

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 EXCEEDS 1 INCH in 10,00'
- PROPERTY LINE
- - - ADJOINER PROPERTY LINE BY DEED OR PLAT

IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE W/ PORCH	2,273 S.F.±
DECK/PATIO/AC	9 S.F.±
DRIVEWAY & LEADWALKS	572 S.F.±
TOTAL (PROPOSED)=	2,854 S.F.±
LOT AREA =	7,992 S.F.±

- *DRIVEWAY WITHIN R/W = 190 S.F.±*
- *SIDEWALK WITHIN R/W = 0 S.F.±*
- *LANDSCAPE ON LOT = 5,138 S.F.±*
- *LANDSCAPE WITHIN R/W = 1,658 S.F.±*
- PERMIT MAXIMUM BUA = 4,500 S.F.
- (PER SW PERMIT # SW8 220905)
- TOTAL PROPOSED BUA = 3,044 S.F.±

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	25.00'	39.14'	35.26'	S 41°51'19" W
C2	375.00'	1.28'	1.28'	N 03°05'09" W

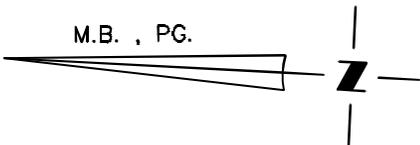
LINE	BEARING	DISTANCE
L1	S 02°59'16" E	41.33'

NOTE: PER SW PERMIT #SW8 220905 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.

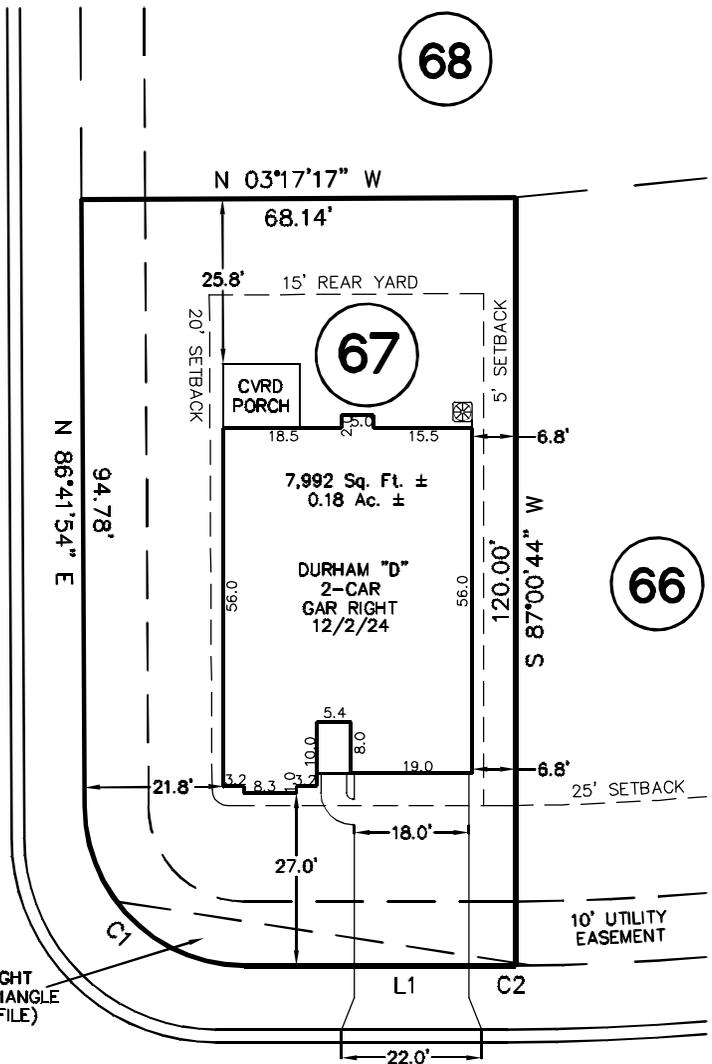
NOTE: R/W LINES SHOWN TAKEN FROM DWG FILE PROVIDED BY BUILDER. RLA ASSOCIATES DID NOT CONDUCT AN ASBUILT SURVEY ON THIS PROPERTY

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

**LAYOUT PENDING APPROVAL OF DRIVEWAY ENCROACHMENT INTO SIGHT TRIANGLE. TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.



HICKS COURT
 (45' PUBLIC R/W)



#810 SCHOOL FIELD DRIVE
(50' PUBLIC R/W)

FLOOD NOTE:
THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE X, AS SHOWN ON FEMA F.I.R.M. #3720427900K DATED 6/19/2020.

- NOTE:
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

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

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.



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PRELIMINARY HOUSE LOCATION PLOT PLAN

FOR
 LOT 67, CITADEL POINT AT SOUTHBRIDGE, PHASE II
 Stump Sound Township, Onslow County, North Carolina
 PROPERTY OF: MUNGO HOMES
 DEED BOOK _____ PAGE _____ DEED REFERENCE _____

DRAWN BY: JJL

DATE: JULY 1, 2025