

VICINITY MAP
Not To Scale

*NOTE: RIGHT OF WAY LINES AND SIDEWALKS SHOWN PER BUILDER EMAIL 6/23/20. RLA ASSOCIATES DID NOT CONDUCT A FIELD SURVEY ON THIS LOT.

NOTE: PER BUILDER EMAIL 3/4/21 3:34PM, TOWN OF LELAND WILL ALLOW 10' SEPARATION BETWEEN HOMES BUT MUST BE AT LEAST 3' AWAY FROM THE SIDE PROPERTY LINE. LAYOUT SHOWN PENDING APPROVAL OF HOUSE SEPARATION FROM PROPERTY LINES. TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION. RLA ASSOCIATES IS IN NO WAY RESPONSIBLE IF LAYOUT NOT PERMITTED FOR CONSTRUCTION.

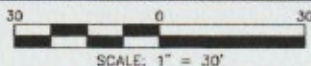
DRAINAGE ARROWS AND PROPOSED HOUSE ELEVATIONS PROVIDED BY BUILDER. BY PRESENTING ON PLAT, RLA IN NO WAY ASSUMES LIABILITY OF HYDRAULIC DESIGN. ANYTHING OF THIS NATURE IS ONLY SHOWN FOR PURPOSES OTHER THAN THE ACKNOWLEDGEMENT OF HYDRAULICALLY ENGINEERED DESIGN BY RLA. WE ARE NOT LICENSED TO HYDRAULICALLY DESIGN. THEREFORE, DRAINAGE ARROWS AND/OR PROPOSED HOUSE ELEVATIONS ON THIS PLAT WERE GIVEN AND TRACED FROM ACTUALLY PROVIDED DATA TO RLA.

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.

IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE W/ PORCH	2,566 S.F.±
DECK/PATIO/AC	9 S.F.±
DRIVEWAY & LEADWALKS	527 S.F.±
TOTAL (PROPOSED)=	3,102 S.F.±
LOT AREA =	5,500 S.F.±

**DRIVEWAY WITHIN R/W = 154 S.F.±
 **SIDEWALK WITHIN R/W = 250 S.F.±
 **LANDSCAPE ON LOT = 2,398 S.F.±
 **LANDSCAPE WITHIN R/W = 246 S.F.±
 PERMIT MAXIMUM BUA = 4,000 S.F.
 (PER BUILDER EMAIL)
 TOTAL PROPOSED BUA = 3,256 S.F.±

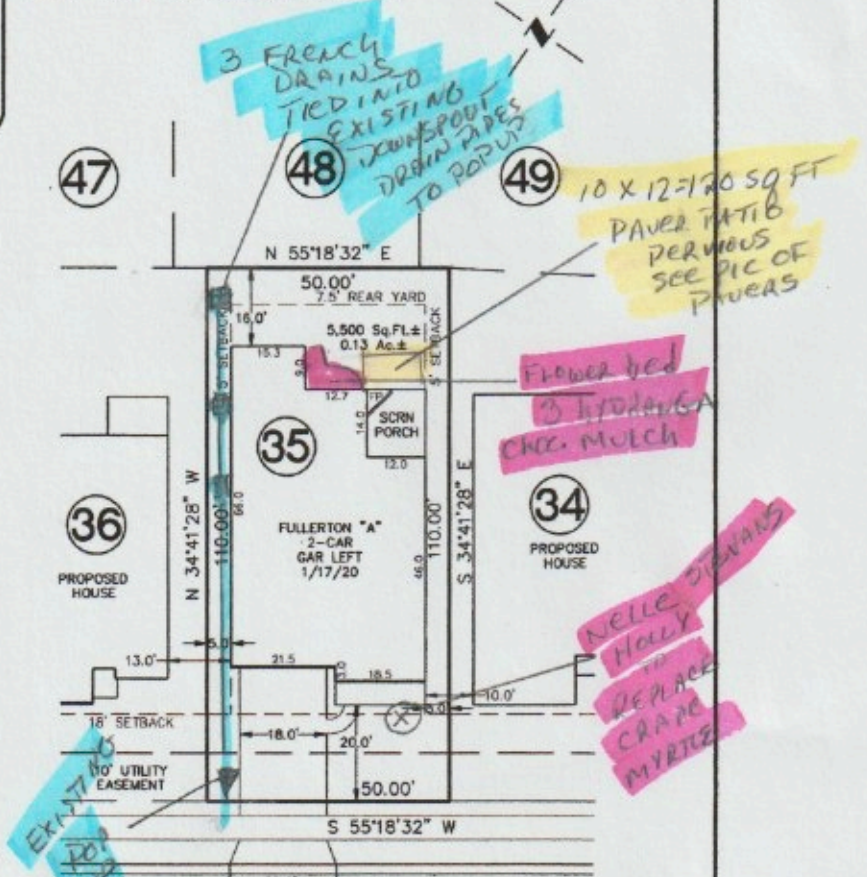
- NOTE:
1. BUILDER ASSUMES RESPONSIBILITY FOR GRADING LOT AND/OR DESIGNING STEPS, PORCHES, DECKS, ETC. AS NECESSARY TO PREVENT ENCRoACHMENT INTO SETBACKS.
 2. HOUSE DIMENSIONS AND OPTIONS SHOULD BE VERIFIED WITH CONTRACTOR PRIOR TO CONSTRUCTION.
 3. SETBACKS/ EASEMENTS SHOULD BE VERIFIED WITH DEVELOPER 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



RLA ASSOCIATES, PA
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 PAWLEY'S ISLAND, SC 29585
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 FAX (843) 261-9092

- LEGEND**
- F.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 1,000'
 - CLOSURE
 - PROPERTY LINE
 - ADJOINER PROPERTY LINE BY DEED OR PLAT

NOTE: SETBACKS PER PREVIOUS PHASES OF BRUNSWICK FOREST. TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION



**#4949
 GLEN GARDEN
 CIRCLE**
 (50' PUBLIC R/W)

NOTE: PER BUILDER EMAIL 3/19/20 HVAC'S NOT REQUIRED TO BE SHOWN ON HOUSE LOCATION PLOT PLANS.

FLOOD NOTE:
 THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X" AS SHOWN ON PANEL NO. 3720218500K AND 3720218500K EFFECTIVE DATE 8/28/18.

N.C. COA. C-3713

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES, OR SALES.

HOUSE LOCATION PLOT PLAN

SHOWING

LOT 35, BRUNSWICK FOREST PHASE 9 SECTION 4

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

PROPERTY OF: MUNGO HOMES

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DRAWN BY: HAC

DATE: JUNE 3, 2021