

VICINITY MAP
Not To Scale

LEGEND

- E.I.P. EXISTING IRON PIN
- E.C.M. EXISTING CONCRETE MONUMENT
- S.I.P. SET IRON PIN
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- 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

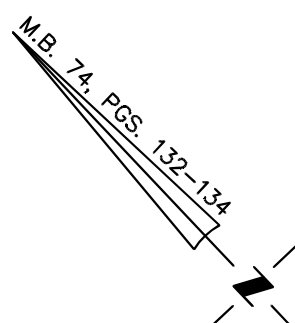
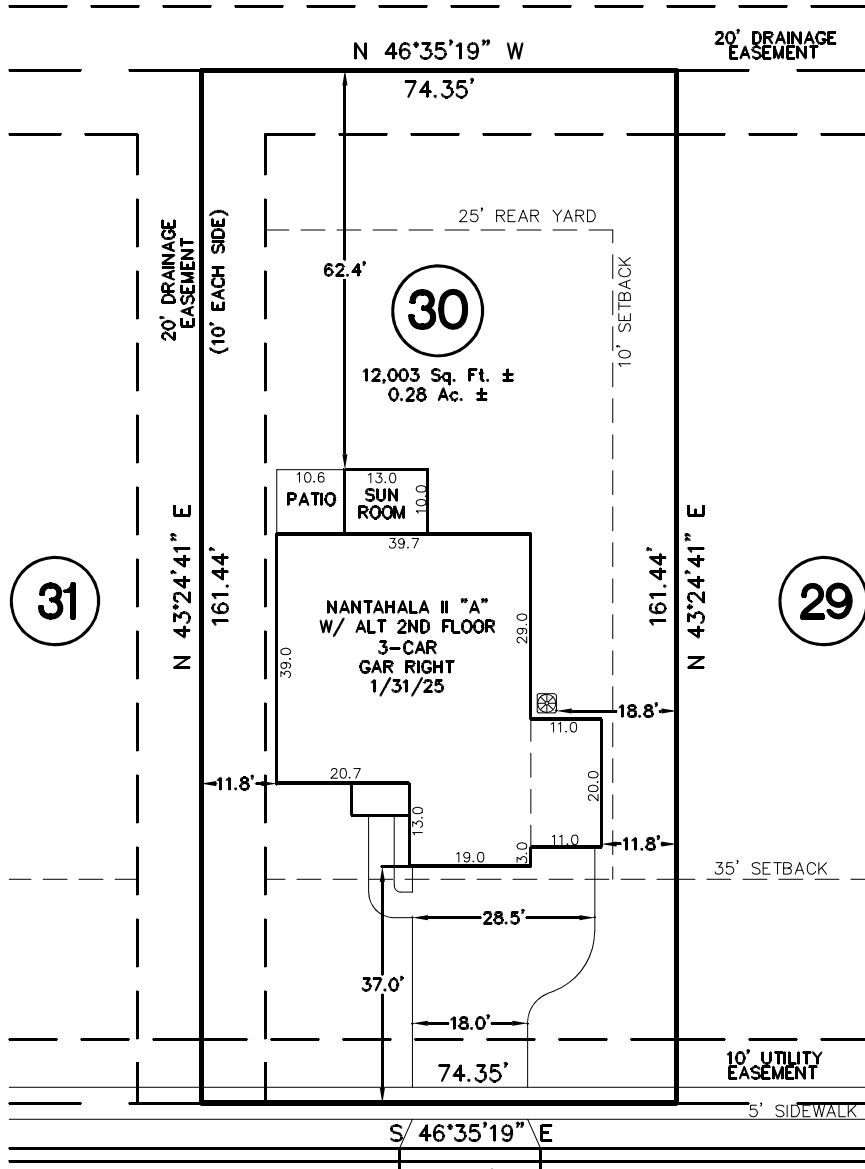
IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE W/ PORCH	2,189 S.F.±
DECK/PATIO/AC	115 S.F.±
DRIVEWAY & LEADWALKS	916 S.F.±
TOTAL (PROPOSED)=	3,220 S.F.±
LOT AREA =	12,003 S.F.±

- *DRIVEWAY WITHIN R/W = 90 S.F.±*
- *SIDEWALK WITHIN R/W = 186 S.F.±*
- *SIDEWALK ON LOT = 186 S.F.±*
- **LANDSCAPE ON LOT = 8,597 S.F.±
- *LANDSCAPE WITHIN R/W = 245 S.F.±*
- PERMIT MAXIMUM BUA = 4,500 S.F.
- TOTAL PROPOSED BUA = 3,682 S.F.±

TRACT 2A
KALMAR SURVEY
N/F
SIGNATURE TOP SAIL NC LTD.
4214-50-8372-0000
(FUTURE DEVELOPMENT)

NOTE: AT TIME OF DRAWING, PAD LOCATION NOT PROVIDED. HOUSE PLACEMENT TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

NOTE: SIDEWALKS AND R/W LINES SHOWN TAKEN FROM DWG FILE PROVIDED BY BUILDER. RLA ASSOCIATES DID NOT CONDUCT AN ASBUILT SURVEY ON THIS PROPERTY



#229 PLANTERS WALK

(40' PRIVATE R/W)

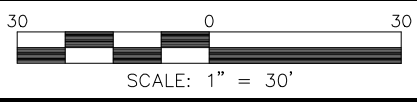
FLOOD NOTE:
THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X", AS SHOWN ON FEMA F.I.R.M. #3720421400J DATED 2/16/2007.

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

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

- NOTE: PIN: 4214-50-9135-0000
1. BUILDER ASSUMES RESPONSIBILITY FOR GRADING LOT AND/OR DESIGNING STEPS, PORCHES, DECKS, ETC. AS NECESSARY TO PREVENT ENCROACHMENT INTO SETBACKS.
 2. HOUSE DIMENSIONS AND OPTIONS SHOULD BE VERIFIED WITH CONTRACTOR PRIOR TO CONSTRUCTION.
 3. SETBACKS/ EASEMENTS SHOULD BE VERIFIED WITH DEVELOPER AND LOCAL OFFICIALS PRIOR TO CONSTRUCTION.
 4. 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



HOUSE LOCATION PLOT PLAN

FOR

LOT 30, EAST WYND SUBDIVISION, PHASE 1
Topsail Township, Pender County, North Carolina

PROPERTY OF: MUNGO HOMES
DEED BOOK 74 PAGE 53-55 DEED REFERENCE _____

DRAWN BY: JUL DATE: APRIL 29, 2025

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