

## NOTES:

- IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- PROPERTY ZONED: (CHARLOTTE) UR-2(CD)
- P.I.D.# 08112101 & 08112106
- DEED REFERENCES-DB: 28946 PG: 179
- BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
- THIS PROPERTY IS LOCATED IN ZONE X, PER FIRM COMMUNITY PANEL 3710455400K, EFFECTIVE 2-19-2014.
- THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RECORDED OR UNRECORDED EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIVE COVENANTS, OTHER THAN SHOWN.
- AREA COMPUTED BY COORDINATED METHOD.
- PRIVATE OPEN SPACE IS 400 SQ FT MINIMUM PER LOT.
- ALL AREAS OUTSIDE THE BOUNDARY OF LOTS SHALL BE CONSIDERED COMMON OPEN SPACES.
- TOTAL AREA 49,373 SQ FT  
19 SUBLOTS BEING CREATED.  
MINIMUM BUILDING SEPARATION 10'  
GARAGE SETBACK FROM BACK OF CURB OR BACK OF SIDEWALK.

## COMMON OPEN SPACE

HARRILL STREET, LLC IN RECORDING THIS PLAT OF CITYSCAPE TOWNS HAS DESIGNATED PARTS AS "COMMON OPEN SPACE" FOR THE USE BY THE HOMEOWNERS OR TENANTS OF CITYSCAPE TOWN HOMES NOT 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 CITYSCAPE TOWNS WHICH WILL BE RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS BEFORE ANY LOTS ARE SOLD.

FURTHERMORE, CITYSCAPE DRIVE & COTTON MILL LANE ARE SHOWN AS "PRIVATE DRIVE" HEREON IS TO BE MAINTAINED BY THE AFORESAID HOMEOWNERS OF CITYSCAPE TOWNS AS MORE FULLY DESCRIBED IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS.

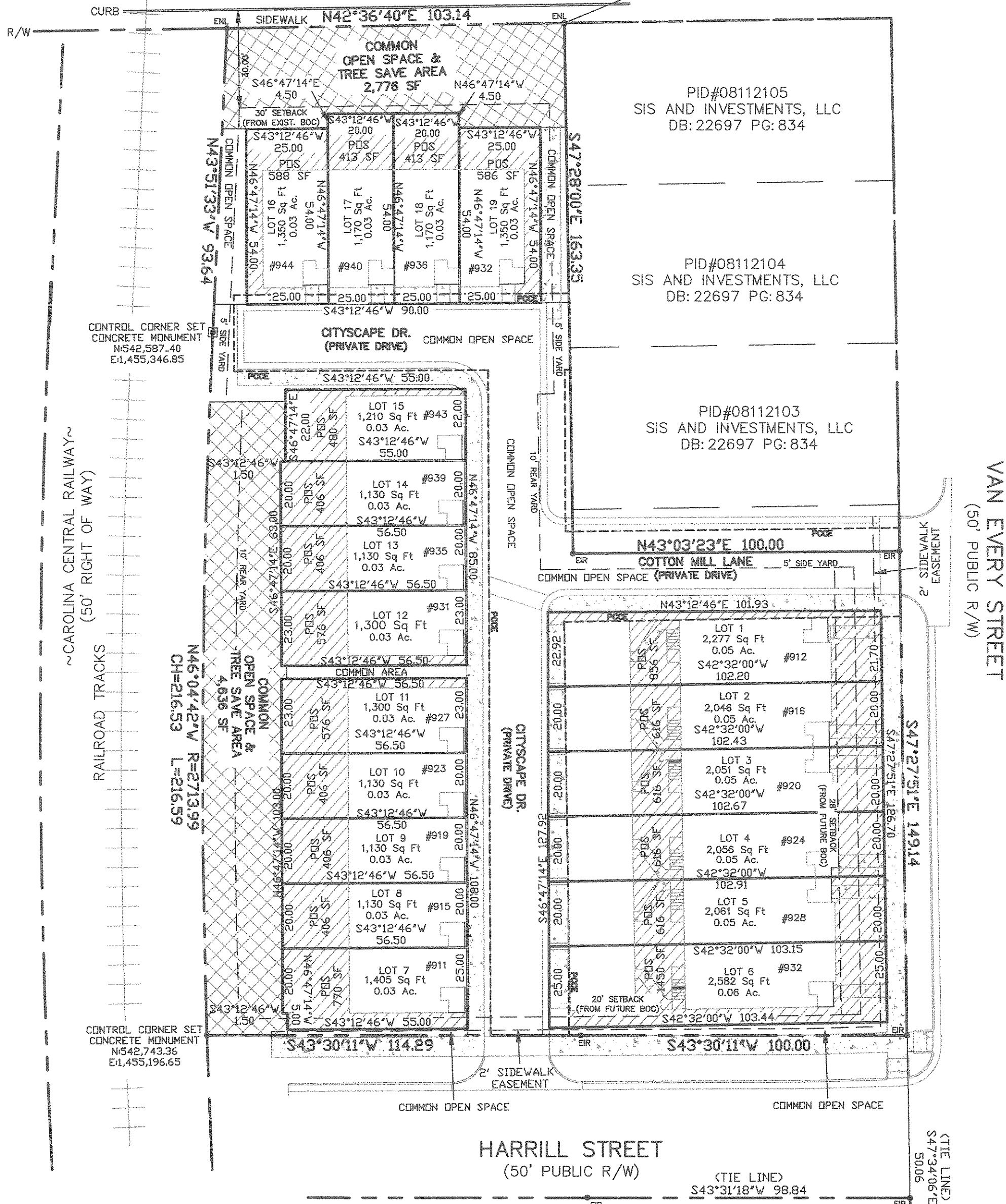
I, JUSTIN G. MCKEOWN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 28946 PAGE 177, ETC.); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN MAP BOOK -- PAGE --; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:30,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL. THIS 17TH DAY OF SEPTEMBER, 2019.

This survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.

NCPLS #L-4739



SEIGLE AVENUE  
(PUBLIC R/W VARIES)

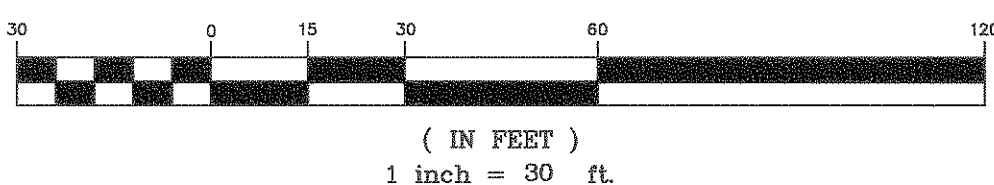


## LEGEND

SYMBOLS	DESCRIPTION
DB	DEED BOOK
PB	PLAT BOOK
PG	PAGE
PID	PARCEL IDENTIFICATION
CP	CALCULATED POINT
EIR	EXISTING IRON REBAR
R/W	RIGHT OF WAY
ENL	EXISTING NAIL
PCCE	POST CONSTRUCTION CONTROL MAINTENANCE EASEMENT
	COMMON OPEN SPACE & TREE SAVE AREA
	PRIVATE OPEN SPACE
	CONCRETE

TOTAL AREA  
49,373 Sq Ft OR 1.13 ACRES  
COMMON OPEN SPACE AREA  
20,395 Sq Ft or .47 ACRES

## GRAPHIC SCALE



## Revisions:

Scale:  
1"=30'  
(H)  
(V)

Drawn by:  
J.G.M.C.C.M.  
Approved by:  
E.G.M.  
Date:  
9-17-2019  
LDD:  
CITYSCAPE/BASE

A FINAL PLAT OF  
**CITYSCAPE TOWNS**  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
OWNER: HARRILL STREET, LLC

**On Point Surveying, PLLC**  
2110 Station Road,  
Marshville NC 28103  
Justin McKeown, PLS L-4739  
License No: P-0716  
Tele: 980-328-8500

CHARLOTTE-MECKLENBURG PLANNING COMMISSION

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20 (SUBDIVISION ORDINANCE) OF THE CITY CODE OF CHARLOTTE, NORTH CAROLINA.

PLANNING COMMISSION STAFF DATE

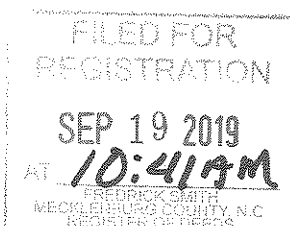
JASON V. PRESCOTT, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER DATE

## POST CONSTRUCTION CONTROLS EASEMENT

THE PURPOSE OF THE POST-CONSTRUCTION CONTROLS EASEMENT (PCCE) IS TO PROVIDE STORM WATER CONVEYANCE AND CONTROL AND TREATMENT OF STORM WATER RUNOFF. BUILDINGS OR ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW, SYSTEM PERFORMANCE, OR SYSTEM MAINTENANCE ARE PROHIBITED. THIS EASEMENT ALSO PROVIDES FOR UNRESTRICTED ACCESS FOR INSPECTION AND MAINTENANCE PURPOSES TO BE PERFORMED ON THE BMP AS REQUIRED BY THE CITY OF CHARLOTTE POST-CONSTRUCTION STORMWATER ORDINANCE. TREE SAVE AREA PER CITY TREE ORDINANCE.

MAP BOOK 165 PAGE 756  
#2019124138



On Point  
Surveying, PLLC

