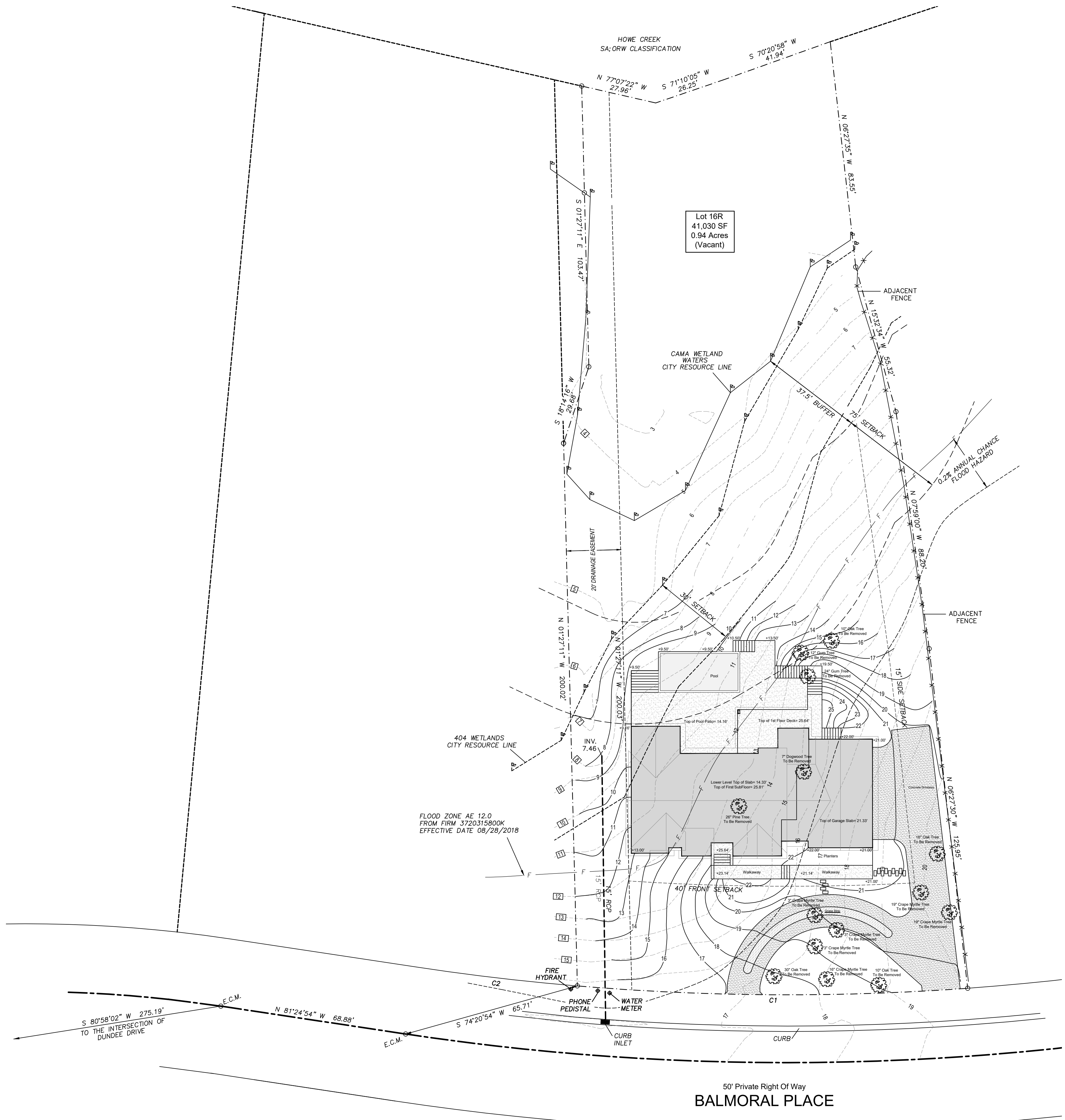


- General Site Notes
1. This architectural site plan is not a survey. It is provided for general building and site work layout only.
  2. The contractor shall field verify all grades, existing conditions, improvements, property lines, setbacks, easements, utilities, sub-structures, etc. Contact architect if discrepancies exist.
  3. The boundary, grades, and existing house indicated hereon is from information of record and/or information provided to the architect and is not the result of a boundary/grade survey performed by the architect.
  4. Schematic proposed grading layout indicated. New grades to be field verified and blended into existing adjacent grades. Finish grade shall provide positive drainage away from building and not negatively impact adjacent properties.
  5. Coordinate/ confirm with landscape design(er) as required.
  6. Coordinate/ confirm with civil design(er) as required.

LOT AREA CALCULATIONS	
Lot Area=	41,030 sf 0.94 ac
Roof Drip Line=	4,373 sf
Driveway=	2,595 sf
Decks/ Walks (pool not included)=	1,676 sf
TOTAL IMPERVIOUS=	8,644 sf
Percentage of Lot coverage:	21%

Arslan Residence



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	917.12	143.98	143.83	S 89°39'00" E	8°59'42"

Architectural Site Plan

NORTH

A

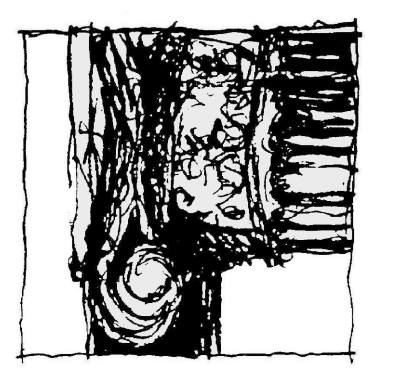
1"=20'

PROJECT NO: 26012  
 RELEASE: Landfall Phase 1 05/15/2026  
 NO. REV./SUB. \_\_\_\_\_ DATE \_\_\_\_\_

# Landfall Phase 1: Conceptual Home and Site Plan Review

**ARSLAN RESIDENCE**  
 2013 Balmoral Place  
 Wilmington NC 28405

**Lisle Architecture & Design, Inc.**  
 614 Market Street  
 Wilmington, NC 28401  
 (910) 763-6053  
 Raleigh, NC (919) 980-0283  
 www.LisleArchitecture.com



SHEET TITLE - NUMBER  
 Architectural Site Plan  
**C1.1**

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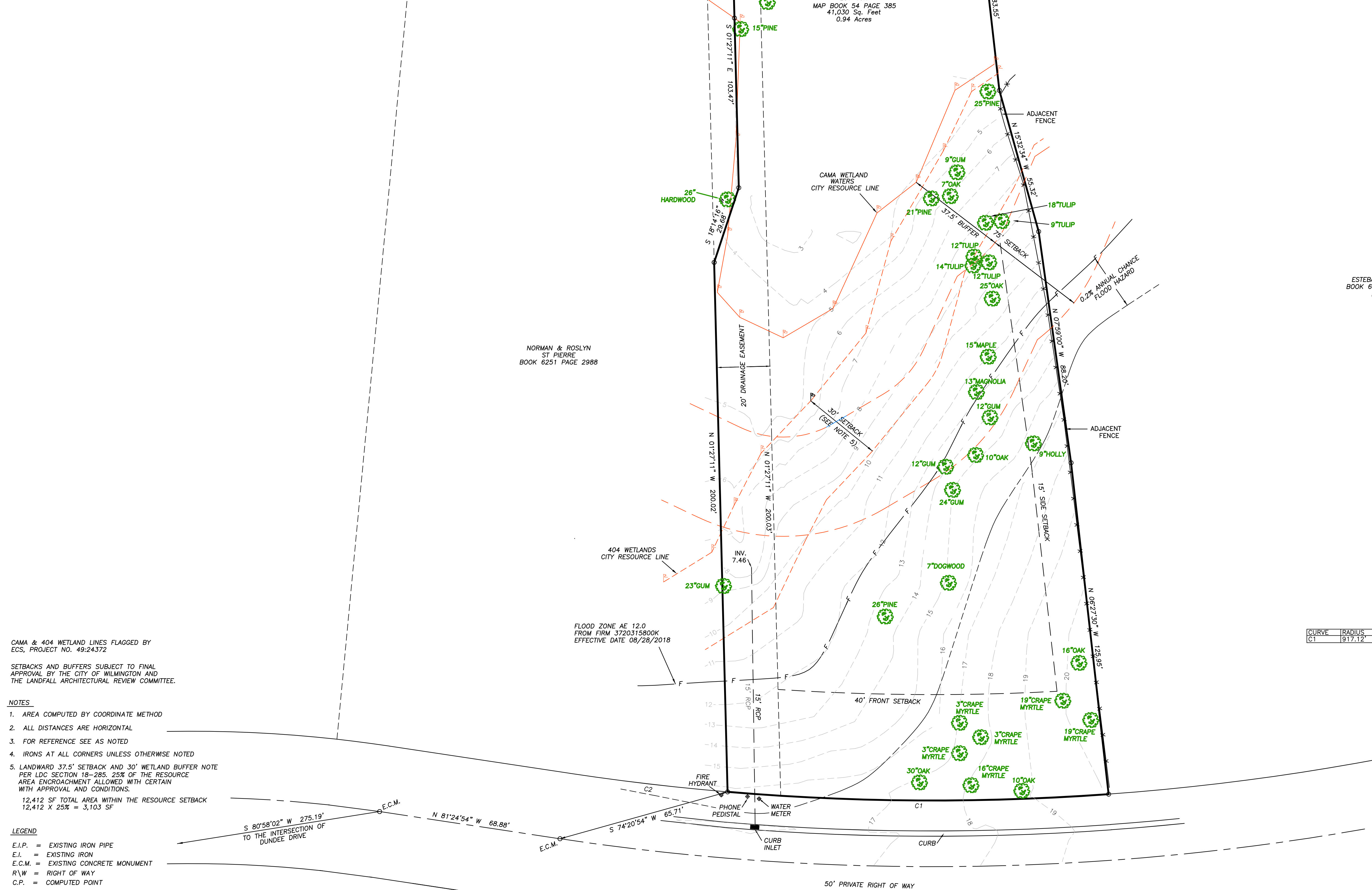
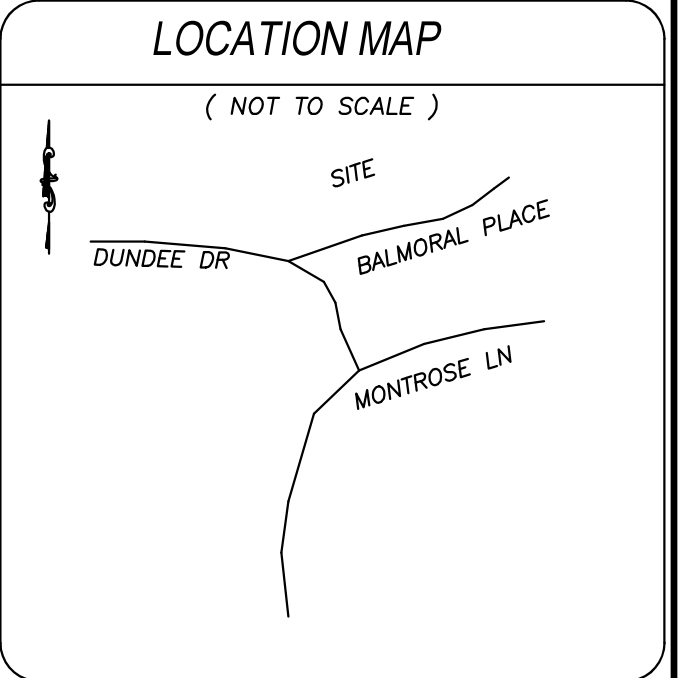
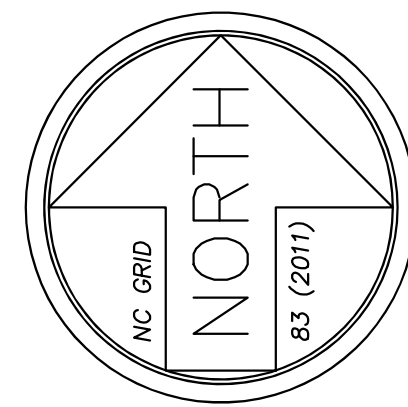
MAP OF

# 2013 Balmoral Place LOT 16R, BLOCK 21 PEMBROKE JONES PARK

CITY OF WILMINGTON  
NEW HANOVER COUNTY  
NORTH CAROLINA

DATE: MARCH 18, 2026

REFERENCE: BOOK 6739 PAGE 1934, MAP BOOK 54 PAGE 385



CAMA & 404 WETLAND LINES FLAGGED BY  
ECS, PROJECT NO. 49/24372

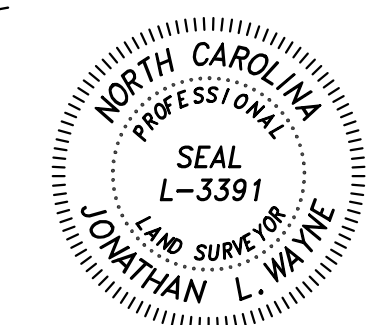
SETBACKS AND BUFFERS SUBJECT TO FINAL  
APPROVAL BY THE CITY OF WILMINGTON AND  
THE LANDFALL ARCHITECTURAL REVIEW COMMITTEE.

- NOTES**
1. AREA COMPUTED BY COORDINATE METHOD
  2. ALL DISTANCES ARE HORIZONTAL
  3. FOR REFERENCE SEE AS NOTED
  4. IRONS AT ALL CORNERS UNLESS OTHERWISE NOTED
  5. LANDWARD 37.5' SETBACK AND 30' WETLAND BUFFER NOTE PER LDC SECTION 18-285. 25% OF THE RESOURCE AREA ENCROACHMENT ALLOWED WITH CERTAIN WITH APPROVAL AND CONDITIONS.  
12,412 SF TOTAL AREA WITHIN THE RESOURCE SETBACK  
12,412 X 25% = 3,103 SF

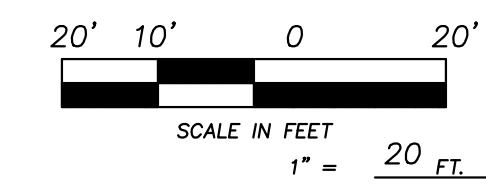
- LEGEND**
- E.I.P. = EXISTING IRON PIPE
  - E.I. = EXISTING IRON
  - E.C.M. = EXISTING CONCRETE MONUMENT
  - R/W = RIGHT OF WAY
  - C.P. = COMPUTED POINT

- PROPERTY LINE** \_\_\_\_\_
- BUILDING SETBACK** \_\_\_\_\_
- CENTERLINE** \_\_\_\_\_
- EASEMENT** \_\_\_\_\_
- COMPUTED PROPERTY LINE** \_\_\_\_\_

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	917.12	143.98	143.83	S 89°39'00" E	8°59'42"



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:20,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (G.S. 86-1600).  
THIS 18TH DAY OF MARCH, 2026.  
JONATHAN L. WAYNE PLS 3391



**HANOVER DESIGN SERVICES, P.A.**  
LAND SURVEYORS ENGINEERS LAND PLANNERS  
1123 FLORAL PARKWAY  
WILMINGTON, N.C. 28403  
PHONE: (910) 343-8002  
FAX: (910) 343-9941  
FIRM CERTIFICATE C-0597  
16659

50' PRIVATE RIGHT OF WAY  
**BALMORAL PLACE**



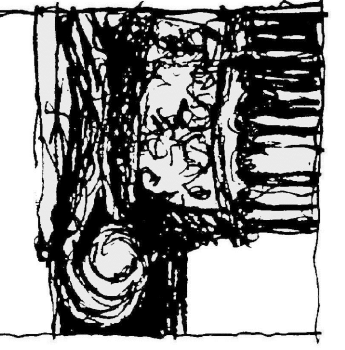
Rendering View 1

A  
NTS

SHEET TITLE - NUMBER

Exterior Concept  
Renderings

R1.1



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