

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

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

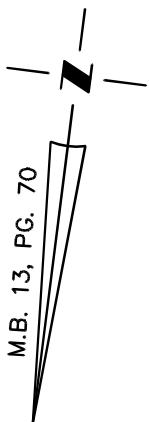
IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE W/ PORCH	1,840 S.F.±
DECK/PATIO/AC	98 S.F.±
DRIVEWAY & LEADWALKS	601 S.F.±
TOTAL (PROPOSED)=	2,539 S.F.±
LOT AREA =	14,625 S.F.±

DRIVEWAY WITHIN R/W = 369 S.F.±
 LANDSCAPE WITHIN R/W = 1,169 S.F.±
 EST. SOD AREA = 12,086 S.F.±
 TOTAL PROPOSED BUA = 2,908 S.F.±

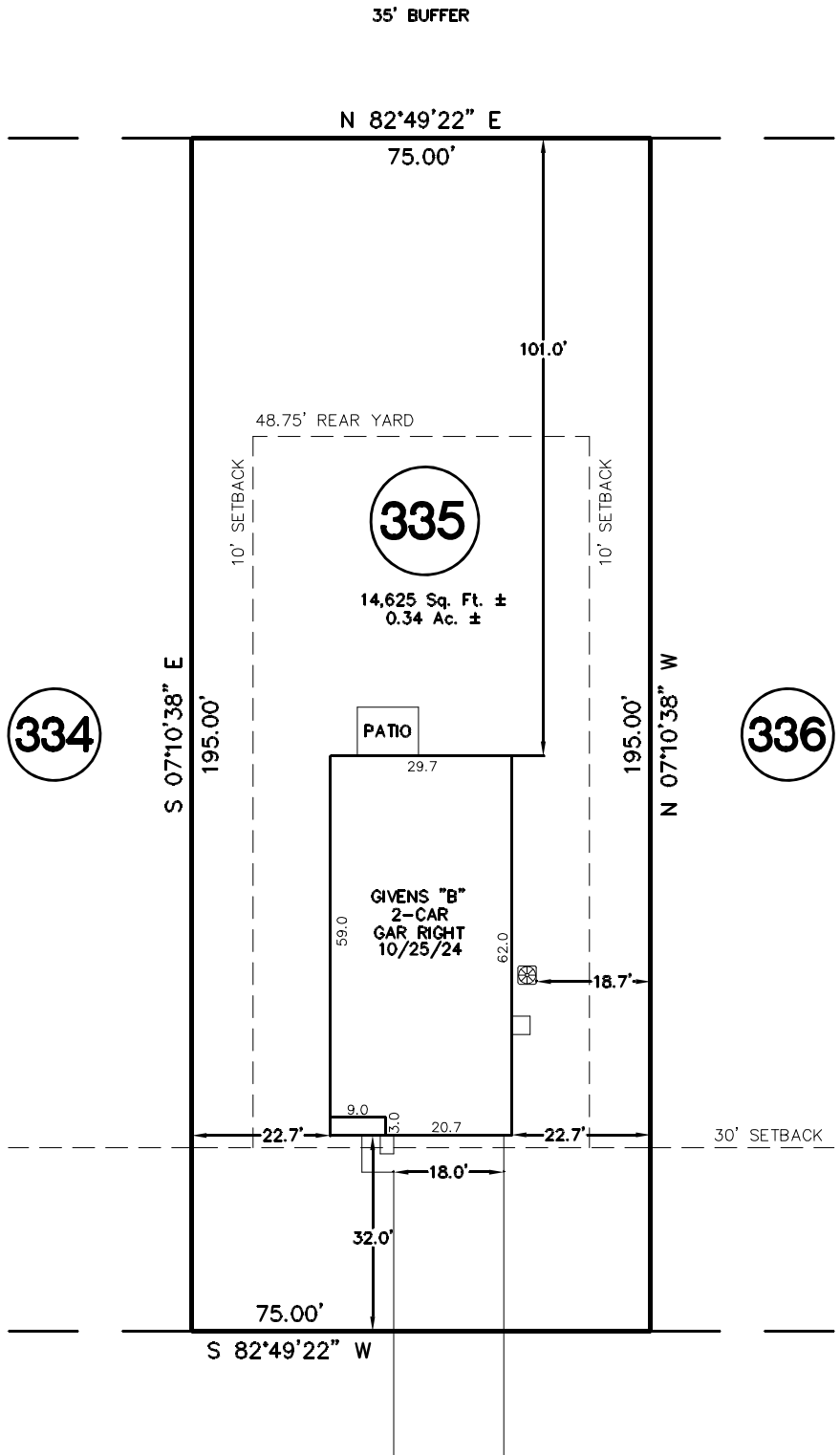
NOTE: AT TIME OF DRAWING, DWG FILE NOT AVAILABLE. R/W LINES SHOWN SCALED PER PDF DOCUMENT PROVIDED BY BUILDER. TO BE FINALIZED WITH ANY APPLICABLE SIDEWALKS AND R/W LINES UPON RECEIPT OF DWG FILE IF NECESSARY. RLA ASSOCIATES DID NOT CONDUCT AN ASBUILT SURVEY ON THIS PROPERTY.

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: 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.



M.B. 13, PG. 70



#2102 CARACARA DRIVE

(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.

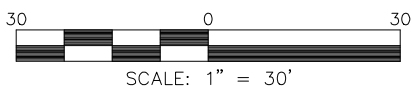
N.C. C.O.A. C-3713

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

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



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 335, MONTEGO SECTION 6, PART 1

NO. 2 Township, Craven County, North Carolina

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

DRAWN BY: J J L

DATE: APRIL 29, 2025