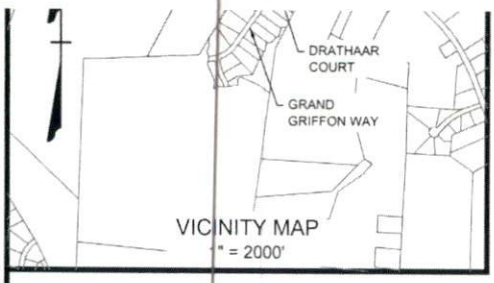

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	300.00	97.26	18°34'33"	S7°56'22"W	96.84
C2	25.00	39.27	90°00'00"	S46°20'55"E	35.36
C3	25.00	21.03	48°11'23"	N64°33'24"E	20.41
C4	50.00	56.54	64°47'22"	N72°51'23"E	53.57

LEGEND:

- ERB — EXISTING REBAR
- EIP — EXISTING IRON PIPE
- EPK — EXISTING PK NAIL
- NPS — NO POINT SET
- NCGS MON. — N.C. GEODETIC MONUMENT
- ECM — EX. CONCRETE MONUMENT
- RBS — REBAR SET
- PKS — PK NAIL SET
- CONC. MON — CONCRETE MONUMENT SET
- PP — POWER POLE
- LP — LIGHT POLE

GRIFFON POINTE SUB'D PHASE I OPEN SPACE

CHARLES DENKINS
EUNA FAE DENKINS
DB: 427; PG: 353
DB: 459; PG: 74
DB: 805; PG: 529
MB: 11; PG: 30

EX. FLAT BAR

57.77'

N66°02'47"W 93.53'

N15°15'04"E 150.96'

S1°20'55"E 111.68'

C1

15' UTILITY EASEMENT

20' MBL

25' MBL

10' MBL

35' MBL

1

25,103.82 SQ. FT.
0.576 AC.

42' x 25' POOL AND DECK

5'-8" x 4'-0" CONC. PAD

AC PADS

SCREEN PORCH

3' WALK

PROPOSED DWELLING

GARAGE

PORCH

CONCRETE DRIVEWAY

WATER METER

15" RCP DRIVEWAY CULVERT

MAIL KIOSK

GRAND GRIFFON WAY
(50' PUBLIC RIGHT-OF-WAY)

50'

20'

C2

C3

C4

R3.5'

N88°39'05"E
14.10'

R50'

R35'

2"W

FIRE HYDRANT

2" BLOW-OFF AND VALVE WITH TRAFFIC RATED LID

10'x70' SIGHT DISTANCE TRIANGLE, (TYP.)

DRATHAAR COURT
(50' PUBLIC RIGHT-OF-WAY)

15' UTILITY EASEMENT

2

3

4

MB: 2022; PG: 354

SETBACKS:

FRONT YARD:	35 FT.
SIDE YARD:	10 FT.
CNR. SIDE YARD:	20 FT.
REAR YARD:	25 FT.

REFERENCES:

DB: 4164; PG: 2118
MB: 2022; PG: 354

IMPERVIOUS AREA:

HOUSE/PORCH:	2066.85 SQ. FT.
WOOD DECK:	214.13 SQ. FT.
DRIVEWAY/WALK:	1687.65 SQ .FT.
POOL DECK:	570.00 SQ. FT.
TOTAL:	4538.63 SQ. FT.

SCALE 1"=50'

0 50' 100'

SEAL:

PROJECT:

PLOT PLAN FOR:
LOT 1 GRIFFON POINTE
SUBDIVISION PHASE I