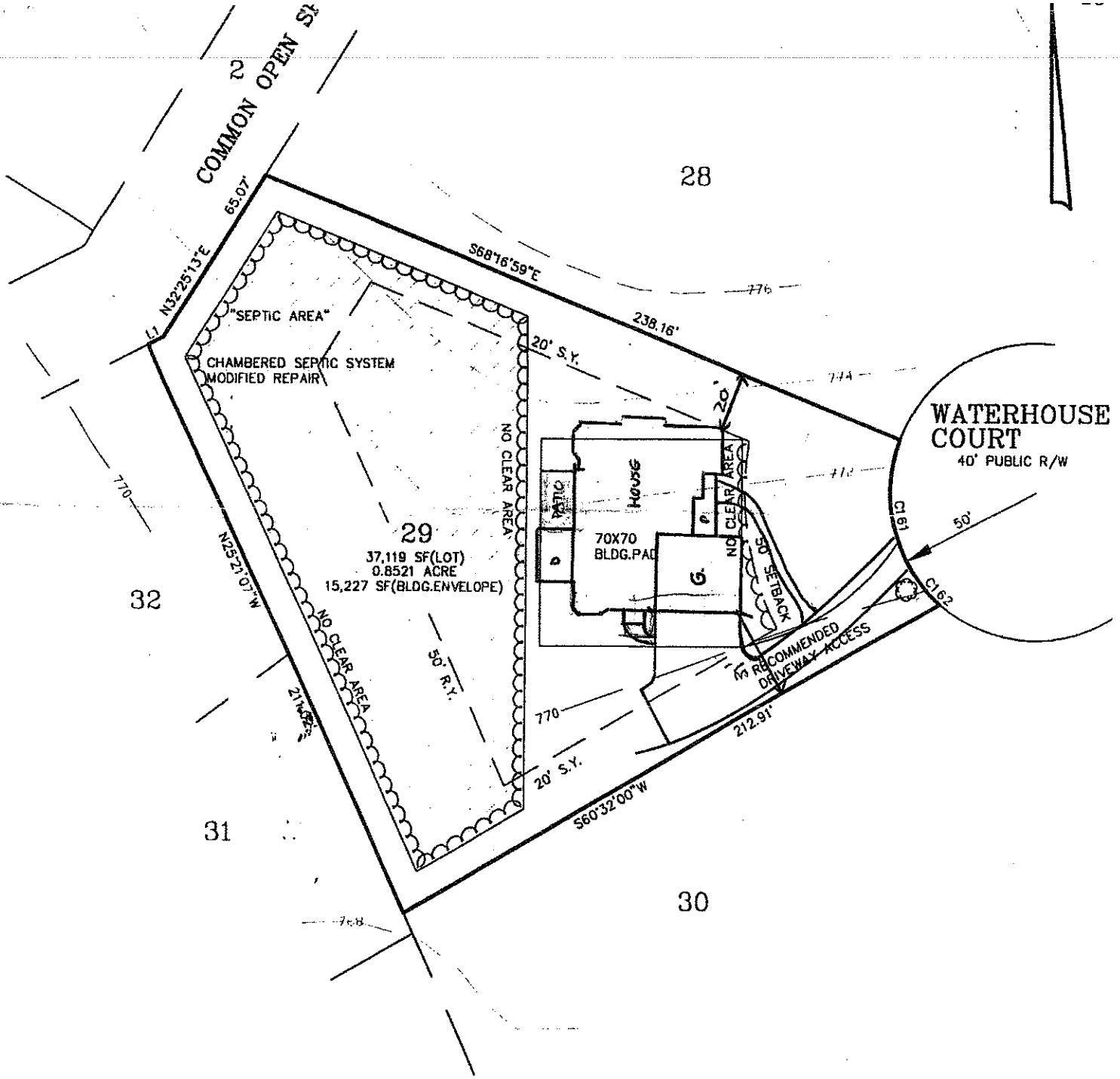


LEGEND

R/W=RIGHT-OF-WAY
SSR – SAN. SEWER R/W
MBS – MINIMUM BUILDING SETBACK
S.Y. = SIDE YARD
R.Y. = REAR YARD
PDE = PUBLIC DRAINAGE EASEMENT
FPE = FLOOD PROTECTION ELEVATION
◌ =OCTOBER GLORY MAPLE

STREET TREES TO BE PLANTED OUTSIDE OF R/W

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.

"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."

PRELIMINARY PLAT NOT FOR CONSTRUCTION RECORDATION,SALES OR CONVEYANCES

PHASE 1A LOT # 29

WATERHOUSE COURT

0.8521 ACRE 37,119 (SF)

WOODED

1"=50'

8/11/98

MD51L29.DWG

BAR SCALE 1"=50'

0 25 50 100

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