OLD PLAN

CHARLOTTE GPS STATION #1011
NC GRID COORDINATES - NAD 83 - SPC 97
N: 512464.28 E: 1392154.26
COMBINED FACTOR: 0.99984410
PROJECT BENCHMARK
NAVD 88 ELEV= 734.58

LANDMARK TIE
N75°59'05"W
810.30'

LANDMARK TIE
S39°15'07"E
3486.21'

TIE
S81°52'11"E
450.66'

CONCRETE MONUMENT

CLAYSPARROW ROAD

LEGEND .....
COS – COMMON OPEN SPACE
EOP – EDGE OF PAVEMENT
S.F. – SQUARE FEET
S.D.E. – STORM DRAINAGE EASEMENT
WL – WATERLINE
FPE – FLOOD PROTECTION ELEVATION
(SAME AS MINIMUM FINISHED FLOOR ELEVATION)
■ – WATER METER
● – FIRE HYDRANT
GM – GAS METER
C/O – SEWER CLEAN OUT
WM – WATER METER
IRRIG – IRRIGATION METER
TP – TELEPHONE PEDESTAL
CP – CABLE PEDESTAL
OP – OPERATION
SH – SPRINKLER HEAD
LS – LANDSCAPING
FES – FLARED END SECTION

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C108	115.00	117.80	112.72	S47°56'46"E	58°41'32"
C115	65.00	211.16	129.81	S54°17'37"E	186°08'00"
C116	175.00	54.95	54.73	N41°38'07"E	17°59'29"

NOTES .....

THIS PROPERTY PREVIOUSLY RECORDED IN MAP BOOK 40, PAGES 301–313 & MAP BOOK 42 PAGE 619.

IRON PINS ON 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 NOT FIELD LOCATED BECAUSE CONSTRUCTION NOT COMPLETE AT TIME OF RECORDING.

15' 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 IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTIONS TO STORM WATER FLOW IS 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.

SEE LUESA GROUNDWATER AND ENVIRONMENTAL SERVICES PERMIT # 5487–B FOR A 4 BEDROOM STRUCTURE. THE SEPTIC FIELD SYSTEM SHOWN IS BASED UPON S & ME FLAG LOCATION OF PROPOSED SYSTEM.

SYSTEM NOT INSTALLED
ABOVE GROUND ITEMS LOCATED AS SHOWN
UNDERGROUND LINES AND TANK (IF ANY) HAVE NOT BEEN FIELD LOCATED AND NEED TO BE IDENTIFIED PRIOR TO ANY CONSTRUCTION

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

THIS PROPERTY IS SUBJECT TO THOSE RESTRICTIONS IMPOSED BY THE THE DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS APPLICABLE TO THE SANCTUARY AT LAKE WYLIE RECORDED IN DEED: 17763–774 & 17807–450 AND AS AMENDED.

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 HOMEOWNERS OR TENANTS OF THE SANCTUARY FOR PARKING RECREATIONAL AND OTHER RELATED ACTIVITIES AS MORE FULLY PROVIDED FOR IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS APPLICABLE TO THE SANCTUARY DECLARATION RECORDED IN THE MECKLENBURG COUNTY REGISTRY IN DEED 17763–774 AND AS AMENDED AND WHICH SAID DECLARATION IS HEREBY MADE A PART OF THIS PLAT AND INCORPORATED HEREIN.

TRAILS SHOWN ON MAP ARE FROM EXISTING PLANS NOT FIELD LOCATED SEE THE SANCTUARY AT LAKE WYLIE CONDITIONS COVENANTS AND RESTRICTIONS FOR MAINTENANCE AND USE

PROPERTY ZONED MX–1 REZONING PETITION # 2003–024

MIN FRONT SETBACK 20'
MINIMUM SIDEYARD SETBACK 5'
MINIMUM REAR YARD 30'

THE SANCTUARY PHASE 4B
MAP2 SHEET 3
M.B.48–595

Fema Floodplain
Boundary Line Per Fema Community
FEMA FIRM PANELS 37010359000J,
DATED 03–02–09.

NORTH CAROLINA PROFESSIONAL SEAL L-3954 LAND SURVEYOR JOSEPH E. WHALEY JR.
4-7-11

"I state that this map was drawn under my supervision from an actual survey made under my supervision (DEED description recorded in Book 21561, page 566); that the boundaries not surveyed are indicated as drawn from information in Book 42, page 619; that the ratio of precision or positional accuracy is IN EXCESS OF 1:10,000; and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56. 1600)." This 1 day of APRIL, 2011.

THE SANCTUARY PHASE 1
M.B.42–619

THE SANCTUARY PHASE 1
M.B.42–619

THE SANCTUARY PHASE 1
M.B.42–619

THE SANCTUARY PHASE 4
MAP 1 SHEET 2
M.B.46–719

78
#10825
222,194 SQ. FT.
5.100 ACRES

77

79

80

81

82

101

102

103

104

105

117

118

119

120

121

HERMIT THRUSH LN.
50' PUBLIC R/W

COS

SEE LUESA GROUNDWATER AND ENVIRONMENTAL SERVICES PERMIT # 5487–B FOR A 4 BEDROOM STRUCTURE.
PROPOSED SEPTIC DRAIN LOCATION PER S&ME

10' HARD SURFACE TRAIL EASEMENT (TYPICAL PLACEMENT SHOWN APPROXIMATE LOCATION)

CONCRETE WALK

SIDEWALK

SEPTIC STUB UP PVC PIPE

STORM DRAIN INLET

IRON FOUND

IRON SET

FES

RIP RAP EROSION CONTROL BASIN

C115
227.40'
R: 70.00'

C116
54.95'
R: 175.00'

C105
115.16'

C108
117.80'
R: 115.00'

20' SETBACK

5' SIDEYARD

30' SIDEYARD

35' SIDE

SIDE –78A
27,733SF

140.64
C107 TIE

TIE
55.56'
N38°46'23"E

N10°43'29"E
85.04'

S76°16'14"E
142.98'

N60°57'52"E
53.66'

N32°36'23"E
112.35'

141.35'
N38°46'23"E

N66°00'02"E
463.23'TOTAL

LONG HOLLOW TRAIL CONNECTOR TRAIL MEANDERS ALONG PROPERTY LINE APPROXIMATE LOCATION BASED FROM EXISTING PLANS

10' UTILITY AND DRAINAGE EASEMENT ALONG FRONT SIDE AND REAR OF LOT PER HOA COR'S DEED:17763–774

359.59'

103.64'

18.50'
S09°53'03"E

UNIMPROVED TRAIL MEANDERS ALONG PROPERTY LINE APPROXIMATE LOCATION IN SWIM BUFFER FROM EXISTING MAPS NOT FIELD LOCATED

LONG HOLLOW SOUTH FORK TRAIL

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

S17°56'10"E
270.13'

50' STREAM BUFFER
15' SWIM PROTECTED ZONE

TOP OF BANK

20' SDE

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

20' UNDISTURBED STREAM SIDE ZONE

15' SOFT SURFACE TRAIL EASEMENT (TYPICAL APPROXIMATE LOCATION) EASEMENT FOLLOW TRAIL AS TRAIL MEANDERS

S16°30'02"E
157.08'

S10°40'35"E
361.76'

N01°12'45"E
461.65'

S00°26'56"E
395.27'

N24°50'13"E
1057.21'TOTAL

805.91'

223.40'

PROTECTED CORRIDOR 200' MAXIMUM(VARIES)

WOOD BRIDGE CROSSING APPROXIMATE LOCATION NOT FIELD LOCATED

TIE
329.53'
N72°48'21"E

UNIMPROVED TRAIL MEANDERS ALONG PROPERTY LINE APPROXIMATE LOCATION IN SWIM BUFFER FROM EXISTING MAPS NOT FIELD LOCATED
LONG HOLLOW SOUTH FORK TRAIL

TIE
S25°01'56"E
489.43'

NOTES

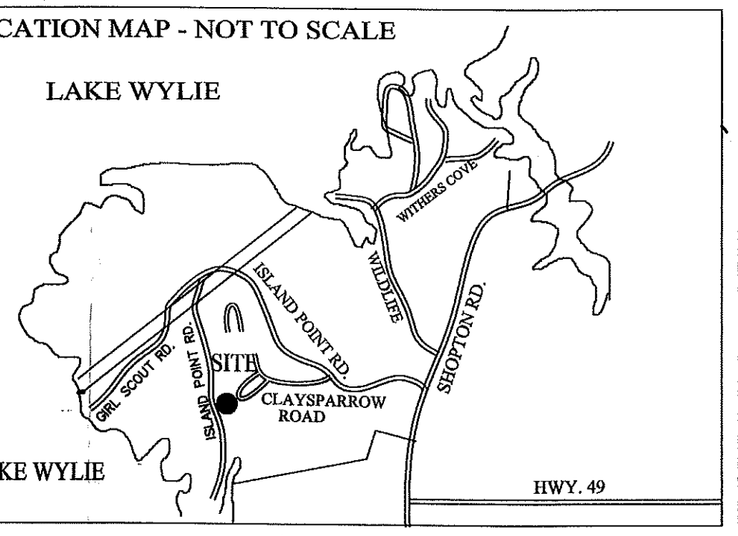
THIS PLAT IS SUBJECT TO ANY EASEMENTS, AGREEMENTS, OR RIGHTS–OF–WAY OF RECORD PRIOR TO DATE OF THIS PLAT, WHICH WAS NOT VISIBLE AT THE TIME OF OUR INSPECTION.

AREA CALCULATED BY COORDINATE METHOD.

THIS SURVEY NOT INTENDED TO MEET GS47–30 REQUIREMENTS. THIS SURVEY WAS PERFORMED PER THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA WITH AN ERROR OF CLOSURE IN EXCESS OF 1:10,000.

THIS PROPERTY IS WITHIN THE CITY OF CHARLOTTE ETJ.
MAXIMUM IMPERVIOUS COVER WILL BE LIMITED TO 12% ON THIS LOT(222,194 SQ.FT. x 12% = 26,663 SQ.FT. MAX. IMPERVOUS AREA)
CURRENT IMPERVIOUS AREA SHOWN =0 SQ.FT.
(IMPERVIOUS AREA AVAILABLE FOR FUTURE CONSTRUCTION 26,663 SQ.FT.)

LOCATION MAP - NOT TO SCALE



GRAPHIC SCALE

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

SHEET TITLE
BOUNDARY SURVEY –VACANT LOT (10825 HERMIT THRUSH LANE)

PROJECT
LOT 78 THE SANCTUARY PH.1
STEELE CREEK TWSP., MECK. CO., N.C.
FOR : ALLI HOBBS

YARBROUGH-WILLIAMS & HOULE, INC.
Planning ○ Surveying ○ Engineering
730 Windsor Oak Court Charlotte NC 28273
PO Box 7007, Charlotte, NC., 28241
704.556.1990 704.556.0505(fax)
NCBELS LICENSE #C-0475

PROJECT NO.
SCALE 1"=100'
DATE 04/01/11
DRAWN BY JEW
DRAWING NO.
SHT 1 OF 1 SHTS