

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 10,000'
- PROPERTY LINE
- ADJOINER PROPERTY LINE BY DEED OR PLAT

IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE W/ PORCH	1,673 S.F.±
DECK/PATIO/AC	129 S.F.±
DRIVEWAY & LEADWALKS	769 S.F.±
TOTAL (PROPOSED)=	2,571 S.F.±
LOT AREA =	12,319 S.F.±

- *DRIVEWAY WITHIN R/W = 138 S.F.±*
- *SIDEWALK WITHIN R/W = 0 S.F.±*
- **LANDSCAPE ON LOT = 9,748 S.F.±
- *LANDSCAPE WITHIN R/W = 371 S.F.±*
- PERMIT MAXIMUM BUA = 4,500 S.F.
- TOTAL PROPOSED BUA = 2,709 S.F.±

N/F
BEIGHLE, PHILLIP L
4214-50-1288-0000
ZONING: RP

N/F
BEIGHLE, PHILLIP L
4214-50-0399-0000
ZONING: RP

LINE	BEARING	DISTANCE
L1	N 88°24'41" E	39.35'

S 46°35'19" E

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

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

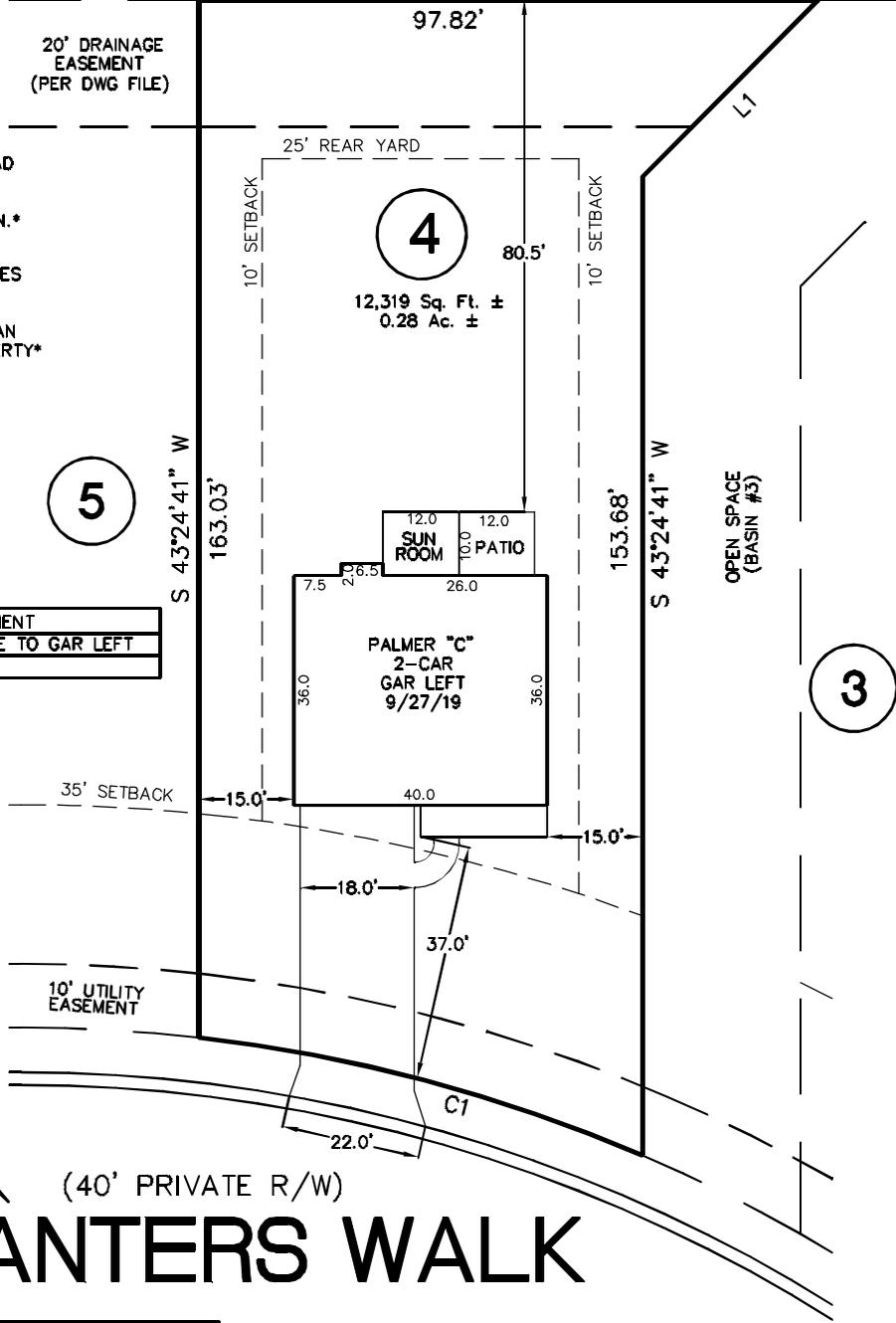
NOTE: PER BUILDER, SQUARE FOOTAGE OF SIDEWALK DOES NOT COUNT TOWARDS MAX BUA. RLA ASSOCIATES IS IN NO WAY RESPONSIBLE IF STORMWATER PERMIT RESTRICTIONS NOT MET BY THESE CALCULATIONS.

20' DRAINAGE EASEMENT (PER DWG FILE)

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REVISIONS

REV. #	DATE	COMMENT
REV. 1	6/24/24	FLIPPED HOUSE TO GAR LEFT PER BUILDER



PLANTERS WALK

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	250.00'	72.65'	72.40'	S 31°48'06" E

NOTE: PIN: 4214-50-2561-0000

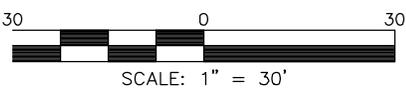
1. BUILDER ASSUMES RESPONSIBILITY FOR GRADING LOT AND/OR DESIGNING STEPS, PORCHES, DECKS, ETC. AS NECESSARY TO PREVENT ENCROACHMENT INTO SETBACKS.
 2. HOUSE DIMENSIONS AND OPTIONS SHOULD BE VERIFIED WITH CONTRACTOR PRIOR TO CONSTRUCTION.
 3. SETBACKS/ EASEMENTS SHOULD BE VERIFIED WITH DEVELOPER AND LOCAL 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

FLOOD NOTE:
THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X", AS SHOWN ON FEMA F.I.R.M. #3720421400J DATED 2/16/2007.

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

LOT 4, EAST WYND SUBDIVISION, PHASE 1
Topsail Township, Pender County, North Carolina

PROPERTY OF: MUNGO HOMES
DEED BOOK 74 PAGE 53-55 DEED REFERENCE _____

DRAWN BY: JUL

DATE: JUNE 13, 2024

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