

VICINITY MAP
Not To Scale

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 EXCEEDS 1 INCH in 10,000'
- CLOSURE
- PROPERTY LINE
- ADJOINER PROPERTY LINE BY DEED OR PLAT

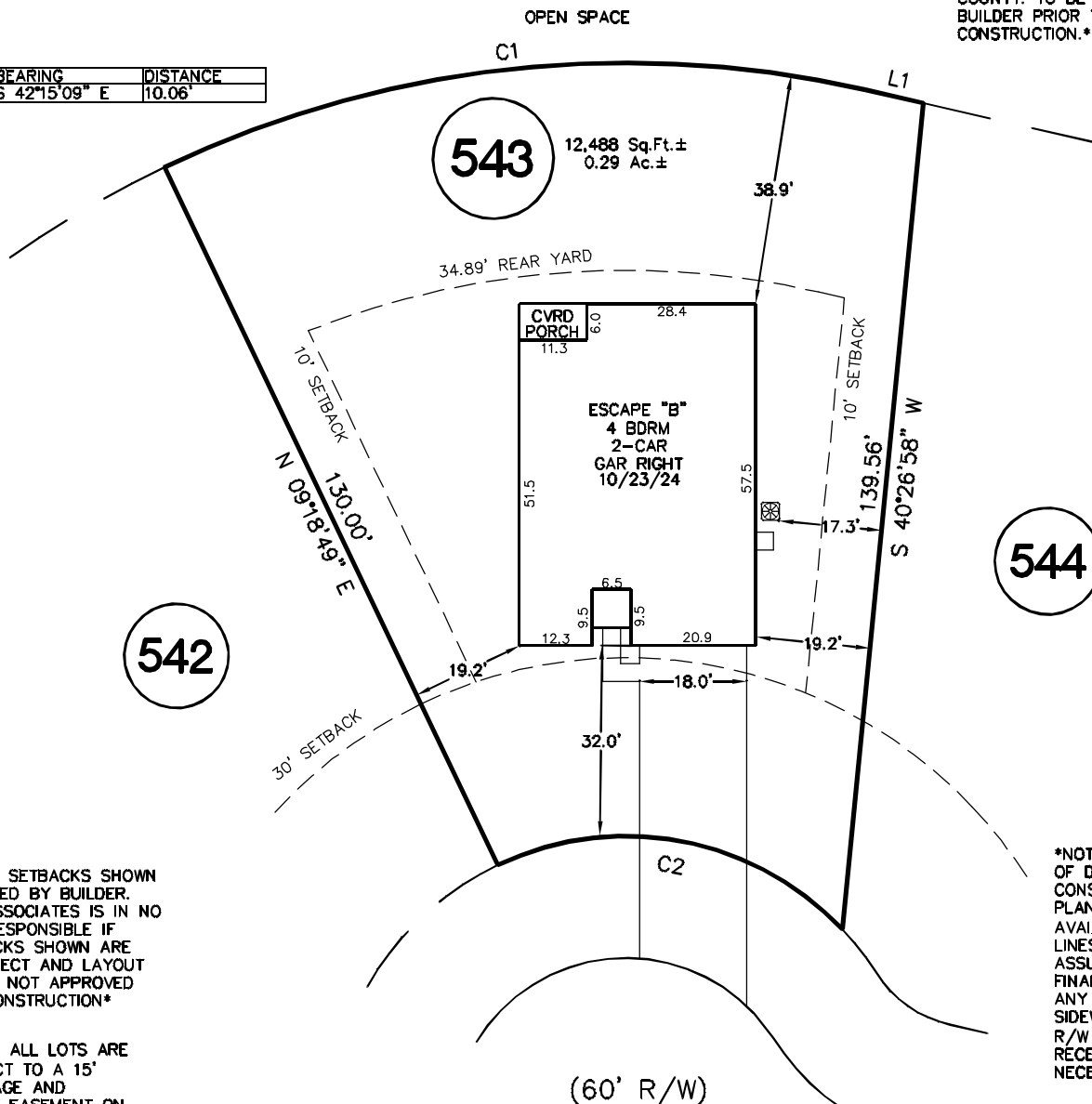
IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE W/ PORCH	2,260 S.F.±
DECK/PATIO/AC	18 S.F.±
DRIVEWAY & LEADWALKS	641 S.F.±
TOTAL (PROPOSED)=	2,919 S.F.±
LOT AREA =	12,488 S.F.±

DRIVEWAY WITHIN R/W = 392 S.F.±
 LANDSCAPE WITHIN R/W = 833 S.F.±
 EST. SOD AREA = 9,569 S.F.±
 TOTAL PROPOSED BUA = 3,311 S.F.±

NOTE: PER BUILDER EMAIL 2/20/25 9:25AM, THIS COMMUNITY DOES NOT HAVE OR REQUIRE A STORMWATER PLAN. THEY ARE INDIVIDUAL SCATTERED LOTS THAT ARE ZONED THROUGH THE COMMUNITY POA TO CRAVEN COUNTY. TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	180.00'	120.74'	118.49'	S 61°28'12" E
C2	50.00'	63.00'	58.92'	S 44°35'22" E

LINE	BEARING	DISTANCE
L1	S 42°15'09" E	10.06'



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

NOTE: ALL LOTS ARE SUBJECT TO A 15' DRAINAGE AND UTILITY EASEMENT ON EACH SIDE LINE.

*NOTE: AT TIME OF DRAWING, CONSTRUCTION PLANS NOT AVAILABLE. R/W LINES SHOWN ASSUMED. TO BE FINALIZED WITH ANY APPLICABLE SIDEWALKS AND R/W LINES UPON RECEIPT IF NECESSARY.

#5812 JOLLY ROGER COURT

FLOOD NOTE:
 THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE AS SHOWN ON FEMA F.I.R.M. #3720640800K DATED 6/19/2020.

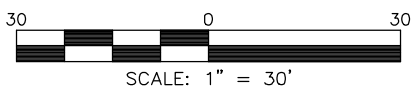
N.C. C.O.A. C-3713

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES, OR SALES.

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.
- 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 543, TOBAGO - SECTION 7 - PART 2

NO. 2 Township, Craven County, North Carolina

PROPERTY OF: DREAM FINDERS

MAP BOOK 13 PAGE 60 DEED REFERENCE _____

DRAWN BY: JJJ

DATE: MAY 5, 2025

RLA ASSOCIATES, PA

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