

VICINITY MAP
Not To Scale

LEGEND

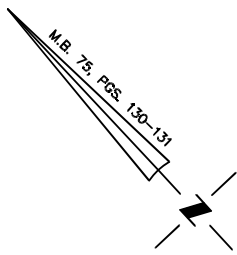
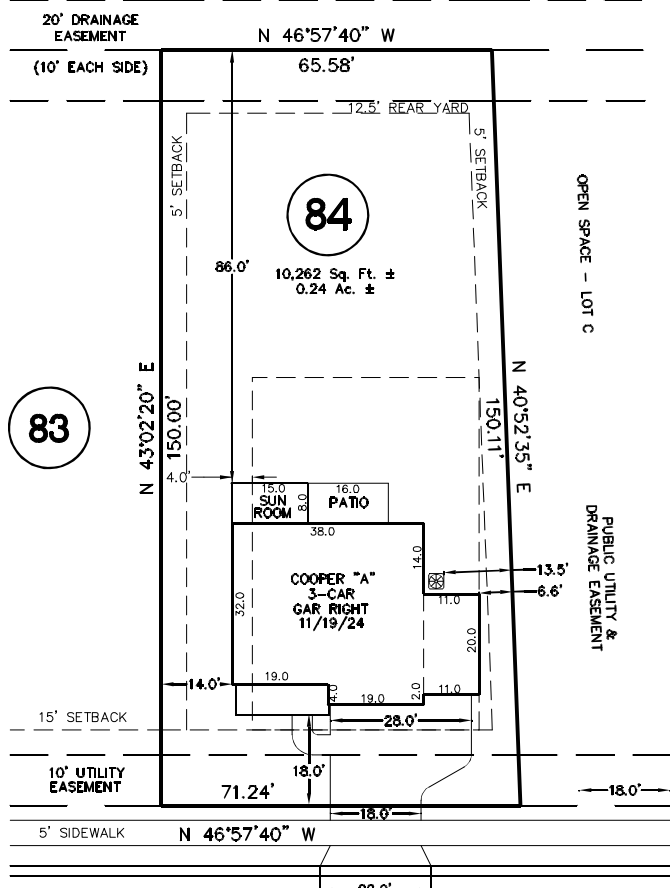
- E.I.P. EXISTING IRON PIN
- E.C.M. EXISTING CONCRETE MONUMENT
- S.I.P. SET IRON PIN
- P.D.E. PUBLIC DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- F.P.E. FLOOD PROTECTION ELEVATION EXCEEDS 1 INCH IN 10,000'
- CLOSURE PROPERTY LINE
- ADJOINER PROPERTY LINE BY DEED OR PLAT

IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE W/ PORCH	1,742 S.F.±
DECK/PATIO/AC	137 S.F.±
DRIVEWAY & LEADWALKS	566 S.F.±
TOTAL (PROPOSED)=	2,445 S.F.±
LOT AREA =	10,262 S.F.±

- *DRIVEWAY WITHIN R/W = 134 S.F.±*
- *SIDEWALK WITHIN R/W = 357 S.F.±*
- **LANDSCAPE ON LOT = 7,817 S.F.±
- *LANDSCAPE WITHIN R/W = 366 S.F.±*
- PERMIT MAXIMUM BUA = 4,000 S.F.
- TOTAL PROPOSED BUA = 2,936 S.F.±

TRACT 1 REMAINDER
N/F
CLAYTON PROPERTIES
GROUP, INC
PIN: 3270-59-1486-0000

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



#134 FOUNDRY DRIVE

(50' PRIVATE R/W)

PIN: 3270-49-0507-0000

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

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.

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 84, 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: JJL DATE: APRIL 4, 2025