

INDEX OF SHEETS

Table listing sheet numbers and titles: SHEET NO. 1 COVER SHEET, SHEET NO. 2 SITE PLAN, SHEET NO. 3 DRAINAGE PLAN #1, etc.

PHASE 1 PROJECT INFORMATION PETITION 98-56(c)

TOTAL PROJECT ACREAGE 140.50 AC. ZONING MX-1 & R-BMF(CD) OPEN SPACE 46.57% AC. PROP. NUMBER LOTS(TOTAL) 309 TAX PARCEL NO.: 09-19-12, 09-19-15 & 09-19-16

PHASE 1 INFORMATION table with columns for lot counts and setbacks: 45 LOTS(T1), 55 LOTS(T2), 45 LOTS(B1), 75 LOTS(B2)

PHASE 2 PROJECT INFORMATION PETITION 98-56(c)

TOTAL PROJECT ACREAGE 92.59 AC. ZONING MX-1 OPEN SPACE 27.77% AC. PROP. NUMBER LOTS(TOTAL) 243 TAX PARCEL NO.: 09-19-12, 09-19-15 & 09-19-16

PHASE 2 INFORMATION table with columns for lot counts and setbacks: 45 LOTS(B1), 55 LOTS(B2), 45 LOTS(B3), 75 LOTS(B4)

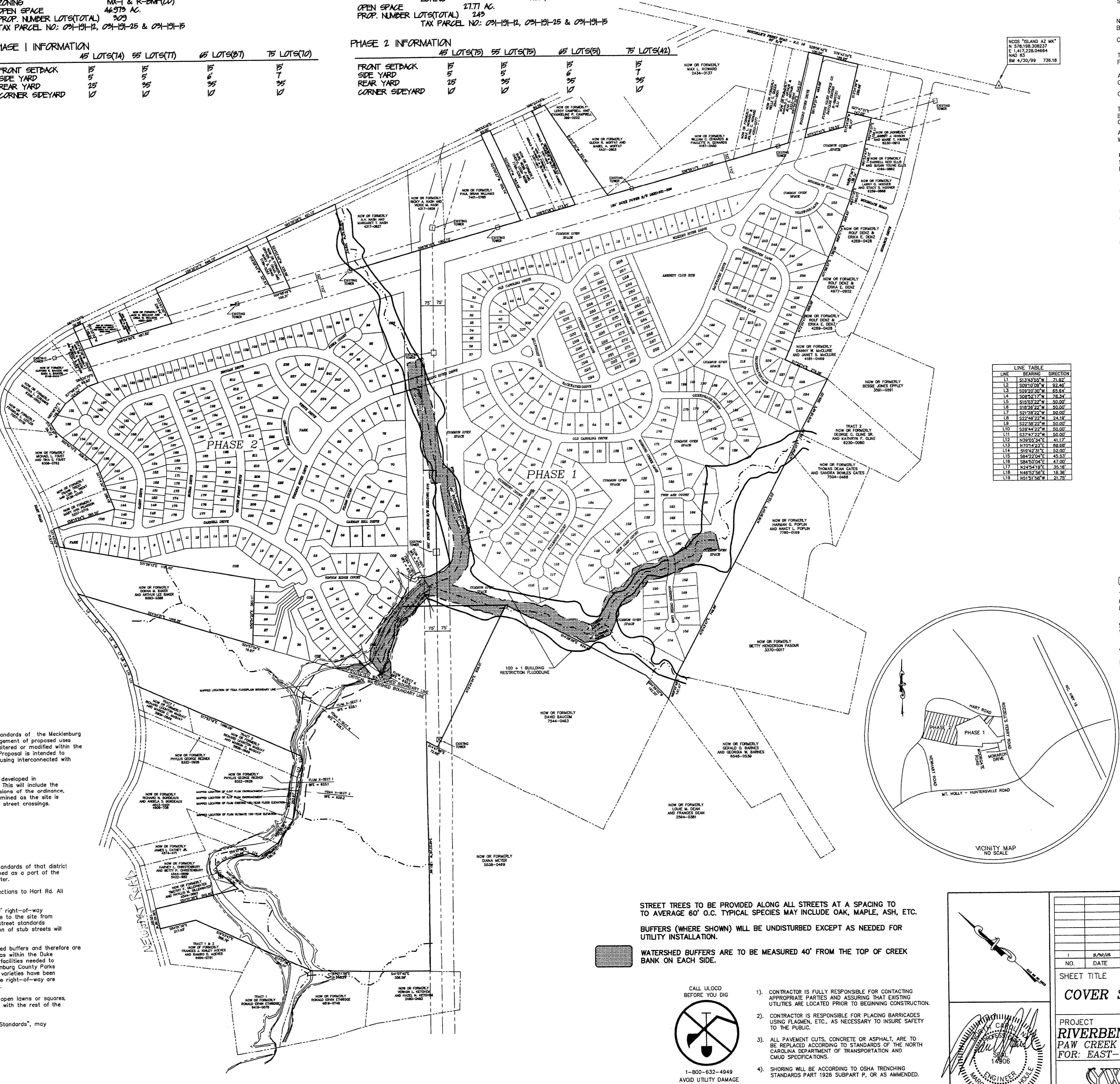
CATAWBA RIVER/LAKE WYLIE WATERSHED OVERLAY PROTECTED AREA IMPERVIOUS AREA CALCULATIONS:

Table of impermeious area calculations for Phase 1 and Phase 2, including site area, streets and sidewalk, and remaining area for lots.

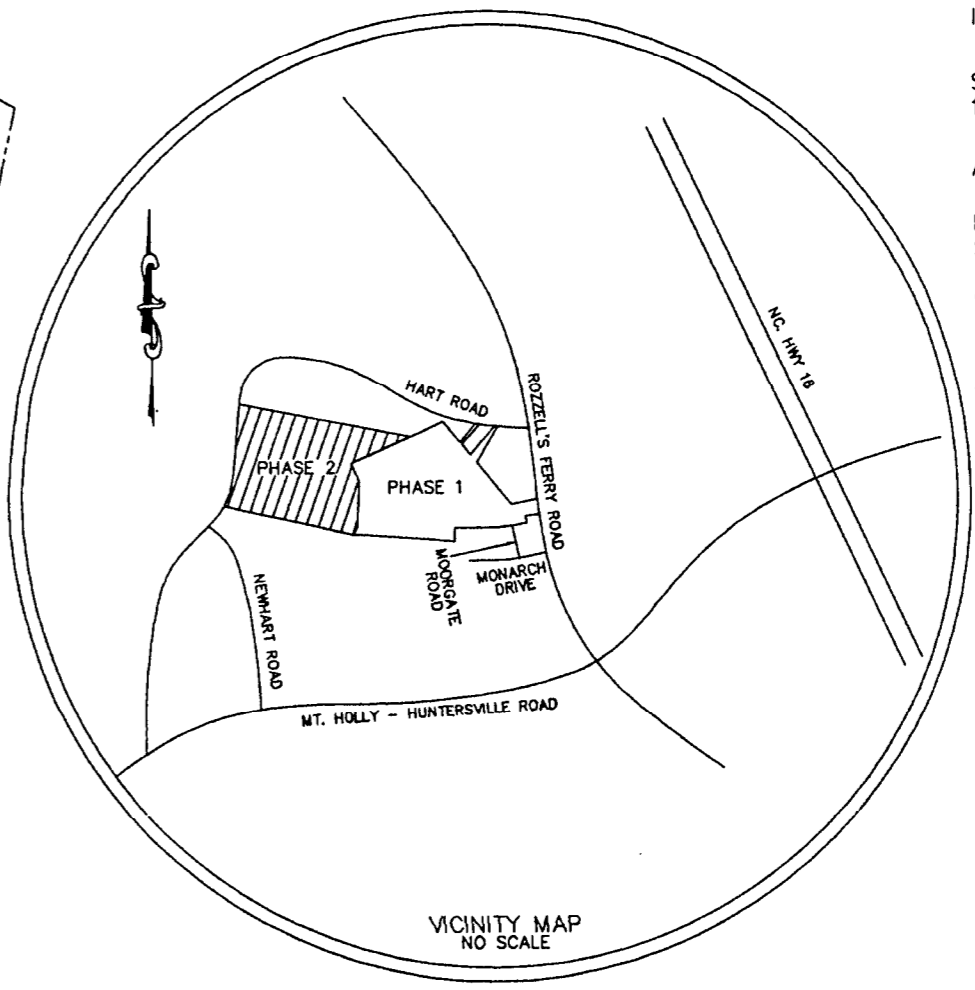
PRIOR TO ISSUANCE OF THE "CERTIFICATION OF OCCUPANCY" FOR EACH LOT, THE MAXIMUM ALLOWABLE IMPERVIOUS AREA WILL BE RECORDED AS A DEED RESTRICTION.

EAST WEST PARTNERS ROZZELL'S FERRY ROAD SITE DEVELOPMENT NOTES

- 1. Development of the site will be controlled by the standards depicted on this site planned by standards of the Mecklenburg County Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases. This Proposed is intended to enable the development of a mixed residential community composed for single family detached housing interconnected with open space, pedestrian, and vehicular linkage.



LINE TABLE with columns for LINE, BEARING, and DISTANCE. Lists various line segments and their measurements.

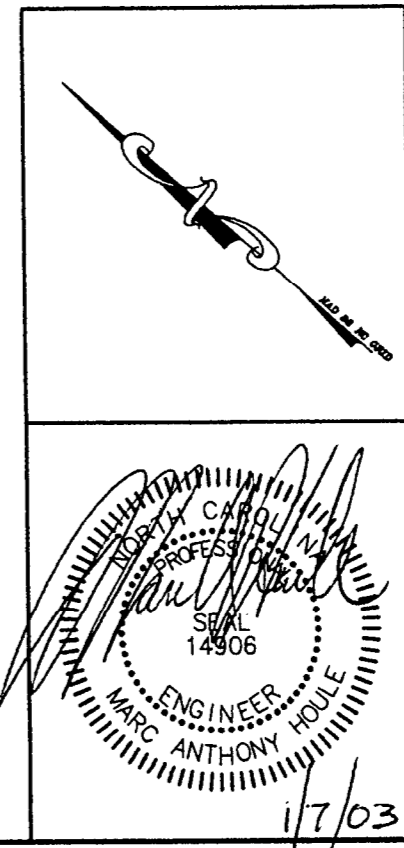


A PRELIMINARY PLAN APPROVED UNDER THE PROVISIONS OF THE SUBDIVISION ORDINANCE WILL BE VALID FOR A PERIOD OF THREE YEARS. COMMON OPEN SPACE IS TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. THE DEVELOPMENT WILL ADHERE TO ALL DIMENSIONAL REQUIREMENTS SET FORTH FOR THEIR RESPECTIVE DISTRICTS IN THE CHARLOTTE MECKLENBURG ZONING ORDINANCE.

IN ROLLING AND HILLY TERRAINS, SWEEPING OF STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR BASED ON FIELD CONDITIONS. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON CURB. NON-STANDARD ITEMS (i.e. PAVERS, IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A "RIGHT-OF-WAY ENCROACHMENT AGREEMENT" WITH THE (CITY OF CHARLOTTE ENGINEERING DEPT.) BEFORE INSTALLATION.

WATERSHED BUFFERS ARE TO BE MEASURED 40' FROM THE TOP OF CREEK BANK ON EACH SIDE. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.

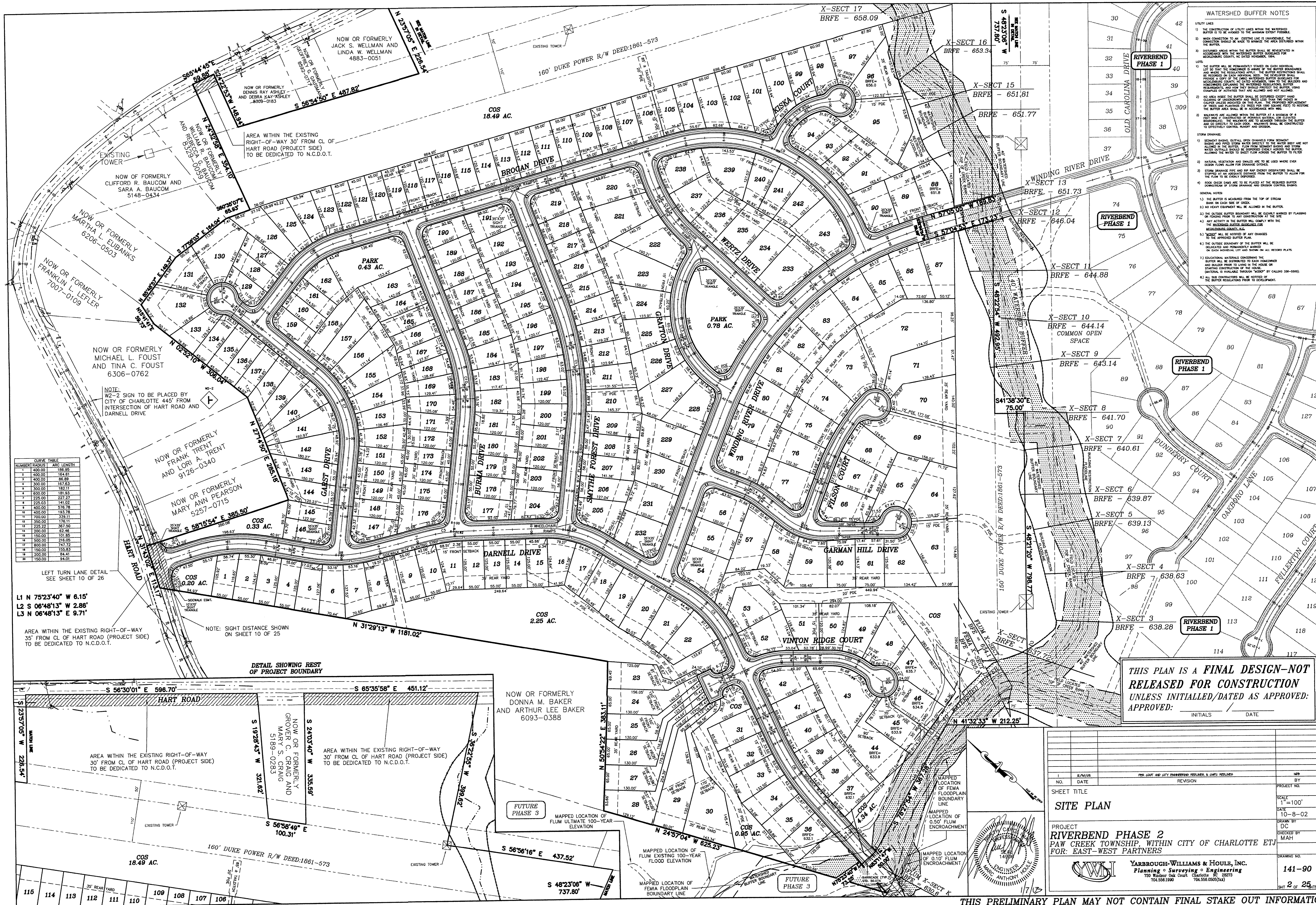
THIS PLAN IS A FINAL DESIGN--NOT RELEASED FOR CONSTRUCTION UNLESS INITIALLED/DATED AS APPROVED: APPROVED: / DATE



Project information form including SHEET TITLE (COVER SHEET), PROJECT (RIVERBEND PHASE 2), and DRAWN BY (MAH).



- 1. CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO BEGINNING CONSTRUCTION.



- ### WATERSHED BUFFER NOTES
- UTILITY LINES
 - THE CONSTRUCTION OF UTILITY LINES WITHIN THE WATERSHED BUFFER IS TO BE AVOIDED TO THE MAXIMUM EXTENT POSSIBLE.
 - WHEN CONSTRUCTION ON AN EXISTING LINE IS UNAVOIDABLE, THE CONSTRUCTION SHALL BE LIMITED TO THE AREA OF THE EXISTING LINE.
 - EXISTING UTILITY LINES WITHIN THE BUFFER SHALL BE IDENTIFIED BY ACHIEVING THE WATERSHED BUFFER OUTLINE FOR MEASUREMENT QUANTITY IN THE RECORDS.
 - THE BUFFER WILL BE PERMANENTLY STAKED ON EACH INDIVIDUAL LOT SO THAT THE HOMEOWNER IS AWARE OF THE BUFFER BOUNDARIES AND THE REGULATIONS APPLY. THE BUFFER BOUNDARIES SHALL BE MEASURED ON EACH INDIVIDUAL LOT. THE DEVELOPER SHALL PROVIDE A COPY OF THE WATERSHED BUFFER BOUNDARIES TO THE HOMEOWNER. THE HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE BOUNDARIES AND REPORTING ANY VIOLATIONS TO THE CITY OF CHARLOTTE. THE HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE BOUNDARIES AND REPORTING ANY VIOLATIONS TO THE CITY OF CHARLOTTE.
 - NO AREA WITHIN THE BUFFER SHALL BE DISTURBED EXCEPT HAND-CLEANING OF UNDESIRABLE WEEDS. THE HOMEOWNER SHALL BE RESPONSIBLE FOR HAND-CLEANING WEEDS FROM THE BUFFER TO MAINTAIN THE BUFFER AREA SHALVE IN ACCORDANCE WITH THE CITY OF CHARLOTTE. THE HOMEOWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE BUFFER AREA SHALVE IN ACCORDANCE WITH THE CITY OF CHARLOTTE.
 - STORM DRAINAGE
 - NATURAL VEGETATION AND CHANNELS ARE TO BE USED WHERE EVER FEASIBLE FOR STORM DRAINAGE. OTHER STORM DRAINAGE SHALL BE DESIGNED TO MAINTAIN THE BUFFER AREA SHALVE IN ACCORDANCE WITH THE CITY OF CHARLOTTE.
 - STORM DRAINAGE PIPE AND RIP RAP EXPOSED ABOVE GROUND SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION FROM THE BUFFER TO ALLOW FOR THE FLOW TO BE EXACTLY OBSERVED.
 - DOWN THE CHANNEL AND TO BE MAINTAINED AT THE REQUIRED BATTER DOWNSTREAM OF STORM DRAINAGE AND EXPOSED CHANNEL BANKS.
- GENERAL NOTES
- THE BUFFER IS MEASURED FROM THE TOP OF STREAM BANK ON EACH SIDE OF CREEK.
 - NO HEAVY EQUIPMENT WILL BE ALLOWED IN THE BUFFER.
 - THE OUTSIDE BUFFER BOUNDARY WILL BE CLEARLY MARKED BY FLAGGING OR CHERRY PRUNES AT ANY CORNER.
 - ANY ACTIVITY IN THE BUFFER WILL COMPLY WITH THE WATERSHED BUFFER REGULATIONS.
 - "WEDGE" WILL BE NOTIFIED OF ANY CHANGES TO THE APPROVED BUFFER PLAN.
 - THE OUTSIDE BOUNDARY OF THE BUFFER WILL BE SEGMENTED AND PERMANENTLY STAKED ON EACH INDIVIDUAL LOT AND SHOWN ON ALL RECORD PLATS.
 - EDUCATIONAL MATERIALS CONCERNING THE BUFFER WILL BE DISTRIBUTED TO EACH HOMEOWNER AND HANGER PRIOR TO LOTS IN THE HOUSE OR EXISTING CONTRACTS. THE MATERIALS WILL BE AVAILABLE THROUGH "WEDGE" BY CALLING 380-5500.
 - THE BUFFER REGULATIONS ARE TO DEVELOPMENT.

THIS PLAN IS A FINAL DESIGN-NOT RELEASED FOR CONSTRUCTION UNLESS INITIALED/DATED AS APPROVED: APPROVED:

INITIALS _____ DATE _____

CURVE	RADIUS	ARC LENGTH
1	400.00	156.29
2	400.00	164.63
3	400.00	65.59
4	300.00	167.53
5	300.00	182.11
6	600.00	181.93
7	225.00	227.27
8	225.03	141.02
9	400.00	578.78
10	400.00	193.78
11	700.00	339.11
12	350.00	178.11
13	225.27	367.50
14	200.00	82.46
15	150.00	101.85
16	500.00	216.05
17	800.00	747.73
18	150.00	155.83
19	200.00	84.41
20	150.00	84.01

LEFT TURN LANE DETAIL SEE SHEET 10 OF 26

L1 N 75°23'40" W 6.15'
 L2 S 06°48'13" W 2.88'
 L3 N 06°48'13" E 9.71'

AREA WITHIN THE EXISTING RIGHT-OF-WAY 35' FROM CL OF HART ROAD (PROJECT SIDE) TO BE DEDICATED TO N.C.D.O.T.

NOTE: SIGHT DISTANCE SHOWN ON SHEET 10 OF 25

DETAIL SHOWING REST OF PROJECT BOUNDARY

AREA WITHIN THE EXISTING RIGHT-OF-WAY 30' FROM CL OF HART ROAD (PROJECT SIDE) TO BE DEDICATED TO N.C.D.O.T.

AREA WITHIN THE EXISTING RIGHT-OF-WAY 30' FROM CL OF HART ROAD (PROJECT SIDE) TO BE DEDICATED TO N.C.D.O.T.

AREA WITHIN THE EXISTING RIGHT-OF-WAY 30' FROM CL OF HART ROAD (PROJECT SIDE) TO BE DEDICATED TO N.C.D.O.T.

AREA WITHIN THE EXISTING RIGHT-OF-WAY 30' FROM CL OF HART ROAD (PROJECT SIDE) TO BE DEDICATED TO N.C.D.O.T.

NO.	DATE	REVISION

SHEET TITLE

SITE PLAN

PROJECT

RIVERBEND PHASE 2

PAW CREEK TOWNSHIP, WITHIN CITY OF CHARLOTTE ETJ FOR EAST-WEST PARTNERS

YARBROUGH-WILLIAMS & HOULE, INC.
 Planning & Surveying & Engineering
 704 W. 4th Street, Suite 200
 Charlotte, NC 28202
 704.555.0500 (local)

DRAWING NO. 141-90
 SHEET 2 OF 25

THIS PRELIMINARY PLAN MAY NOT CONTAIN FINAL STAKE OUT INFORMATION