

VICINITY MAP
Not To Scale

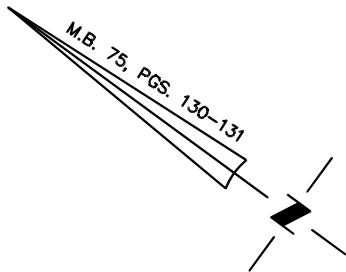
LEGEND

- 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

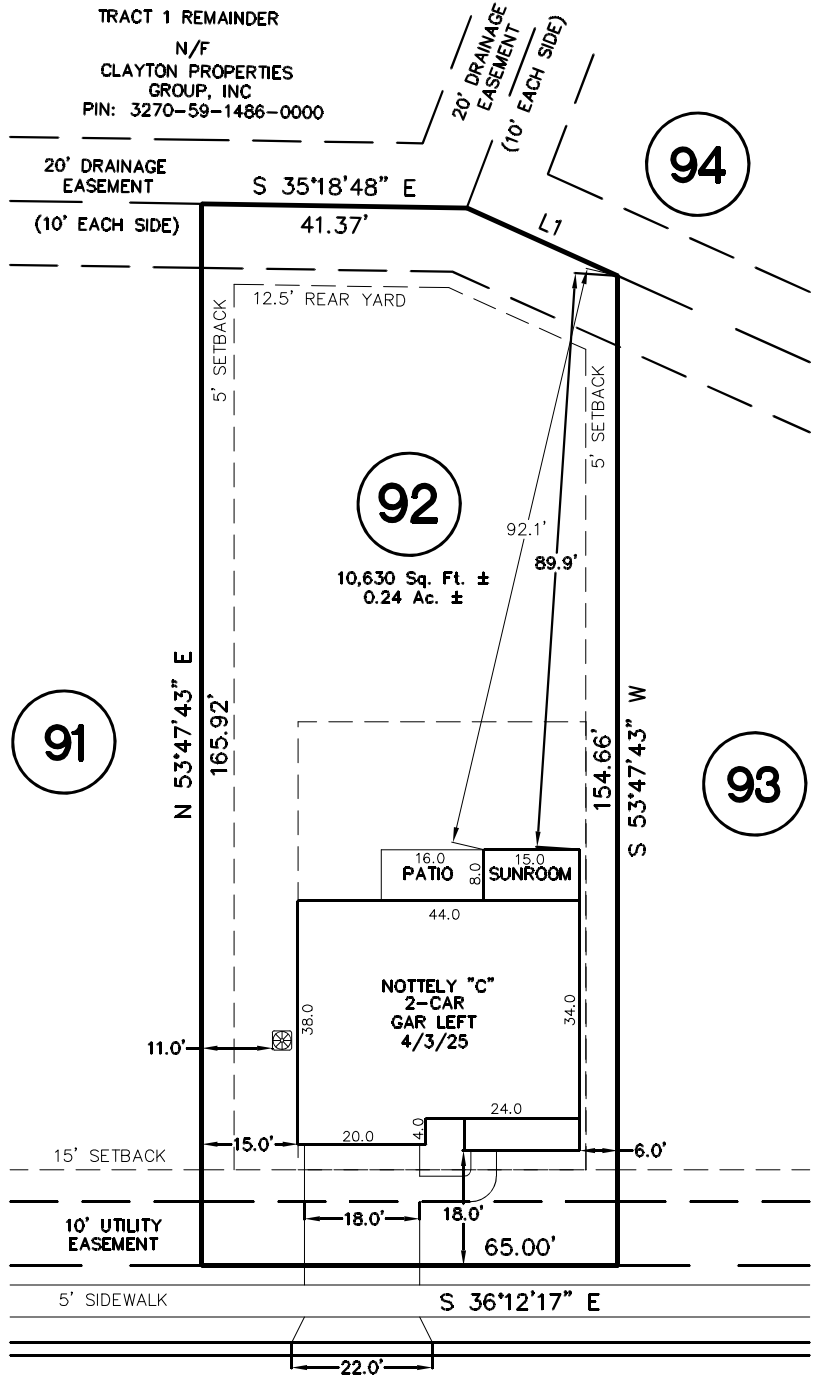
IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE W/ PORCH	1,786 S.F.±
DECK/PATIO/AC	169 S.F.±
DRIVEWAY & LEADWALKS	403 S.F.±
TOTAL (PROPOSED)=	2,358 S.F.±
LOT AREA =	10,630 S.F.±

- *DRIVEWAY WITHIN R/W = 134 S.F.±*
- *SIDEWALK WITHIN R/W = 325 S.F.±*
- **LANDSCAPE ON LOT = 8,272 S.F.±
- *LANDSCAPE WITHIN R/W = 321 S.F.±*
- PERMIT MAXIMUM BUA = 4,000 S.F.
- TOTAL PROPOSED BUA = 2,817 S.F.±

LINE	BEARING	DISTANCE
L1	S 12°00'18" E	25.91'



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



#30 FOUNDRY DRIVE
(50' PRIVATE R/W)

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.

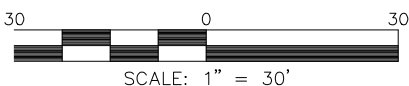
N.C. C.O.A. C-3713

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

NOTE: PIN: 3270-49-4106-0000

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



SCALE: 1" = 30'

HOUSE LOCATION PLOT PLAN
FOR

LOT 92, 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: JUL

DATE: MAY 14, 2025

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