

VICINITY MAP  
Not To Scale

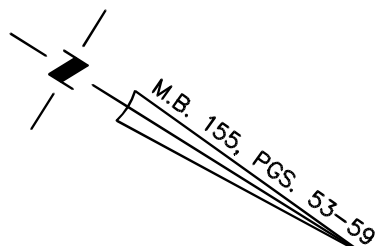
\*NOTE: SIDEWALKS, PADS, AND R/W LINES SHOWN TAKEN FROM DWG FILE PROVIDED BY BUILDER. RLA ASSOCIATES DID NOT CONDUCT AN ASBUILT SURVEY ON THIS PROPERTY\*

\*NOTE: DRIVEWAYS SHOWN TAKEN FROM DWG FILE PROVIDED BY BUILDER.\*

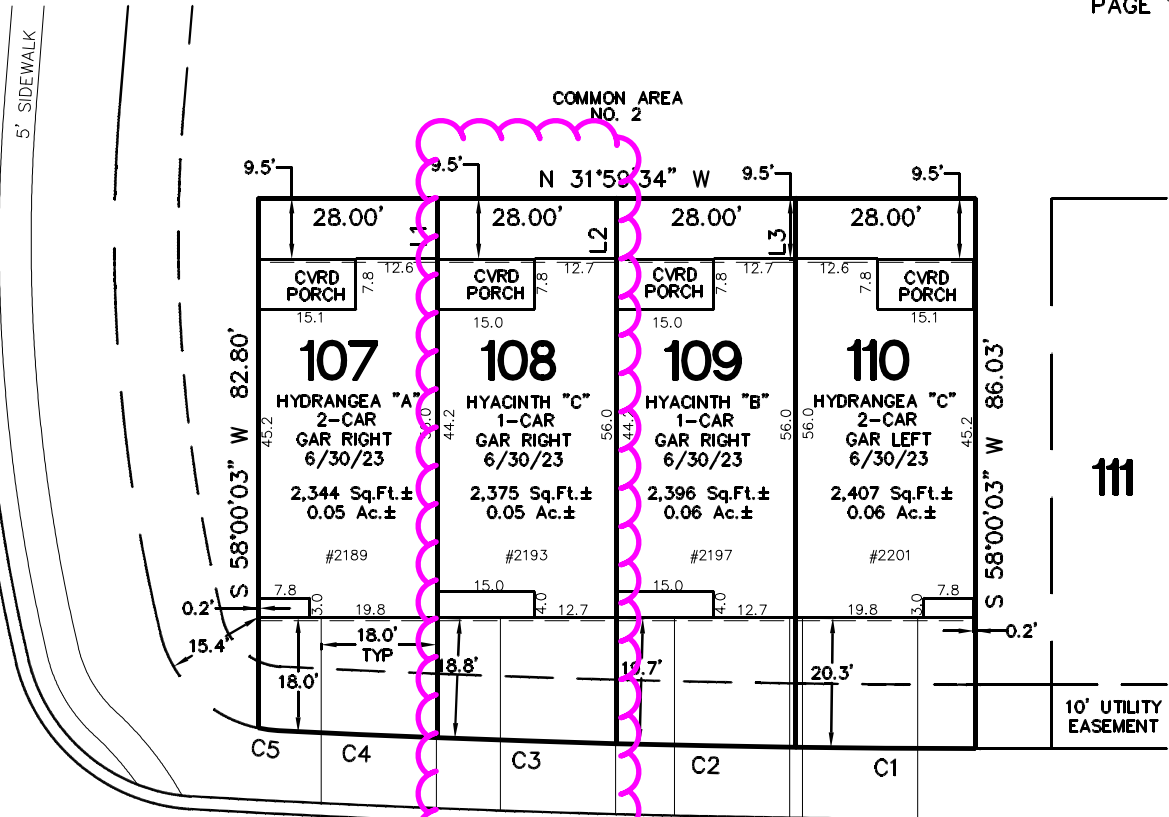
\*NOTE: PER EMAIL 7/12/24 2:25PM, ALL YARD AND SETBACK DIMENSIONAL REQUIREMENTS SHALL APPLY TO THE PROPERTY LINES OF THE ENTIRE DEVELOPMENT. NO INDIVIDUAL UNIT SHALL BE REQUIRED TO MEET THE YARD DIMENSIONS.\*

**LEGEND**

- E.I.P. EXISTING IRON PIN
- E.C.M. EXISTING CONCRETE MONUMENT
- S.I.P. SET IRON PIN
- F.P.E. FLOOD PROTECTION ELEVATION
- CLOSURE EXCEEDS 1 INCH in 10,000'
- PROPERTY LINE
- ADJOINER PROPERTY LINE BY DEED OR PLAT



GRAND PARK WAY  
(70' PUBLIC R/W)



**#2189-2201 STAR SHOWER WAY**  
(50' PUBLIC R/W)

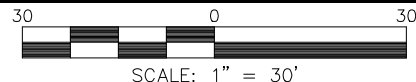
\*NOTE: 4" AIR GAP BETWEEN UNITS.\*

- NOTE:**
- 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.

**BUILDING**

**APPROVED**

Reviewed By: Suzanne Keenan      Date: 10/25/2024



**FLOOD NOTE:**  
THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X", AS SHOWN ON FEMA F.I.R.M. #3720216600J DATED 6/02/2006.

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.

**HOUSE LOCATION PLOT PLAN**

FOR

LOTS 107-110, GRAND PARK, PHASE 1  
Town of Leland, Towncreek Township, Brunswick County, North Carolina

PROPERTY OF: MUNGO HOMES

MAP BOOK 155 PAGE 53-59 DEED REFERENCE

DRAWN BY: JJL      DATE: JULY 24, 2024

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

LOT 107 PID: 057GA039  
LOT 108 PID: 057GA040  
LOT 109 PID: 057GA041  
LOT 110 PID: 057GA042

| IMPERVIOUS SURFACE AREA LOT 107 |             |
|---------------------------------|-------------|
| DESCRIPTION                     | AREA        |
| HOUSE W/ PORCH                  | 1,550 S.F.± |
| DECK/PATIO/AC                   | 9 S.F.±     |
| DRIVEWAY & LEADWALKS            | 331 S.F.±   |
| TOTAL (PROPOSED)=               | 1,890 S.F.± |
| LOT AREA =                      | 2,344 S.F.± |

\*DRIVEWAY WITHIN R/W = 198 S.F.±\*  
 \*SIDEWALK WITHIN R/W = 0 S.F.±\*  
 \*\*LANDSCAPE ON LOT = 454 S.F.±  
 \*LANDSCAPE WITHIN R/W = 110 S.F.±\*  
 PERMIT MAXIMUM BUA = 2,400 S.F.  
 TOTAL PROPOSED BUA = 2,088 S.F.±

| IMPERVIOUS SURFACE AREA LOT 109 |             |
|---------------------------------|-------------|
| DESCRIPTION                     | AREA        |
| HOUSE W/ PORCH                  | 1,550 S.F.± |
| DECK/PATIO/AC                   | 9 S.F.±     |
| DRIVEWAY & LEADWALKS            | 362 S.F.±   |
| TOTAL (PROPOSED)=               | 1,921 S.F.± |
| LOT AREA =                      | 2,396 S.F.± |

\*DRIVEWAY WITHIN R/W = 198 S.F.±\*  
 \*SIDEWALK WITHIN R/W = 0 S.F.±\*  
 \*\*LANDSCAPE ON LOT = 475 S.F.±  
 \*LANDSCAPE WITHIN R/W = 110 S.F.±\*  
 PERMIT MAXIMUM BUA = 2,400 S.F.  
 TOTAL PROPOSED BUA = 2,119 S.F.±

| IMPERVIOUS SURFACE AREA LOT 108 |             |
|---------------------------------|-------------|
| DESCRIPTION                     | AREA        |
| HOUSE W/ PORCH                  | 1,550 S.F.± |
| DECK/PATIO/AC                   | 9 S.F.±     |
| DRIVEWAY & LEADWALKS            | 350 S.F.±   |
| TOTAL (PROPOSED)=               | 1,909 S.F.± |
| LOT AREA =                      | 2,375 S.F.± |

\*DRIVEWAY WITHIN R/W = 198 S.F.±\*  
 \*SIDEWALK WITHIN R/W = 0 S.F.±\*  
 \*\*LANDSCAPE ON LOT = 466 S.F.±  
 \*LANDSCAPE WITHIN R/W = 110 S.F.±\*  
 PERMIT MAXIMUM BUA = 2,400 S.F.  
 TOTAL PROPOSED BUA = 2,107 S.F.±

| IMPERVIOUS SURFACE AREA LOT 110 |             |
|---------------------------------|-------------|
| DESCRIPTION                     | AREA        |
| HOUSE W/ PORCH                  | 1,550 S.F.± |
| DECK/PATIO/AC                   | 9 S.F.±     |
| DRIVEWAY & LEADWALKS            | 367 S.F.±   |
| TOTAL (PROPOSED)=               | 1,926 S.F.± |
| LOT AREA =                      | 2,407 S.F.± |

\*DRIVEWAY WITHIN R/W = 198 S.F.±\*  
 \*SIDEWALK WITHIN R/W = 0 S.F.±\*  
 \*\*LANDSCAPE ON LOT = 481 S.F.±  
 \*LANDSCAPE WITHIN R/W = 110 S.F.±\*  
 PERMIT MAXIMUM BUA = 2,400 S.F.  
 TOTAL PROPOSED BUA = 2,124 S.F.±

| CURVE | RADIUS   | LENGTH | CHORD  | BEARING       |
|-------|----------|--------|--------|---------------|
| C1    | 2150.00' | 28.00' | 28.00' | S 31°35'07" E |
| C2    | 2150.00' | 28.01' | 28.01' | S 30°50'20" E |
| C3    | 2150.00' | 28.02' | 28.02' | N 30°05'33" W |
| C4    | 2150.00' | 24.92' | 24.92' | N 29°23'14" W |
| C5    | 20.00'   | 3.13'  | 3.13'  | S 24°33'40" E |

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 58°00'03" W | 84.34'   |
| L2   | S 58°00'03" W | 85.26'   |
| L3   | N 58°00'03" E | 85.83'   |

\*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.\*