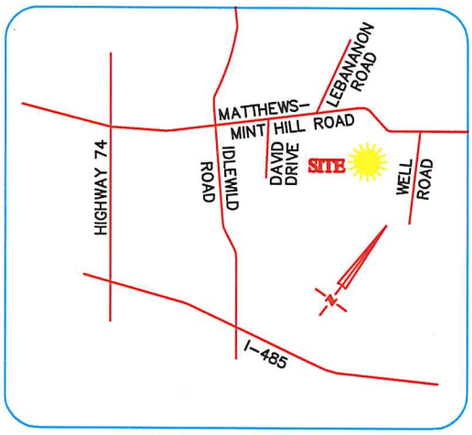


VICINITY MAP
Not To Scale

NOTE:
1. BUILDER ASSUMES RESPONSIBILITY FOR GRADING LOT AND/OR DESIGNING STEPS, PORCHES, DECKS, ETC. AS NECESSARY TO PREVENT ENCROACHMENT INTO SETBACKS.
2. HOUSE DIMENSIONS AND OPTIONS SHOULD BE VERIFIED WITH CONTRACTOR PRIOR TO CONSTRUCTION.
3. SETBACKS/ EASEMENTS SHOULD BE VERIFIED WITH DEVELOPER AND LOCAL OFFICIALS PRIOR TO CONSTRUCTION.
4. THIS IS A CONCEPTUAL DRAWING AND CONTENTS SHOWN HEREON ARE SUBJECT TO CHANGE UPON FINAL CONSTRUCTION.

REVISIONS

REV. #	DATE	COMMENT
REV. 1	8/24/12	CENTERED HOUSE BETWEEN FRONT
		AND REAR SETBACKS
REV. 2	9/10/12	SHIFT BACK 20'

100' PUBLIC R/W

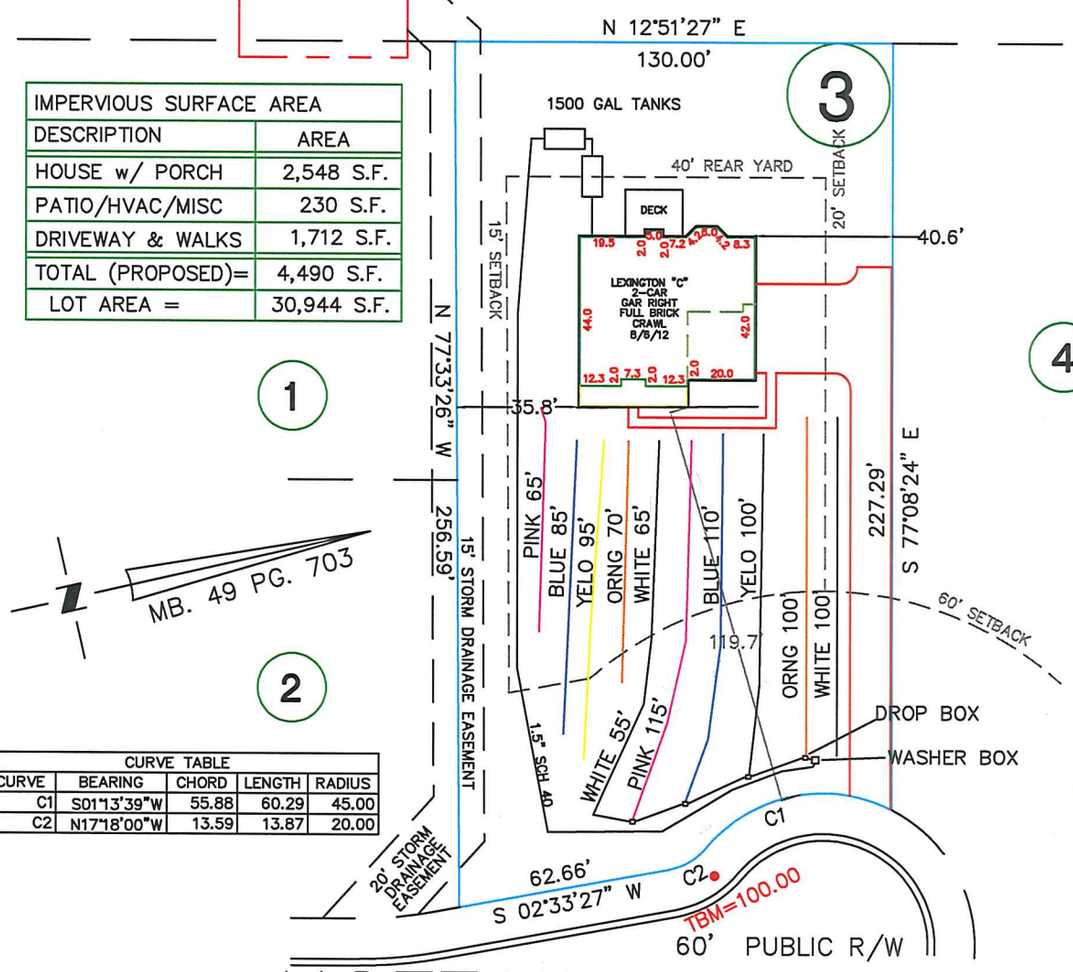
N.C. HIGHWAY 51

MATTHEWS MINT HILL ROAD

N.C.D.O.T. DRAINAGE EASEMENT
(AS SCALED PER REC PLAT)
SEE PLAT REF. D.B. 4150, PG. 124

COMMON OPEN SPACE

IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE w/ PORCH	2,548 S.F.
PATIO/HVAC/MISC	230 S.F.
DRIVEWAY & WALKS	1,712 S.F.
TOTAL (PROPOSED)=	4,490 S.F.
LOT AREA =	30,944 S.F.



MB. 49 PG. 703

2

CURVE TABLE				
CURVE	BEARING	CHORD	LENGTH	RADIUS
C1	S01°13'39"W	55.88	60.29	45.00
C2	N17°18'00"W	13.59	13.87	20.00

NOTTAWAY PLACE DRIVE

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED

THIS DRAWING DOES NOT REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.

50 0 50
SCALE: 1" = 50'

EASTOVER
LAND SURVEYING COMPANY, P.A.
LAND SURVEYORS - PLANNERS - C-1833
600 TOWNE CENTRE BOULEVARD, SUITE #309
PINEVILLE, NORTH CAROLINA 28134
PHONE (704) 927-8080
FAX (704) 521-1078

HOUSE LOCATION PLOT PLAN

FOR

LOT 3, BELLE GROVE MANOR PHASE 1 MAP 1
Town of Mint Hill, Mecklenburg County, North Carolina

PROPERTY OF: ESSEX HOMES

MAP BOOK 49 PAGE 703 DEED REFERENCE

DRAWN BY: ERG | DATE: AUGUST 2, 2012