TREE PROTECTION NOTES:

TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINES STANDARDS.

TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION, AND NOT REMOVED UNTIL FINAL INSPECTION BY URBAN FORESTRY STAFF.

NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAVE AREAS.

VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.

TREE PROTECTION FENCE TO BE PLACED AT THE DRIPLINE PLUS FIVE (5) FEET, PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.

TIMAHOE LANE

LAMOND POINT (60' PUBLIC R/W)

WINDYGAP ROAD (60' PUBLIC R/W)

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	75.13'	68.26'	N28°45'27"E
C2	383.13'	107.77'	107.42'	N30°22'30"E
C3	50.00'	55.36'	52.57'	N54°02'00"E
C4	356.17'	97.35'	97.05'	S32°47'02"E
C5	271.40'	132.23'	130.93'	S55°00'27"E

LINE TABLE		
LINE	BEARING	DISTANCE
L20	S79°51'29"W	19.12'
L21	N82°49'38"W	97.95'
L22	N67°13'57"W	22.08'
L23	N42°20'08"W	40.99'
L24	N60°09'59"W	67.86'
L25	N73°05'53"W	30.18'
L26	S88°57'16"W	36.68'

N85°45'00"E 107.20'

N22°19'00"E 68.27'

N38°26'00"E 87.51'

S41°03'00"E 68.41'

S68°58'00"E 74.31'

S66°49'37"W 397.65' (P/L)

58.7'

231.7'

TREE SAVE AREA PER CITY TREE ORDINANCE
0.42 AC – 0.10% OF TOTAL AREA

SETBACKS

IPS

C1 C2 C3 C4 C5

#4 REBAR(F)

N18°34'06"W 41.82'

#4 REBAR(F) CONTROL CORNER

DWELLING ENVELOPE

FOOTPRINT

DWELLING ENVELOPE

5' setback

N15°58'36"E 198.93'

N88°57'16"E 48.34'

S60°09'59"E 107.83'

S42°20'08"E 39.54'

S86°14'46"E 101.37'

S05°02'09"E 255.50' (P/L)

144'

50'

50' UNDISTURBED WATERSHED BUFFER

#5 REBAR (F)

L20

L25

L26

LAKE WYLIE

N.C. GRID (NAD 83)

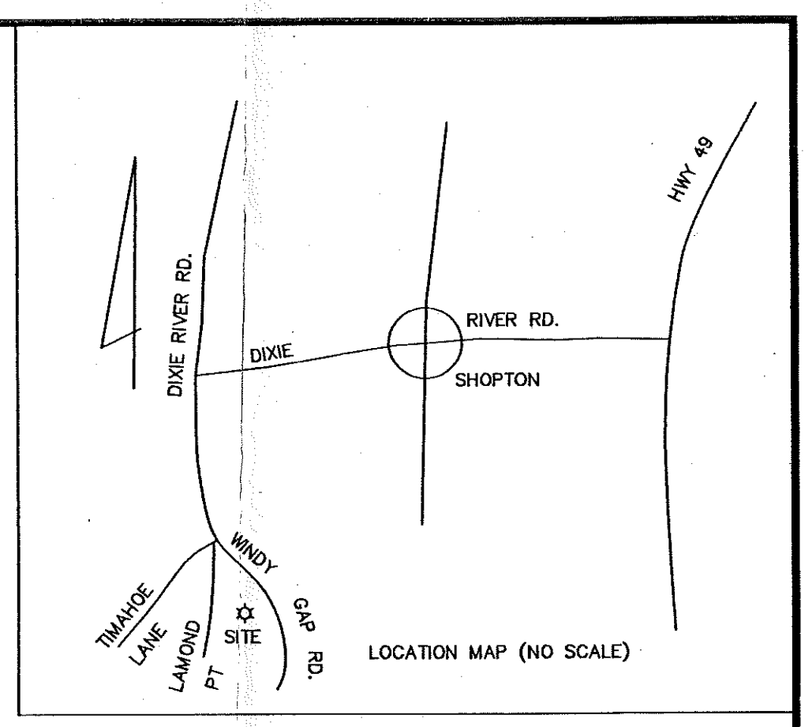
③

AREA = 4.16 ACRES

②

DANIEL AND REBECCA STILLWELL

BRIAN LAMOND
DB 8994 PG 551
TAX REF: 11331102



LOCATION MAP (NO SCALE)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PROPERTY LINE IS APPROX. 570 CONTOUR LINE & DUKE ENERGY CORP. BOUNDARY (PB 25 PG 98)

THIS IS AN EXISTING PARCEL OF LAND.

PROPERTY ZONED: R5

MINIMUM LOT AREA: 6,000 SF
MINIMUM LOT WIDTH: 50'
SETBACKS: FRONT 20'
SIDE 5'
REAR 35' ZONING; 50' LAKE RESTRICTION

PROPERTY LOCATED WITHIN THE LOWER LAKE WYLIE WATERSHED CRITICAL AREA – LOW DENSITY DEVELOPMENT OPTION

AT THE TIME OF RECORDING OF THIS PLAT, THIS PROPERTY IS LOCATED WITHIN THE CITY OF CHARLOTTE'S EXTRA TERRITORIAL JURISDICTION.

NOTES:

(S) DENOTES OBJECT SET
(F) DENOTES OBJECT FOUND

PROPERTY SUBJECT TO ANY VALID AND ENFORCEABLE EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD AND THOSE SHOWN, IF ANY, SHOULD BE INDEPENDENTLY VERIFIED. NO TITLE OPINION HAS BEEN PROVIDED TO THE SURVEYOR.

NAMES AND DEED REFRENCES SHOWN ARE FOR DESCRIPTIVE PURPOSES ONLY, NOT TO BE USED FOR DETERMINING TITLE.

WATER BOUNDARIES ARE SUBJECT TO CHANGE BY NATURAL CAUSES AND MAY EFFECT AREA AND LIMIT OF TITLE.

CM(F) – CONCRETE MONUMENT(F)
IPS – #4 REBAR(S)
MNS – MAGNETIC NAIL(S)
R/W – RIGHT OF WAY
P/L – PROPERTY LINE
C/L – CENTERLINE

NORTH CAROLINA PROFESSIONAL SEAL L-2605 LAND SURVEYOR TED M. BEVERLY

STATE OF NORTH CAROLINA

I certify that this map was drawn from an actual survey made under my supervision and was prepared in accordance with G.S. 47-30 as amended. The unadjusted ratio of precision is 1': 10,000
Boundaries not surveyed, if any, are noted. Deed descriptions are recorded in Book 16954, Page 764

Witness my hand and seal this 25th 3rd day of MARCH FEB 2006 2005

TED M. BEVERLY
Professional Land Surveyor
L-2605
License No.

BOUNDARY SURVEY FOR:

JUAN & CARMEN VILLAVECES

TOWNSHIP: STEELE CREEK TAX I.D.: 11331117
COUNTY: MECKLENBURG STATE: NORTH CAROLINA
DATE: MARCH 24, 2005 JOB NO.: 0206101

REVISIONS

DATE	DESCRIPTION
2/1/2006	SHOW DWELLING ENVELOPE AND FOOTPRINT

CBS Surveying & Mapping, Inc.
122 EAST ROBINSON STREET
GAFFNEY, SC 29340 (864) 489-5068

5370B