

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	2,334 S.F.±
DECK/PATIO/AC	153 S.F.±
DRIVEWAY & LEADWALKS	366 S.F.±
TOTAL (PROPOSED)=	2,853 S.F.±
LOT AREA =	8,217 S.F.±

- **DRIVEWAY WITHIN R/W = 126 S.F.±
- **SIDEWALK WITHIN R/W = 262 S.F.±
- **EST. SOD AREA = 5,364 S.F.±

PERMIT MAXIMUM BUA = 4,500 S.F.
(PER BUILDER EMAIL)
TOTAL PROPOSED BUA = 2,979 S.F.±

*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.*

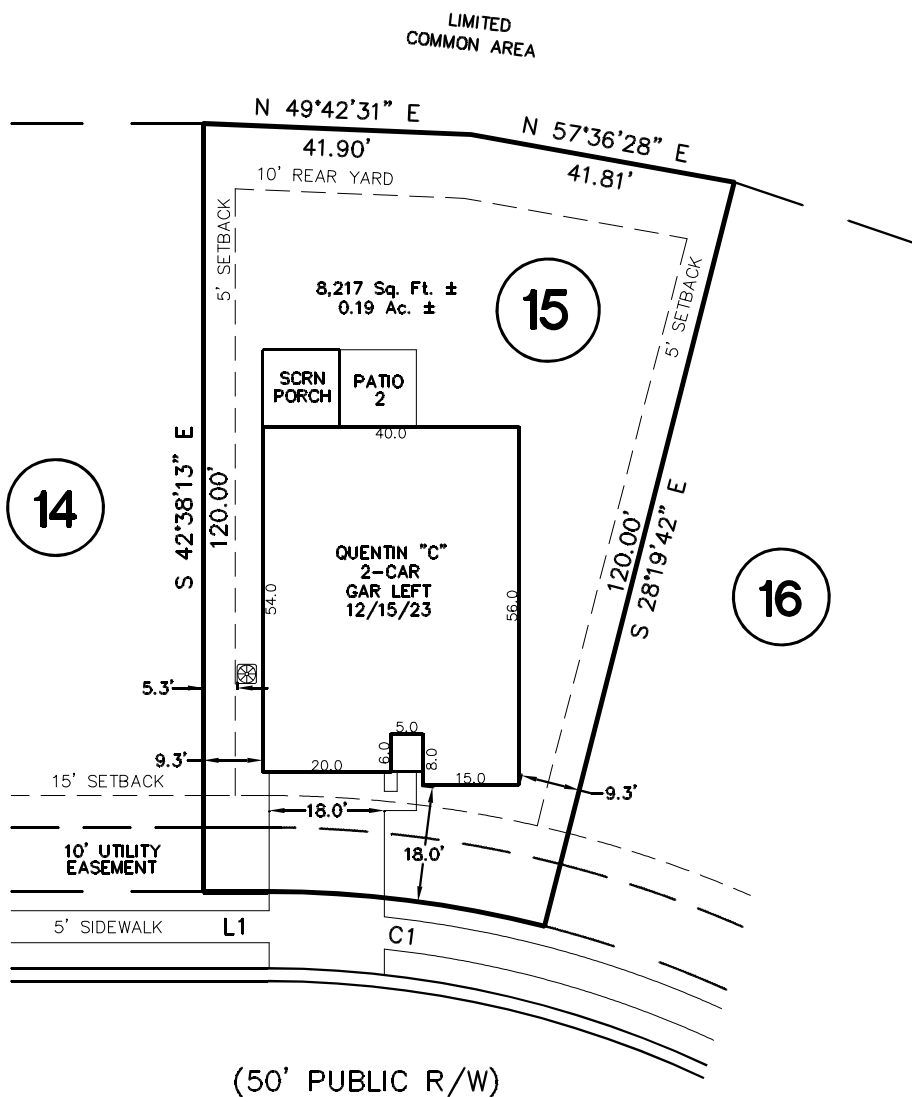
NOTE: R/W LINES & SIDEWALKS SHOWN TAKEN FROM DWG FILE PROVIDED BY BUILDER. RLA ASSOCIATES DID NOT CONDUCT AN ASBUILT SURVEY ON THIS PROPERTY. TO BE VERIFIED PRIOR TO CONSTRUCTION.

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.

LINE	BEARING	LENGTH
L1	N 47°21'47" E	10.10'

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	175.00'	43.70'	43.59'	S 54°31'03" W



#4135 BALBOA AVENUE

NOTE: **PID: 057PA015**

- 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.

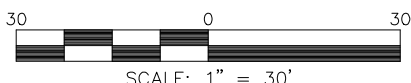
THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED

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 15, PINWOOD, PHASE 1, SECTION 1B

Towncreek Township, Brunswick County, Town of Leland, North Carolina

PROPERTY OF: STANLEY MARTIN HOMES

PLAT BOOK 157 PAGE 17-20

DRAWN BY: SJB

DATE: FEBRUARY 4, 2025

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