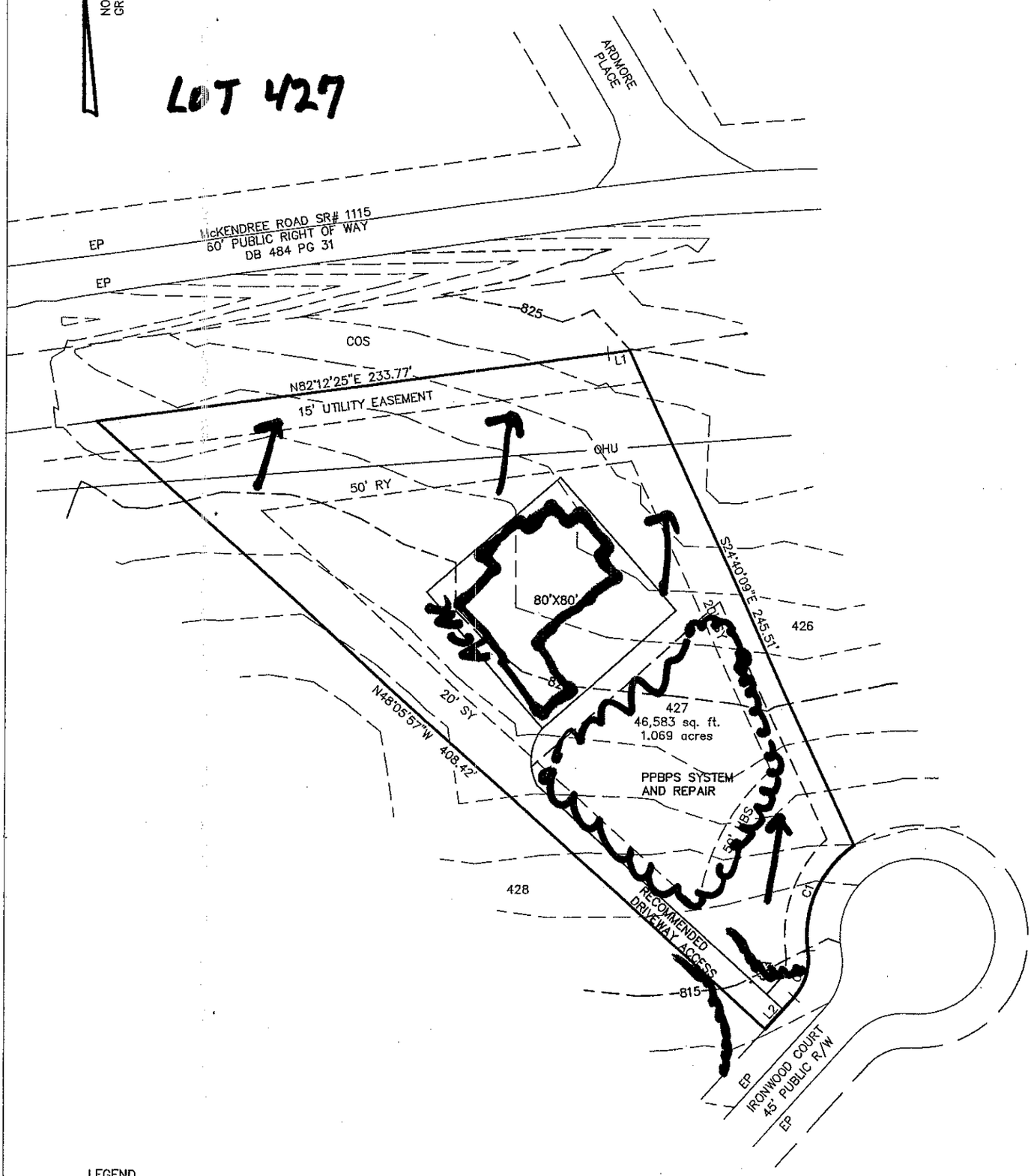
DRIVEWAY PIPES LOCATION, GRADE, AND SIZE (MINIMUM 18")
ARE TO BE APPROVED BY THE FARMS ARCHITECTURAL CONTROL COMMITTEE
PRIOR TO CONSTRUCTION.

PRELIMINARY PLAT NOT FOR CONSTRUCTION
RECORDATION, SALES OR CONVEYANCES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N81°41'43"E	9.81'
L2	S42°21'03"W	19.27'

CURVE TABLE					
CURVE	RADIUS	LENGTH	BEARING	CHORD	DELTA
C1	50.00'	55.00'	S23°09'42"W	52.27'	63°01'41"
C2	25.00'	22.12'	S16°59'57"W	21.41'	50°42'13"



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 #427

IRONWOOD COURT

1.069 acres 46,583 sq. ft.

WOODED
1"=60'
9/10/04
FM3NR427

ESP ASSOCIATES, P.A.
engineering surveying•planning
P.O. Box 7030
Charlotte, N.C. (704) 583-4949

BAR SCALE 1"=60'
0 30 60 120