

1. NO FIELD SURVEY HAS BEEN PERFORMED BY PORT CITY LAND SURVEYING, PLLC.
2. LOT METES AND BOUNDS TAKEN FROM PRELIMINARY PLAT.
3. ALL IMPROVEMENTS ARE PROPOSED.
4. AS-BUILT, SEALED SURVEY WILL BE REQUIRED AT TIME OF C.O. FOR ISA, SETBACK, ETC. VERIFICATION.
5. BUILDING SETBACKS - PERFORMANCE RESIDENTIAL
FRONT = 10'
SIDE = 0'
REAR = 0'
6. BETWEEN STRUCTURES = 10'
7. THE PREMISES SURVEYED IS WITHIN A NON-HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP OF THE CITY OF WILMINGTON, NEW HANOVER COUNTY, NORTH CAROLINA (COMMUNITY PANEL No. 370171.3124 L REVISED 08/28/18).
8. SURVEY REFERENCE : M.B. 73, PG. 333

PLOT PLAN

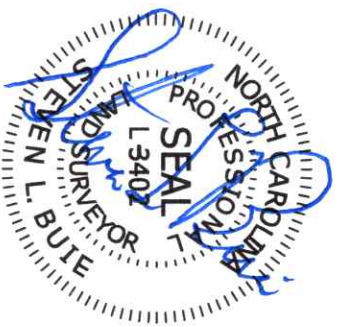
FOR
TRUSS BUILDERS GROUP, LLC

LOT 602 PHASE V / VI SECTION VII
RIVERLIGHTS
NORTH CAROLINA
WILMINGTON TOWNSHIP, NEW HANOVER COUNTY

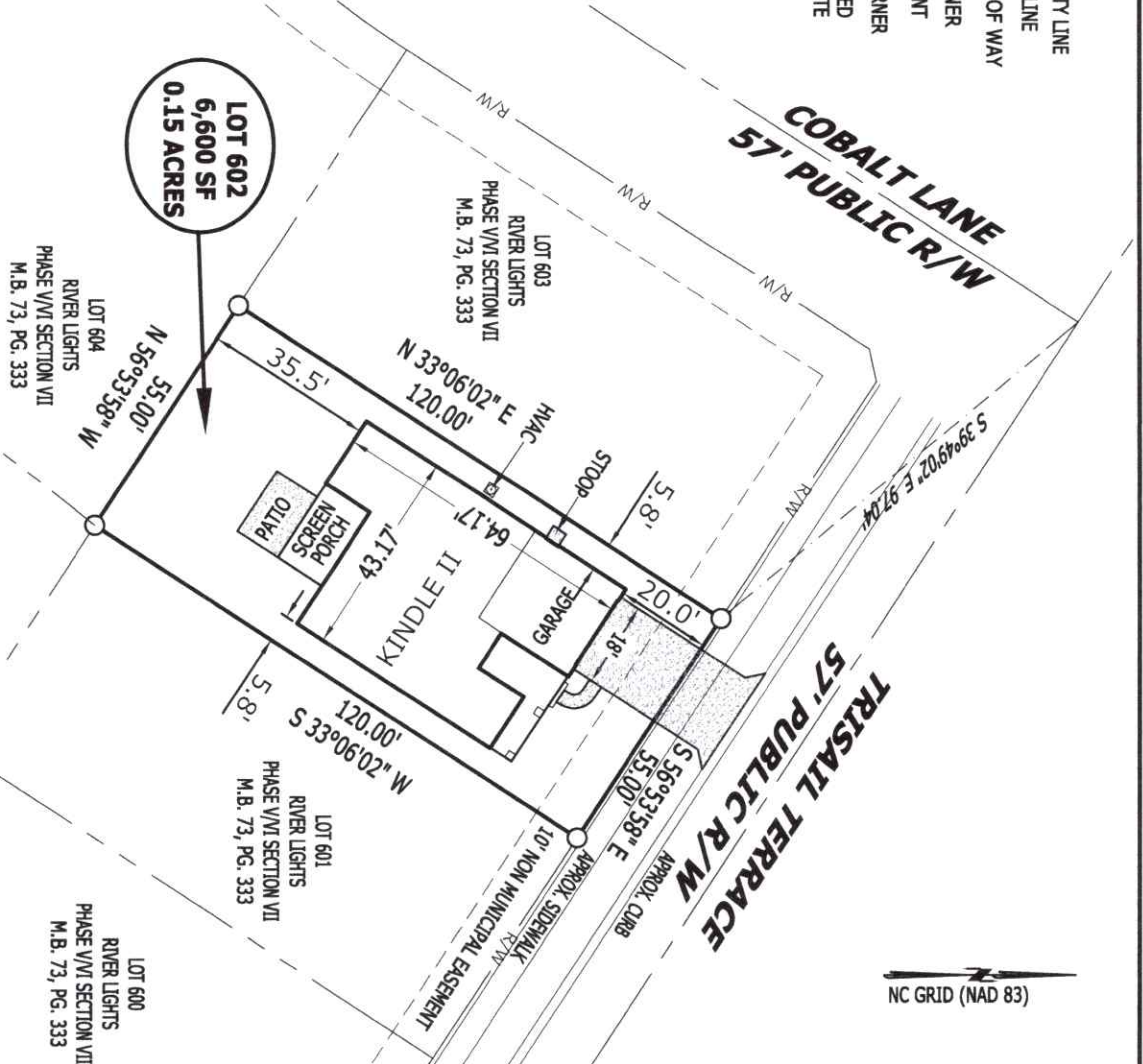
SCALE : 1" = 40' FEBRUARY 3, 2025
REVISED 04\08\2025: FLIP DWELLING



1144 SHIPYARD BLVD.
WILMINGTON, NC 28412
910-791-0080



LOT 602
6,600 SF
0.15 ACRES



ALLOWED IMPERVIOUS AREA: 3,900 SF
PRIMARY: 3,700 SF
SECONDARY: 200 SF

DWELLING: 2,282 SF
SCREEN PORCH: 201 SF
FRONT PORCH: 210 SF
DRIVEWAY: 621 SF
3' WALKWAY: 34 SF
HVAC: 9 SF
STOOP: 9 SF
PATIO: 150 SF

COMMON AREA
OPEN SPACE #5
RIVER LIGHTS
PHASE V/VI SECTION VII
M.B. 73, PG. 333

TOTAL = 3,516 SF

NC GRID (NAD 83)