

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 10,00'
- PROPERTY LINE
- - - - ADJOINER PROPERTY LINE BY DEED OR PLAT

LINE	BEARING	LENGTH
L1	S 40°37'41" W	23.80'
L2	S 32°05'49" W	26.86'
L3	S 32°05'49" W	26.86'

IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE W/ PORCH	2,476 S.F.±
DECK/PATIO/AC	9 S.F.±
DRIVEWAY & LEADWALKS	478 S.F.±
TOTAL (PROPOSED)=	2,963 S.F.±
LOT AREA =	6,811 S.F.±

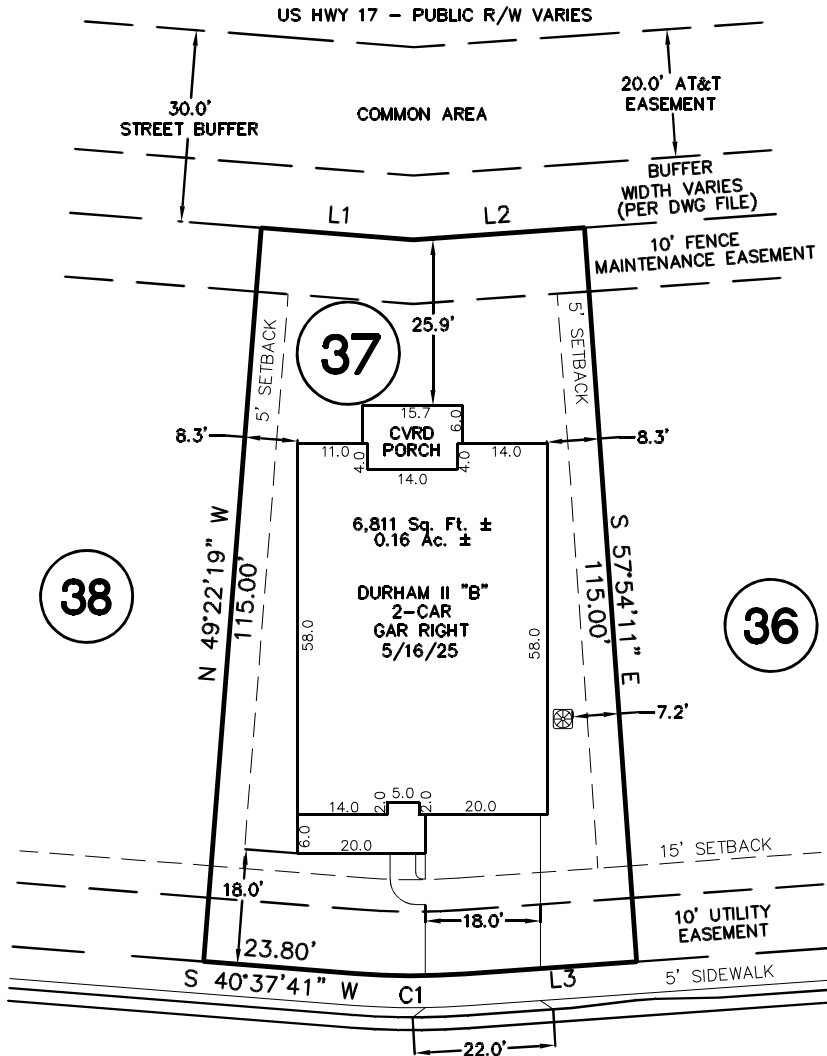
- *DRIVEWAY WITHIN R/W = 30 S.F.±*
- *SIDEWALK WITHIN R/W = 341 S.F.±*
- *LANDSCAPE ON LOT = 3,848 S.F.±*
- *LANDSCAPE WITHIN R/W = 70 S.F.±*
- PERMIT MAXIMUM BUA = 3,500 S.F.
(PER SW PERMIT #SW8 220717)
- TOTAL PROPOSED BUA = 2,993 S.F.±

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	115.00'	17.13'	17.11'	N 36°21'45" E

NOTE: PER BUILDER EMAIL, 11/5/25 2:36 PM, PER THE CIVIL ENGINEER, SIDEWALK SHOWN ON CONSTRUCTION DRAWINGS IS NOT INCLUDED IN THE LOTS BUA.

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

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



#474 GALLOPING FOAL WAY

(35' PRIVATE R/W)

FLOOD NOTE:
THIS PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE "X", AS SHOWN ON NC D.F.I.R.M. #3720216200J DATED 6/02/2006.

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

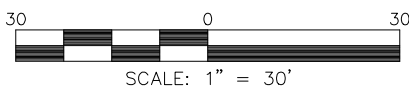
THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

NOTE: PIN: 125BA008

- 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



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HOUSE LOCATION PLOT PLAN

FOR

LOT 37, RIVER TIDE FARMS, PHASE 2

Town Creek Township, Brunswick County, North Carolina

PROPERTY OF: MUNGO HOMES

DEED BOOK 165 PAGE 54-55 DEED REFERENCE _____

DRAWN BY: JLL

DATE: OCTOBER 28, 2025