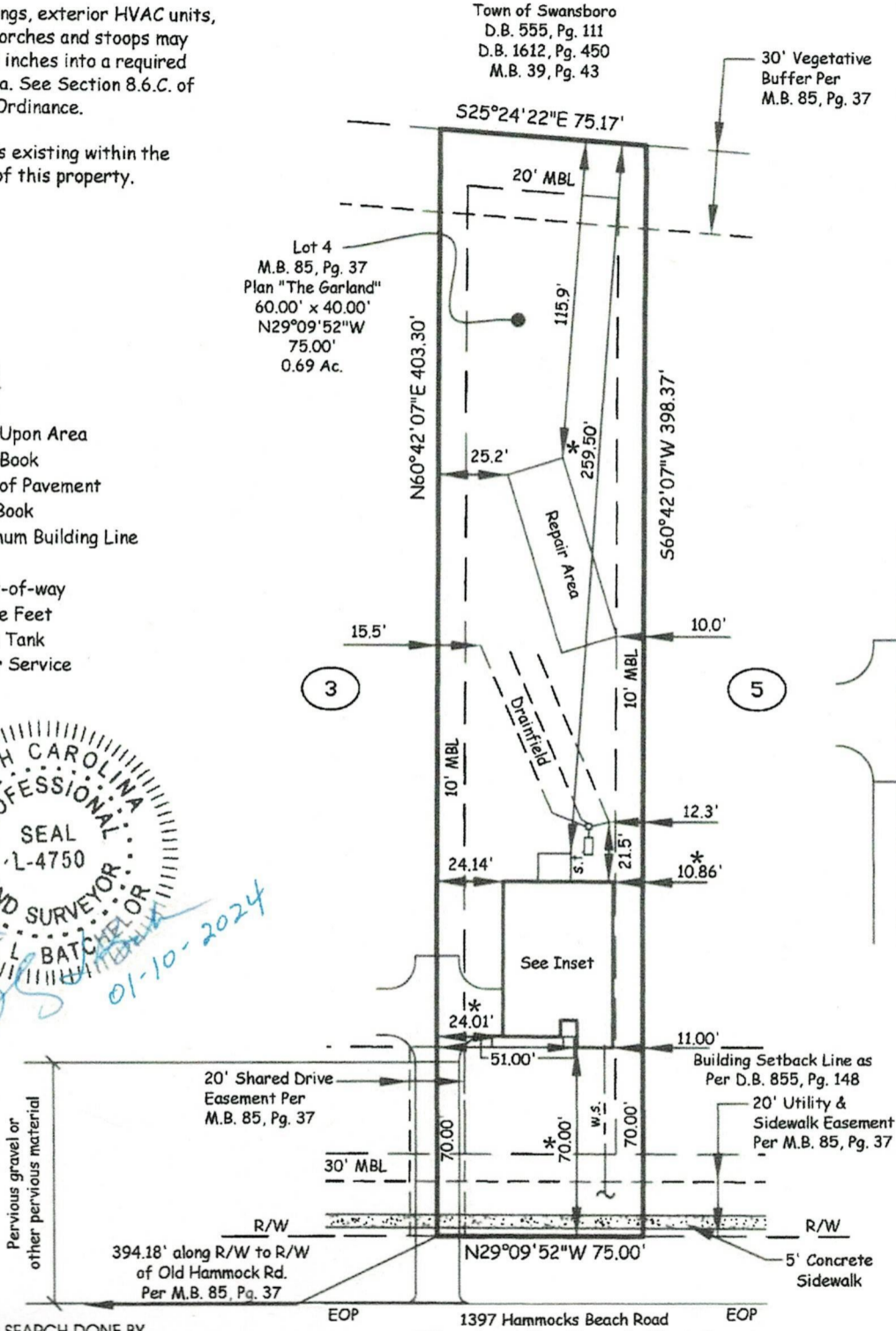
House Staking Data
 60.00' x 40.00'
 5' O/S Left- 19.00'
 5' O/S Right- 6.00'
 Diagonal- 72.11'

Required Setbacks
 (Zone R-205F)
 Front: 30'
 Rear: 20'
 Side Yard: 10'

Actual Setbacks
 * Front: 71.00'
 * Side Left: 24.01'
 * Side Right: 10.86'
 * Rear: 259.50'

Legend:

- Ac. - Acres
- BUA - Built Upon Area
- D.B. - Deed Book
- EOP - Edge of Pavement
- M.B. - Map Book
- MBL - Minimum Building Line
- Pg. - Page
- R/W - Right-of-way
- S.F. - Square Feet
- s.t. - Septic Tank
- w.s. - Water Service



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

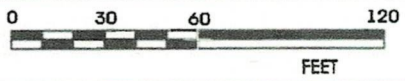
THIS MAP NOT FOR
 RECORDING PURPOSES.

PRELIMINARY PLOT PLAN

AREA CALCULATED
 BY COORDINATES

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

LOT 4 BLK. - SUBD. HAMMOCKS FIELD
SWANSBORO TOWNSHIP ONslow COUNTY, N.C.



PREPARED FOR: 814 NEW BRIDGE STREET DEVELOPERS, INC.

DATE: 10/11/2023 SCALE: 1"=60'
 P.P.P. JRK CK. _____
 DISK: ACAD #2665 FILENAME: PRL4-HF.dwg
 REV. 01/08/2024 - JRK - Adjust Proposed BUA of the lot

TIDEWATER ASSOCIATES, INC.
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