

Dwelling will be in Flood Zone " X"  
per FIRM CPN 370340 4451 K  
(Onslow County) Effective June 19, 2020.

Max BUA: 4,000 S.F.  
Proposed BUA: 3,131 ± S.F.  
(including drive in R/W)  
House: 2,325 ± S.F.  
Drive: 684 ± S.F. (to BOC)  
Walk: 122 ± S.F.  
Sod: 3,365 ± S.F.

BUA obtained from AutoCAD  
Drawing Linework

House Dimensions shown are per  
floor 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.

**Required Setbacks  
(Zone R-10)**

Front: 20'  
Rear: 15'  
Side Yard: 8'

**Required Setbacks  
(Per M.B. 88, Pg. 44)**

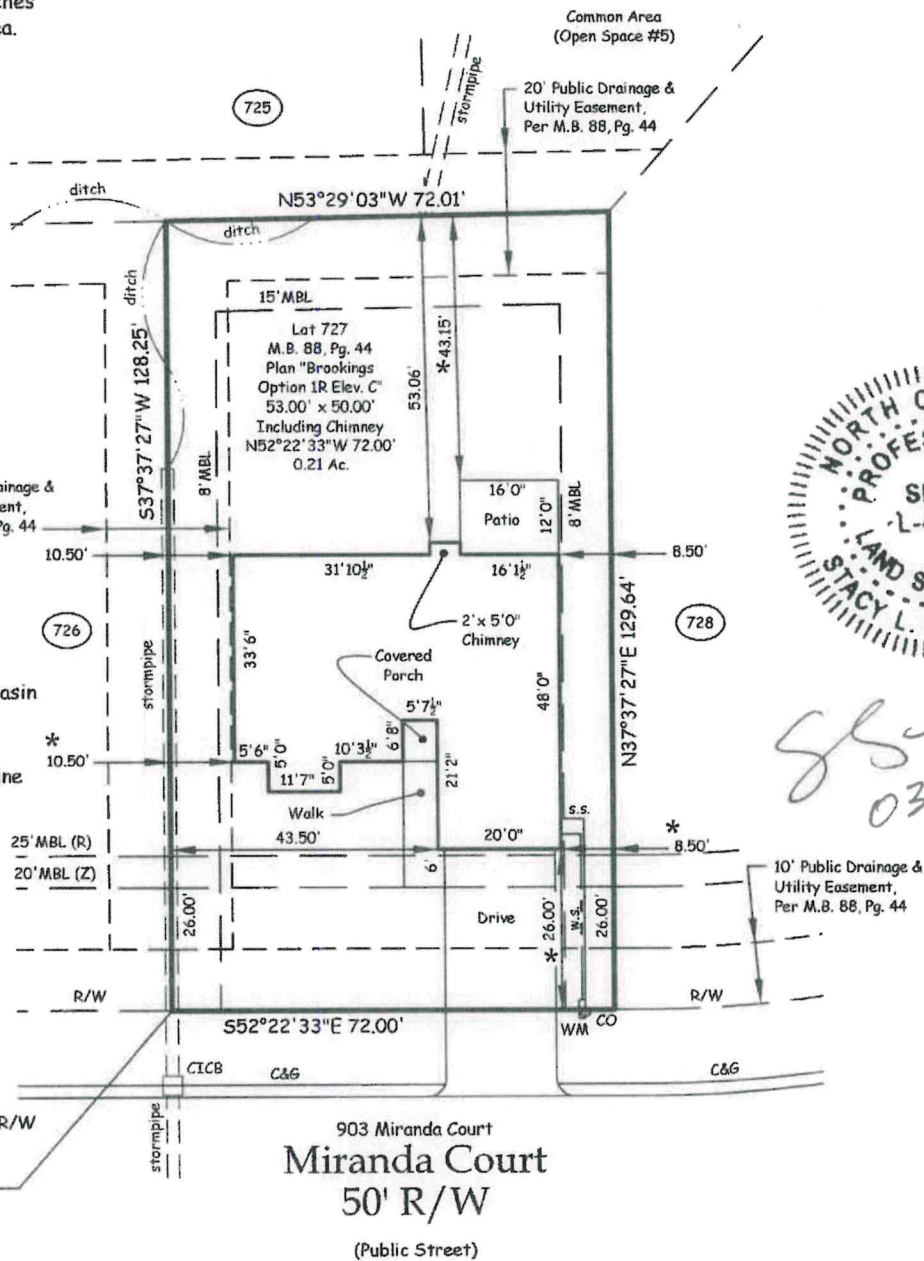
Front: 25'  
Side Yard: 8'  
Rear Yard: 15'

**Actual Setbacks**

\* Front: 26.00'  
\* Side Left: 10.50'  
\* Side Right: 8.50'  
\* Rear: 43.15'



**House Staking Data**  
53.00' x 50.00'  
0' O/S Left-10.50'  
0' O/S Right-8.50'  
Diagonal-72.86'



**Legend:**

- Ac. - Acres
- BUA - Built Upon Area
- C&G - Curb & Gutter
- CICB - Curb Inlet Catch Basin
- CO - Clean Out
- M.B. - Map Book
- MBL - Minimum Building Line
- Pg. - Page
- R/W - Right-of-way
- S.F. - Square Feet
- s.s. - Sewer Service
- WM - Water Meter
- w.s. - Water Service
- (R) - Recorded MBL
- (Z) - Zoning MBL



*Stacy L. Batchelor*  
03-06-2025

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

THIS MAP NOT FOR  
RECORDING PURPOSES.

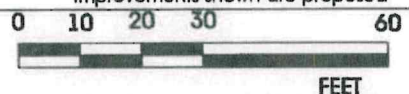
**PRELIMINARY PLOT PLAN**

**APPROVED**  
**MAR 07 2025**  
Initials: *[Signature]*

AREA CALCULATED  
BY COORDINATES

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

LOT 727 BLK. - SUBD. SOMERSET PLACE, SECTION V-B PART I AT STATESIDE  
RICHLANDS TOWNSHIP ONSLow COUNTY, N.C.



PREPARED FOR: A. SYDES CONSTRUCTION, INC.

DATE: 02/28/2025 SCALE: 1"=30'  
P.P.P. SWB CK.   
DISK: ACAD #2749a FILENAME: PRL727-SP5B PT1  
REV.

**TIDEWATER ASSOCIATES, INC.**  
Consulting Engineers - Land Surveyors - Land Planners  
Jacksonville, North Carolina  
P.O. Box 976 - 306 New Bridge Street - 28540  
Phone (910) 455-2414 - www.TidewaterENC.com  
Firm License Number: F-0108

