

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

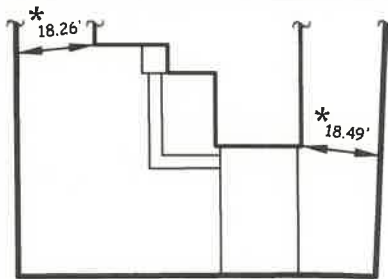
Max BUA: 3,200 S.F.  
Proposed BUA: 3,155 ± S.F. (including drive in R/W)

BUA obtained from AutoCAD  
Drawing Linework

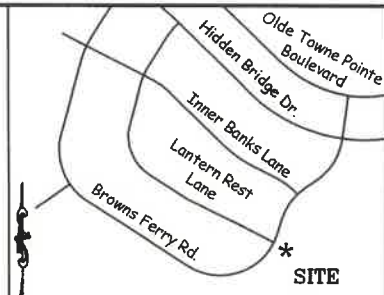
House Dimensions shown  
are per foundation plan  
provided by owner.

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.

State of North Carolina  
D.B. 3172, Pg.42  
M.B. 56, Pg. 172



Inset  
Not to Scale



Vicinity Sketch  
Not to Scale

House Staking Data  
58.00' x 55.33'  
5' O/S Left- 13.26'  
5' O/S Right- 13.51'  
Diagonal- 80.16'

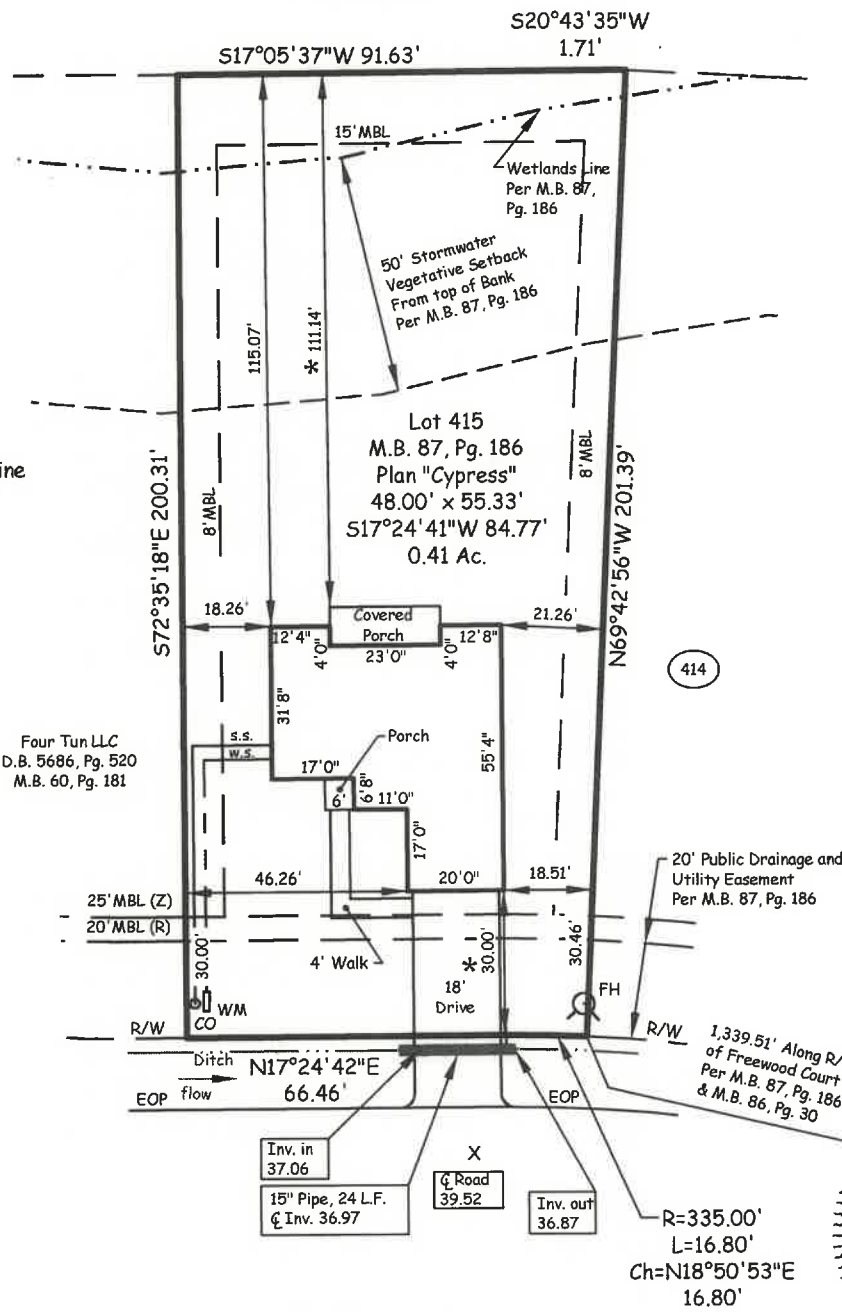
**Legend:**

- Ac. - Acres
- BUA - Built Upon Area
- Ch - Chord
- ¢ - Centerline
- CO - Clean Out
- D.B. - Deed Book
- EOP - Edge of Pavement
- FH - Fire Hydrant
- 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
- WM - Water Meter
- w.s. - Water Service
- (R) - Record MBL
- (Z) - Record MBL

Actual Setbacks  
\* Front: 30.00'  
\* Side Left: 18.26'  
\* Side Right: 18.49'  
\* Rear: 111.14'

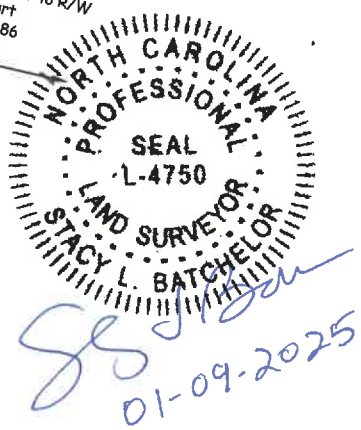
Required Setbacks  
(Zone R-10)  
Front: 20'  
Rear: 15'  
Side Yard: 8'

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



Four Tun LLC  
D.B. 5686, Pg. 520  
M.B. 60, Pg. 181

414



266 Browns Ferry Road  
**Browns Ferry Road**  
50' R/W  
(Public Street)

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

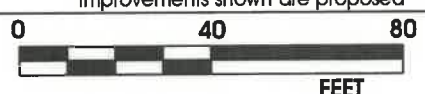
THIS MAP NOT FOR  
RECORDING PURPOSES.

**PRELIMINARY PLOT PLAN**

AREA CALCULATED  
BY COORDINATES

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

LOT 415 BLK. - SUBD. PATRIOT POINTE, SECTION II @ TOWNE POINTE  
WHITE OAK TOWNSHIP ONSLow COUNTY, N.C.



PREPARED FOR: HUNTER DEVELOPMENT CORPORATION

DATE: 01/02/2025 SCALE: 1"=40'  
P.P.P. SWB CK. -  
DISK: ACAD #3009 FILENAME: PRL 415 PP2.dwg  
REV. -

**TIDEWATER ASSOCIATES, INC.**  
Consulting Engineers - Land Surveyors - Land Planners  
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Firm License Number: F-0108

