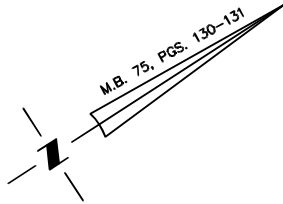


VICINITY MAP
Not To Scale



CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	325.00'	32.23'	32.22'	S 35°48'42" W

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

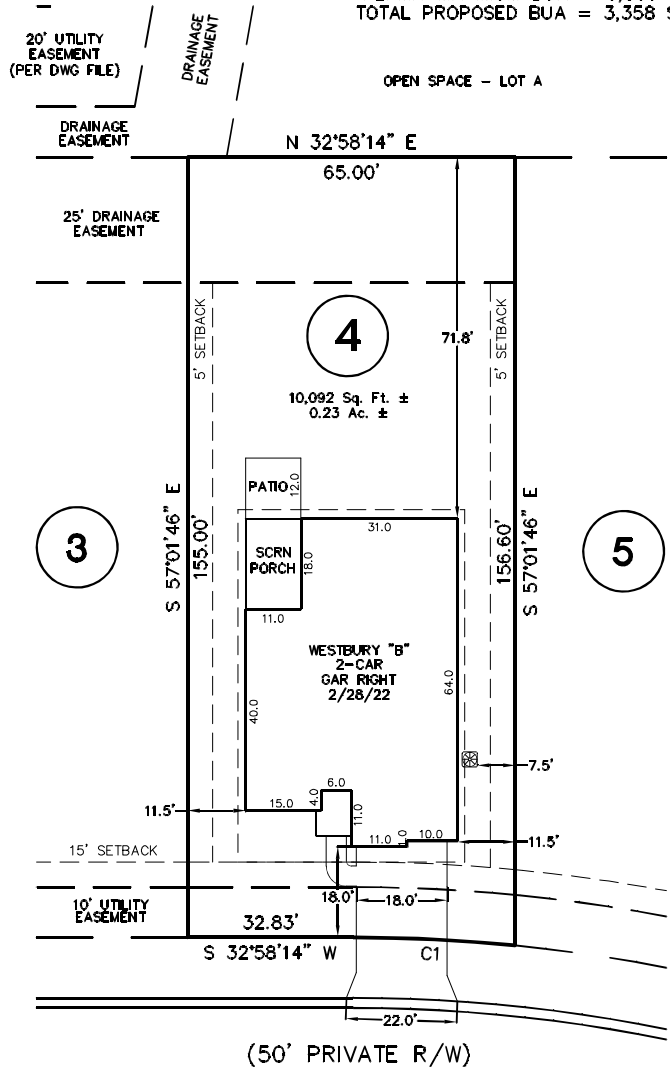
NOTE: PER BUILDER, SQUARE FOOTAGE OF SIDEWALK DOES NOT COUNT TOWARDS MAX BUA. RLA ASSOCIATES IS IN NO WAY RESPONSIBLE IF STORMWATER PERMIT RESTRICTIONS NOT MET BY THESE CALCULATIONS.

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	2,608 S.F.±
DECK/PATIO/AC	141 S.F.±
DRIVEWAY & LEADWALKS	383 S.F.±
TOTAL (PROPOSED)=	3,132 S.F.±
LOT AREA =	10,092 S.F.±

DRIVEWAY WITHIN R/W = 226 S.F.±
 SIDEWALK WITHIN R/W = 0 S.F.±
 **LANDSCAPE ON LOT = 6,960 S.F.±
 LANDSCAPE WITHIN R/W = 555 S.F.±
 PERMIT MAXIMUM BUA = 5,800 S.F.
 TOTAL PROPOSED BUA = 3,358 S.F.±



#181 HEART PINE AVENUE

NOTE: PIN: 3270-48-2946-0000

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

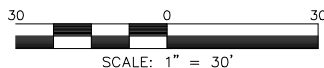
FLOOD NOTE:
 THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X", AS SHOWN ON FEMA F.I.R.M. #3720327000K DATED 2/16/2007.

N.C. COA 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, 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

RLA ASSOCIATES, PA
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