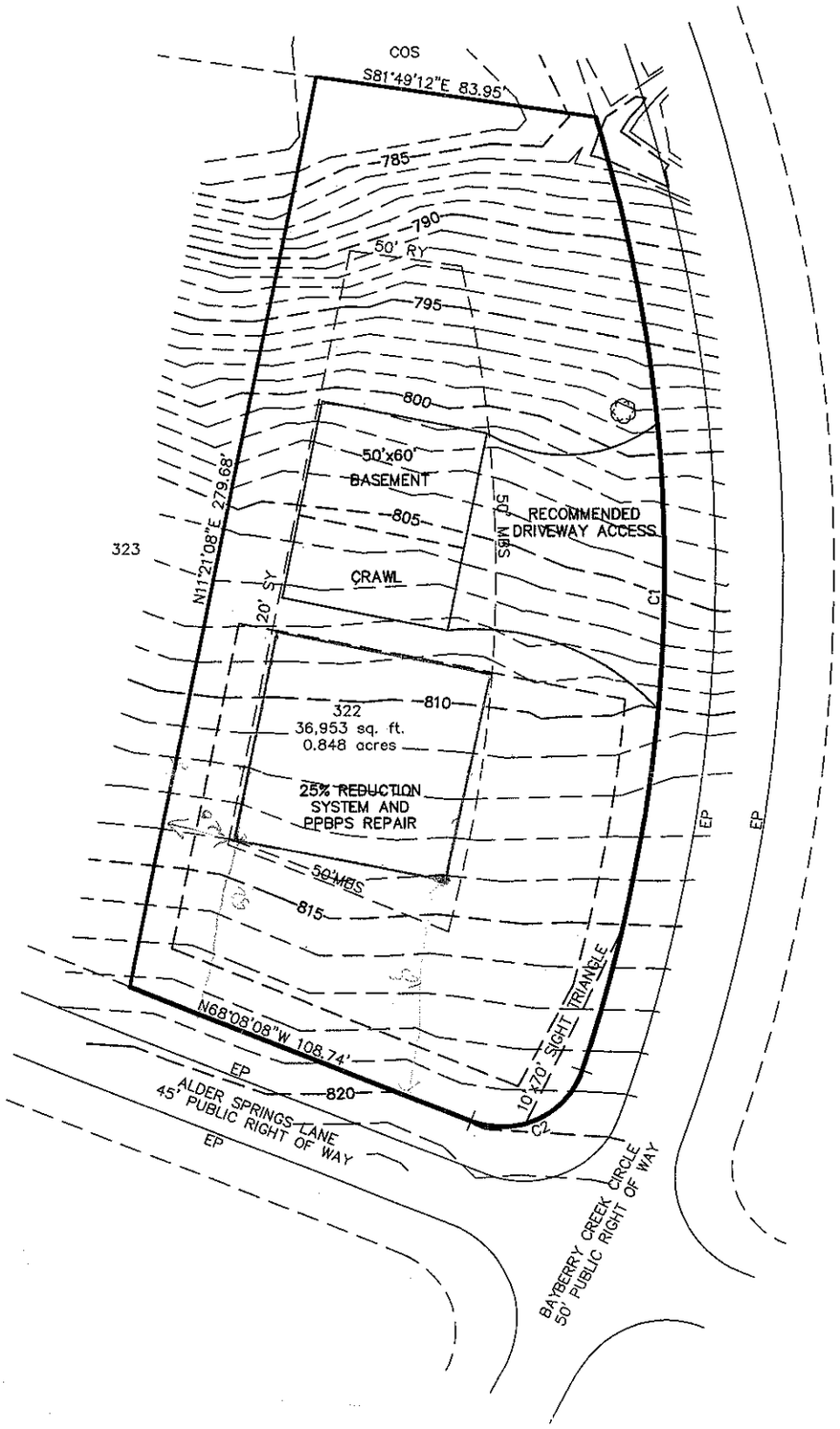
DRIVEWAY PIPES LOCATION, GRADE, AND SIZE (MINIMUM 18")
ARE TO BE APPROVED BY THE FARMS ARCHITECTURAL CONTROL COMMITTEE
PRIOR TO CONSTRUCTION.

PRELIMINARY PLAT NOT FOR CONSTRUCTION
RECORDATION,SALES OR CONVEYANCES

NORTH ORIENTED TO GRID(NAD 83)

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | BEARING | CHORD | DELTA |
| C1 | 475.00' | 292.08' | S00°50'22"W | 287.50' | 35°13'52" |
| C2 | 25.00' | 40.76' | S65°09'35"W | 36.39' | 93°24'34" |




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"

STREET TREES TO BE PLANTED
OUTSIDE OF R/W

THE FARMS PHASE 3 LOT # 322

ALDER SPRINGS LANE

0.848 ACRE 36,953 (SF)
WOODED
1"=50'
06/15/04
FM3NR322

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