

7. THIS PLAT DOES NOT CONTAIN LOTS LOCATED WITHIN FEMA AND COMMUNITY SPECIAL FLOOD HAZARD AREAS AS DESIGNATED ON FLOOD INSURANCE RATE MAP (FIRM) IDENTIFIED AS: COMMUNITY NUMBER 370160 MAP NUMBER 370443800K, EFFECTIVE DATE FEBRUARY 19, 2014. FIRM'S ARE SUBJECT TO REVISION DUE TO NEW STUDIES. REVISED FIRM'S WILL SUPERSEDE THIS PLAT OR PREVIOUSLY RECORDED PLATS. CONSTRUCTION AND USE WITHIN AREAS DELINEATED FEMA OR COMMUNITY SPECIAL FLOOD HAZARD AREAS ARE REQUIRED TO COMPLY TO RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS FOR THE TOWN OF PINEVILLE. 5. SUBJECT TO RIGHTS OF WAY AND/OR EASEMENTS OF RECORD (IF ANY). 4. PROPERTY'S EXISTING ZONING = RMX(CD). PROPERTY SUBJECT TO ZONING REGULATIONS OF MECKLENBURG COUNTY, NORTH CAROLINA. 3. AREA CALCULATED BY COORDINATE GEOMETRY METHOD 2. NORTH ORIENTATION BASED ON NC GRID (NAD 83). NO NCGS MONUMENT WITHIN 2000' SETBACKS AND OTHER LOT DATA:
FRONT SETBACK = 15'
SIDEYARD SETBACK = 5'
SIDEYARD (CORNER LOTS) = 15'
REARYARD SETBACK = 15'
GARAGE FRONT SETBACK = 22' FROM SIDEWA
1' EAVE ENCROACHMENT IS ALLOWED 15. THIS IS A 30-FOOT "VEGETATED BUFFER" INCLUDING A 10-FOOT ZONE ADJACENT TO THE BANK. DISTURBANCE OF THE BUFFER IS ALLOWED; HOWEVER ANY DISTURBED AREA MUST BE REVEGETATED AND DISTURBANCE OF THE 10 FOOT ZONE ADJACENT TO THE BANK SHALL REQUIRE STREAM BANK STABILIZATION USING BIOENGINEERING TECHNIQUES APPROVED BY MECKLENBURG COUNTY.

16. UNDISTURBED OPEN SPACE AREA: FUTURE DISTURBANCE IS PROHIBITED IN THESE AREAS EXCEPT FOR GREENWAY TRAILS WITH UNLIMITED PUBLIC ACCESS, NEW CHARLOTTE-MECKLENBURG UTILITY LINES AND CHANNEL WORK/MAINTENANCE ACTIVITIES BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES.

17. LOT PAD ELEVATIONS (LPE) TAKEN FROM DPR APPROVED GRADING & STORM DRAINAGE PLAN, DATED 06-19-14. 13. THE SUBDIVIDED PROPERTY IS CONSIDERED A LARGER COMMON PLAN OF DEVELOPMENT AND THEREFORE WILL BE SUBJECT TO THE APPLICABLE PORTIONS OF THE TOWN OF PINEVILLE PCCO WATERSHED POST—CONSTRUCTION STORM WATER ORDINANCE DURING DEVELOPMENT AND REDEVELOPMENT (INCLUDING EXPANSION).

LENGTH

56.93
61.24
60.16
23.60
32.45
50.99
62.30
40.00
81.08
81.08
81.08
36.56
25.76
34.40
115.77
44.38
55.79
50.17
9.20
40.97
24.33
38.23
38.23
38.23
38.23
38.23
38.23
38.23
38.23
38.23
38.23
38.23
38.23
38.23
38.23
38.23
38.23
38.23
38.23
38.23
38.23
36.61
15.86
16.87
28.84
16.72
28.82
40.31
20.00
60.00
655.46

12. 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.

I, HEREBY CERTIFY THAT I AM THE OWNER OF TH AND DESCRIBED HEREON, WHICH IS LOCATED IN TURISDICTION OF THE TOWN OF PINEVILLE AND THE THIS PLAN OF SUBDIVISION WITH MY FREE CONSEMINIMUM BUILDING SETBACK LINES, AND DEDICATE ALLEYS, WALKS, PARKS, AND OTHER SITES AND EPUBLIC OR PRIVATE USE AS NOTED.

10. MAINTENANCE OF ALL SDE'S AS SHOWN ON PLAT IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR ITS ASSIGNS.

IRON PINS AT ALL PROPERTY CORNERS,

9. 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 IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

8. COMMON OPEN SPACE IN THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

 $35^{\prime} \times 35^{\prime}$ and 10'×70' SITE TRIANGLES AT INTERSECTION OF DORMAN ROAD AND HUNTLEY GLEN DRIVE, $35^{\prime} \times 35^{\prime}$ AT ALL OTHER INTERSECTIONS ON MAP.

ERTY IS LOCATED IN THE LOWER LITTLE SUGAR CREEK WATERSHED.

LINE TABLE

LENGTH

15.77

21.49

50.00

50.00

50.06

46.22

46.22

46.61

50.22

50.00

45.83

32.44

4.70

4.70

4.825

55.26

21.62

10.36

37.04

20.00

30.71

16.58

46.76

16.00

21.05

50.66

41.41

40.90

221.05

50.66

41.41

41.41

41.41

N25°27'36"E	28.85	L184
N69°57'04''W	43.64	L183
N34°44'21"E	3.73	L182
S34°56'49"W	4.30	L181
S58°42'31"W	3.94	L180
\$58°42'31''W	33.98	L179
N87°05'35"E	6.27	L178
N23°06'30"W	4.02	L177
N02°53'54"W	15.01	L176
N16°28'47''W	28.97	L175
\$48°29'06"W	41.41	L174
N58°42'31"E	50.66	L173
N58°42'31"E	21.05	L172
N34°56'49"E	16.00	L171
\$55°03'11"E	46.76	L170
S55°03'11"E	16.58	L169
S14°51'55"W	30.71	L168
\$14°51'55"W	20.00	L167
S14°51'55"W	37.04	L166
S47°04'52''W	10.36	L165
N61°46'53'E	34.80	L164
S39°19'18''E	40.90	L163
S41°09'01"W	49.72	L162
S41°09'01"W	60,00	L161
S41°09'01"W	12.60	L160
N80°50'30"W	43.22	L159
N80°50'30''W	55.17	L158
\$76°34'28''W	21.57	L157
\$39°44'56''E	10.53	L156
\$39°44'56''E	60,00	L155
S39°44'56"E	10,41	L154
\$23°52'31''W	21.62	L153
S01°20'37"W	55.26	L152
\$01°20'37"W	48.25	L151
N59°21'06"E	10.01	L150
N59°21'06"E	60,00	L149
N59°21'06"E	2.90	L148
\$47°04'52''W	4.70	L147
\$39°19'18''E	32.44	L146
//////////////////////////////////////	45.83	145
TICVIUVOUSIN	50 00	144
///indcieucuea	50 00	143
N1807272	46.61	1142
NOCO A CICOURT	40 40	1442
\$29°43'33"E	40.22	1 1 39
\$36°26'18"E	50.06	L138
N39°19'18''W	50.00	L137
N39°19'18"W	50.00	L136
N45°47'19"W	50.32	L135
S53°31'57"E	21.49	L134
S53°31'57"E	15.77	L133
BEAKING		
たてひしてい		

	S46°49'40''W	125.00	51.84	C73
72.06	S46°49'40"W	175.00	72.58	C65
28.28	N79°56'49"E	20.00	31.42	C64
59.77	S47°25'16"E	225.00	59.94	C63
87.28	S28°36'17"E	225.00	87.84	C62
91.70	S05°39'47"E	225.00	92.34	C61
34.41	S10°28'47"W	225.00	34.44	C60
21.02	N13°00'44"E	325.00	21.02	C59
54.86	N06°19'02"E	325.00	54.93	C58
54.86	N03°22'00"W	325.00	54.93	C57
54.86	N13°03'01"W	325.00	54.93	C56
58.50	N23°03'20"W	325.00	58.57	C55
27.38	S03°52'47"W	20.00	30.16	C54
30.54	S89°05'08"E	20.00	34.74	C50
62.88	N33°46'12"W	325.00	62.98	C49
25.84	S00°54'52"W	20.00	28.09	C48
37.41	S53°12'59"W	175.00	37.48	C39
29.16	S86°07'13"E	20,00	32.67	C38
29.70	N41°45'13"W	350.00	29.71	C37
5.09	N38°47'27"W	275.00	5.09	C36
81.59	N29°43'46"W	275.00	81.89	C35
70.32	N13°51'11"W	275.00	70.51	C34
74.10	N01°14'07"E	275.00	74.32	C33
28.24	N11°55'17"E	275.00	28.26	C32
26.98	N57°17'00"E	20.00	29.61	C31
91.11	S67°07'55"E	200.00	91.92	C30
50.98	S46°38'37"E	200.00	51.12	C29
11.45	N40°38'01"W	250.00	11.45	C28
42.63	N46°50'10"W	250.00	42.68	C27
23.37	N54°24'19"W	250.00	23.38	C26
31.84	S02°23'30"E	275.00	31.86	C25
26.04	N39°41'08''W	20.00	28.35	C24
41.67	S75°31'05"E	250.00	41.72	C23
46.85	S65°21'40"E	250.00	46.92	C22
51.55	S54°03'57"E	250.00	51.65	C21
38.47	S43°44'05"E	250.00	38.51	C20
61.75	N48°12'10"W	200.00	62.00	C19
56.80	S11°38'17"E	275.00	56.90	C18
52.27	\$23°01'09"E	275.00	52.35	C17
50.30	\$33°43'10"E	275.00	50.37	C16
52.65	S44°27'36"E	275.00	52.73	C15
28.28	N10°03'11"W	20.00	31.42	C14
24.47	S52°30'12"E	275.00	24.48	C13
CHORD	DIRECTION	RADIUS	LENGTH	CURVE
Vertical and a second s	dest Astronomer and astronomer astronomer and astronomer astronomer astronomer and astronomer			

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OW	/NE	R:
DHG	RP	Harranan

HUNTLEY GLEN TOWN OF PINEVILLE **MECKLENBURG COUNTY** NORTH CAROLINA

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	PROJECT:	C-3126	FAX: 704.626.2808	OFFICE: 704.626.2800	CHARLOTTE, NC 28241	P.O. BOX 7442		の		

DHG RP. LLC IN RECORDING THIS PLAT AS A PORTION OF HUNTLEY GLEN PHASE 1 MAP 3 HAS DESIGNATED CERTAIN PARTS AS "COMMON AREA" FOR USE BY THE HOMEOWNERS OR TENANTS OF HUNTLEY GLEN NOT FOR THE USE BY THE GENERAL PUBLIC BUT FOR PARKING, RECREATIONAL, AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO HUNTLEY GLEN WHICH DECLARATIONS WILL BE RECORDED IN THE MECKLENBURG COUNTY REGISTRAR OF DEEDS BEFORE ANY LOTS ARE SOLD AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

SUMMIT LAND SERVICES, PC No. C-3126

A BUA AS-BUILT LOT SURVEY SHALL BE ISSUANCE OF A C.O. FOR EACH LOT AND

PROVIDED PRIOR TO THE TOWNHOME BUILDING.

AS-BUILT OF THE RIGHT-OF-WAY SHALL BE PROVIDED TO THE ISSUANCE OF RIGHT-OF-WAY MAINTENANCE BOND.

THIS SURVEY CREATED A SUBDIVISION OF COUNTY OR MUNICIPALITY THAT HAS AN PARCELS OF LAND.

TOTAL AREA: AREA IN R/W:

50 (50 BUILDABLE, 0 COS) 5,000 SQFT 50' (MEASURED AT RIGHT-OF-WAY)

GRACE VIEW DRIVE GLENWAY TRAIL COURT AUTUMN GLENN AVENUE TOTAL

AR FOOTAGE OF NEW

IMPERVIOUS AREA SUMMARY IMPERV. AREA (AC)

% OF IMP. AREA SITE AREA

20.40%

SINGLE FAMILY

20.59 3.52

TOWNHOMES BLDGS (14 BLDGS/58 UNITS) PRIVATE STREETS, PARKING & OTHERS

FUTURE PHASE 2 TOWNHOMES TOTAL

TOTAL IMPERVIOUS AREA =

153,380 SF = 3.52 AC 1,050,380 SF = 24.11 AC

1.33 AC 2.19 AC

50' & 60' LOTS: 3,240 SF X 172 L STREETS: NATURAL TRAILS: (4FT x 4,300 LF) OTHERS: (COS, MISC.)

PHASE 1 RESIDENTIAL

557,280 SF = 306,720 SF = 0,000 SF = 33,000 SF = 1

DATE DATE

TOWN OF H

3,240 SF X 172 LOTS

PHASE 1 RESIDENTIAL

BUA% LESS THAN 24% THAN 25% UNDISTURBED OPEN SPACE BUA% GREATER THAN OR EQUAL TO 24% AND LESS THAN 50% THEN 17% UNDISTURBED OPEN SPACE
BUA% GREATER THAN OR EQUAL TO 50% THEN 10% UNDISTURBED OPEN SPACE

SPACE REQUIREMENT

HUNTLEY GLEN PHASE 1 MAP 3

PO BOX 3965

9/1/17

MOORESVILLE, NC 28117

B62 - P286

FOR REGISTRATION
Fredrick Smith
REGISTER OF DEEDS
Mecklenburg County, NC
2017 DEC 18 01:04:07 PM
BK:62 PG:284-286
FEE:\$42.00
INSTRUMENT # 2017168640

TAYLORD

2017168640