

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	1,628 S.F.±
DECK/PATIO/AC	129 S.F.±
DRIVEWAY & LEADWALKS	542 S.F.±
<b>TOTAL (PROPOSED)=</b>	<b>2,299 S.F.±</b>
<b>LOT AREA =</b>	<b>6,754 S.F.±</b>

- \*DRIVEWAY WITHIN R/W = 149 S.F.±\*
- \*SIDEWALK WITHIN R/W = 823 S.F.±\*
- \*\*LANDSCAPE ON LOT = 4,455 S.F.±
- \*LANDSCAPE WITHIN R/W = 899 S.F.±\*
- PERMIT MAXIMUM BUA = 4,000 S.F.
- TOTAL PROPOSED BUA = 2,448 S.F.±**

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	365.00'	35.36'	35.34'	N 01°02'26" W
C2	586.93'	37.45'	37.45'	N 00°05'37" W
C3	17.00'	6.23'	6.20'	S 75°01'18" W
C4	17.00'	25.38'	23.09'	S 53°13'08" E
C5	353.36'	3.61'	3.61'	S 10°44'00" E
C6	525.00'	13.96'	13.96'	N 84°45'54" E

M.B. 155, PGS. 53-59

# GRAND PARK WAY

(50' PUBLIC R/W)

\*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.\*

**BUILDING**

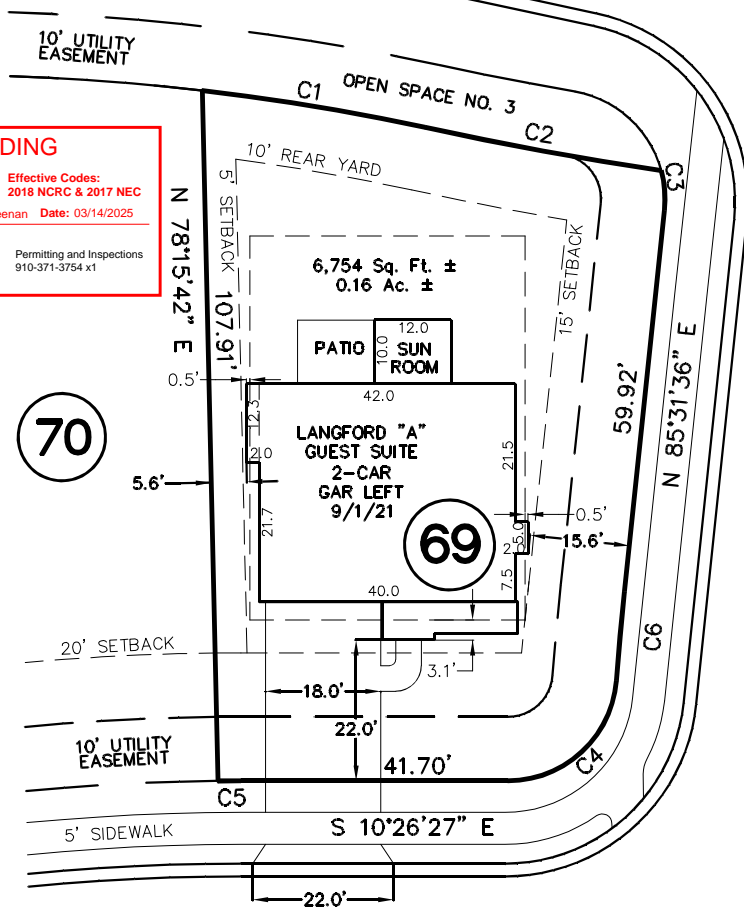
**APPROVED**    Effective Codes:  
 2018 NCRC & 2017 NEC

Reviewed By: Suzanne Keenan    Date: 03/14/2025

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.\*



# STAR SHOWER WAY

(50' PUBLIC R/W)

# #1008 PEACE STREET

(50' PUBLIC R/W)

**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**

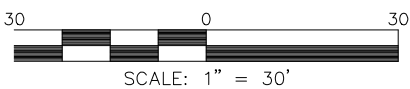
THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

**PRELIMINARY PLAT**  
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

NOTE:

**PID: 057GA001**

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 69, GRAND PARK, PHASE 1

Town of Leland, Towncreek Township, Brunswick County, North Carolina

PROPERTY OF: MUNGO HOMES

DEED BOOK 155 PAGE 53-59 DEED REFERENCE \_\_\_\_\_

DRAWN BY: JUL

DATE: FEBRUARY 12, 2025

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