

VICINITY MAP
Not To Scale

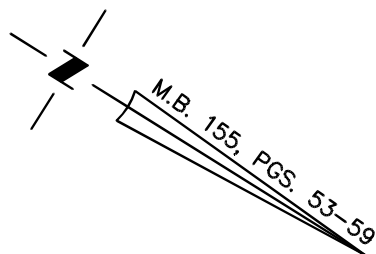
NOTE: SIDEWALKS, PADS, AND R/W LINES SHOWN TAKEN FROM DWG FILE PROVIDED BY BUILDER. RLA ASSOCIATES DID NOT CONDUCT AN ASBUILT SURVEY ON THIS PROPERTY

NOTE: DRIVEWAYS SHOWN TAKEN FROM DWG FILE PROVIDED BY BUILDER.

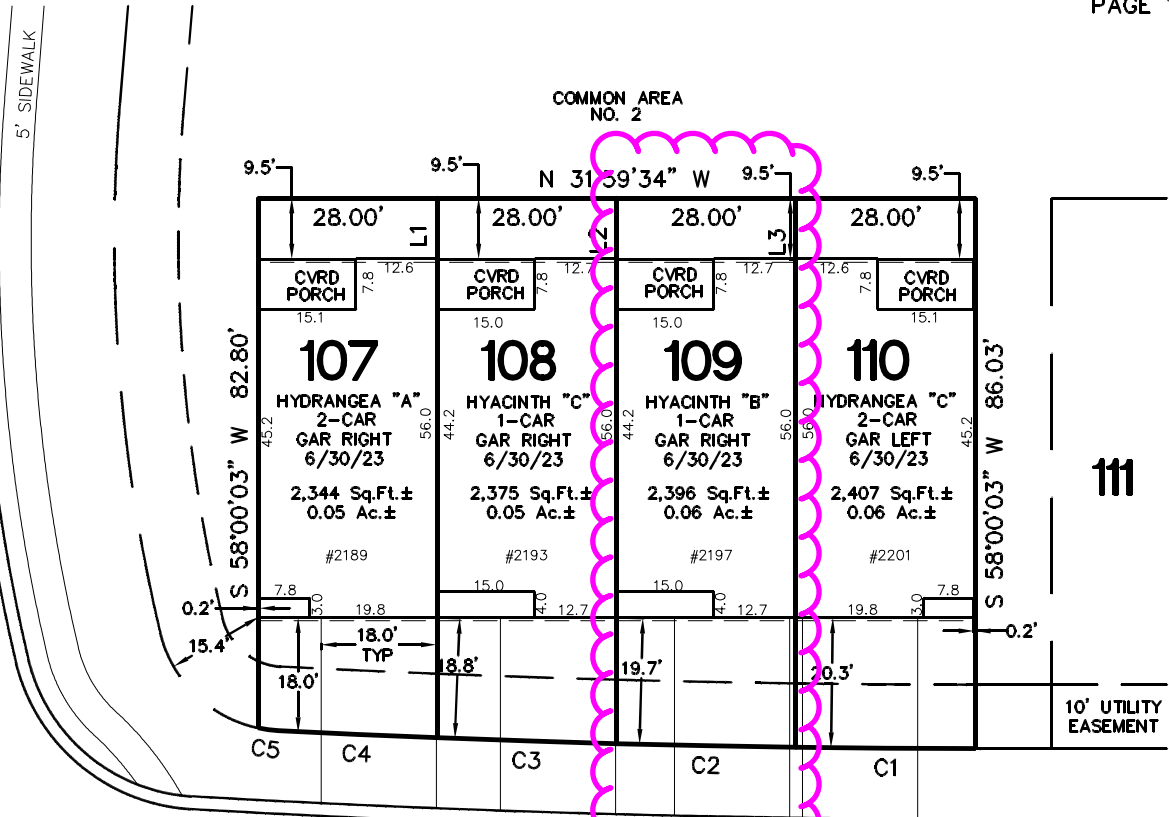
NOTE: PER EMAIL 7/12/24 2:25PM, ALL YARD AND SETBACK DIMENSIONAL REQUIREMENTS SHALL APPLY TO THE PROPERTY LINES OF THE ENTIRE DEVELOPMENT. NO INDIVIDUAL UNIT SHALL BE REQUIRED TO MEET THE YARD DIMENSIONS.

LEGEND

- E.I.P. EXISTING IRON PIN
- E.C.M. EXISTING CONCRETE MONUMENT
- S.I.P. SET IRON PIN
- F.P.E. FLOOD PROTECTION ELEVATION
- CLOSURE EXCEEDS 1 INCH in 10,000'
- PROPERTY LINE
- ADJOINER PROPERTY LINE BY DEED OR PLAT



GRAND PARK WAY
(70' PUBLIC R/W)



#2189-2201 STAR SHOWER WAY

(50' PUBLIC R/W)

NOTE: 4" AIR GAP BETWEEN UNITS.

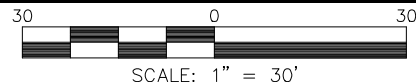
- NOTE:**
- BUILDER ASSUMES RESPONSIBILITY FOR GRADING LOT AND/OR DESIGNING STEPS, PORCHES, DECKS, ETC. AS NECESSARY TO PREVENT ENCRoACHMENT INTO SETBACKS.
 - HOUSE DIMENSIONS AND OPTIONS SHOULD BE VERIFIED WITH CONTRACTOR PRIOR TO CONSTRUCTION.
 - SETBACKS/ EASEMENTS SHOULD BE VERIFIED WITH DEVELOPER AND LOCAL OFFICIALS PRIOR TO CONSTRUCTION.
 - THIS IS A CONCEPTUAL DRAWING AND CONTENTS SHOWN HEREON ARE SUBJECT TO CHANGE UPON FINAL CONSTRUCTION.

BUILDING

APPROVED

Reviewed By: Suzanne Keenan Date: 10/25/2024

Planning and Inspections
910-371-3390



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

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.

LOT 107 PID: 057GA039
LOT 108 PID: 057GA040
LOT 109 PID: 057GA041
LOT 110 PID: 057GA042

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

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

LOTS 107-110, GRAND PARK, PHASE 1
Town of Leland, Towncreek Township, Brunswick County, North Carolina

PROPERTY OF: MUNGO HOMES

MAP BOOK 155 PAGE 53-59 DEED REFERENCE

DRAWN BY: JJL DATE: JULY 24, 2024

IMPERVIOUS SURFACE AREA LOT 107	
DESCRIPTION	AREA
HOUSE W/ PORCH	1,550 S.F.±
DECK/PATIO/AC	9 S.F.±
DRIVEWAY & LEADWALKS	331 S.F.±
TOTAL (PROPOSED)=	1,890 S.F.±
LOT AREA =	2,344 S.F.±

DRIVEWAY WITHIN R/W = 198 S.F.±
 SIDEWALK WITHIN R/W = 0 S.F.±
 **LANDSCAPE ON LOT = 454 S.F.±
 LANDSCAPE WITHIN R/W = 110 S.F.±
 PERMIT MAXIMUM BUA = 2,400 S.F.
 TOTAL PROPOSED BUA = 2,088 S.F.±

IMPERVIOUS SURFACE AREA LOT 109	
DESCRIPTION	AREA
HOUSE W/ PORCH	1,550 S.F.±
DECK/PATIO/AC	9 S.F.±
DRIVEWAY & LEADWALKS	362 S.F.±
TOTAL (PROPOSED)=	1,921 S.F.±
LOT AREA =	2,396 S.F.±

DRIVEWAY WITHIN R/W = 198 S.F.±
 SIDEWALK WITHIN R/W = 0 S.F.±
 **LANDSCAPE ON LOT = 475 S.F.±
 LANDSCAPE WITHIN R/W = 110 S.F.±
 PERMIT MAXIMUM BUA = 2,400 S.F.
 TOTAL PROPOSED BUA = 2,119 S.F.±

IMPERVIOUS SURFACE AREA LOT 108	
DESCRIPTION	AREA
HOUSE W/ PORCH	1,550 S.F.±
DECK/PATIO/AC	9 S.F.±
DRIVEWAY & LEADWALKS	350 S.F.±
TOTAL (PROPOSED)=	1,909 S.F.±
LOT AREA =	2,375 S.F.±

DRIVEWAY WITHIN R/W = 198 S.F.±
 SIDEWALK WITHIN R/W = 0 S.F.±
 **LANDSCAPE ON LOT = 466 S.F.±
 LANDSCAPE WITHIN R/W = 110 S.F.±
 PERMIT MAXIMUM BUA = 2,400 S.F.
 TOTAL PROPOSED BUA = 2,107 S.F.±

IMPERVIOUS SURFACE AREA LOT 110	
DESCRIPTION	AREA
HOUSE W/ PORCH	1,550 S.F.±
DECK/PATIO/AC	9 S.F.±
DRIVEWAY & LEADWALKS	367 S.F.±
TOTAL (PROPOSED)=	1,926 S.F.±
LOT AREA =	2,407 S.F.±

DRIVEWAY WITHIN R/W = 198 S.F.±
 SIDEWALK WITHIN R/W = 0 S.F.±
 **LANDSCAPE ON LOT = 481 S.F.±
 LANDSCAPE WITHIN R/W = 110 S.F.±
 PERMIT MAXIMUM BUA = 2,400 S.F.
 TOTAL PROPOSED BUA = 2,124 S.F.±

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	2150.00'	28.00'	28.00'	S 31°35'07" E
C2	2150.00'	28.01'	28.01'	S 30°50'20" E
C3	2150.00'	28.02'	28.02'	N 30°05'33" W
C4	2150.00'	24.92'	24.92'	N 29°23'14" W
C5	20.00'	3.13'	3.13'	S 24°33'40" E

LINE	BEARING	DISTANCE
L1	S 58°00'03" W	84.34'
L2	S 58°00'03" W	85.26'
L3	N 58°00'03" E	85.83'

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.