FILED FOR REGISTRATION
NOV 05 2004
AT 3:24 pm
JOHN A. SNYDER
MECKLENBURG COUNTY, N.C.
REGISTER OF DEEDS

FEMA FIRM PANELS 3710580 0222E, 0221E & 0242E DATED 2-4-2004.

Boundary Line For Zoning Consistency

FUTURE COMMERCIAL/NON RESIDENTIAL
FUTURE COMMERCIAL/RESIDENTIAL
FUTURE RESIDENTIAL
IMPACT MINIMIZATION ZONES
ENVIRONMENTAL AREAS
RESIDENTIAL
PUBLIC INFRASTRUCTURE

LAKE WYLIE
PITCHER RD.
TYVERSEDGE
SITE
SHELLPOINT RD.
ISLAND POINT RD.
SHOPTON RD.
LAKE WYLIE
HWY. 49

"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 RATIO OF PRECISION AS CALCULATED IS IN EXCESS OF 1:10000 WITH A MAXIMUM FIELD ERROR OF ANGULAR CLOSURE OF 7 1/2 SEC. PER ANGLE; THAT THIS PLAT IS OF A SURVEY THAT CREATES 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 3 DAY OF OCT, A.D., 2004.

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

NC GRID - NAD 83 - SPC 97

I JOSHUA F. WEAVER 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 11/4/2004

NOW OR FORMERLY THE SANCTUARY AT LAKE WYLIE, LLC DEED:16493-360

NOW OR FORMERLY THOMAS EARNHARDT DEED:10681-778 TAX # 199-521-03

NOW OR FORMERLY WILLIAM C. HEDRICK, JR. DEED:2314-426 TAX #199-101-05

NOW OR FORMERLY DUKE POWER CO. DEED:3605-445 TAX #199-521-02 MB: 25-272

NOW OR FORMERLY THE SANCTUARY AT LAKE WYLIE, LLC DEED:16493-360

THE SANCTUARY PHASE 1 SHEET 2

SWEETLEAF PLACE

WATERTHRUSH LANE

FOX SPARROW LANE

CLAYSPARROW ROAD

ISLAND POINT ROAD

HERMIT THRUSH LN.

WILDLIFE ROAD

NINEBARK TRAIL

SHOPTON ROAD WEST
50' R/W PER DEPARTMENT OF TRANSPORTATION
TO BE ABANDONED
TO BECOME PUBLIC R/W

LANDMARK TRL.

LANDMARK DR.

REF. DWG. NO. 405-26
REF. DWG. NO. 504-61 and 108-184
120' DUKE POWER CO. R/W

| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | CHORD | BEARING |
| C1 | 1935.00 | 66.22 | 66.22 | N38°12'18"E |
| C2 | 430.00 | 277.88 | 273.07 | S82°48'00"E |
| C3 | 530.00 | 89.72 | 89.57 | S89°36'57"E |
| C4 | 530.00 | 242.78 | 240.67 | S88°09'24"E |
| C5 | 975.00 | 80.93 | 80.91 | S14°07'56"E |
| C6 | 125.00 | 43.97 | 43.75 | N00°06'10"E |
| C7 | 375.00 | 157.88 | 156.72 | S01°49'51"E |
| C8 | 375.00 | 184.91 | 183.05 | S28°01'06"E |
| C9 | 375.00 | 5.49 | 5.49 | S41°54'26"E |
| C10 | 475.00 | 194.15 | 192.80 | S31°16'25"E |
| C11 | 475.00 | 164.74 | 163.92 | S09°37'43"E |
| C12 | 150.00 | 159.44 | 152.04 | S32°08'24"E |
| C13 | 150.00 | 136.43 | 131.78 | S86°36'59"E |
| C14 | 150.00 | 39.94 | 39.83 | N58°39'23"E |
| C15 | 150.00 | 153.60 | 147.15 | N22°39'13"E |
| C16 | 150.00 | 81.60 | 80.60 | S22°18'16"E |
| C17 | 350.00 | 130.59 | 129.84 | S27°11'58"E |
| C18 | 200.00 | 128.03 | 125.86 | S24°17'41"E |
| C19 | 200.00 | 129.63 | 127.37 | S81°12'08"E |
| C20 | 175.00 | 23.83 | 23.82 | S06°01'22"E |
| C21 | 150.00 | 193.24 | 180.16 | S42°51'45"E |
| C22 | 1025.00 | 188.82 | 188.55 | S11°13'58"E |
| C23 | 1025.00 | 30.14 | 30.14 | S16°22'30"E |
| C24 | 525.00 | 398.67 | 387.30 | S21°20'16"E |
| C25 | 400.00 | 149.25 | 148.38 | S27°17'58"E |
| C26 | 100.00 | 180.82 | 188.99 | N71°12'34"E |
| C27 | 295.00 | 280.34 | 242.90 | S76°58'08"E |
| C28 | 325.00 | 83.41 | 83.13 | S44°37'28"E |
| C29 | 380.00 | 7.20 | 7.20 | S32°00'06"E |
| C30 | 380.00 | 189.10 | 180.37 | S51°16'19"E |
| C31 | 380.00 | 85.55 | 85.37 | S72°27'01"E |
| C32 | 470.00 | 115.39 | 115.03 | S70°52'14"E |
| C33 | 470.00 | 85.11 | 84.99 | S56°39'14"E |
| C34 | 995.00 | 30.19 | 30.19 | S33°31'54"E |
| C35 | 995.00 | 185.01 | 184.74 | S46°17'16"E |
| C36 | 995.00 | 142.21 | 142.08 | S57°30'42"E |
| C37 | 995.00 | 146.22 | 141.61 | S26°40'06"E |
| C38 | 795.00 | 396.37 | 392.27 | S26°40'36"E |
| C39 | 1025.00 | 182.44 | 182.20 | N72°30'27"E |
| C40 | 1125.00 | 289.97 | 289.15 | N70°08'43"E |
| C41 | 575.00 | 61.87 | 61.85 | S30°18'41"E |
| C42 | 575.00 | 1.66 | 1.66 | S33°00'28"E |
| C43 | 475.00 | 220.82 | 218.84 | S46°33'45"E |
| C44 | 475.00 | 243.91 | 241.24 | S74°26'27"E |
| C45 | 475.00 | 63.47 | 63.42 | S84°36'51"E |
| C46 | 276.38 | 191.62 | 187.80 | N58°32'06"E |
| C47 | 375.00 | 75.14 | 74.90 | N42°19'46"E |
| C48 | 148.58 | 132.27 | 127.86 | N52°44'53"E |
| C49 | 125.00 | 132.85 | 126.68 | N47°06'50"E |
| C50 | 125.00 | 131.63 | 125.63 | S13°29'39"E |
| C51 | 125.00 | 188.01 | 170.78 | S86°40'16"E |
| C52 | 275.00 | 144.62 | 142.98 | N49°34'03"E |
| C53 | 193.00 | 172.96 | 167.29 | N39°05'21"E |
| C54 | 143.98 | 117.19 | 113.99 | N80°43'48"E |
| C55 | 226.38 | 254.05 | 240.63 | N58°42'56"E |
| C56 | 325.00 | 170.51 | 168.59 | N49°34'03"E |
| C57 | 198.61 | 176.77 | 170.95 | N52°33'46"E |
| C58 | 75.00 | 271.49 | 145.73 | S26°08'28"E |
| C59 | 425.00 | 415.81 | 399.43 | S81°06'24"E |
| C60 | 625.00 | 169.96 | 169.44 | S29°27'14"E |
| C61 | 975.00 | 173.54 | 173.31 | N72°30'27"E |
| C62 | 430.00 | 373.26 | 361.65 | S37°15'41"E |
| C63 | 530.00 | 286.52 | 283.05 | S77°37'00"E |
| C64 | 470.00 | 254.09 | 251.00 | S77°37'00"E |
| C65 | 370.00 | 311.18 | 311.19 | S37°15'41"E |
| C66 | 955.00 | 476.14 | 471.22 | S26°40'36"E |
| C67 | 1005.00 | 230.59 | 230.11 | S40°12'46"E |
| C68 | 530.00 | 228.01 | 224.31 | S47°12'46"E |
| C69 | 320.00 | 231.46 | 226.44 | S57°19'43"E |
| C70 | 225.00 | 138.54 | 136.37 | S34°52'58"E |
| C71 | 425.00 | 291.65 | 285.96 | S71°34'11"E |
| C72 | 425.00 | 344.57 | 335.11 | S29°01'04"E |
| C73 | 325.00 | 16.22 | 16.22 | N19°09'56"E |
| C74 | 325.00 | 484.03 | 440.59 | S61°18'01"E |
| C75 | 325.00 | 55.12 | 55.05 | N82°03'46"E |
| C76 | 175.00 | 251.84 | 230.67 | S62°28'20"E |
| C77 | 125.00 | 30.93 | 30.85 | S14°09'25"E |
| C78 | 115.00 | 63.80 | 62.99 | S22°57'43"E |
| C79 | 115.00 | 133.14 | 125.82 | S72°01'16"E |
| C80 | 115.00 | 160.86 | 169.70 | N27°16'00"E |
| C81 | 115.00 | 10.57 | 10.57 | S22°34'47"E |
| C82 | 425.00 | 44.19 | 44.17 | S22°34'09"E |
| C83 | 425.00 | 142.22 | 141.56 | S10°00'16"E |
| C84 | 475.00 | 33.73 | 33.73 | S22°22'30"E |
| C85 | 475.00 | 300.01 | 295.05 | S22°27'31"E |
| C86 | 115.00 | 36.49 | 36.31 | S30°09'21"E |
| C87 | 115.00 | 143.10 | 134.04 | N84°37'39"E |
| C88 | 225.00 | 65.97 | 65.73 | N84°41'58"E |
| C89 | 425.00 | 80.59 | 67.63 | N81°43'52"E |
| C91 | 425.00 | 297.71 | 291.66 | S20°29'08"E |
| C92 | 475.00 | 208.34 | 206.67 | S12°36'07"E |
| C93 | 175.00 | 43.30 | 43.19 | S14°06'27"E |
| C94 | 65.00 | 225.17 | 128.31 | N73°41'31"E |
| C95 | 370.00 | 200.03 | 197.60 | S77°37'00"E |
| C96 | 270.00 | 96.08 | 95.56 | S52°35'55"E |
| C97 | 270.00 | 137.80 | 136.31 | S27°02'30"E |
| C98 | 1055.00 | 196.87 | 196.38 | S17°44'11"E |
| C99 | 1055.00 | 300.59 | 299.57 | S31°14'11"E |
| C100 | 1055.00 | 28.74 | 28.74 | S40°16'45"E |
| C101 | 275.00 | 146.34 | 144.62 | S88°27'16"E |
| C102 | 425.00 | 323.39 | 315.07 | S38°31'35"E |
| C103 | 475.00 | 159.85 | 159.10 | S19°25'56"E |
| C104 | 115.00 | 64.37 | 64.08 | S16°13'49"E |
| C105 | 115.00 | 115.18 | 110.40 | N10°05'11"E |
| C106 | 115.00 | 117.80 | 112.72 | S47°56'46"E |
| C107 | 115.00 | 140.64 | 132.95 | N67°40'20"E |
| C109 | 125.00 | 39.25 | 39.09 | N41°38'07"E |
| C110 | 193.00 | 41.99 | 41.91 | N44°27'45"E |
| C111 | 475.00 | 210.33 | 208.62 | S71°32'51"E |
| C112 | 475.00 | 60.07 | 60.03 | S87°58'21"E |
| C113 | 475.00 | 40.74 | 40.72 | S42°00'33"E |
| C114 | 145.00 | 47.87 | 47.65 | N46°13'49"E |
| C115 | 65.00 | 211.16 | 129.81 | S84°17'37"E |
| C116 | 175.00 | 54.95 | 54.74 | N41°38'07"E |
| C117 | 10.00 | 31.22 | 31.16 | N44°27'45"E |
| C118 | 275.00 | 168.65 | 166.31 | N70°50'14"E |
| C119 | 355.00 | 106.04 | 105.67 | S45°20'49"E |
| C120 | 455.00 | 121.15 | 120.79 | S44°05'09"E |
| C202 | 650.00 | 74.21 | 74.17 | S15°13'56"E |
| C203 | 650.00 | 52.21 | 52.20 | S09°39'36"E |
| C204 | 509.92 | 192.81 | 191.66 | S18°11'30"E |
| C205 | 509.92 | 230.62 | 229.25 | S18°11'30"E |
| C206 | 650.00 | 124.53 | 124.35 | S13°30'44"E |
| C207 | 630.00 | 268.66 | 266.63 | S85°40'58"E |
| C208 | 220.00 | 159.13 | 155.66 | S57°10'43"E |
| C209 | 975.00 | 88.68 | 88.64 | S08°31'16"E |
| C210 | 325.00 | 88.80 | 88.52 | N42°19'46"E |
| C213 | 276.38 | 58.07 | 57.97 | N32°35'09"E |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 48.91 | S35°36'02"E |
| L2 | 56.41 | N76°37'08"E |
| L3 | 100.70 | N30°27'33"E |
| L4 | 35.76 | N41°39'45"E |
| L5 | 74.06 | S68°32'38"E |
| L6 | 59.12 | S78°44'10"E |
| L7 | 58.04 | S88°34'45"E |
| L8 | 90.82 | N83°21'45"E |
| L9 | 51.22 | S38°42'36"E |
| L10 | 51.33 | N54°11'40"E |
| L11 | 50.08 | N34°23'53"E |
| L12 | 58.81 | N79°58'13"E |
| L13 | 59.31 | N83°18'54"E |
| L14 | 79.07 | S88°16'48"E |
| L15 | 171.37 | S74°41'54"E |
| L16 | 49.50 | N32°36'10"E |
| L17 | 62.50 | N77°36'24"E |
| L18 | 46.61 | N57°24'30"E |
| L19 | 51.03 | S88°22'44"E |
| L20 | 49.50 | S82°23'36"E |
| L21 | 62.50 | N77°36'24"E |
| L22 | 46.61 | N57°24'30"E |
| L23 | 51.04 | N24°12'14"E |
| L24 | 50.00 | N72°30'27"E |
| L25 | 41.45 | S12°23'36"E |
| L26 | 98.45 | N77°37'38"E |
| L27 | 57.70 | N53°31'54"E |
| L28 | 65.16 | N50°09'24"E |
| L29 | 65.16 | N50°09'24"E |
| L30 | 65.16 | N50°09'24"E |
| L31 | 44.05 | S36°38'27"E |
| L32 | 43.08 | S89°08'05"E |
| L33 | 98.45 | N77°37'38"E |
| L34 | 60.00 | S03°06'14"E |
| L35 | 101.92 | N08°01'40"E |
| L36 | 29.29 | S53°27'09"E |
| L37 | 49.63 | N08°23'22"E |
| L38 | 51.66 | N15°18'06"E |
| L39 | 78.83 | N54°06'10"E |
| L40 | 69.40 | N67°20'06"E |
| L41 | 91.93 | S89°54'42"E |
| L42 | 108.00 | N52°44'53"E |
| L43 | 108.36 | S36°27'28"E |
| L44 | 49.37 | S81°36'28"E |
| L45 | 73.85 | S36°22'28"E |
| L46 | 51.66 | S79°32'36"E |
| L47 | 51.66 | S04°08'29"E |
| L48 | 51.68 | N80°42'48"E |
| L49 | 25.00 | N49°28'48"E |
| L50 | 62.95 | S14°34'09"E |
| L51 | 19.02 | N48°58'41"E |
| L52 | 123.53 | S87°41'45"E |
| L53 | 36.90 | S87°16'44"E |
| L54 | 76.91 | N26°21'31"E |
| L55 | 41.93 | S04°56'17"E |
| L57 | 57.09 | N08°00'39"E |
| L58 | 42.49 | S06°02'44"E |
| L59 | 100.09 | N33°44'09"E |
| L60 | 55.36 | S24°32'57"E |
| L61 | 68.11 | S09°48'56"E |
| L62 | 85.41 | S14°56'36"E |
| L63 | 83.16 | S08°50'04"E |
| L64 | 112.16 | S34°52'58"E |
| L65 | 48.09 | N22°40'01"E |
| L66 | 49.48 | N09°31'58"E |
| L67 | 59.36 | N18°09'56"E |
| L306 | 50.00 | N84°02'40"E |
| L307 | 50.00 | S25°22'01"E |
| L308 | 50.00 | S81°42'07"E |
| L309 | 68.66 | N21°18'46"E |
| L313 | 68.93 | S23°29'44"E |

REVISION NOTE:
THIS PROPERTY PREVIOUSLY RECORDED IN MB: 42-299 & MB: 42-301. THIS PLAT REMOVES THE DUKE POWER SHORELINE MAINTENANCE PLAN RESTRICTIONS FROM THE SHORELINE. THE SHORELINE MANAGEMENT PLAN IS PERIODICALLY REVIEWED AND UPDATED BY DUKE POWER AND DUKE POWER SHOULD BE CONTACTED PRIOR TO ANY LAND DISTURBING ACTIVITIES NEAR THE SHORELINE. THIS PLAT SUPERCEDES THE PREVIOUSLY RECORDED PLAT.

GRAPHIC SCALE
200 0 100 200 400 800
( IN FEET )
1 inch = 200 ft.

SHEET TITLE
RECORD PLAT – REVISION
293.283 ACRES THIS SHEET
507.506 ACRES TOTAL

PROJECT
THE SANCTUARY PHASE 1 SHEET 1
STEELE CREEK TWSP., MECK. CO., NC.
OWNER: SEE OWNERS NOTE

PROJECT NO.
SCALE 1"=200'
DATE 09/29/04
DRAWN BY JRB
CHECKED BY JEW
DRAWING NO.

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

CHARLOTTE MECKLENBURG PLANNING COMMISSION

OWNERS NOTE:
LOTS 9,19,69 SIMONINI BUILDERS,INC
LOTS 4-8, 10-18,20-21,41-68,70-93,
180-189 THE SANCTUARY AT LAKE WYLIE, LLC.

FIELD EASEMENT
RETE MONUMENT
)N OPEN SPACE
)C STORM DRAINAGE EASEMENT
-OF-WAY
35' SIGHT TRIANGLE
ED BOOK AND PAGE
)N WITH YELLOW WATERSHED BUFFER CAP
ENTY LINE AT INTERSECTION OF
UFFER
RETE MONUMENT
' PROTECTION ELEVATION

ORD SURFACE TRAILS SHOWN APPROXIMATE LOCATION
RFACE TRAIL EASEMENT (7.5' EACH SIDE TRAIL)
RFACE TRAIL EASEMENT (5' EACH SIDE HARD SURFACE TRAIL)
RFACE & SOFT SURFACE TRAILS WILL BE THE MAINTENANCE
Y OF THE SANCTUARY PROPERTY OWNERS ASSOCIATION, OR IT'S ASSIGNS.

TY PREVIOUSLY RECORDED IN
), PAGES 301-321.

' ALL DIMENSIONS UNLESS OTHERWISE NOTED

AND ISLANDS WILL BE THE MAINTENANCE RESPONSIBILITY
' OWNERS ASSOCIATION, DEVELOPER, OR HIS ASSIGNS.

' SPACE TO BE MAINTAINED BY THE HOME OWNERS

RM DRAINAGE EASEMENT TAKEN FROM EXISTING MAPS.
CATED BECAUSE CONSTRUCTION NOT COMPLETE AT time
G.

OF THE PUBLIC STORM DRAINAGE EASEMENT IS TO PROVIDE
DRAINAGE FOR ANY STRUCTURES AND/OR OBSTRUCTIONS TO STORM
IS PROHIBITED.

LATED BY COORDINATE METHOD

' OF RECORDING THIS PROPERTY IS WITHIN THE CITY OF CHARLOTTE ETJ.

' DEMOLITION OR STUMP BURIAL WILL BE ALLOWED.
ILLS WILL BE DISPOSED OF IN AN APPROVED
WDFILL.

BE NO SANITARY SEWER, STORM DRAINAGE,
RSION CONTROL FACILITIES IN THE 100'
RIAN.

3' COMMON OPEN SPACE

VEY HOMEOWNERS ASSOCIATION IN
HIS PLAT AS A PART OF THE SANCTUARY
TED CERTAIN PARTS AS "COMMON OPEN SPACES"
THE HOMEOWNERS OR TENANTS OF THE SANCTUARY
PARKING RECREATIONAL AND OTHER RELATED
MORE FULLY PROVIDED FOR IN
TION OF COVENANTS, CONDITIONS, AND
APPLICABLE TO THE SANCTUARY
TS RECORDED IN THE MECKLENBURG COUNTY
OR TO BE RECORDED IN THE
AND DECLARATION IS HEREBY MADE A PART
' AND INCORPORATED HEREIN.

CORDED ON SHEETS 1 & 2 OF 2
ONED MX-1 REZONING PETITION # 2003-024
SETBACK 20'
D YARD SETBACK 5'
R YARD 30'

) UNITS MAY BE LOCATED WITHIN THE REQUIRED SHORELINE BUFFER
RTIONAL SHORELINE BUFFER OR THE RESTRICTED ZONE.

SERVICES COVER WILL BE LIMITED TO 12% OF THESE LOTS

ON PONDS AND ASSOCIATED PIPE NETWORK SHALL BE MAINTAINED BY THE HOME OWNER'S
WHETHER INSIDE OR OUTSIDE THE RIGHT-OF-WAY.

OF A SEPTIC TANK SYSTEM CAN
ARE SUBJECT OF THOSE COVENANTS, CONDITIONS AND
) FOR PARCEL A RECORDED IN THE MECKLENBURG COUNTY
TRY WHICH PROVIDES FOR

ENCES AND IMPROVEMENTS TO BE LOCATED UPON THESE LOTS
SEWER DISPOSAL SERVICE AND FACILITIES PROVIDED EXCLUSIVELY
EXUAL SEPTIC TANK SYSTEM TO BE INSTALLED AND OPERATED
ER OF SAID LOT AND EACH OWNER OF SAID LOT AND EACH OWNER,
REOF, BY DEED TO THE LOT, EXPRESSLY AND PERMANENTLY WAIVES
O PETITION OR REQUEST SEWER SERVICE FROM GOVERNMENTAL
INCLUDING CMUD). EACH LOT OWNER, ON BEHALF OF ITSELF, ITS HEIRS,
AND ASSIGNS, SHALL HAVE THE RIGHT TO ENFORCE THIS COVENANT
/ OTHER OWNER OF THESE LOTS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

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

Source of Location Zone Floodplain
Federal Emergency Management Agency
Flood Insurance Rate Maps (FIRM)
Community Panel Number 3710580 0222E, 0221E & 0242E DATED 2-4-2004

BANK TO BUFFER LINE
DE STREAM BUFFER

D LOCATED TOP OF BANK

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 6 INCH CALIPER PER 1000SF. 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 NBUFFER ZONES.
GRADING AND OTHER LAND DISTURBUBG ACTIVITIES ARE ALLOWED ONLY IN THE UPLAND ZONE. HOWEVER, THSES ACTIVITIES MUST BE PERFORMED IN SUCH 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.

A PORTION OF THIS PROPERTY LIES WITHIN A FEMA FLOODZONE AS SHOWN ON FEMA FIRM PANELS 3710580 0222E, 0221E & 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

50' ADDITIONAL SHORELINE BUFFER:
TO MINIMIZE THE RISK OF WATER QUALITY DEGRADATION FROM POLLUTION , 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 DEED 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 WAYLIE 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 (NOT STRAW) IF APPROVED BY THE MCMGP AND THE ACC. NO GRASS IS ALLOWED IN THE RESTRICTED ZONE UNLESS OTHERWISE APPROVED IN WRITING BY THE MCMGP AND THE ACC.
3)DEAD OR DISEASED TREES OR UNDERGROWTH OF ANY SIZE MAY BE REMOVED

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 OF 6 INCH CALIPER PER 1000SF/LOT OF BUFFER AREA AND AS DEFINED IN THE WBG. MATURAL LEAF LITTER, HUMUS AND VEGETATION AS TYPICALLY FOUND IN AN UNDISTURBED WOODED AREA SHOULD REMAIN WHERE POSSIBLE TO ESTBLISH NEAR NATURAL LOW MAINTENANCE CONDITION. NO 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 MCC AND ITS APPROVAL IN WRITING MUST BE OBTAINED PRIOR TO PLANTING. APPROVED PLANTINGS FOR BUFFERS SHALL FOLLOW THE MCMGP AND WBG REQUIREMENTS.
HARD AND SOFT SURFACE TRAILS MAY MEANDER AND ACCESSORIES TO THE TRAILS

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

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

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.
BUFFER ORDINANCE.
1) 35' SWIM BUFFERS INCLUDE 20' UNDISTURBED STREAM SIDE ZONE MEASURED 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 TOTAL PROTECTED BUFFER IS 50' FROM TOP OF BANK AND SHALL CARRY THE SAME USE & RESTRICTIONS AS WITH 35' BUFFERS.
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.
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 SHALL REMAIN 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.