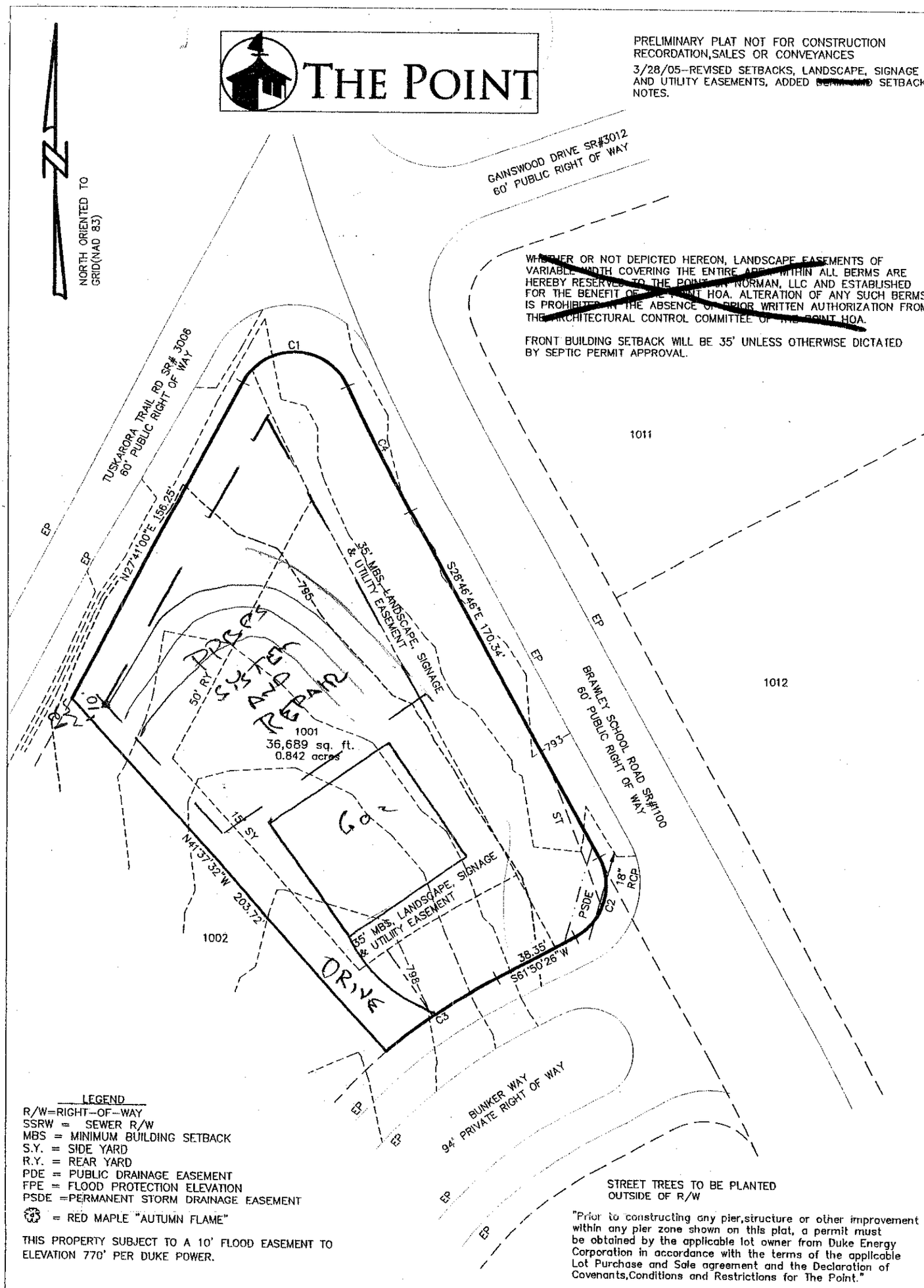
THE POINT

PRELIMINARY PLAT NOT FOR CONSTRUCTION RECORDATION, SALES OR CONVEYANCES

3/28/05--REVISED SETBACKS, LANDSCAPE, SIGNAGE AND UTILITY EASEMENTS, ADDED ~~BERM~~ AND SETBACK NOTES.



WHETHER OR NOT DEPICTED HEREON, LANDSCAPE EASEMENTS OF VARIABLE WIDTH COVERING THE ENTIRE AREA WITHIN ALL BERMS ARE HEREBY RESERVED TO THE POINTE AT NORMAN, LLC AND ESTABLISHED FOR THE BENEFIT OF THE POINT HOA. ALTERATION OF ANY SUCH BERMS IS PROHIBITED IN THE ABSENCE OF PRIOR WRITTEN AUTHORIZATION FROM THE ARCHITECTURAL CONTROL COMMITTEE OF THE POINT HOA.

FRONT BUILDING SETBACK WILL BE 35' UNLESS OTHERWISE DICTATED BY SEPTIC PERMIT APPROVAL.

LEGEND
R/W=RIGHT-OF-WAY
SSRW = SEWER R/W
MBS = MINIMUM BUILDING SETBACK
S.Y. = SIDE YARD
R.Y. = REAR YARD
PDE = PUBLIC DRAINAGE EASEMENT
FPE = FLOOD PROTECTION ELEVATION
PSDE =PERMANENT STORM DRAINAGE EASEMENT
= RED MAPLE "AUTUMN FLAME"

THIS PROPERTY SUBJECT TO A 10' FLOOD EASEMENT TO ELEVATION 770' PER DUKE POWER.

STREET TREES TO BE PLANTED OUTSIDE OF R/W

"Prior to constructing any pier, structure or other improvement within any pier zone shown on this plat, a permit must be obtained by the applicable lot owner from Duke Energy Corporation in accordance with the terms of the applicable Lot Purchase and Sale agreement and the Declaration of Covenants, Conditions and Restrictions for The Point."

Piers may extend from the shore for a distance of 80 feet regardless of the water depth and may extend to a maximum length of 120 feet to achieve a water depth of 10 feet, measured at full pond. In no event may a pier extend more than 1/3 of the width of the cove in which it is located. The top decking of all piers must be at least 1 foot above the water surface at full pond.

CURVE TABLE					
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
C1	25.00'	55.93'	S88°13'51"E	44.97'	128°10'17"
C2	25.00'	39.54'	S16°31'50"W	35.55'	90°37'12"
C3	247.00'	58.05'	S55°06'27"W	57.92'	13°27'57"
C4	755.00'	61.07'	S26°27'45"E	61.05'	4°38'04"

THE POINT PHASE 10 LOT 1001

BUNKER WAY

0.842 ACRE 36,689 (SF)

WOODED

1"=50'

12/10/04

PT10NR1001

ESP ASSOCIATES, P.A.
engineering surveying planning
P.O. BOX 7030
CHARLOTTE, N.C. (704) 583-4949

BAR SCALE 1"=50'

0 25 50 100