

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

| IMPERVIOUS SURFACE AREA | |
|-------------------------|--------------|
| DESCRIPTION | AREA |
| HOUSE W/ PORCH | 1,792 S.F.± |
| DECK/PATIO/AC | 25 S.F.± |
| DRIVEWAY & LEADWALKS | 613 S.F.± |
| TOTAL (PROPOSED)= | 2,430 S.F.± |
| LOT AREA = | 12,586 S.F.± |

DRIVEWAY WITHIN R/W = 369 S.F.±
 LANDSCAPE WITHIN R/W = 1,274 S.F.±
 EST. SOD AREA = 10,156 S.F.±
 TOTAL PROPOSED BUA = 2,799 S.F.±

| CURVE | RADIUS | LENGTH | CHORD | BEARING |
|-------|---------|--------|--------|---------------|
| C1 | 913.00' | 15.28' | 15.28' | S 41°21'25" W |
| C2 | 753.00' | 12.61' | 12.61' | S 41°21'24" W |

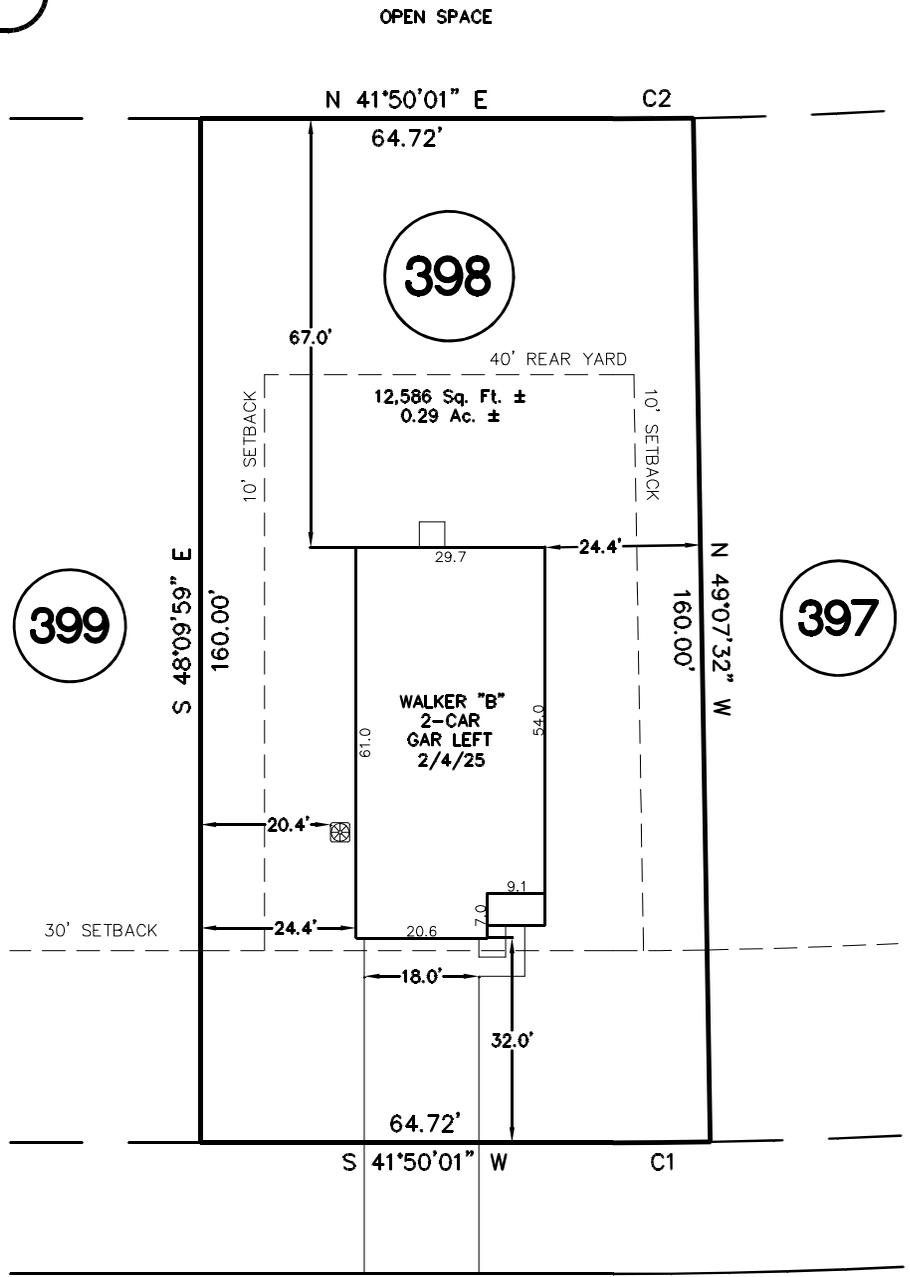
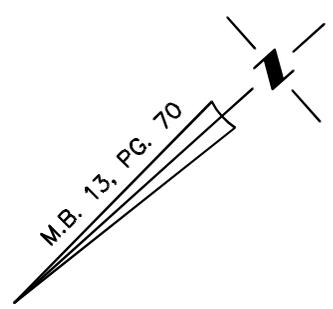
NOTE: PER BUILDER EMAIL 2/20/25 9:25AM, THIS COMMUNITY DOES NOT HAVE OR REQUIRE A STORMWATER PLAN. THEY ARE INDIVIDUAL SCATTERED LOTS THAT ARE ZONED THROUGH THE COMMUNITY POA TO CRAVEN COUNTY. TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

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: 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.

NOTE: AT TIME OF DRAWING, PAD LOCATION NOT PROVIDED. HOUSE PLACEMENT TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.

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



#1108 CROWS NEST COURT
(60' R/W)

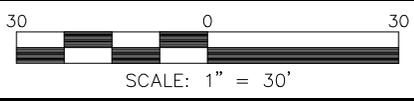
FLOOD NOTE:
 THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE AE AS SHOWN ON FEMA F.I.R.M. #3720640800K DATED 6/19/2020.

- 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

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

LOT 398, MONTEGO, SECTION 6, PART 1, LOTS 396-436
 No. 2 Township, Craven County, North Carolina

PROPERTY OF: DREAM FINDERS
 MAP BOOK 13 PAGE 70 DEED REFERENCE _____

DRAWN BY: SJB DATE: JUNE 10, 2025

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