

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	2,667 S.F.±
DECK/PATIO/AC	9 S.F.±
DRIVEWAY & LEADWALKS	445 S.F.±
TOTAL (PROPOSED)=	3,121 S.F.±
LOT AREA =	7,117 S.F.±

- *DRIVEWAY WITHIN R/W = 150 S.F.±*
- *SIDEWALK WITHIN R/W = 256 S.F.±*
- **LANDSCAPE ON LOT = 3,996 S.F.±
- *LANDSCAPE WITHIN R/W = 261 S.F.±*
- PERMIT MAXIMUM BUA = 4,000 S.F.
- TOTAL PROPOSED BUA = 3,527 S.F.±

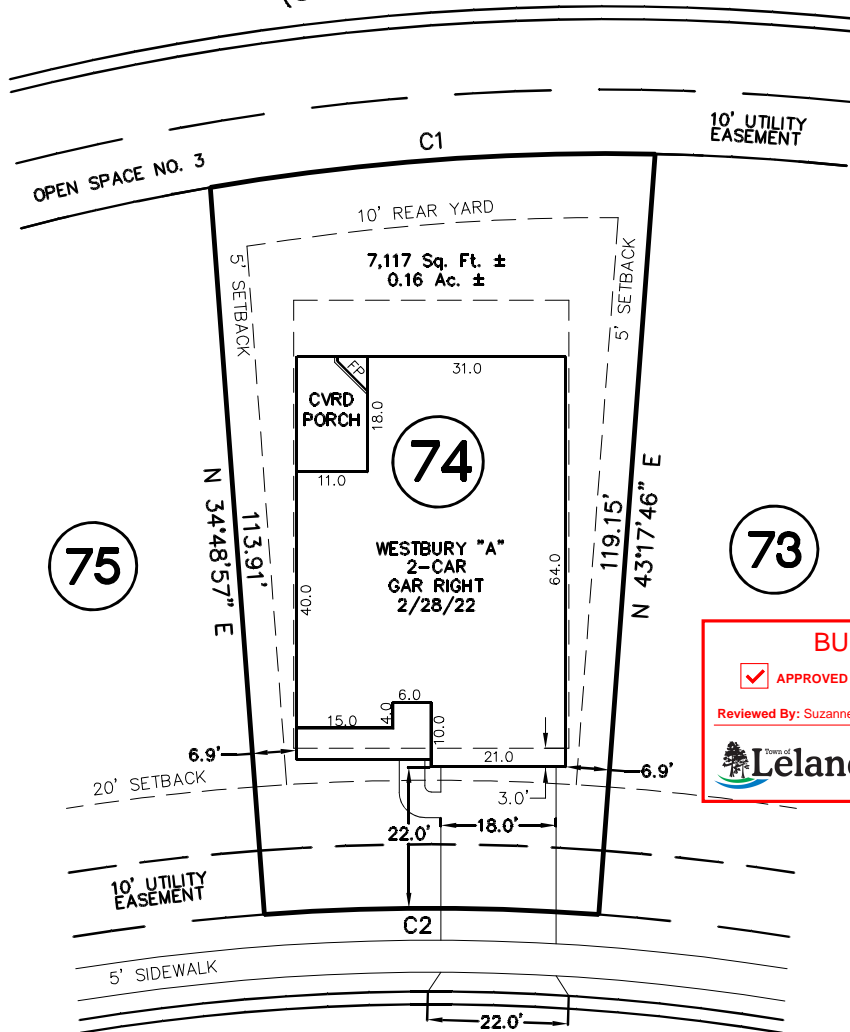
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	365.00'	69.79'	69.66'	N 55°14'50" W
C2	353.36'	52.30'	52.25'	N 50°56'39" W

GRAND PARK WAY

(50' PUBLIC R/W)

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: SETBACKS SHOWN PROVIDED BY BUILDER. RLA ASSOCIATES IS IN NO WAY RESPONSIBLE IF SETBACKS SHOWN ARE INCORRECT AND LAYOUT SHOWN NOT APPROVED FOR CONSTRUCTION. TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.



BUILDING

APPROVED Effective Codes: 2018 NCRS & 2017 NEC
 Reviewed By: Suzanne Keenan Date: 03/24/2025

Leland Permitting and Inspections
910-371-3754 xt

#1028 PEACE STREET

(50' PUBLIC R/W)

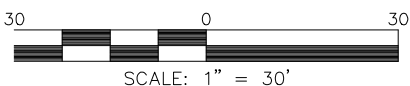
FLOOD NOTE:
THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X", AS SHOWN ON FEMA F.I.R.M. #3720216600J DATED 6/02/2006.

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

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

- PID: 057GA006**
- 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



HOUSE LOCATION PLOT PLAN

FOR

LOT 74, GRAND PARK, PHASE 1

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

PROPERTY OF: MUNGO HOMES

DEED BOOK 155 PAGE 53-59 DEED REFERENCE _____

DRAWN BY: JJJ

DATE: FEBRUARY 18, 2025

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