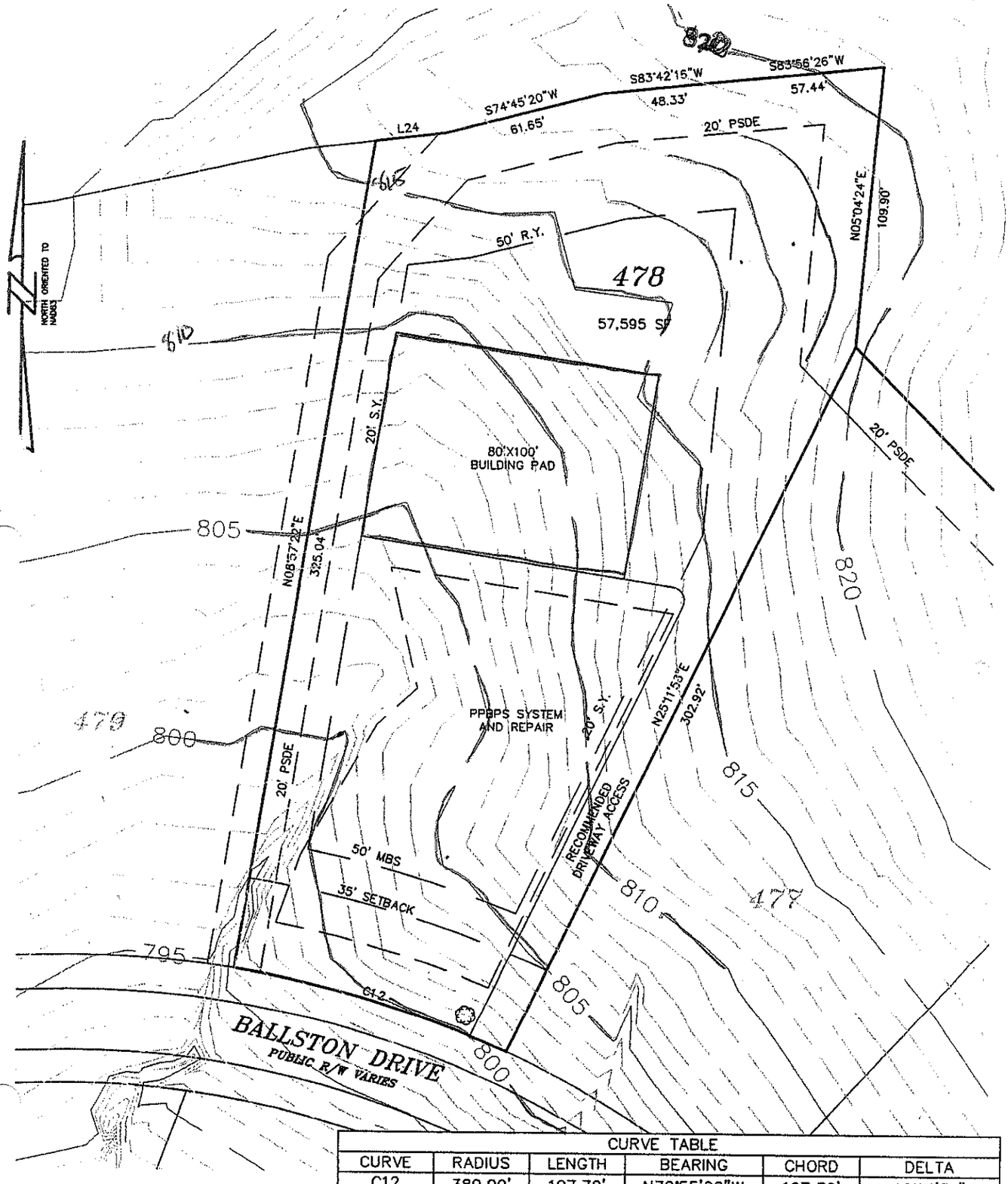
THE POINT

REVISED 2-3-00 ADDED BULD. PAD AND SEPTIC AREA
REVISED 5/5/2000 ADDED DESCRIPTION

PRELIMINARY PLAT NOT FOR CONSTRUCTION
RECORDATION, SALES OR CONVEYANCES

LINE TABLE		
LINE	BEARING	DISTANCE
L24	S82°36'23"W	26.29'



CURVE TABLE					
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
C12	380.00'	107.72'	N72°55'22"W	107.36'	16°14'31"

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
PE = FLOOD PROTECTION ELEVATION
SDE = PERMANENT STORM DRAINAGE EASEMENT

= RED SUNSET MAPLE
3" DIAMETER

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.

PHASE 4 LOT #478

BALLSTON DRIVE

1.322 ACRE 57,595 (SF)

WOODED

1"=50'

12/07/99

NRMPH4LOT487.DWG

ESP ASSOCIATES, P.A.
engineering•surveying•planning
10915 Southern Loop Boulevard
Pineville, N.C. (704) 583-4949

BAR SCALE 1"=50'

0 25 50 100