SITE DEVELOPMENT PLAN

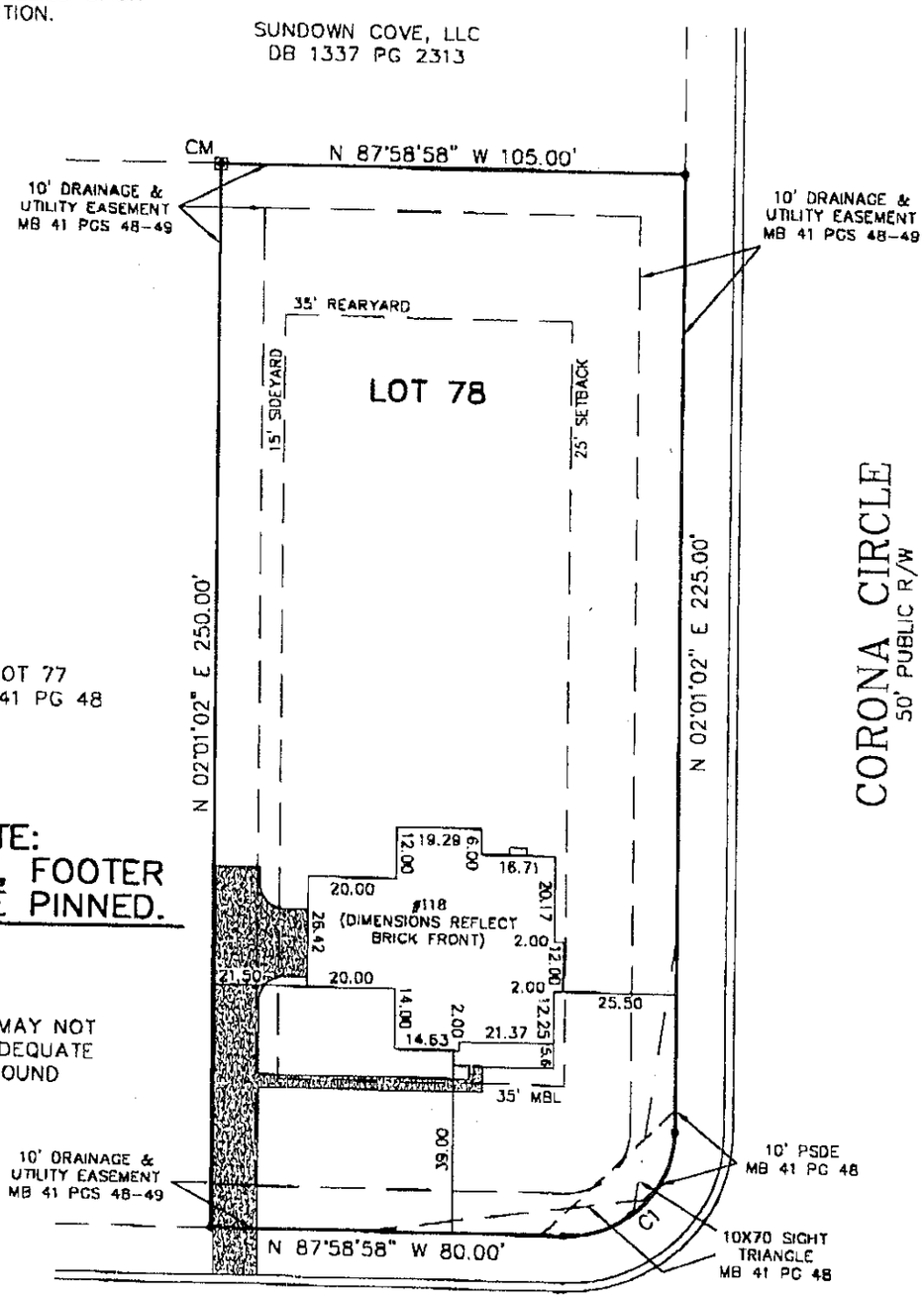
PREPARED BY:

DELTA LAND SERVICES, INC.
6033 FLORENCE AVENUE, SUITE 100
CHARLOTTE, NORTH CAROLINA 28212
(704) 536-6190

THIS SITE PLAN IS TO SHOW THE PROPOSED LOCATION OF THE HOUSE ON THE LOT AND IS NOT TO BE RELIED UPON FOR CONSTRUCTION.

SCALE: 1"=40'

MB 41 PGS 48-49



NOTE:
TIGHT FIT, FOOTER MUST BE PINNED.

DRIVEWAY MAY NOT PROVIDE ADEQUATE TURNAROUND

SUNDOWN COVE DRIVE
50' PUBLIC R/W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	25.00	39.27	35.36	S47°01'02"W	90°00'00"

ESTIMATED DRIVEWAY AREA = 1153.4 SQ.FT.±

STAKEOUT ☐

NOT FOR RECORDATION, CONVEYANCES OR SALES

Subdivision ESTATES AT SUNDOWN COVE, PHASE 1, SHEET 1 OF 2 County IREDELL
Address 118 SUNDOWN COVE DRIVE Owner RYAN HOMES
Lot 78 Block ___ Plan DORCHESTER Elevation B Drive (Left) SIDE (Right) ___ (Courtyard) ___ Deck ___
Patio ___ Fireplace X Garage (1 Car) ___ (2 Car) X (3 Car) ___ Brick FRONT Basement ___ Curtain Wall X
Crawl ___ Slab ___ Other PARTIAL FRONT PORCH, MORNING ROOM, 2' FAMILY ROOM EXT., 2' STUDY EXT.

REVISED:

DWN: GHL CKD: MB DATE: 04/ 11/ 05

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