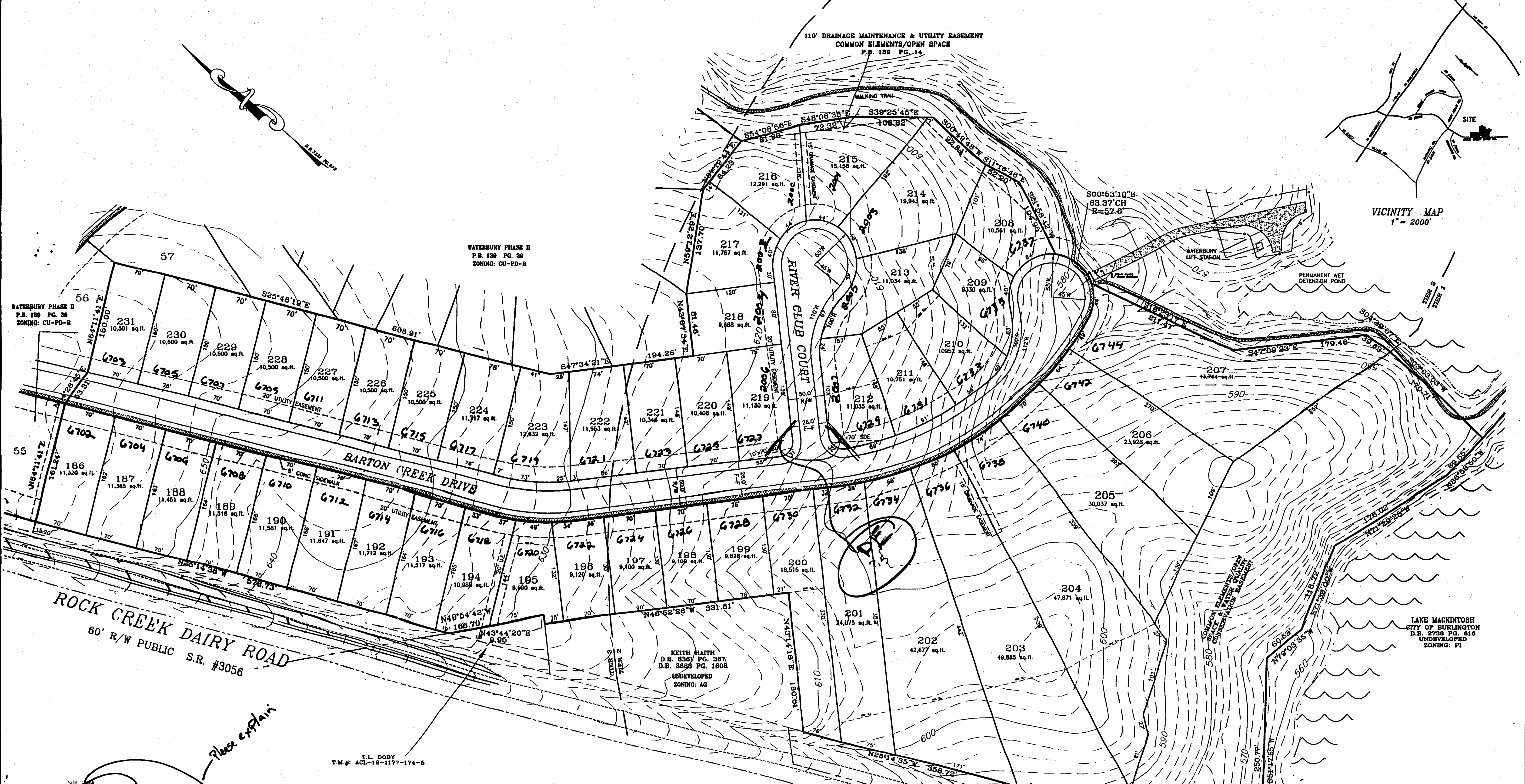


VICINITY MAP  
1" = 2000'



WATERBURY PHASE II  
P.B. 139 PG. 39  
ZONING: CU-PD-R

WATERBURY PHASE II  
P.B. 139 PG. 39  
ZONING: CU-PD-R

KEITH HAITH  
D.B. 3389 PG. 387  
D.B. 3995 PG. 1808  
UNDEVELOPED  
ZONING: AG

LAKE MACKINTOSH  
CITY OF BURLINGTON  
D.B. 8758 PG. 818  
UNDEVELOPED  
ZONING: PI

ROCK CREEK DAIRY ROAD  
60' R/W PUBLIC S.R. #3056

T.L. DOBY  
T.M.#: ACL-18-1177-174-5

Place explain

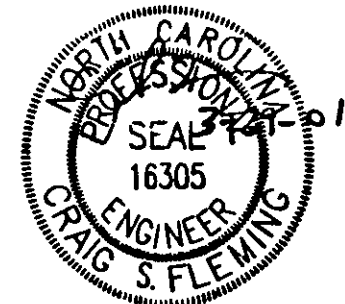
ADDITIONAL R/W TO BE  
DEDICATED TO N.C.D.O.T.

SITE DATA  
46 LOTS (2 DU/AC)  
L.F. IN SHEETS: 1010  
TAP MAP DATA: ACL-18-1177-175-P/O 2  
ACL-18-1177-175-P/O 5  
EXISTING ZONING: CU-PD-R CASE# 60-97  
ZONING CONDITIONS:  
MAX. 392 SINGLE FAMILY DETACHED UNITS (TOTAL TRACT)  
OVERALL DENSITY: 1.9 DU/AC (TOTAL TRACT)  
PHASE 1: 3 DU/AC PER CONSENT AGREEMENT  
PROPERTY OWNERS:  
RIDGEWOOD OF GREENSBORO, LLC  
D.B. 4912 PG. 1978  
TOTAL AREA: 23.44 ACRES  
AREA IN R/W: 2.72 ACRES  
AREA IN LOTS: 16.18 ACRES  
AREA IN COMMON AREA: 4.54 ACRES  
MIN. LOT SIZE: 9,000 SQ. FT.  
MIN. LOT WIDTH  
INTERIOR LOT: 60'  
CORNER LOT: 75'  
MIN STREET FRONTAGE: 30'  
MIN. STREET SETBACKS:  
FRONT: 30'  
SIDE: 5'  
SIDE (STREET): 15'  
REAR: 25'

AREA COMPUTED BY D.M.D. METHOD.  
ERROR OF CLOSURE IS 1:10,000 +.  
NO N.C.G.S. MARKER FOUND WITHIN 2000' OF THIS PROPERTY.  
WATERSHED DATA:  
BURLINGTON WATERSHED (WS IV)  
WATERSHED REQUIREMENTS WILL BE MET PER  
CONSENT AGREEMENT FOR THIS PROPERTY  
DATED JANUARY 27, 1989.  
GUILFORD COUNTY ORDINANCES 1-3  
MAX. DENS. 1.96 DU/AC  
1/2" RUNOFF CONTROL REQUIRED

- LEGEND:
- F.I.P. = FOUND IRON PIPE
  - S.I.P. = SET IRON PIPE
  - CH. = CHORD
  - R/W = RIGHT OF WAY
  - T.M. = TAX MAP
  - D.B. = DEED BOOK
  - PG. = PAGE
  - POB = POINT OF BEGINNING
  - MIN. BL. = MINIMUM BUILDING LINE
  - MAX. BL. = MAXIMUM BUILDING LINE
  - W.Q.C.E. = WATER QUALITY CONSERVATION EASEMENT
  - D.M.U.E. = DRAINAGE, MAINTENANCE & UTILITY EASEMENT
  - LUC = LAND USE CLASSIFICATION
  - TL = TIER LINE
  - D.M.U.E. = DRAINAGE MAINTENANCE & UTILITY EASEMENT
  - SDE = SIGHT DISTANCE EASEMENT
  - ⊙ = SANITARY SEWER MANHOLE
  - ⊕ = FIRE HYDRANT
  - ⊠ = CATCH BASIN
  - ⊗ = GATE VALVE

APPROVED PRELIMINARY PLAN  
DATE 4-11-01  
GUILFORD COUNTY PLANNING DIV.  
Enforcement Officer  
WARNING: It is illegal to sell or transfer lots shown on this plat until such time that a final plat is approved and recorded.



PRELIMINARY PLAT  
Waterbury (PHASE 5)  
AKA Heron Pointe

OWNER/DEVELOPER:  
RIDGEWOOD OF GREENSBORO, LLC  
700 CARNEGIE PLACE  
GREENSBORO, NC 27409  
TOWNSHIP: ROCK CREEK  
COUNTY: GUILFORD  
(336) 852-2811  
NORTH CAROLINA  
DATE: 03-28-2001  
SCALE: 1"=60'



Fleming Engineering, Inc.  
700 Carnegie Place Greensboro, NC 27408  
Phone: 336-852-9797 Fax: 336-852-9766