THE POINT

PRELIMINARY PLAT NOT FOR CONSTRU
RECORDATION, SALES OR CONVEYANCES

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.

VEHICULAR ACCESS TO YACHT ROAD [SR#1182] SHALL BE PROHIBITTED

CURVE TABLE					
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
C1	370.00'	116.56'	S33°28'59"E	116.08'	18°03'00"

Acknowledgement Of Plans Submittal ONLY
Date 12/15
Date 1-26-05

4 born

2' min buffer

1351

RECOMMENDED DRIVEWAY ACCESS

N67°27'12"E
255.28'

ALTON COURT
40' PUBLIC R/W

C1

20' SY

PPBPS SYSTEM AND REPAIR

50' MBS

TREE LINE

50' MBS

20' SY

N46°57'36"W
210.00'

S45°32'50"W
205.57'

YACHT ROAD SR# 1182
50' PUBLIC RIGHT OF WAY

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SEE UNRECORDED PLAT MAP FOR LOCATION OF STREET TREES

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 Power