

Dwelling will be in Flood Zone " X " per FIRM CPN 370340 5306 J (Onslow County) Effective 11/03/05

Max BUA: 4,500 S.F.
Proposed BUA: 3,811 ± 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 required setback area. See Section 8.6.C of the Zoning Ordinance.

Legend:

- Ac. - Acres
- BUA - Built Upon Area
- CO - Clean Out
- DU & AE - Drainage, Utility & Access Easement
- EOP - Edge of Pavement
- Inv. - Invert
- M.B. - Map Book
- MBL - Minimum Building Line
- Pg. - Page
- R/W - Right-of-way
- S.F. - Square Feet
- SPS - Sewage Pump Station
- s.s. - Sewer Service
- WM - Water Meter
- w.s. - Water Service

Required Setbacks (Zone R-10)

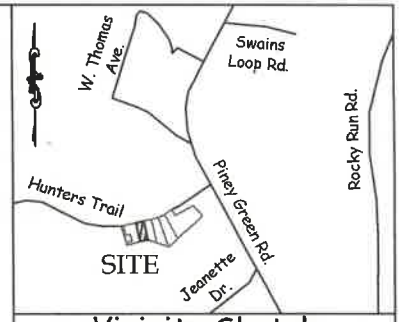
Front: 20'
Rear: 15'
Side Yard: 8'

Required Setbacks Per M.B. 86, Pg. 236

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

Actual Setbacks

* Front: 76.83'
* Side Left: 14.54'
* Side Right: 10.47'
* Rear: 53.77'



Vicinity Sketch

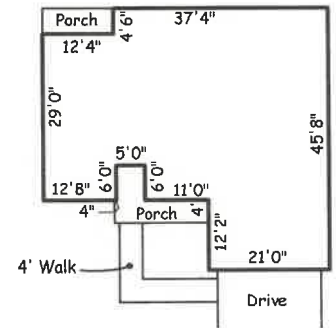
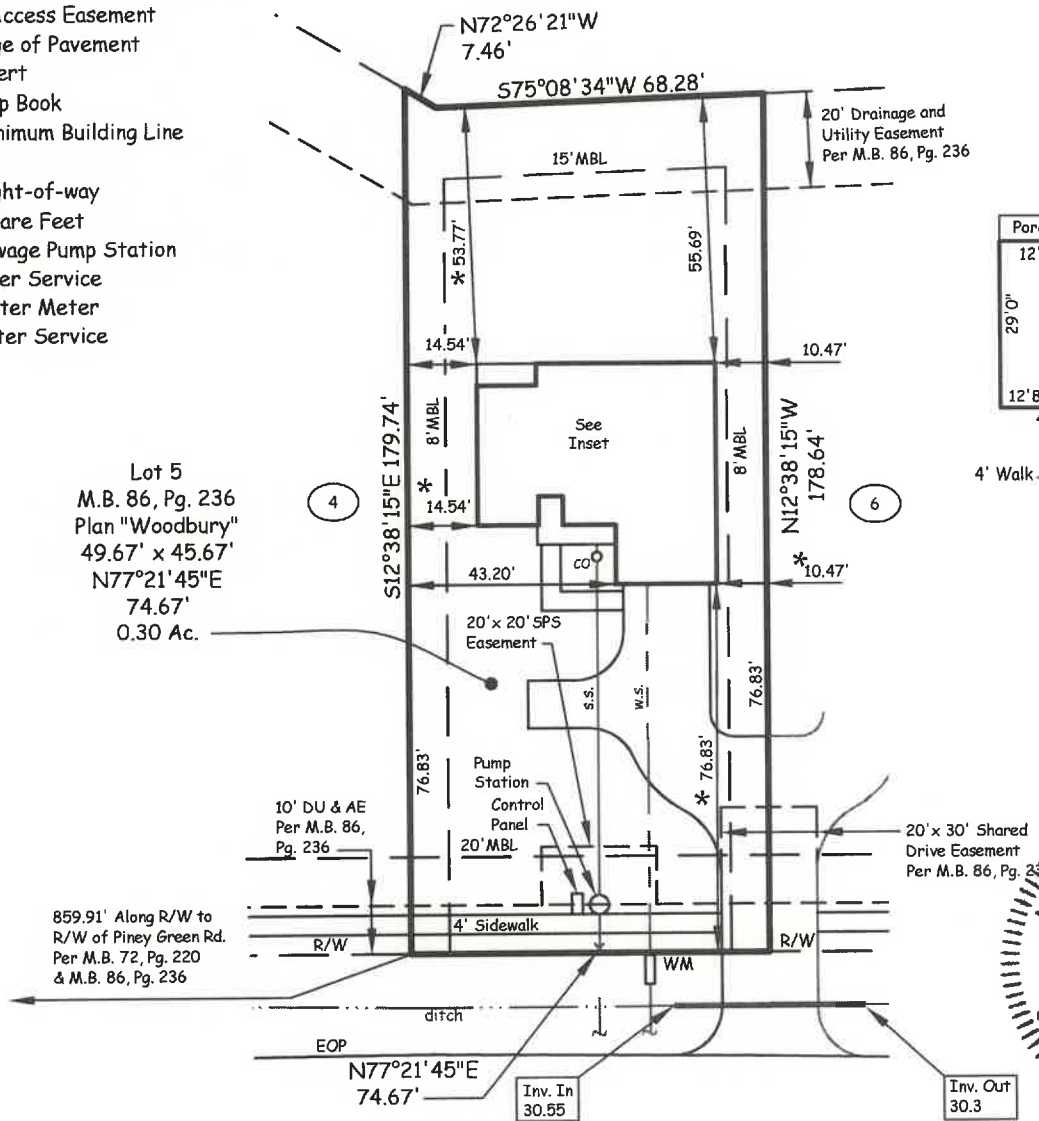
Not to Scale

House Staking Data

59.67' x 45.67'
5' O/S Left-9.54'
5' O/S Right-5.47'
Diagonal-75.14'

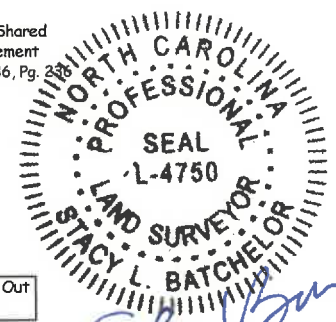


Marshall Farm Townhomes Section II M.B. 83, Pg. 128



Inset

Not to Scale



Stacy L. Batchelor
01-14-2025

Hunters Trail

70' R/W

Public Street

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

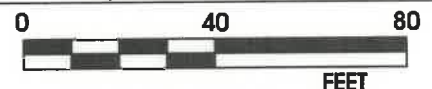
AREA CALCULATED BY COORDINATES

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

LOT 5 BLK. - SUBD. HUNTERS COVE

WHITE OAK TOWNSHIP ONSLow COUNTY, N.C.

PREPARED FOR: HUNTER DEVELOPMENT CORPORATION



DATE: 01/07/2025 SCALE: 1"=40'
P.P.P. SWB CK. _____
DISK: ACAD #2843 FILENAME: PRL 5 HC
REV: _____

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