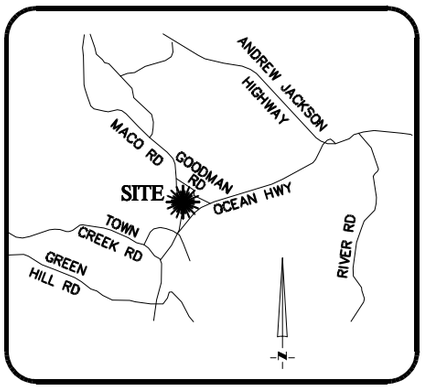


VICINITY MAP
Not To Scale

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	2,499 S.F.±
DECK/PATIO/AC	9 S.F.±
DRIVEWAY & LEADWALKS	539 S.F.±
TOTAL (PROPOSED)=	3,047 S.F.±
LOT AREA =	7,328 S.F.±

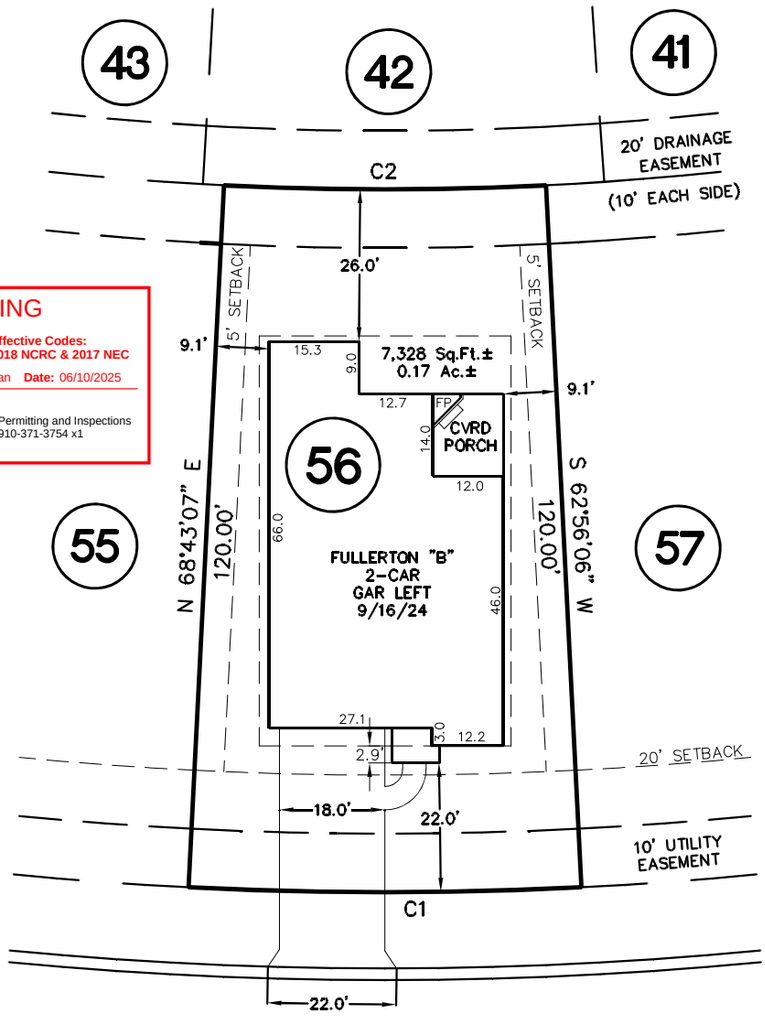
DRIVEWAY WITHIN R/W = 240 S.F.±
SIDEWALK WITHIN R/W = 0 S.F.±
**LANDSCAPE ON LOT = 4,281 S.F±
LANDSCAPE WITHIN R/W = 641 S.F.±
PERMIT MAXIMUM BUA = 4,000 S.F.
TOTAL PROPOSED BUA = 3,287 S.F.±

M.B. 161, PGS. 34-36

BUILDING
APPROVED
Effective Codes: 2018 NCRC & 2017 NEC
Reviewed By: Suzanne Keenan Date: 06/10/2025
Town of Leland Permitting and Inspections 910-371-3754 x1

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.



#9823 ENCHANTED WAY

(50' PUBLIC R/W)

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	665.00'	67.13'	67.10'	N 24°10'24" W
C2	545.00'	55.01'	54.99'	N 24°10'24" W

PID: 057FC059

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

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.

30 0 30
SCALE: 1" = 30'

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

HOUSE LOCATION PLOT PLAN

FOR

LOT 56 GRAND PARK, PHASE 2
Town of Leland, Towncreek Township, Brunswick County, North Carolina

PROPERTY OF: MUNGO HOMES
DEED BOOK 161 PAGE 34-36 DEED REFERENCE

DRAWN BY: JJL | DATE: MAY 15, 2025