

VICINITY MAP  
Not To Scale

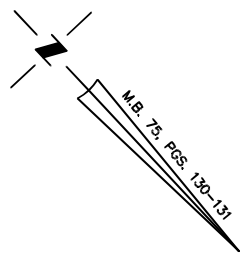
IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE W/ PORCH	1,545 S.F.±
DECK/PATIO/AC	137 S.F.±
DRIVEWAY & LEADWALKS	421 S.F.±
TOTAL (PROPOSED)=	2,103 S.F.±
LOT AREA =	14,862 S.F.±

- \*DRIVEWAY WITHIN R/W = 226 S.F.±\*
- \*SIDEWALK WITHIN R/W = 0 S.F.±\*
- \*\*LANDSCAPE ON LOT = 12,759 S.F.±
- \*LANDSCAPE WITHIN R/W = 664 S.F.±\*
- PERMIT MAXIMUM BUA = 5,130 S.F.
- TOTAL PROPOSED BUA = 2,329 S.F.±

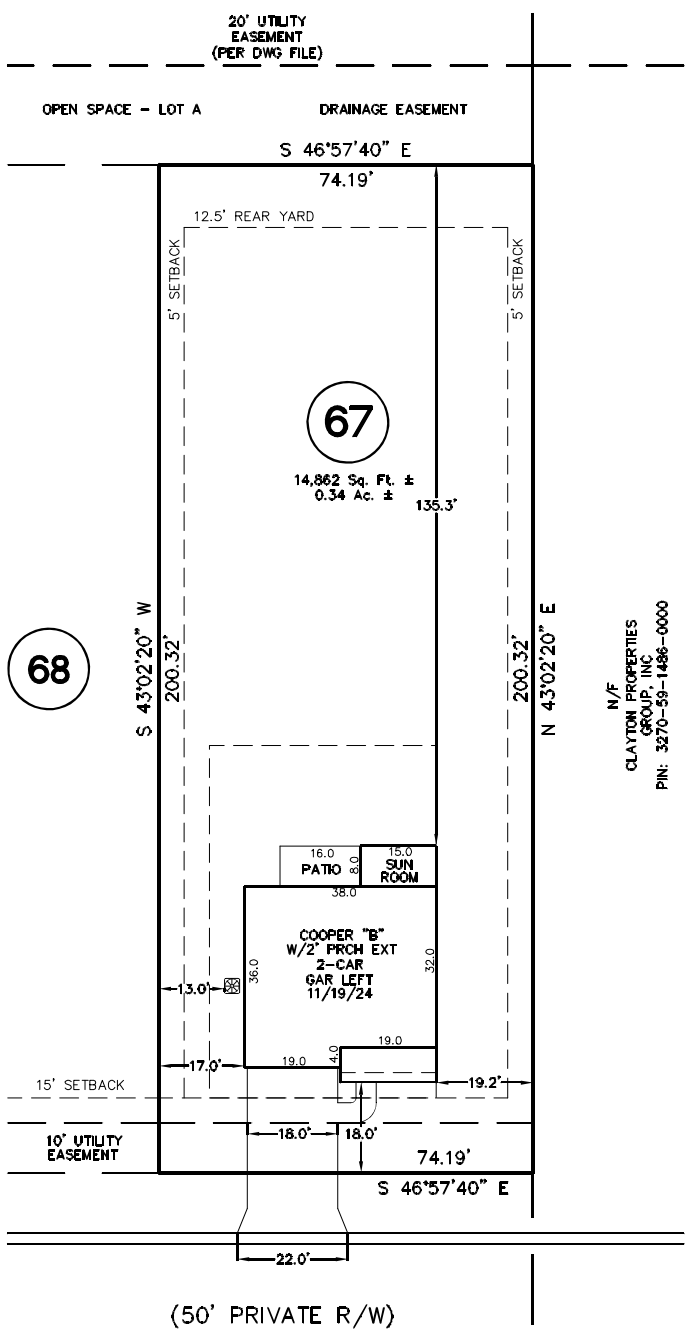
**LEGEND**

- 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

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



\*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.\*



N/F  
CLAYTON PROPERTIES  
GROUP, INC  
PIN: 3270-59-1486-0000  
TRACT 1 REMAINDER

# #171 FOUNDRY DRIVE

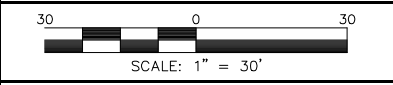
NOTE: PIN: 3270-39-7514-0000

- 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

FLOOD NOTE:  
THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X", AS SHOWN ON FEMA F.I.R.M. #3720327000C DATED 2/16/2007.

<b>N.C. COA C-3713</b>
THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION
<b>PRELIMINARY PLAT</b> NOT FOR RECORDATION, CONVEYANCES, OR SALES.



**RLA ASSOCIATES, PA**  
14323 OCEAN HIGHWAY, STE 4139  
PAWLEY'S ISLAND, SC 29585  
PHONE (843) 879-9091  
WWW.RLAPLS.COM

**HOUSE LOCATION PLOT PLAN**  
FOR

LOT 67, INDIGO AT ABBEY PRESERVE, PHASE 1  
Topsail Township, Pender County, North Carolina

PROPERTY OF: MUNGO HOMES

DEED BOOK 75 PAGE 130-131 DEED REFERENCE \_\_\_\_\_

DRAWN BY: JJJ      DATE: JANUARY 23, 2025