

THE IMPERVIOUS AREA FOUND TO BE WITHIN THE BOUNDARIES OF THIS LOT IS AS FOLLOWS:
 HOUSE: 2,906.00 Sq. Ft.
 DRIVEWAY & SIDEWALK: 2,005.00 Sq. Ft.
 PUBLIC SW: 85.00 Sq. Ft.
 PATIO: 252.00 Sq. Ft.
 TOTAL IMPERVIOUS AREA: 5,248.00 Sq. Ft.

THE MAX ALLOWABLE IMPERVIOUS AREA ESTABLISHED BY THE DEVELOPER OF RECORD FOR THIS LOT IS 6,637 SQUARE FEET. THIS PHYSICAL SURVEY SHALL BE ATTACHED TO IMPERVIOUS AREA DEED RESTRICTION TO BE RECORDED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

THIS SURVEY IS OF AN EXISTING PARCEL OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE TO AN EXISTING STREET GS47-30(F)(11)(C1).

VICINITY MAP NOT DRAWN TO SCALE

LEGEND:

- NEW IRON PIN
- EXISTING IRON PIN
- R/W RIGHT OF WAY
- △ COMPUTED POINT
- SDE STORM DRAINAGE EASEMENT
- COS COMMON OPEN SPACE

PHASE II
CONSERVATION LAND

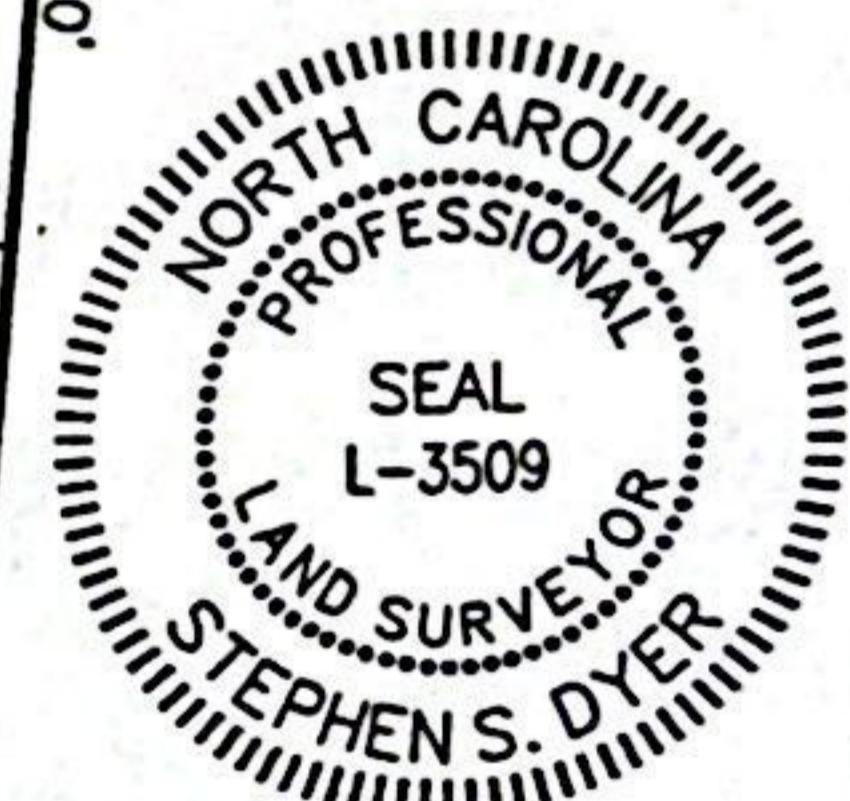
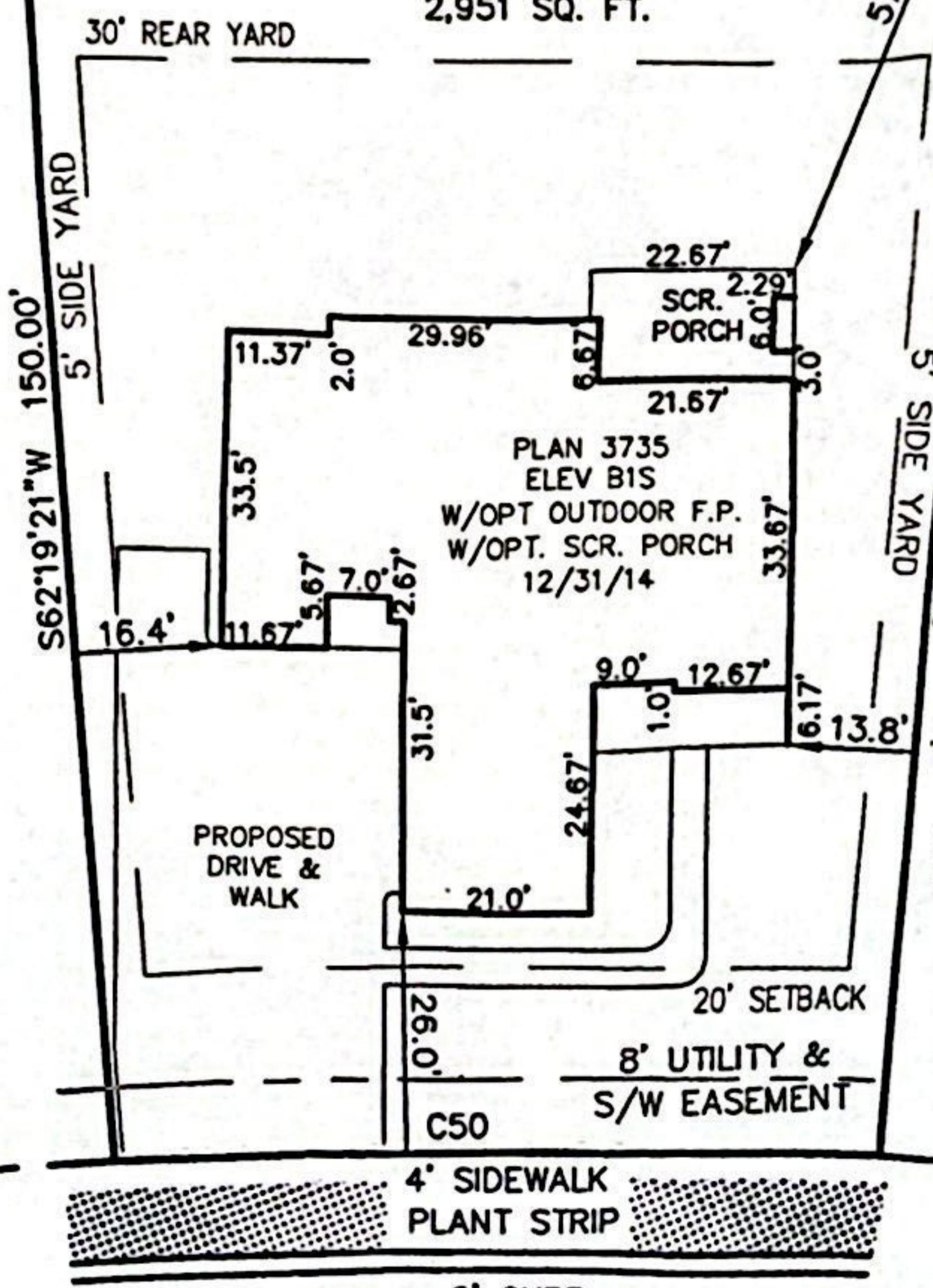
N23°01'55"W 109.34'

PLOT PLAN
NEEDS TO BE
APPROVED BY
CLIENT PRIOR TO
ANY FIELD STAKING.
NO RESPONSE
PRIOR TO
FIELD WORK ORDER
WILL
BE CONSIDERED AS
APPROVAL.

LOT 53
CB-N,PG.440-445

LOT 52
14,433 SQ. FT.
0.331 ACRES
SOD COVERAGE:
2,951 SQ. FT.

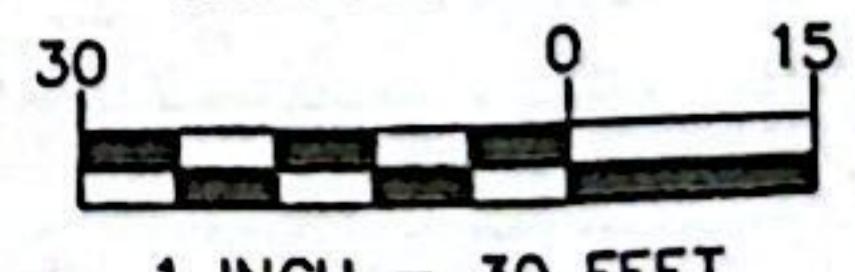
LOT 51
CB-N,PG.440-445



MULHOLLAND DRIVE

50' PUBLIC R/W

GRAPHIC SCALE



| CURVE TABLE | | | | |
|-------------|--------|--------|-------|-------------|
| CURVE | LENGTH | RADIUS | CHORD | BEARING |
| C50 | 85.14 | 525.00 | 85.04 | N23°01'55"W |



THE ISAACS GROUP
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N.C. LICENSE C-1069 ~ S.C. LICENSE COA #1037

THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 370478065 E DATED: FEBRUARY 4, 2004 ZONE X.

PLOT PLAN
OF
108 MULHOLLAND DRIVE
LOT 52, VINTAGE CREEK PHASE 2
WEDDINGTON, UNION COUNTY
OWNER: STANDARD PACIFIC
REVISION 1 ENVELOPE A CB. N PG. 440-445

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|--------------------|
| Date: 2/10/17 rev1 |
| File #: VCS2 |
| Project Pls: SSD |
| Drawn By: DFC |
| Surveyed By: --- |