

File name: EN\DEG\2005\01\PONTPH5
Job Number 2005-629

LAKE NORMAN
DUKE POWER COMPANY

NOTES

1) PROPERTY ZONED: R-20 CUD
2) PROPERTY SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD, INCLUDING ANY RESTRICTIVE COVENANTS.
3) SOURCE: RECORDED PLAT BOOK 33 PAGE 98
4) MAP COMPILED WITHOUT FIELD SURVEY.
5) ALL SETBACKS, EASEMENTS, PROPERTY LINES, AND RESTRICTIVE COVENANTS MUST BE VERIFIED BY THE CONTRACTED SURVEYOR, HIRED BY THE OWNER, PRIOR TO CONSTRUCTION.
6) THIS LOT IS SUBJECT TO A 10' VERTICAL EASEMENT TO THE ELEVATION OF 770' - PER DUKE POWER

PER ZONE

760' CONTOUR SCANNED FROM RECORD PLAT BOOK 33 PAGE 98

10' DRAINAGE AND UTILITY EASEMENT

30' VEGETATIVE BUFFER PER PLAT

LOT 540

0.708 ACRE

50' SETBACK AND BUFFER PER THE POINT AND PLAT

PROPOSED RESIDENCE

16.33'

N 01°40'23" W
235.91'

10' DRAINAGE AND UTILITY EASEMENT

30' SETBACK PER THE POINT

9' SETBACK PER PLAT

LOT 541

LOT 539

9' SETBACK PER PLAT

20' SETBACK PER THE POINT

9' DRAINAGE AND UTILITY EASEMENT

COURTYARD

16.00' MIN. MOTORCOURT PAVER SURFACE

4.00' MIN. WALKWAY PAVER SURFACE

18.81'

72.17'

30.54'

S 04°36'39" E
261.80'

PROPOSED SEPTIC AREA

9.00' MIN. DRIVEWAY PAVER SURFACE

52.61'

140.88'

80' SETBACK PER POINT

39' SETBACK PER PLAT

RIEDELL COUNTY PIN: BOOK 33 PAGE 98

10' DRAINAGE AND UTILITY EASEMENT

RIGHT OF WAY

EDGE OF PAVEMENT TAKEN FROM RECORDED PLAT

NUMBER	DIRECTION	DISTANCE
L1	S 79°35'06" W	22.74'
L2	S 80°54'07" W	30.94'
L3	N 75°55'00" E	21.25'
L4	S 70°38'11" W	41.83'

NUMBER	CHORD DIRECTION	Rs'	Ls'	LCs'
C1	S 80°09'03" W	980.00	62.29	62.28
C2	N 50°52'31" E	25.00	23.96	23.05
C3	S 55°44'35" W	50.00	56.42	53.47

UNION CHAPEL DRIVE
40' PUBLIC RIGHT OF WAY

10 0 10 20 30
Scale 1" = 10'

A PLOT SHOWING

LOT 540 THE POINT, PHASE 5

RIEDELL COUNTY, NORTH CAROLINA

CAROLINA SURVEYORS, INC.
P.O. BOX 747 MOORESVILLE, N.C. 28115 - 0747
HIGH P. WHITE, JR., NCRLS / SCRLS #891 (940)

DATE	REVISIONS	SCALE: 1" = 10'
		DRAWN BY: TB
		CHECKED BY:
		FIELD WORK:
		JUNE 10, 2005

SHEET 1 / 18

THESE DRAWINGS ARE THE PROPERTY OF CHRISTOPHER PHELPS + ASSOC. L.L.C. AND ARE NOT TO BE USED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT. ALL COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS ARE RESERVED BY THE ARCHITECT. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT.

Christopher Phelps & Associates
a residential design firm
225 East Worthington Avenue
Suite 200
Charlotte, NC 28203
(704) 377-0661
FAX: 704-377-0969

PROJECT:

THE EHRLICH RESIDENCE

LOT 540 UNION CHAPEL ROAD

THE POINT

NOTE: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS AND ANGLES IN FIELD.

DATE: NOVEMBER 10, 2005

DRAWN BY: GABBIE SPENCER

APPROVED BY:

REVISIONS: 2005-629

ENGINEER: