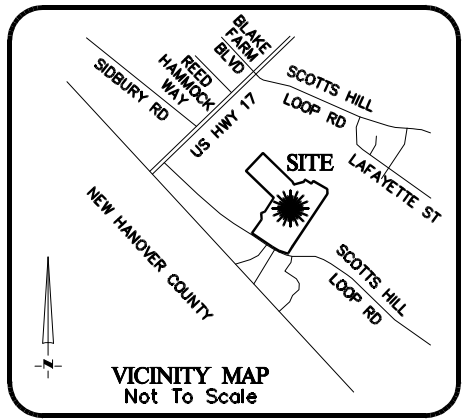


M.B. 75, PGS. 130-131

TRACT 1 REMAINDER
N/F
CLAYTON PROPERTIES
GROUP, INC
PIN: 3270-59-1486-0000
20' DRAINAGE
EASEMENT
(10' EACH SIDE)

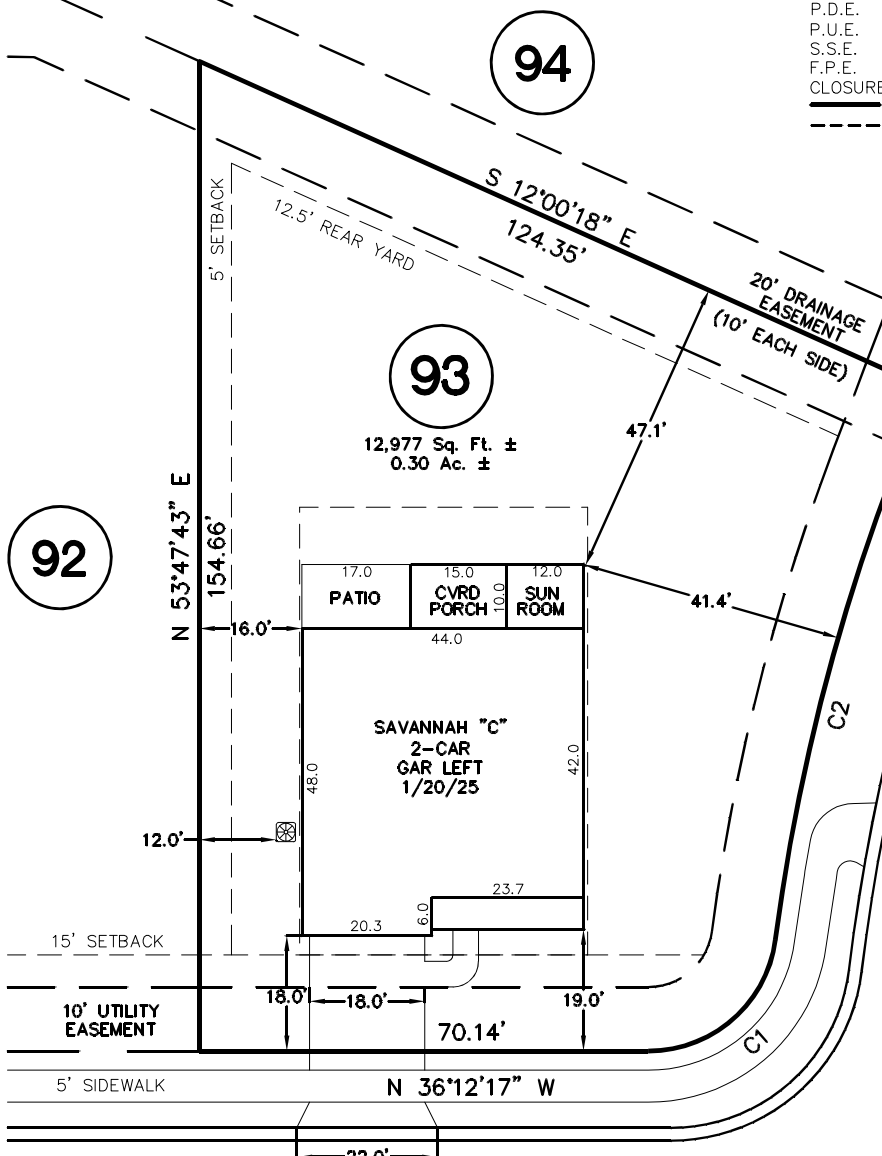
IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE W/ PORCH	2,358 S.F.±
DECK/PATIO/AC	179 S.F.±
DRIVEWAY & LEADWALKS	374 S.F.±
TOTAL (PROPOSED)=	2,911 S.F.±
LOT AREA =	12,977 S.F.±

DRIVEWAY WITHIN R/W = 134 S.F.±
 SIDEWALK WITHIN R/W = 677 S.F.±
 **LANDSCAPE ON LOT = 10,066 S.F.±
 LANDSCAPE WITHIN R/W = 1,573 S.F.±
 PERMIT MAXIMUM BUA = 4,000 S.F.
 TOTAL PROPOSED BUA = 3,045 S.F.±



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



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

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.

FOUNDRY DRIVE

(50' PRIVATE R/W)

LINE	BEARING	DISTANCE
L1	N 74°37'11" E	14.06'

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	20.00'	28.81'	26.38'	S 77°27'27" E
C2	325.00'	75.61'	75.44'	S 67°57'17" W

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.

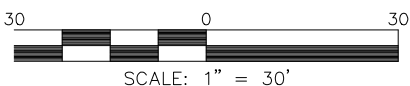
N.C. C.O.A. C-3713

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

NOTE: PIN: 3270-49-4049-0000

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'

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 93, 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: JJJ

DATE: FEBRUARY 12, 2025