

\*\*\*\*SUPERINTENDANT TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION\*\*\*\*

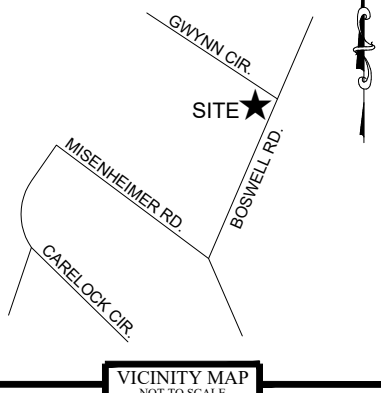
\*\*\*\*THIS PLOT PLAN DOES NOT REPRESENT A LAND SURVEY, WAS NOT PREPARED FOR RECORDATION, AND IS NOT SUITABLE FOR CONVEYANCE OF PROPERTY\*\*\*\*

MINIMUM YARD AND BUILDING SETBACK CURRENT REQUIREMENTS PER N1-B ZONING

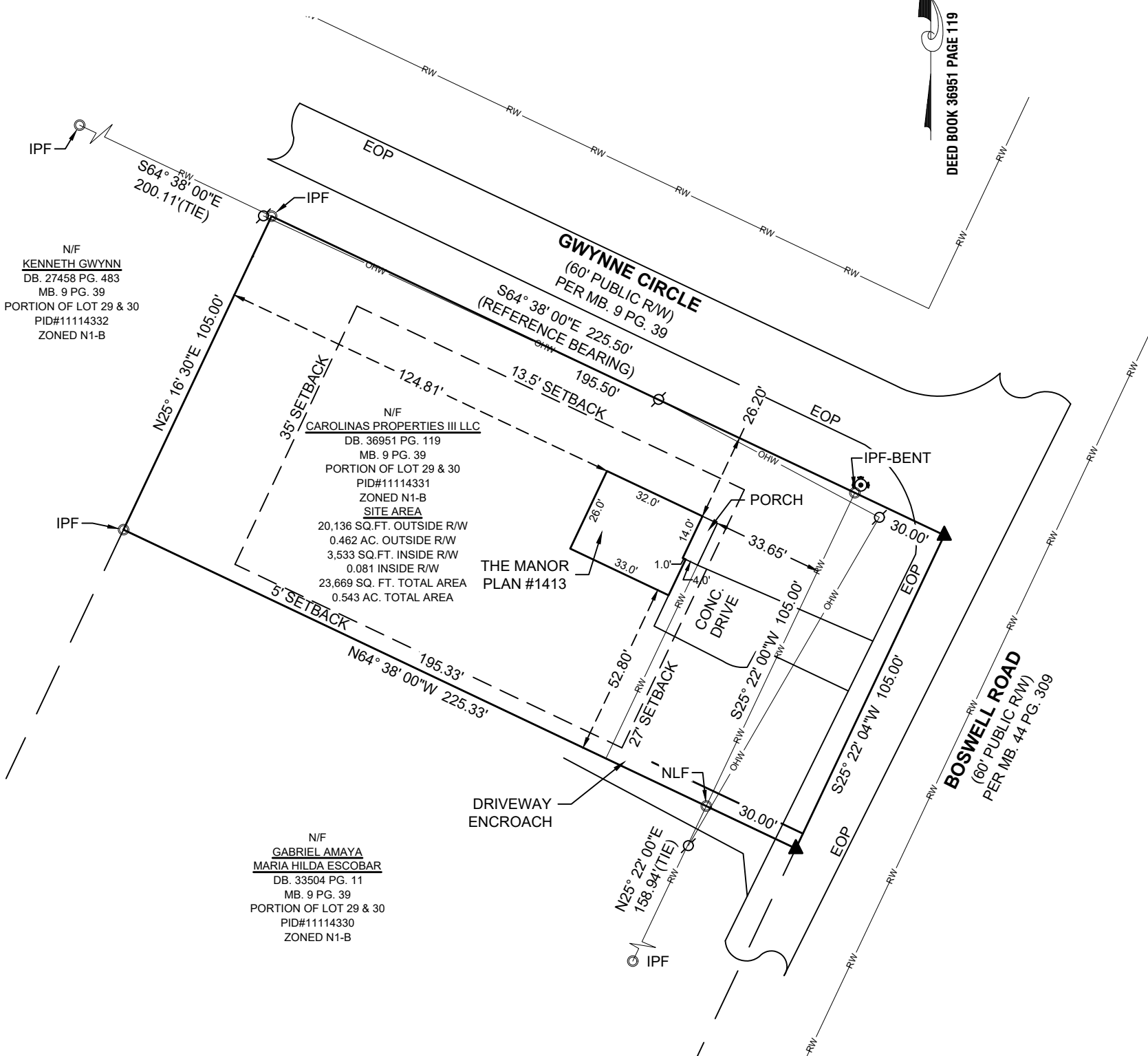
FRONT SETBACK	27'
SIDE YARD SETBACK	5'
CORNER SIDE SETBACK	13.5'
REAR SETBACK	35'
MINIMUM YARD WIDTH	60'
MINIMUM LOT AREA RESIDENTIAL	8,000 SQ. FT.

# PRELIMINARY

JULIA A. McDONALD, P.L.S.  
3556 CENTRE CIRCLE DRIVE, SUITE A  
FORT MILL, SC 29715  
PHONE 844-865-5263



VICINITY MAP  
NOT TO SCALE



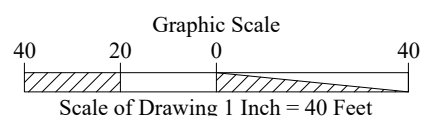
N/F  
KENNETH GWYNN  
DB. 27458 PG. 483  
MB. 9 PG. 39  
PORTION OF LOT 29 & 30  
PID#11114332  
ZONED N1-B

N/F  
CAROLINAS PROPERTIES III LLC  
DB. 36951 PG. 119  
MB. 9 PG. 39  
PORTION OF LOT 29 & 30  
PID#11114331  
ZONED N1-B  
SITE AREA  
20,136 SQ.FT. OUTSIDE R/W  
0.462 AC. OUTSIDE R/W  
3,533 SQ.FT. INSIDE R/W  
0.081 INSIDE R/W  
23,669 SQ. FT. TOTAL AREA  
0.543 AC. TOTAL AREA

N/F  
GABRIEL AMAYA  
MARIA HILDA ESCOBAR  
DB. 33504 PG. 11  
MB. 9 PG. 39  
PORTION OF LOT 29 & 30  
PID#11114330  
ZONED N1-B

**NOTES**

- ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES AND ARE IN US SURVEY FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
- ALL AREAS HAVE BEEN COMPUTED BY THE COORDINATE GEOMETRY METHOD.
- THIS DRAWING IS NOT INTENDED TO CONFORM TO N.C. GS47-30 AND IS THEREFORE NOT FOR RECORDATION.
- THIS MAP WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY AND MAY BE SUBJECT TO EASEMENTS, COVENANTS, RESTRICTIONS, ROAD RIGHT-OF-WAY AND OTHER MATTERS EITHER RECORDED OR IMPLIED. RECORDED/ UNRECORDED/ IMPLIED UTILITY EASEMENTS MAY EXIST.
- NO NGS MONUMENT FOUND WITHIN 2000'.
- SUBJECT PROPERTY IS CURRENTLY ZONED N1-B PER MECKLENBURG COUNTY POLARIS. CONSULT WITH GOVERNING AGENCY FOR PREVAILING LAND DEVELOPMENT AND ZONING REQUIREMENTS PRIOR TO DESIGN OR CONSTRUCTION OF ANY IMPROVEMENTS.
- NO PORTION OF THIS PARCEL LIES WITHIN A COMMUNITY OR FEMA FLOOD ZONE PER PANEL #3710465400L EFFECTIVE DATE: 11/16/2018.
- PROPERTY LINES FOR ADJOINER'S SCALED IN PER GIS AND DEEDS.
- THIS IS A PLOT PLAN ONLY. ALL SURVEY INFORMATION TAKEN FROM CSC OF NC, PC BOUNDARY SURVEY DATED 2-25-2022.
- THIS PROPERTY MAY BE SUBJECT TO MAXIMUM IMPERVIOUS AREA REQUIREMENTS. BEFORE MAKING ANY RENOVATIONS OR REPAIRS TO THIS PROPERTY CHECK WITH THE LOCAL PLANNING OR ZONING DEPARTMENT FOR ANY RESTRICTIONS OR REGULATIONS IN PLACE.



**LEGEND**

- ▲ CALCULATED POINT
- NLF
- IPF
- LINES SURVEYED
- - - TIE LINES
- - - LINES NOT SURVEYED
- - - SETBACKS
- RW — APPARENT RIGHT OF WAY
- EOP — EDGE OF PAVEMENT
- OHW — OVERHEAD WIRES
- UTILITY POLE
- EOP
- DB DEED BOOK
- PB PLAT BOOK
- FIRE HYDRANT

## PLOT PLAN OF 7429 BOSWELL ROAD

**TIDEMARK**  
LAND SERVICES  
3556 CENTRE CIRCLE DRIVE, SUITE A  
FORT MILL, SC 29715  
OFFICE: 844.865.5263  
WWW.TIDEMARKLAND.COM  
NC FIRM C-4291 / SC COA 5654

PLOT PLAN MADE AT  
REQUEST:  
ROMIL CHUDGAR

AS RECORDED IN:  
DEED BOOK: 36951 PAGE: 119  
MAP BOOK: 9 PAGE: 39

SITE ADDRESS:  
7429 BOSWELL ROAD  
CITY OF CHARLOTTE  
NORTH CAROLINA, 28215  
MECKLENBURG COUNTY

4/4/2024  
Date

1091-0130 Job No.	KRS Drawn By	≥ 1:10,000+ Error of Closure	1"=40' Drawing Scale	11114331 Tax Parcel Number	7429 BOSWELL RD Drawing File Name	1 of 1 Sheet Number	4/10/24 REV: R/W INFO
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