

VICINITY MAP  
Not To Scale

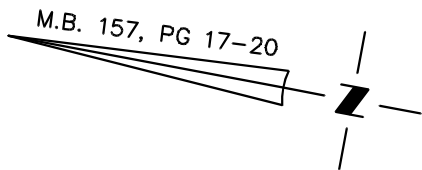
**LEGEND**

- 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	2,191 S.F.±
DECK/PATIO/AC	153 S.F.±
DRIVEWAY & LEADWALKS	387 S.F.±
<b>TOTAL (PROPOSED)=</b>	<b>2,731 S.F.±</b>
<b>LOT AREA =</b>	<b>7,200 S.F.±</b>

- \*\*DRIVEWAY WITHIN R/W = 126 S.F.±
- \*\*SIDEWALK WITHIN R/W = 300 S.F.±
- \*\*EST. SOD AREA = 6,929 S.F.±

PERMIT MAXIMUM BUA = 4,500 S.F.  
(PER BUILDER EMAIL)  
TOTAL PROPOSED BUA = 2,857 S.F.±



(FUTURE ACTIVE)  
AMENITIES SITE

\*NOTE: AT TIME OF DRAWING, PAD LOCATIONS NOT PROVIDED. HOUSE PLACEMENTS TO BE VERIFIED BY BUILDER PRIOR TO CONSTRUCTION.\*

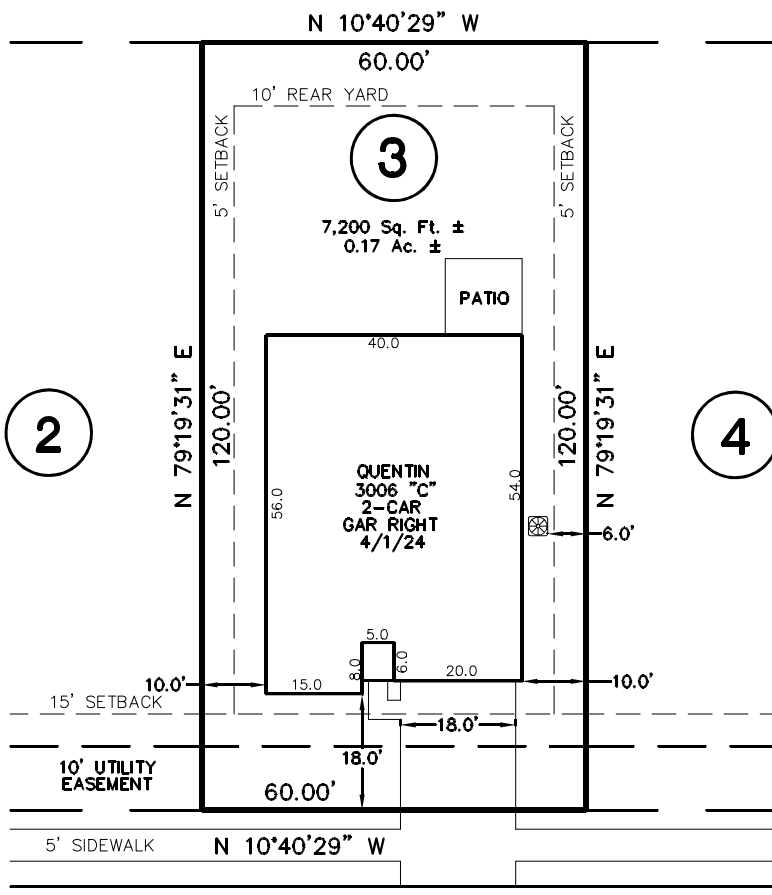
\*NOTE: SETBACKS SHOWN PROVIDED BY BUILDER. SETBACKS ARE AS FOLLOWS:  
FRONT-15'  
REAR-10'  
SIDE-5'  
SIDE STREET-12'

REAR SETBACK OF PROPERTIES BORDERING OTHER NON R-6 DISTRICTS IS: 25'

RLA ASSOCIATES IS IN NO WAY RESPONSIBLE IF SETBACKS SHOWN ARE INCORRECT AND LAYOUT SHOWN NOT APPROVED FOR CONSTRUCTION.\*

\*NOTE: R/W LINES & SIDEWALKS SHOWN TAKEN FROM DWG FILE PROVIDED BY BUILDER. RLA ASSOCIATES DID NOT CONDUCT AN ASBUILT SURVEY ON THIS PROPERTY. TO BE VERIFIED PRIOR TO CONSTRUCTION.\*

\*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.\*



# #4191 BALBOA AVENUE

(50' PUBLIC R/W)

NOTE: **PID: 057PA003**

- 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.

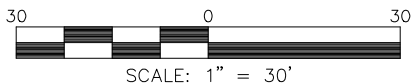
THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED

THIS PROPERTY APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X" AS DETERMINED BY FEMA FIRM MAP PANEL #3720214400J, DATED 6/2/2006.

**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

SHOWING

LOT 3, PINWOOD, PHASE 1, SECTION 1B

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

PROPERTY OF: STANLEY MARTIN HOMES

PLAT BOOK 157 PAGE 17-20

DRAWN BY: JJJ

DATE: JANUARY 14, 2025

**RLA ASSOCIATES, PA**

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