

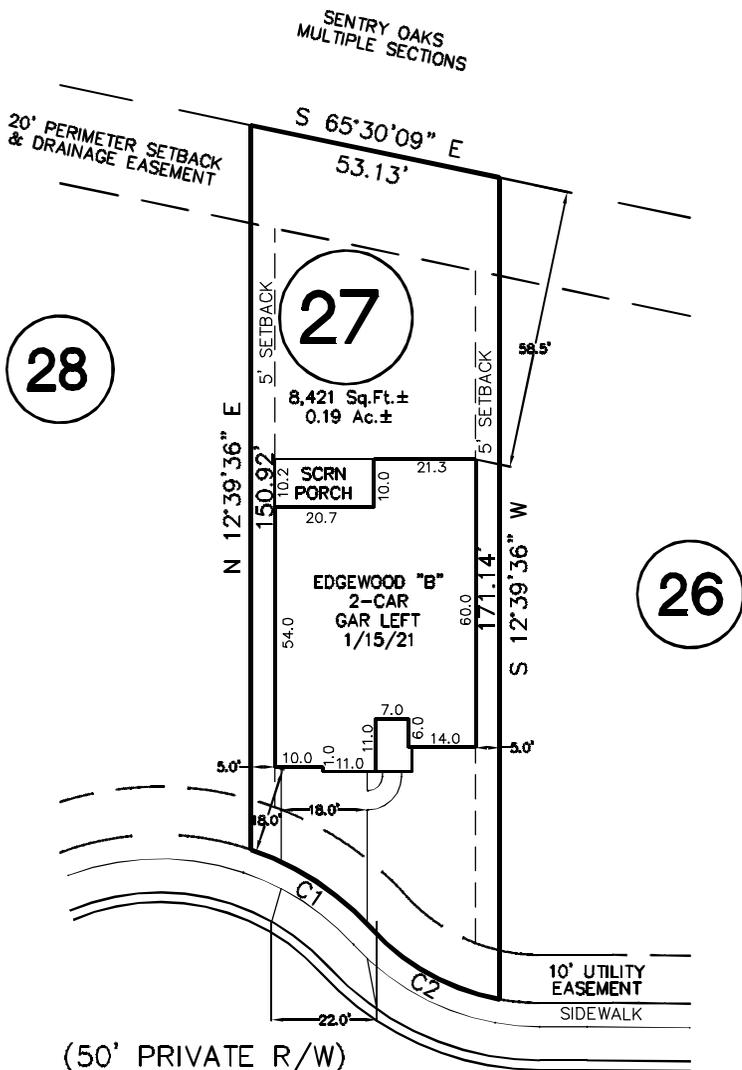
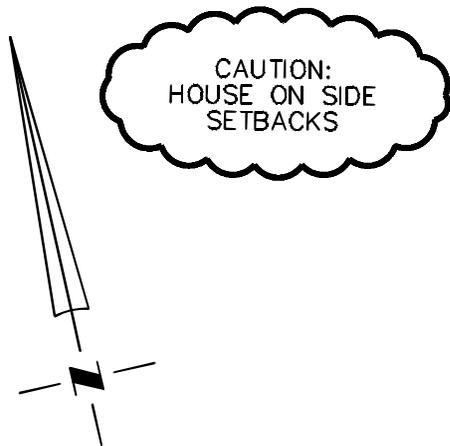
VICINITY MAP
Not To Scale

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

NOTE: RIGHT OF WAY LINES AND SIDEWALKS SHOWN SCALED PER CONSTRUCTION PLAN PDF PROVIDED BY BUILDER. RLA ASSOCIATES DID NOT CONDUCT AN ASBUILT SURVEY ON THIS PROPERTY

CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	30.26	60.00	N44°18'46"W	29.94
C2	31.25	48.00	N48°31'07"W	30.70



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.

IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE W/ PORCH	2,657 S.F.±
DECK/PATIO/AC	9 S.F.±
DRIVEWAY & LEADWALKS	485 S.F.±
TOTAL (PROPOSED)=	3,151 S.F.±
LOT AREA =	8,421 S.F.±

**DRIVEWAY WITHIN R/W = 182 S.F.±
 **SIDEWALK WITHIN R/W = 307 S.F.±
 **LANDSCAPE ON LOT = 5,270 S.F.±
 **LANDSCAPE WITHIN R/W = 247 S.F.±
 PERMIT MAXIMUM BUA = 4,000 S.F.
 PER EMAIL FROM TIM CLINKSCALES, PARAMOUNTE ENGINEERING. TO BE VERIFIED WITH RECORD PLAT UPON RECEIPT PRIOR TO CONSTRUCTION
 TOTAL PROPOSED BUA = 3,333 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

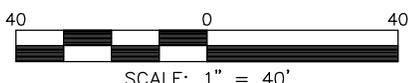
(50' PRIVATE R/W)
#1217
LT. CONGLETON
RD.

THIS LOT APPEARS TO LIE WITHIN FLOOD ZONE "X" AS DETERMINED BY FEMA FIRM MAP PANEL #3720313300K BEARING A REVISED DATE OF 8/28/19

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

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
 NOT FOR RECORDATION, CONVEYANCES, OR SALES.



RLA ASSOCIATES, PA
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 FAX (843) 261-9092

HOUSE LOCATION PLOT PLAN

SHOWING

LOT 27, CONGLETON PH.1, SECTION 1

Federal Point Township, New Hanover County, North Carolina

PROPERTY OF: MUNGO HOMES

PLAT BOOK 67 PAGE 233-235

DRAWN BY: JKM

DATE: JUNE 1, 2021