" I, JOSEPH E. WHALEY, JR., STATE THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 16493, PAGE 360); THAT THE PRECISION AS CALCULATED IS IN EXCESS OF THAT THE RATIO OF PRECISION OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7" (SEC) TIMES THE SQUARE ROOT OF THE NUMBER OF TRAVERSE ANGLES; THAT THIS PLAT IS OF A SURVEY OF A TRACT OR A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S.47-30 AS AMENDED.
WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1 DAY OF Dec A.D.,2006.

NORTH CAROLINA PROFESSIONAL SEAL L-3954 LAND SURVEYOR JOSEPH E. WHALEY JR.

I _____ 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 _____

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

CHARLOTTE MECKLENBURG PLANNING COMMISSION

PLANNING STAFF _____ DATE _____

DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS

PROPOSED SUBDIVISION ROAD
CONSTRUCTION STANDARDS CERTIFICATION

APPROVED _____
DISTRICT ENGINEER

DATE _____

NOW OR FORMERLY
WILLIAM C. HEDRICK, JR.
DEED:2314-236
TAX #199-101-05

CHARLOTTE GPS STATION # 1011
NC GRID COORDINATES - NAD 83 - SPC 97
N: 514244.28 E: 1392154.26
COMBINED FACTOR: 0.99984410

CHARLOTTE GPS STATION # 1015
NC GRID COORDINATES - NAD 83 - SPC 97
N: 509123.26 E: 1397873.73
COMBINED FACTOR: 0.99984410

THE SANCTUARY PHASE 1 SHEET 1 MB:42-619

35' SWIM BUFFER (MEASURED FROM TOP OF BANK) (EACH SIDE OF STREAM)

50' STREAM BUFFER
15' SWIM PROTECTED ZONE
15' UPLAND ZONE
20' UNDISTURBED STREAM SIDE ZONE

15' SOFT SURFACE TRAIL EASEMENT (TYPICAL APPROXIMATE LOCATION)

20' UNDISTURBED STREAM SIDE ZONE
15' UPLAND ZONE
15' SWIM PROTECTED ZONE
50' STREAM BUFFER

PROTECTED CORRIDOR & TREE SAVE AREA 200' MAXIMUM(VARIES)

FIELD LOCATED TOP OF BANK

30' TOP OF BANK TO BUFFER LINE
30' BLUELINE STREAM BUFFER

15' SOFT SURFACE TRAIL EASEMENT (TYPICAL APPROXIMATE LOCATION)

3/4" PIPE FOUND

50' CLASS C BUFFER

100' COS BUFFER

ANGLE IRON FOUND

30' REARYARD

FIELD LOCATED TOP OF BANK

30' BLUELINE STREAM BUFFER (MEASURED FROM TOP OF BANK) (EACH SIDE OF STREAM TYP.)

FIELD LOCATED SEPTIC FIELDS

5' SIDEYARD

20' SETBACK

20' SWE

25' SIDE

50' PUBLIC R/W

GREEN HERON COURT

LOT 94 SEPTIC LINE

LOT 95 SEPTIC LINE

LOT 114 SEPTIC LINE

LOT 115 SEPTIC LINE

LOT LINE TO SHEET 2

MATCH LINE TO SHEET 2

LOT LINE TO SHEET 3

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.84	N19°30'11"E

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	600.00	189.18	188.39	N36°17'25"E	18°03'54"
C2	600.00	419.66	411.16	N65°21'36"E	40°04'28"
C3	600.00	330.56	326.41	N78°48'09"W	31°34'00"
C4	775.00	92.39	92.33	S66°27'01"E	6°49'49"
C5	775.00	105.03	104.95	S73°45'53"E	7°45'54"
C6	375.00	110.13	109.74	S86°02'38"E	16°49'38"
C7	375.00	190.88	188.82	N70°57'37"E	29°09'51"
C8	475.00	148.86	148.27	N65°14'07"E	17°45'51"
C9	475.00	235.08	232.69	N88°16'14"E	28°21'23"
C10	1955.00	244.20	244.04	N13°33'35"E	07°09'25"
C12	425.00	341.73	332.60	N79°24'49"E	46°04'14"
C14	425.00	220.18	217.72	N71°13'11"E	29°40'57"
C16	825.00	200.00	199.51	S70°41'56"E	13°53'23"
C17	825.00	10.16	10.16	S83°23'17"E	0°42'20"
C18	550.00	204.43	203.24	S73°40'53"E	21°17'43"
C19	550.00	656.71	618.39	N51°27'50"E	68°24'43"
C38	425.00	120.97	120.56	S86°47'05"E	16°18'31"

99 — 209,637 SF — SWPE=631.59
98 — 211,823 SF — SWPE=612.17
97 — 232,649 SF — SWPE=617.89
96 — 186,535 SF — SWPE=620.90
95 — 220,707 SF — SWPE=630.87
94 — 190,486 SF — SWPE=630.87
111 — 243,783 SF — SWPE=647.62
112 — 115,813 SF
113 — 116,435 SF
114 — 113,758 SF — SWPE=660.41
115 — 187,788 SF — SWPE=662.33

SFE 115A — 20,940 SF
COS — 92,549 SF — 2.125 ACRES
SFE 94A — 49,500 SF
SFE 114A — 22,538 SF
SFE 95A — 19,751 SF
COS — 5.828 ACRE
COS — 5.894 ACRE
COS — 3.989 ACRE

NC GRID - NAD 83 - SPC 97

THE SANCTUARY PHASE 4 MAP 1 SHEET 2

100
101
102
109
110

LOT 1 MB:19-172
LOT 2 MB:19-172
LOT 2 MB:27-668
LOT 1 MB:27-668

Now or Formerly
Joe Crowell Jr.
Deed 3157-168

Now or Formerly
Larry E. Williams
MB: 27-668

Now or Formerly
H.W. Edwards
Deed 2041-83

LOCATION MAP - NOT TO SCALE

LAKE WYLIE
WYLIE LOOP
WYLIE DR.
BLAND FERRY RD.
SHOPTON RD.
SITE
LAKE WYLIE
HWY. 49

STEEL ROD FOUND
REBAR FOUND
STONE FOUND

LEGEND
AC. – ACRE
CCM – EXISTING CONCRETE MONUMENT
COS – COMMON OPEN SPACE
SDE – STORM DRAINAGE EASEMENT
SFE – SEPTIC FIELD EASEMENT
S.T. – 30' X 35' SIGHT TRIANGLE
SWE – SIDEWALK EASEMENT
R/W – RIGHT-OF-WAY
DB. PG. – DEED BOOK AND PAGE
FPE – FLOOD PROTECTION ELEVATION (SAME AS MINIMUM FINISHED FLOOR ELEVATION)
SWPE – STORM WATER PROTECTION ELEVATION

NOTES

THIS PROPERTY PREVIOUSLY RECORDED IN DEED BOOK 16493, PAGE 360.

IRON PINS OR ALL CORNERS UNLESS OTHERWISE NOTED

ALL MEDIANS AND ISLANDS WILL BE THE MAINTENANCE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, DEVELOPER, OR HIS ASSIGNS.

COMMON OPEN SPACE TO BE MAINTAINED BY THE HOME OWNERS

S.D.E. – PUBLIC STORM DRAINAGE EASEMENT TAKEN FROM EXISTING MAPS BUT FIELD LOCATED BECAUSE CONSTRUCTION NOT COMPLETE AT TIME OF RECORDING.

SOFT AND HARD SURFACE TRAILS SHOWN APPROXIMATE LOCATION

10' SOFT SURFACE TRAIL EASEMENT (7.5' EACH SIDE TRAIL)
10' HARD SURFACE TRAIL EASEMENT (5' EACH SIDE HARD SURFACE TRAIL)

ALL HARD SURFACE & SOFT SURFACE TRAILS WILL BE THE MAINTENANCE RESPONSIBILITY OF THE SANCTUARY PROPERTY OWNERS ASSOCIATION, OR IT'S ASSIGNS.

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 MAY HINDER STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

AREAS CALCULATED BY COORDINATE METHOD

NO ON-SITE DEMOLITION OR STUMP BURIAL WILL BE ALLOWED.
ALL MATERIALS WILL BE DISPOSED OF IN AN APPROVED OFF-SITE LANDFILL.
THERE WILL BE NO SANITARY SEWER, STORM DRAINAGE, AND/OR EROSION CONTROL FACILITIES IN THE 100' BUFFER SHOWN.

DEDICATION OF COMMON OPEN SPACE

THE SANCTUARY AT LAKE WYLIE PROPERTY OWNERS ASSOCIATION, INC., IN RECORDING THIS PLAT AS A PORTION OF THE SANCTUARY HAS DESIGNATED CERTAIN PARTS AS "COMMON OPEN SPACES" FOR USE BY THE OWNERS AND RESIDENTS OF THE SANCTUARY AND THEIR GUESTS AS PERMITTED AND STRUCTURES RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THE SANCTUARY DECLARATION TO BE RECORDED IN THE MECKLENBURG COUNTY REGISTRY PRIOR TO THE SALE OF ANY LOTS AND WHICH SHALL BE INCORPORATED HEREIN BY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

22 LOTS RECORDED ON SHEETS 1 & 2 OF 2
PROPERTY ZONED: MX-1 REZONING PETITION # 2003-024
MIN FRONT SETBACK 20'
MINIMUM SIDEYARD SETBACK 5'
MINIMUM REAR YARD 30'

NO DWELLING UNITS MAY BE LOCATED WITHIN THE REQUIRED SHORELINE BUFFER THE 50' ADDITIONAL SHORELINE BUFFER OR THE RESTRICTED ZONE.

MAXIMUM IMPERVIOUS COVER WILL BE LIMITED TO 12% ON THESE LOTS

SEWER SERVICE BY SEPTIC TANK SYSTEM ONLY
THESE LOTS ARE SUBJECT OT THOSE COVENANTS, CONDITIONS AND RESTRICTIONS FOR PARCEL A RECORDED IN THE MECKLENBURG COUNTY PUBLIC REGISTRY WHICH PROVIDE THAT:

50' ADDITIONAL SHORELINE BUFFER:
TO MINIMIZE THE RISK OF WATER QUALITY DEGRADATION FROM POLUTION , AN ADDITIONAL 50' UNDISTURBED VEGETATIVE BUFFER IS PROVIDED ADJACENT TO THE REQUIRED SHORELINE BUFFER. THE PROVIDED SHORELINE BUFFER WIDTH TOTALS 100' AND SHALL CONFORM TO THE CHARLOTTE CODE SECTION 10.7 LOWER LAKE WYLIE WATERSHED OVERLAY. NO CLEARING, NO SELECTIVE THINNING, REMOVAL OF UNDERGROWTH OR 2" CALIPER TREES IS ALLOWED AND ONLY DEAD TREES MAY BE REMOVED IN THIS AREA.

100' RESTRICTED ZONE:
LOCATED ADJACENT TO THE 50' ADDITIONAL SHORELINE BUFFER. THE INTENT OF THE RESTRICTED ZONE IS TO PROVIDE AN ADDITIONAL MEANS OF PRESERVING THE LOWER LAKE WYLIE SHORELINE BY MAINTAINING THE AREA IN A NEAR-NATURAL STATE REMOVAL OF VEGETATION SHALL BE LIMITED TO INCLUDE
1)ANY TREES LESS THAN 2" CALIPER MAY BE REMOVED.
2)UNDERGROWTH COULD BE REMOVED IF IT IS REPLACED WITH HARDWOOD MULCH OR A SUITABLE VEGETATIVE GROUND COVERING(PINE STRAW) IF APPROVED BY THE MCWOP AND THE ACC. NO GRASS IS ALLOWED IN THE RESTRICTED ZONE UNLESS OTHERWISE APPROVED IN WRITING BY THE MCWOP AND THE ACC.
3)DEAD OR DISEASED TREES OR UNDERGROWTH OF ANY SIZE MAY BE REMOVED IF APPROVED IN WRITING BY THE ACC.
4)SELECTIVE THINNING TO LIMBING UP OF TREES TO PROVIDE VIEW ENHANCEMENT IS PERMITTED ONLY IF A PLAN IS PROVIDED IN ACCORDANCE TO THE MCWOP AND WDO AND IS SUBMITTED TO AND APPROVED BY THE ACC. AT NO TIME MAY A TREE BE TRIMMED OR LIMBED UP PAST A POINT 1/2 THE HEIGHT OF THE TREE. TOPPING IS NOT ALOWED.
5)EXCEPT AS OTHERWISE NOTED IN THESE GUIDELINES, EXISTING TREE COVER SHOULD BE RETAINED AT A MINIMUM DENSITY OF AT LEAST 12 HEALTHY TREES OF A MINIMUM SIZES OF 8 INCH CALIPER PER 10000SF.F. OF BUFFER AREA AND AS DEFINED IN THE MBG. 6 INCH CALIPER PER 10000SF.F. OF BUFFER AREA AND AS DEFINED IN THE MBG. NATURAL LEAF LITTER, HUMUS AND VEGETATION AS TYPICALLY FOUND IN AN UNDISTURBED WOODED AREA SHOULD REMAIN WHERE POSSIBLE TO ESTBLISH NEAR NATURAL LOW MAINTENANCE CONDITION. NEW TREES, SHRUBS AND GROUND COVER MAY BE PLANTED IN THE BUFFER AREA TO ENHANCE EXISTING VEGETATION PROVIDED THERE IS NO DISTURBANCE TO THE ROOT SYSTEMS OF EXISTING TREES. PLANS DELINEATING THE LOCATION AND TYPE OF ALL ADDITIONAL PLANT MATERIAL MUST BE SUBMITTED TO THE ACC AND ITS APPROVAL IN WRITING MUST BE OBTAINED PRIOR TO PLANTING. APPROVED PLANTINGS FOR BUFFERS SHALL FOLLOW THE MCWOP AND WDO REQUIREMENTS.

HARD AND SOFT SURFACE TRAILS(6' MAX WIDTH) AND ACCESSORIES TO THE TRAILS AS IDENTIFIED IN THE SHORELINE BUFFER WILL BE PERMITTED WITHIN THE RESTRICTED ZONE.

NO GRADING OR FILLING SHALL BE PERMITTED NOR SHALL DWELLING UNITS (AS DEFINED BY THE MECKLENBURG COUNTY ZONING ORDINANCE AND THE ACC) FENCE OR BARRIERS BE CONSTRUCTED OR LOCATED WITHIN THE RESTRICTED ZONE OR BUFFERS.

THE LOTS SHOWN WITHIN THE STORM WATER ELEVATION LINE ARE SUBJECT TO FLOODING DURING HEAVY RAINFALL AND THE CONSTRUCTION OF BUILDINGS OR STRUCTURES BELOW THE STORM WATER PROTECTION ELEVATIONS, AS SHOWN, IS PROHIBITED, AS FURTHER DESCRIBED BY SECTION 7.200 OF THE CHARLOTTE–MECKLENBURG SUBDIVISION ORDINANCE.

A PORTION OF THIS PROPERTY LIES WITHIN A FEMA FLOODZONE AS SHOWN ON FEMAM FIRM PANELS 3701685 0022E, 0231E & 0242E DATED 2–4–2004.

SANCTUARY BUFFER ZONE NOTES:
A PORTION OF THESE LOTS ARE WITHIN THE 50 FOOT LOWER LAKE WYLIE WATERSHED OVERLAY DISTRICT CRITICAL AREA
THE AREAS IDENTIFIED REPRESENT A 50' UNDISTURBED VEGETATIVE BUFFER ADJACENT TO THE SHORELINE OF LOWER LAKE WYLIE AND MEASURED FROM THE FULL POND ELEVATION (570 FOOT CONTOUR). NO CLEARING, NO SELECTIVE THINNING, REMOVAL OF UNDERGROWTH OR 2" CALIPER TREE IS ALLOWED AND ONLY DEAD TREES MAY BE REMOVED IN THIS AREA. THIS AREA SHALL CONFORM TO THE CHARLOTTE CODE SECTION 10.7 LOWER LAKE WYLIE WATERSHED OVERLAY.

ALL RESIDENCES AND IMPROVEMENTS TO BE LOCATED UPON THESE LOTS SHALL HAVE SEWER DISPOSAL SERVICE AND FACILITIES PROVIDED EXCLUSIVELY BY AN INDIVIDUAL SEPTIC TANK SYSTEM TO BE INSTALLED AND OPERATED BY THE OWNER OF SAID LOT AND EACH OWNER OF SAID LOT AND EACH OWNER, BY ACCEPTANCE OF A DEED TO THE LOT, EXPRESSLY AND PERMANENTLY WAIVES THE RIGHT TO PETITION OR REQUEST SEWER SERVICE FROM ANY GOVERNMENTAL AUTHORITY (INCLUDING CMUD). EACH LOT OWNER, ON BEHALF OF ITSELF, ITS HEIRS, SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE THIS COVENANT AGAINST ANY OTHER OWNER OF THESE LOTS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

TREE SAVE ARE PER THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE, CHAPTER 21 CITY CODE.

THIS PLAT CONTAINS LOTS WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FIRM PANELS 3701658 0222E, 0231E, & 0242E DATED 2–4–2004

ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.

AT THE TIME OF RECORDING THIS PROPERTY IS WITHIN THE CITY OF CHARLOTTE ETJ.

SWIM BUFFER NOTES:
THE STREAM SIDE ZONE OF THE BUFFER MUST BE LEFT COMPLETELY UNDISTURBED. IN THE UPLAND AND SWIM PROTECTED ZONE A LIMITED NUMBER OF TREES CAN BE REMOVED PROVIDED THAT THE TREE DENSITY REMAINING IS A MINIMUM OF 8 HEALTHY TREES OF A MINIMUM 8 INCH CALIPER PER 10000S.F. REMOVAL OF EXISTING VEGETATION MUST BE PERFORMED IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. NO FILL MATERIAL CAN BE BROUGHT INTO ANY OF THE BUFFER ZONES.
MAINTENANCE AND OTHER LAND DISTURBUBING ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE. HOWEVER, THSES ACTIVITIES MUST BE PERFORMED IN A MANNER AS TO PREVENT DAMAGE TO THE ROOTS OF REMAINING TREES. GRASS OR OTHER SUITABLE GROUND COVER CAN BE APPLIED TO THE UPLAND ZONE.

STREAM BUFFERS:
A STREAM BUFFER IS DEFINED AS THE NATURALLY FORESTED/VEGETATED AREA ON BOTH SIDES OF THE STREAM. WIDTHS & RESTRICTIONS VARY AS DEFINED BY THE SWIM STREAM BUFFER ORDINANCE.
1) 35' SWIM BUFFERS INCLUDE 20' UNDISTURBED STREAM SIDE ZONE MEAQSURED FROM THE TOP OF BANK FOLLOWED BY A 15' UPLAND ZONE.
2)A 15' SWIM PROTECTED ZONE ADJACENT TO THE 35' SWIM BUFFER IS PROVIDED IN ADDITION SO THAT THE TOTALLY PROTECTED AREA BUFFER IS 80' FROM TOP OF BANK AND SHALL CARRY THE SAME USE & RESTRICTIONS AS NOTED ABOVE.
3)30' BLUELINE STREAM BUFFER MEASURING 30' FROM THE TOP OF BANK OF THE STREAM AS DEFINED ON THE USGS TOPOGRAPHIC MAP, CLEARING AND CUTTING OF VEGETATION IS NOT ALLOWED, IS PROHIBITED, AS FURTHER DESCRIBED BY SECTION 7.200 OF THE CHARLOTTE–MECKLENBURG SUBDIVISION ORDINANCE.
4)30' PROTECTED DRAINAGE ZONE MEASURING 15' FROM THE CENTER OF THE DRAINAGE WAY EACH SIDE AS SHOWN. NO FILLING, GRADING, OR REMOVAL OF VEGETATION IS PERMITTED IN THIS AREA EXCEPT THAT WHICH IS NECESSARY FOR PIPE/STRUCTURE INSTALLATION.
5)PROTECTED CORRIDOR SURROUNDS THE BUFFERS AND ZONES AS SHOWN AND SERVE AS ADDITIONAL BUFFER TO PRESERVE THE NATURAL DRAINAGE WAYS AND SMALL AREAS IN A NEAR NATURAL STATE. LIMITED CLEARING OF VEGETATION AND TREES LESS THAN 6" CALIPER IS PERMITTED. HARD AND SOFT SURFACE TRAILS MAY BE LOCATED WITHIN THE PROTECTED CORRIDOR. NO PERMANENT STRUCTURES, BUILT UPON AREAS FENCES OR BARRIERS OR SEPTIC SYSTEMS SHALL BE PERMITTED IN THE PROTECTED CORRIDOR.
6)RD–RETENTION PONDS AND ASSOCIATED PIPE NETWORK SHALL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION WHETHER INSIDE OR OUTSIDE THE RIGHT–OF–WAY.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SHOPTON ROAD WEST
SR #1116
EXISTING TO PUBLIC R/W

REF. DWG. NO. 403-26
REF. DWG. NO. 504-51 and 102-184
128' DUKE POWER CO. R/W

SHEET TITLE	PROJECT NO.
RECORD PLAT 67.878 ACRES THIS SHEET 135.765 ACRES TOTAL	SCALE 1"=100'
PROJECT THE SANCTUARY PHASE 4 MAP 1 SHEET 1 STEELE CREEK TWSP., MECK. CO., NC OWNER: THE SANCTUARY AT LAKE WYLIE, LLC	DATE 06/21/06
	DRAWN BY YWH
	CHECKED BY JEW
	DRAWING NO.
	SHT 1 OF 2 SHTS

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
730 Windsor Oak Court Charlotte NC 28273
704.556.1990
MAIL: POBOX 7007 CHARLOTTE, NC. 28241

File 64598