

Y:\90742285-McCullough\THs\DWG\42285-902\XP-TOWNHOMES PLAT.dwg | Plotted on 8/4/2020 12:41 PM | by Mike Miller

NOTES:

- 1) SURVEY PREPARED WITH THE USE OF A TITLE REPORT.
- 2) AREAS COMPUTED BY COORDINATE METHOD.
- 3) PROPERTY SHOWN HEREON IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) ALL DISTANCES SHOWN ON SURVEY ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- 5) RIGHTS-OF-WAY INFORMATION IS BASED ON DEEDS AND MAPS OF RECORD.
- 6) BASIS OF BEARING SHOWN HEREON IS NC GRID NAD83 (2011).
- 7) BOUNDARY INFORMATION IS BASED IN PART, ON DEEDS AND MAPS OF RECORD, AND BY AN ACTUAL FIELD SURVEY BY THIS FIRM.
- 8) THIS SITE LIES IN ZONE X, AREA OF MINIMAL FLOODING ACCORDING TO FLOOD INSURANCE RATE MAP 371042900K, EFFECTIVE DATE SEPTEMBER 2, 2015.
- 9) IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- 10) SUBJECT TRACT PIN 22101674.
- 11) TOTAL AREA 355,215 SQUARE FEET OR 8.155 ACRES
- 12) TOTAL NUMBER OF LOTS 68
- 13) TOTAL NUMBER OF COS AREAS 4

THE FOLLOWING INFORMATION WAS USED TO PERFORM GPS SURVEY:

- (1) CLASS OF SURVEY: "CLASS A"
- (2) POSITIONAL ACCURACY: 0.04"
- (3) TYPE OF GPS FIELD PROCEDURE: NCVRS
- (4) DATE OF SURVEY: 12/07/16
- (5) DATUM/EPOCH: NAD83 (2011) - EPOCH 2010.00
- (6) PUBLISHED/FIELD CONTROL USE: NCVRS
- (7) GEOID MODEL: 2012 CONUS
- (8) COMBINED GRID FACTOR(S): 0.9998519045 (NGS MON, UN-3)
- (9) UNITS: US SURVEY FEET

REFERENCES

DB 33839 PG 684
MB 59 PG 487
MB 62 PG 117
BOUNDARY SURVEY PREPARED BY ESP ASSOC. DATED 5-24-18

AREA CALCULATIONS:

COS - 95,026 SF OR 2.182 AC
LOTS - 177,878 SF OR 4.079 AC
PRIVATE DRIVES - 20,582 SF OR 0.472 AC (INCLUDED IN COS AREA)
DEDICATED RIGHT OF WAY AREA - 82,511 SF OR 1.894 AC

DIVISION OF HIGHWAYS DISTRICT ENGINEER CERTIFICATE

I, HEREBY CERTIFY THAT THE RIGHT OF WAY DEDICATION ALONG THE EXISTING STATE MAINTAINED ROADWAY(S) SHOWN ON THIS PLAT IS APPROVED AND ACCEPTED AS PUBLIC RIGHT OF WAYS BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS.

DISTRICT ENGINEER *Wanda Taylor / mpe*
DATE: 08/11/2020

ONLY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION APPROVED STRUCTURES ARE TO BE CONSTRUCTED ON PUBLIC RIGHT OF WAY

OWNER CERTIFICATION:

FOR: MCCULLOUGH TOWNHOMES, LLC

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF PINEVILLE, NORTH CAROLINA AND THAT THIS PLAT OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES, AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED.

8-11-20
DATE: *C. Jean M. Cotton*
SIGNATURE OF OWNER(S) REPRESENTATIVE

APPROVAL CERTIFICATION:

MECKLENBURG COUNTY

APPROVED IN ACCORDANCE WITH THE ENGINEERING REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF PINEVILLE, MECKLENBURG COUNTY, NORTH CAROLINA.

9/12/20
DATE: *Michael*
MECKLENBURG COUNTY STAFF

APPROVAL CERTIFICATION:

I, HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS OF THE TOWN OF PINEVILLE, NORTH CAROLINA AND THAT THIS PLAT HAS BEEN APPROVED BY THE TOWN OF PINEVILLE FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF MECKLENBURG COUNTY, THE PLAT SHALL BE RECORDED WITHIN NINETY (90) CALENDAR DAYS OF THIS DATE.

8/12/20
DATE: *Michael*
TOWN OF PINEVILLE, NORTH CAROLINA

REVIEW OFFICER:

I, *Wanda Taylor*, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

8/12/20
DATE: *Wanda Taylor*
TOWN OF PINEVILLE, NORTH CAROLINA

ZONING DATA:

SUBJECT PROPERTY IS ZONED: RMX (CD)

SETBACK REQUIREMENTS:

FRONT YARD: 10'
11' (WHEN CLT WATER EASEMENT IS PRESENT)
REAR YARD: 20'
SIDE YARD: 5'

LEGEND

- IPF - IRON PIPE FOUND
- IRF - IRON ROD FOUND
- IRS - IRON ROD SET
- CP - COMPUTED EASEMENT POINT
- CMF - CONCRETE MONUMENT
- MNF - MAG NAIL FOUND
- CP - COMPUTED POINT
- DB - DEED BOOK
- PH - PLAT BOOK
- PG - PAGE
- SF - SQUARE FEET
- SDE - STORM DRAINAGE EASEMENT
- (XXXXX) - STREET ADDRESS

DEDICATION OF COMMON AREA

MCCULLOUGH TOWNHOMES LLC IN RECORDING THIS PLAT AS A PORTION OF TOWNES AT MCCULLOUGH MAP 1 HAS DESIGNATED CERTAIN PARTS AS COMMON AREA FOR USE BY THE HOMEOWNERS OR TENANTS OF MCCULLOUGH NOT FOR THE USE BY GENERAL PUBLIC BUT FOR PARKING, RECREATIONAL, AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO MCCULLOUGH, WHICH DECLARATIONS WILL BE RECORDED IN THE MECKLENBURG COUNTY REGISTRAR OF DEEDS BEFORE ANY LOTS ARE SOLD.

THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA, ANY OTHER OBJECTS WHICH IMPED EASEMENT FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

COMMON OPEN SPACE AND PRIVATE ALLEYS IN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ASSIGNS.

MAINTENANCE OF ALL SDEs AS SHOWN ON PLAT IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR ASSIGNS.

THIS TRACT IS LOCATED IN THE SUGAR CREEK WATERSHED.

THE PURPOSE OF THE FINAL PLAT IS TO INDICATE THE ENFORCEABLE RESTRICTIONS ON PROPERTY USAGE THAT RUN WITH THE LAND TO ENSURE THAT FUTURE DEVELOPMENT AND REDEVELOPMENT MAINTAINS THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS. THOSE RESTRICTIONS THAT SHOW UP ON THE RECORDED FINAL PLAT SHALL BE PICKED UP BY THE SURVEYOR AND SHOWN ON THE LOT SURVEY GIVEN TO PURCHASERS AT THE TIME OF CLOSING. IN THIS WAY, THE PROPERTY OWNER SHALL BE MADE AWARE OF THE RESTRICTIONS AND SHALL MAINTAIN THE SITE IN COMPLIANCE WITH ORDINANCE REQUIREMENTS.

THE SUBDIVIDED PROPERTY IS CONSIDERED PART OF A LARGER COMMON PLAN OF DEVELOPMENT AND THEREFORE WILL BE SUBJECT TO THE APPLICABLE PORTIONS OF THE TOWN OF PINEVILLE POST-CONSTRUCTION STORM WATER ORDINANCE DURING DEVELOPMENT AND REDEVELOPMENT (INCLUDING EXPANSION).

COMPLIANCE WITH THE POST CONSTRUCTION STORM WATER ORDINANCE IS REQUIRED.

TOTAL LINEAR FEET OF STREETS ASSOCIATED WITH THIS PLAT: 920 LF

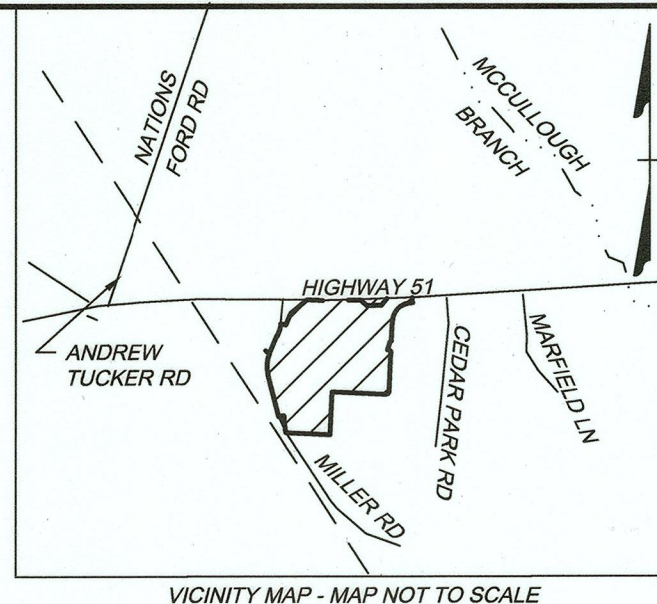
FOUNDERS PARK LANE 319 LF
CARLINGWOOD DRIVE 154 LF
MCINTYRE RIDGE ROAD 680 LF
TOTAL LINEAR FEET OF ALLEYS ASSOCIATED WITH THIS PLAT: 1,545 LF
FETZER LANE 269 LF
POLK TERRACE LANE 669 LF
BOUNDARY DRIVE 280 LF

MPV PINEVILLE, LLC
TRACT 1
DB 33757 PG 207
MB 65 PG 678

CERTIFIED TO BE TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDS
BOOK: 302012 PAGE: 442
DATE: 8/12/2020
MICHAEL S. MILLER, DEPUTY

Bond Name:
Townes at McCullough (1)

NC HIGHWAY 51 - ROCK HILL-PINEVILLE ROAD
(VARIABLE WIDTH PUBLIC RW)
TIP PROJECT: US-547 STATE PROJECT 3498.2.1 HIGHWAY
BOOK VOLUME 3 PAGES 813-816
DB 28254 PG 988



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	20.00'	31.39'	19.97'	89°54'51"	S42°26'34"E	28.28'
C3	20.00'	5.86'	2.95'	16°48'03"	S78°59'59"E	5.84'
C4	20.00'	19.61'	10.68'	56°11'06"	S42°30'22"E	18.84'
C5	165.00'	106.22'	55.02'	36°53'06"	N4°01'41"E	104.40'
C6	20.00'	21.75'	12.09'	62°18'15"	S83°37'22"W	20.69'
C7	20.00'	2.73'	1.37'	7°49'31"	S88°41'14"W	2.73'
C8	20.00'	37.36'	27.04'	107°00'52"	N39°05'34"E	32.16'
C9	20.00'	31.34'	19.93'	89°54'51"	S42°26'28"E	28.23'
C10	7.00'	11.00'	7.00'	90°00'00"	N47°36'00"E	9.90'
C11	20.00'	31.42'	20.00'	90°00'00"	S42°24'00"E	28.28'
C12	150.00'	32.41'	16.27'	12°22'53"	S3°32'27"E	32.35'
C13	100.00'	15.75'	7.89'	9°01'35"	S5°16'08"E	15.74'
C14	8060.00'	150.55'	75.28'	1°04'13"	N87°59'52"E	150.55'
C15	115.50'	76.56'	39.75'	37°58'51"	N73°36'34"E	75.17'
C16	124.50'	116.31'	62.79'	53°13'43"	S27°43'51"W	112.13'
C17	195.00'	125.54'	65.03'	36°53'06"	S4°01'41"W	123.38'
C18	500.00'	75.13'	37.64'	8°36'34"	N18°09'58"E	75.06'
C19	2880.27'	46.08'	23.04'	0°55'00"	N19°44'41"E	46.08'
C20	20.00'	37.51'	27.26'	107°27'27"	S33°40'17"E	32.25'
C21	262.33'	17.77'	8.89'	3°52'56"	N9°39'08"W	17.77'
C22	20.00'	31.42'	20.00'	90°00'00"	N47°36'00"E	28.28'
C23	201.03'	9.80'	4.80'	2°44'08"	S9°20'44"E	9.60'
C24	135.50'	21.08'	10.55'	8°54'46"	S5°19'31"E	21.06'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C25	116.50'	25.18'	12.64'	12°22'53"	N3°32'27"E	25.13'
C26	18.63'	6.38'	3.22'	19°36'50"	N12°27'16"E	6.35'
C27	18.45'	6.37'	3.22'	19°47'31"	S7°17'01"E	6.34'
C28	158.50'	6.84'	3.42'	2°28'19"	N1°21'51"E	6.84'
C29	125.00'	5.39'	2.70'	2°28'19"	N1°21'51"E	5.39'
C38	14.00'	21.99'	14.00'	90°00'00"	N47°36'00"E	19.80'
C39	14.00'	21.99'	14.00'	90°00'00"	S42°24'00"E	19.80'
C40	14.00'	21.99'	14.00'	90°00'00"	S47°36'00"W	19.80'
C41	14.00'	21.99'	14.00'	90°00'00"	N42°24'00"W	19.80'
EC31	20.00'	18.22'	9.80'	52°11'49"	S40°30'46"E	17.60'
EC36	650.21'	33.93'	16.97'	2°59'23"	S23°41'23"W	33.92'
EC42	215.00'	10.48'	5.24'	2°47'38"	S10°17'38"E	10.48'

LINE TABLE		
LINE	BEARING	LENGTH
E1	S9°04'49"E	109.10'
E2	S14°15'19"E	83.95'
E3	S14°15'19"E	82.12'
E4	S23°41'54"W	69.81'
E5	S14°07'12"E	78.09'

MCCULLOUGH
PHASE 1 MAP 12 REV 1
MB 59 PG 497

SURVEYOR CERTIFICATION

I, MICHAEL S. MILLER, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE(S) AS SHOWN; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

THAT THE SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

8-12-20
MICHAEL S. MILLER
PROFESSIONAL LAND SURVEYOR L-3677
NORTH CAROLINA
SEAL
L-3677
MICHAEL S. MILLER

SCALE 1" = 40'

FINAL PLAT
TOWNES AT MCCULLOUGH MAP 1
PINEVILLE, NORTH CAROLINA
OWNER: MCCULLOUGH TOWNHOMES LLC.
338 S SHARON AMITY RD, PMB 510
CHARLOTTE, NC 28211

CITY OF PINEVILLE	MECKLENBURG CO., N.C.
Date: 04/09/20	Scale: 1" = 40'
Sheet 1 of 1	J.N.: 42285
Drawn by: TEJ	Checked by: MSM
Revised:	

YOUR VISION ACHIEVED THROUGH OURS.

THIS DRAWING PREPARED AT THE
CHARLOTTE OFFICE

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