SITE DEVELOPMENT PLAN

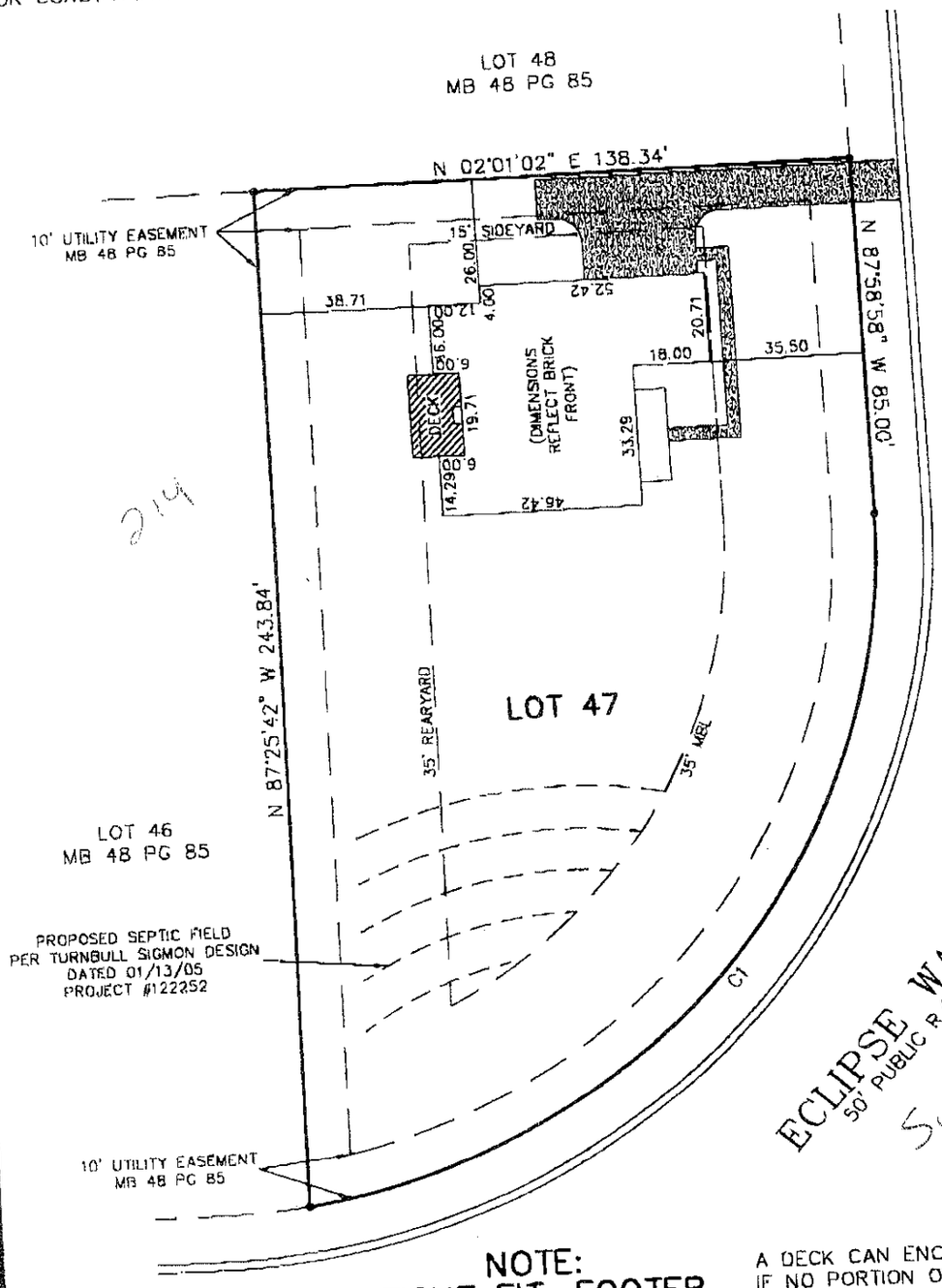
PREPARED BY:

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

MB 48 PG 123

SCALE: 1"=40'

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



NOTE:
TIGHT FIT, FOOTER MUST BE PINNED.

NOTE:
A DECK CAN ENCROACH INTO REAR SETBACK IF NO PORTION OF THE SAME EXTENDS MORE THAN 12 INCHES OFF THE GROUND.
IREDELL ZONING & SUBDIVISION ORDINANCE

ESTIMATED DRIVEWAY AREA = 1251.7 SQ.FT.±

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	160.00	231.98	212.19	N46°26'51"W	83°04'14"

STAKEOUT ☐

NOT FOR RECORDATION, CONVEYANCES OR SALES

Subdivision ESTATES AT SUNDOWN COVE, A REVISION OF LOT 43, PHASE 3 County IREDELL
Address ECLIPSE WAY Owner RYAN HOMES
Lot 47 Block ___ Plan AVALON ✓ Elevation A ✓ Drive (Left) ___ (Right) SIDE ✓ (Courtyard) ___ Deck X ✓
Patio ___ Fireplace X Garage (1 Car) ___ (2 Car) ___ (3 Car) X Brick FRONT Basement ___ Curtain Wall X ✓
Crawl ___ Slab ___ Other MORNING ROOM, SUNROOM, PARTIAL FRONT PORCH, 4' EXTENTION TO FAMILY ROOM

REVISED: ROTATED HOUSE PER REQUEST

DWN: TMG CKD: MM DATE: 01/17/06