THE POINT

PRELIMINARY PLAT NOT FOR CONSTRUCTION
RECORDATION, SALES OR CONVEYANCES

BAR SCALE 1"=50'

0 25 50 100

CURVE TABLE					
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
C1	50.00'	77.99'	S80°45'00"E	70.32'	89°22'28"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°15'59"E	19.63'
L2	N26°47'41"E	36.39'
L3	N30°11'44"E	19.08'
L4	N40°02'03"E	19.63'
L5	N56°33'44"E	19.90'
L6	N34°01'59"E	7.92'
L7	S71°09'26"E	8.84'
L8	S52°03'36"E	17.77'
L9	N69°23'06"E	9.53'
L10	S12°39'42"W	2.99'
L11	S14°31'07"E	10.81'
L12	S07°15'45"E	17.70'
L13	S72°15'31"E	4.05'
L14	S15°03'37"W	28.04'
L15	S02°22'09"E	25.64'
L16	S71°16'23"E	1.30'

* OFF-SITE 25% REDUCTION SYSTEM AND DRIVES REPAIR ON 1306A

KENT COURT
40' PUBLIC R/W

1305

1306
46,285 sq. ft.
1.063 acres

1307

N53°56'14"E
236.84'

50' MBS

20' PSDE

20' SY

20' SY

S16°30'14"W
229.65'

DRIVE

775

770

765

C1

L16

N11°22'48"W
73.30'

50' MBS & VEGETATIVE BUFFER

S86°50'16"W
34.51'

L1

S42°58'11"W
55.45'

L15

L14

760

N11°47'16"E
44.61'

L13

L12

L11

L10

L9

L8

L7

L6

L5

L4

L3

L2

ENVIRONMENTAL AREA

NORTH ORIENTED TO GRID(NAD 83)

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.

REVISED SITE PLAN
5-3-04

PHASE 13 LOT #1306
KENT COURT
1.063 ACRE 46,285 (SF)
WOODED
1"=50'
04/07/04
PT13NR1306

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.

ESP ASSOCIATES, P.A.
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