90% NON SEE THROUGH UP TO 4-FEET PER IREDELL COUNTY STANDARDS.

ZONED: RO

SEE HADICAP SIDEWALK NOTES

S 49°58'41" E 18.20'

S 78°44'22" W 109.74'

S 71°36'21" W 101.78'

R=5.0'

R=30.5'

OLD LINE

20' SETBACK

20' ACCESS EASEMENT

8' SETBACK

20.0'

25.0'

9.0'

20.0'

HANDICAP ACCESSIBLE

20' SETBACK

PORCH

60.0'

16.0'

L4

L3

L2

8' SETBACK

25.0'

N 46°00'00" W 114.81'

LOT 1
0.44 AC.

PROPOSED OFFICE
1,906 SQ.FT.

32.0'

32.0'

PROPOSED SEPTIC TANK (IF NEEDED)

14.0'

2.0'

7.0'

2.0'

39.0'

27.9'

S 18°35'41" E 53.27'

KAMCO INC
1856/1440
ZONED: RO

FUTURE ACCESS

25.0'

HANDICAP ACCESSIBLE

PORCH

30' SETBACK

SLOPE EASEMENT (D.O.T.)

TEMPORARY CONSTRUCTION EASEMENT (D.O.T.)

36.1'

R/W

R=30.0'

14.0'

R=2'

14.0'

R=30.0'

S 71°36'21" W 182.82'

LANDSCAPING PER RPOZ DISTRICT OF IREDELL CO. ORDINANCE

N 46°00'00" W 47.51'

90.1'

S 18°35'41" E 41.64'

N 71°26'29" E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 39°13'08" E	3.62'
L2	S 49°58'41" E	13.03'
L3	S 49°58'41" E	11.07'
L4	S 49°58'41" E	22.70'
L5	S 10°54'22" E	5.07'

BRAWLEY SCHOOL ROAD
PAVED ROAD SR #1100

R/W

3. BOUNDARY INFORMATION TAKEN FROM A SURVEY PREPARED BY DON ALLEN & ASSOCIATES
4. ALL DIMENSIONS, RELATIVE TO CURB AND GUTTER, ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. PARKING SUMMARY: 1,906 SQ.FT. OFFICE – 1 PARKING SPACE PER 300 SQ.FT. (7 REQUIRED)

PARKING PROVIDED = 6 REGULAR SPACES
+ 2 HANDICAP SPACES
8 TOTAL SPACES PROVIDED

6. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE " MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) AND IREDELL COUNTY SIGN ORDINANCE.
7. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, IREDELL COUNTY REGULATIONS.
8. ALL FINISHED GRADES ARE TO TOP OF PAVEMENT.
9. PROPOSED BUILDING USE: OFFICE
10. SPRINKLERS NOT REQUIRED PER BUILDING USE AND DESIGN.
11. TOTAL ACREAGE: 0.44 AC.
12. NO SIGNAGE

SITE PLAN SURVEY

OF

LOT 1 KA

DAVIDSON TWSP., IREDELL CO., N.C.

KAMCO INC.

DON ALLEN & ASSOCIATES P.A.
Since 1971"
Mortgage Surveys * Multi-Family
Division Design * Topographical
Mooresville , N.C. 28117
(704) 664-8041 Fax