



EDGE (BANK) OF QUEENS CREEK IS ACTUAL PROPERTY LINE POINTS NOT LABELED ARE NON-MONUMENTED COMPUTED POINTS ALONG BANK OF QUEENS CREEK

VICINITY SKETCH NO SCALE

NOTES

1. This Lot is an existing parcel of land.
2. Subject to restrictive covenants, maps, deeds, and/or easements of record, zoning ordinance, wetlands, revisions, agreements, stormwater permits, title search, & underground utilities, if any
3. No title search provided to surveyor.
4. SETBACKS per M.B. 81, PG. 117: Front 25', Rear 15', Side 8'
5. Proposed Dwelling is NOT mapped within a 1% annual chance Flood Hazard Area per FIRM 3720534500K, Effective Date: 06-19-2020.
6. No ground-mounted equipment may encroach more than 18" into a required Setback.
7. Location of Proposed Septic Tank and Distribution box must maintain a minimum distance of 10' from water lines, property lines, and a minimum of 5' from Foundation or Decks.
8. Maximum Allowable Built-Up Area (On-Lot Impervious) = 3,000 Sq. Ft. Proposed Built-Up Area = 2,986 Sq. Ft.

REQUIRED SETBACKS

(Zoned R-15)
 Front 20'
 Rear 15'
 Side 8'
 (See Note #4)

PROPOSED SETBACKS

Front 27'
 Rear 324.82'
 Sides 14.54' & 15.9'

REFERENCES

M.B. 81, PG. 117 (4 SHEETS)
 D.B. 3905, PG. 617
 TAX MAP #1307D-22
 EHLS-2020-00184

LEGEND

ACF=ANNUAL CHANCE FLOOD
 CP=COMPUTED POINT
 D.B.=DEED BOOK
 EIR=EXISTING IRON REBAR
 M.B.=MAP BOOK
 MBLDU&SSE=MINIMUM BUILDING LINE, DRAINAGE, UTILITY, & SEPTIC SYSTEM EASEMENT
 N/F=NOW OR FORMERLY
 RI=REFERENCE IRON
 R/W=RIGHT OF WAY

1% ANNUAL CHANCE FLOOD LINE as SCALED (See Note #5)

EAST IVYBRIDGE DRIVE 50' R/W (PRIVATE)

(HUDSON HOUSE PLAN)
 PROPOSED SITE PLAN

DAVID T. WESTON
 LAND SURVEYING

481 N.W. Bridge Rd., Jacksonville, NC, 28540 Phone (910)324-5708

PROPOSED SITE PLAN FOR

NORTHERN INVESTORS GROUP, LLC.

BEING LOT 57, "KINGSBRIDGE II", SECTION 5, PHASE 2, M.B. 81, PG. 117

295 East Ivybridge Drive

SWANSBORO TOWNSHIP, ONSLOW COUNTY, NC

PRELIMINARY PLAT
 NOT FOR RECORDATION,
 CONVEYANCE, OR SALES



NORTH CAROLINA ONSLOW COUNTY

I, DAVID T. WESTON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; THAT THE RATIO OF PRECISION IS 1:10,000±; THAT BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOKS REFERENCED HEREON; WITNESS MY HAND AND SEAL THIS 9th DAY OF AUGUST, 2024.