

VICINITY MAP  
Not To Scale

S.S.E. SANITARY SEWER EASEMENT  
 F.P.E. FLOOD PROTECTION ELEVATION  
 CLOSURE EXCEEDS 1 INCH in 10,000'  
 --- PROPERTY LINE  
 - - - ADJOINER PROPERTY LINE  
 BY DEED OR PLAT

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	205.00'	45.90'	45.80'	S 52°24'28" E
C2	18.00'	27.22'	24.70'	S 89°18'54" E
C3	125.00'	39.28'	39.12'	N 38°21'40" E

DRIVEWAY & LEADWALKS	365 S.F.±
TOTAL (PROPOSED)=	2,686 S.F.±
LOT AREA =	9,385 S.F.±

\*\*DRIVEWAY WITHIN R/W = 126 S.F.±  
 \*\*SIDEWALK WITHIN R/W = 960 S.F.±  
 \*\*EST. SOD AREA = 6,699 S.F.±

PERMIT MAXIMUM BUA = 4,500 S.F.  
 (PER BUILDER EMAIL)  
 TOTAL PROPOSED BUA = 2,812 S.F.±

\*NOTE: R/W LINES & SIDEWALKS SHOWN TAKEN FROM DWG FILE PROVIDED BY BUILDER. RLA ASSOCIATES DID NOT CONDUCT AN ASBUILT SURVEY ON THIS PROPERTY. TO BE VERIFIED PRIOR TO CONSTRUCTION.\*

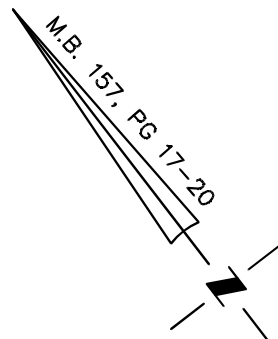
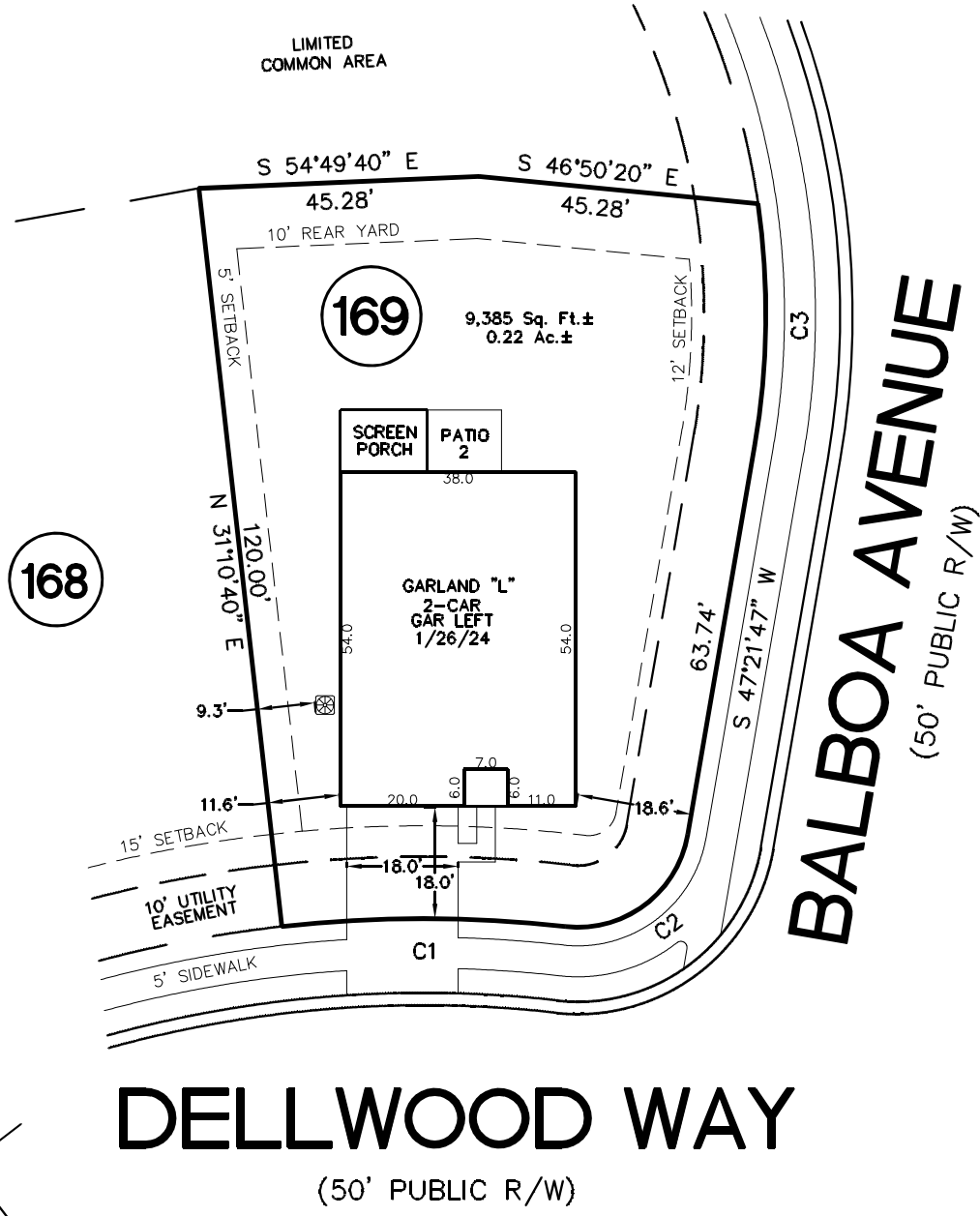
\*NOTE: PER BUILDER SQUARE FOOTAGE OF SIDEWALK DOES NOT COUNT TOWARDS MAX BUA. RLA ASSOCIATES IS IN NO WAY RESPONSIBLE IF STORMWATER PERMIT RESTRICTIONS NOT MET BY THESE CALCULATIONS.\*

\*NOTE: AT TIME OF DRAWING, PAD LOCATIONS NOT PROVIDED. HOUSE PLACEMENTS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.\*

\*NOTE: SETBACKS SHOWN PROVIDED BY BUILDER. SETBACKS ARE AS FOLLOWS:  
 FRONT-15'  
 REAR-10'  
 SIDE-5'  
 SIDE STREET-12'

REAR SETBACK OF PROPERTIES BORDERING OTHER NON R-6 DISTRICTS IS: 25'

RLA ASSOCIATES IS IN NO WAY RESPONSIBLE IF SETBACKS SHOWN ARE INCORRECT AND LAYOUT SHOWN NOT APPROVED FOR CONSTRUCTION.\*



# DELLWOOD WAY

(50' PUBLIC R/W)

NOTE: **PID: TBD**

- BUILDER ASSUMES RESPONSIBILITY FOR GRADING LOT AND/OR DESIGNING STEPS, PORCHES, DECKS, ETC. AS NECESSARY TO PREVENT ENCROACHMENT INTO SETBACKS.
- HOUSE DIMENSIONS AND OPTIONS SHOULD BE VERIFIED WITH CONTRACTOR PRIOR TO CONSTRUCTION.
- SETBACKS/ EASEMENTS SHOULD BE VERIFIED WITH DEVELOPER AND LOCAL OFFICIALS PRIOR TO CONSTRUCTION.
- THIS IS A CONCEPTUAL DRAWING AND CONTENTS SHOWN HEREON ARE SUBJECT TO CHANGE UPON FINAL CONSTRUCTION.

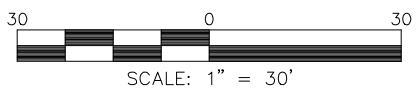
THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED

THIS PROPERTY APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" AS DETERMINED BY FEMA FIRM MAP PANEL #3720214400J, DATED 6/2/2006.

**N.C. C.O.A. C-3713**

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCES, OR SALES.



## HOUSE LOCATION PLOT PLAN

SHOWING

LOT 169, PINWOOD, PHASE 1, SECTION 1B