

THE IMPERVIOUS AREA FOUND TO BE WITHIN THE BOUNDARIES OF THIS LOT IS AS FOLLOWS:

HOUSE: 2,908.00 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).

**LEGEND:**

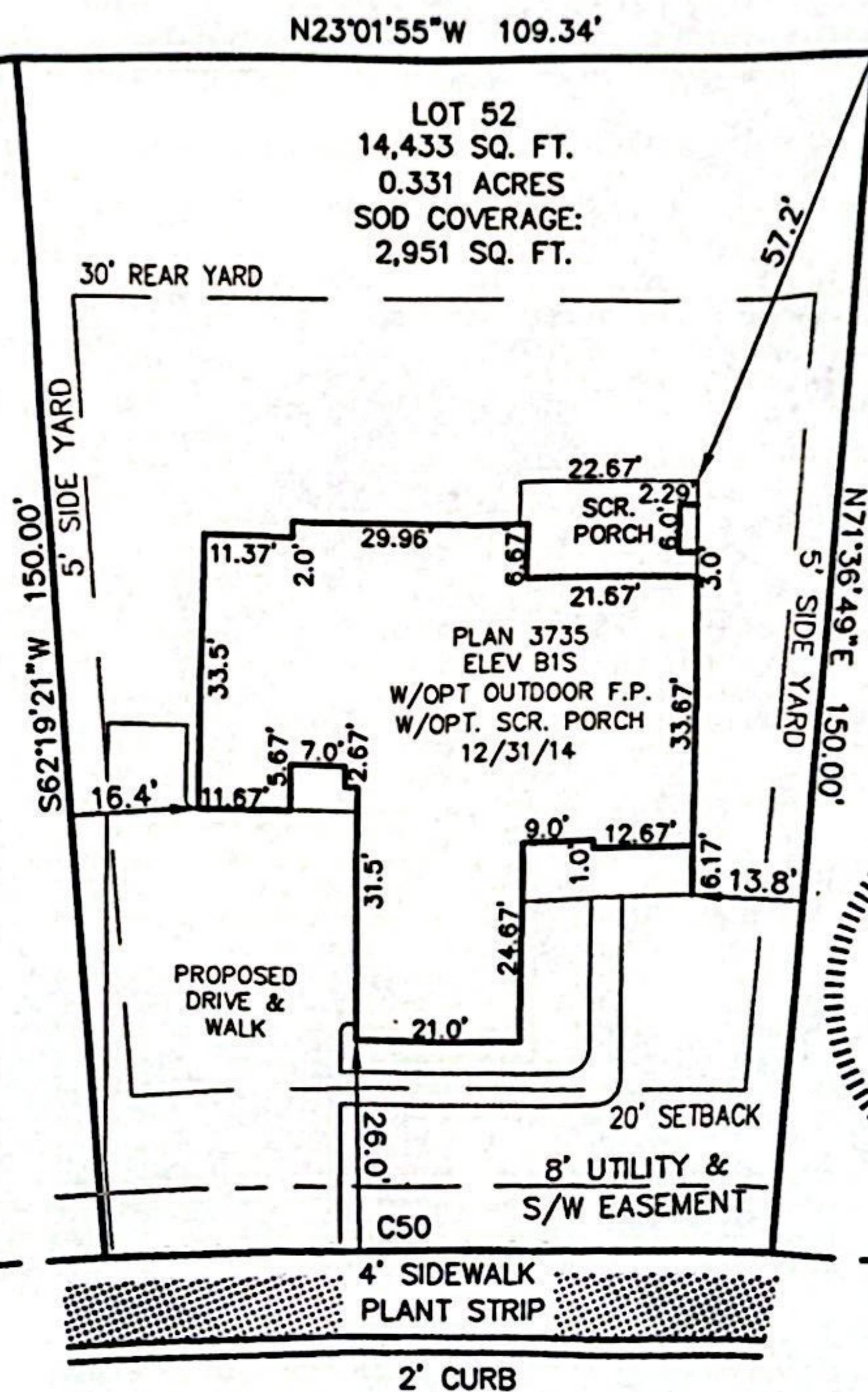
- NEW IRON PIN
- EXISTING IRON PIN
- R/W RIGHT OF WAY
- △ COMPUTED POINT
- SDE STORM DRAINAGE EASEMENT
- COS COMMON OPEN SPACE

**PHASE II  
CONSERVATION LAND**

**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.**

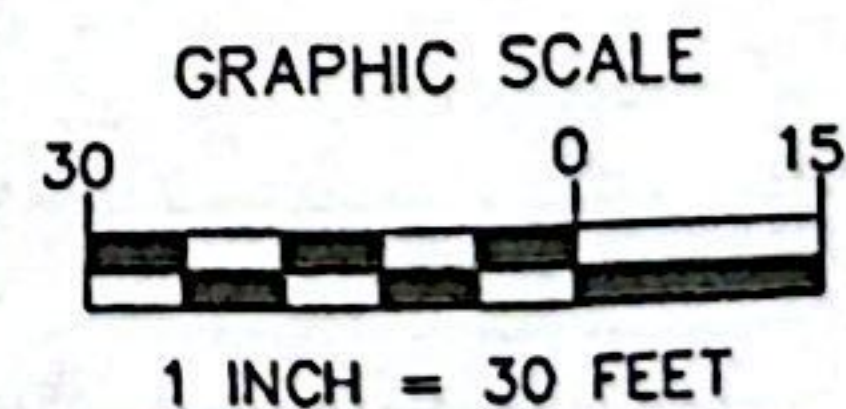
LOT 53  
CB-N, PG. 440-445

LOT 51  
CB-N, PG. 440-445



**MULHOLLAND DRIVE  
50' PUBLIC R/W**

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



**THE ISAACS GROUP**  
 CIVIL ENGINEERING DESIGN AND CONSULTING  
 8720 RED OAK BLVD., SUITE 420  
 CHARLOTTE, N.C. 28217  
 PH. (704) 527-3440 FAX (704) 527-8335  
 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**

**NORTH CAROLINA**

**OWNER: STANDARD PACIFIC**

**REVISION 1 ENVELOPE A CB. N PG. 440-445**

Date: 2/10/17 rev1

File #: VC52

Project Pts: SSD

Drawn By: DFC

Surveyed By: ---