



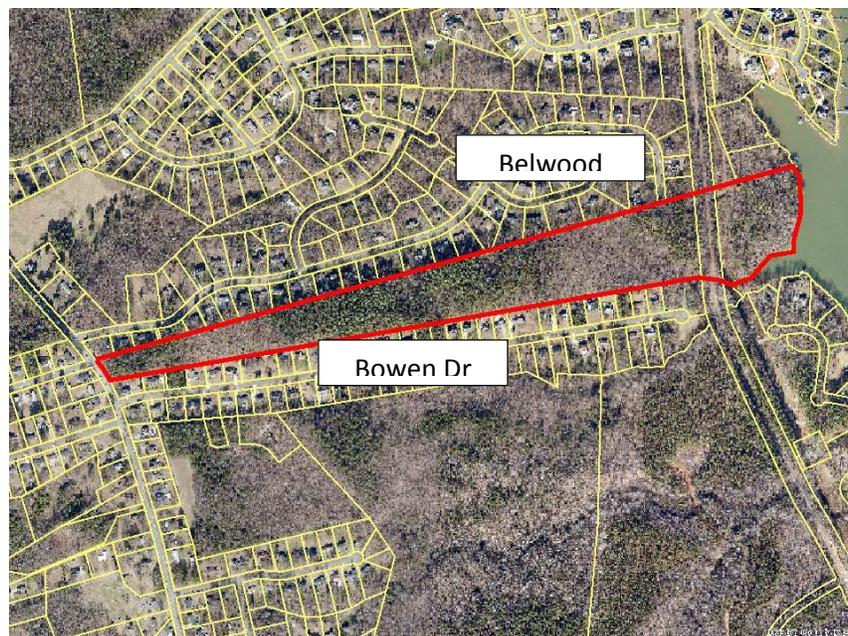
## Major Development Plan

### **Application number: MDP2016.01 Rivermist**

**Request:** The applicant requests that the City Council receive the modified plan dated November 17, 2016, and reconsider approval, with conditions, of the proposed major development plan to subdivide 44.45 acres into an 86-lot single-family residential community. The proposed community includes open space, common area, and tree preservation areas in compliance with the city land development code (LDC).

**Background:** The applicant proposed the major development plan to the City in July of 2016. The plan proposed an 88 single-family residential lot community on 44+ acres. This plan was heard by the Planning Board on August 18, 2016. After receiving the report, public comment, and deliberations the Board voted 6-1 to recommend approval. The City Council considered the Planning Board's recommendation at its September 6, 2016 meeting. After receiving the report, public comment, and deliberations, the Council voted 3-2 to disapprove the major development plan because it did not comply with the maximum block length found in Section 3.4 of the LDC. The applicant has the ability to resubmit a plan to the Council addressing the condition by which it was disapproved.

**Staff Analysis:** The subject project site consists of two parcels (parcel ID# 207491 & 207492) located east of South Point Road bounded by the Belwood neighborhood to the north, the Branch Woods (Bowen Drive) neighborhood to the south, and the Catawba River to the east. These properties total 44.45 acres of undeveloped land located within the General Residential (GR) zoning district. The project site is long, narrow, and irregular in shape.



## General Residential (GR) Zoning District

The GR zoning district allows the proposed single-family residential use at a maximum density of 6-units per acre. The revised plan consists of 86 single-family residential lots which is a reduction of two lots from the previously proposed plan. This reduction in lots results in a proposed density of 1.93 dwelling units to the acre. The proposed detached – house street lot is an approved building type for this district. Other performance standards are:

Lot Standards*	Required	Proposed
Minimum Lot Width	55-feet (or greater) in width	65- feet in width (typical)
Front Setback	20-feet	20-feet
Garage Setback (parking depth)	30-feet	30-feet
Side setback	20% of lot width	20% of lot width
Rear setback	30-feet	30-feet

\*This is not an all-inclusive list of performance standards.

## Open Space

Chapter 7 of the LDC outlines required open space based on a dedication matrix. The total required open space based on the matrix calculation and waterfront open space required is 6.06 acres. The project proposes 8.25 acres which is 18 percent of the development area. These proposed open space areas are planned as neighborhood greens, parks, and a waterfront park. The open space area is exclusive of the proposed 6.65 acres of common area. The open space and common area represents 33% of development area. The project, as proposed, complies with the city's open space requirements of Chapter 7 of the LDC.

## Buffer

A 10-foot wide undisturbed buffer is proposed at the rear property lines of parcels abutting parcels of the Belwood and Bowen Drive neighborhoods. This buffer is not proposed where common area abuts the adjacent property lines. A condition is included that states if no existing tree canopy exist, the applicant shall provide a 10-foot wide landscape buffer and comply with plantings required in Section 11.2 A of the Land Development Code. Said buffer area shall be recorded as a restrictive easement on the associated plat.

## Street Design

Chapter 8 of the LDC outlines the city's street design standards and Section 3.4 addresses block length. The project proposes a 50-foot wide right-of-way consistent in design with city's "local street" design requirement. The right-of-way will consist of vehicle travel way, curb and gutter, planting strip and sidewalk. This cross-section allows for parking on one-side of the street. The project will be conditioned to identify the parking side of the street within the approved plan and provide signage. The street network consists of one primary road through the neighborhood connecting to Belwood Drive to the north. A secondary street spurs off to the east just west of the railroad tracks providing access to the waterfront portion of the neighborhood and stubs out to adjacent land to the north.

Another factor in street design is maximum block length to encourage better circulation and walkability in a neighborhood as well as traffic calming (slower speed design). Section 3.4 of the LDC states:

"Blocks shall not be less than 200 feet nor more than 660 feet (1/8 mile), unless site and topography or other special circumstances are present as determined by the Planning Board and approved by Council."

The proposed site design does not comply with this maximum block length. This was the bases for disapproval from the earlier site plan. The applicant has proposed a revised site plan reducing the lot count and adding a traffic circle for the Council's consideration. The applicant is again requesting the Council find that special circumstances exists that would permit the block length greater than 660 feet in length. The design of the development is constrained by irregular shaped lot (narrow). The proposed street design includes traffic calming features (traffic circles and pedestrian crossings) to reduce speeding within the neighborhood. Per the ordinance, the Council will need to find that special circumstances are present to approve this design (Attachment B).

### **Tree Protection**

Chapter 11 of the LDC outlines the city's tree preservation requirements which states the development shall retain a minimum of 25% of the existing tree canopy. The applicant retained the services of Coe Forestry & Surveying to conduct a forest stand evaluation. Based on the information provided, the proposed design preserves 28% of the tree canopy which includes the required heritage tree save areas. This design is in compliance with Chapter 11.

### **Major Development Process**

The major development process is intended to provide a fair and equitable process to all interests including the petitioners, affected neighbors, City staff, the Planning Board and the City Council. *The Council is charged with making a decision for approval or disapproval based on compliance with the City's Land Development Code.*

It is staff's opinion that the proposed development is consistent with the LDC if the Council finds that special circumstances exist with regard to the lot configuration and/or topography to grant a block length longer than 660 feet pursuant to Section 3.4 of the LDC.

### **Council Action**

The Council is requested to receive the report with modified plan, receive public comment, and after deliberation render a decision to approve, approve with modifications, or deny the proposed major development plan. Staff has modified and/or added conditions based on public comment received at the September 6, 2016 Council meeting and the proposed plan.

## **Proposed Conditions**

### **General Requirements**

1. The applicant shall obtain approval of all required permits from the City and associated agencies.
2. The development shall comply with the Belmont Land Development Code and other associated regulations.
3. The schematic plan approval is valid for a period of 12-months.
4. The developer shall notify the residents of Bowen Drive and Belwood neighborhoods when plans are available for viewing at the City of Belmont Planning Department. Plans shall be available for viewing a minimum of 30-days prior to issuance of a zoning permit for house construction. A copy of the notice and notification list shall be submitted to the city with the house plans.
5. Said development shall be capped at 86-single-family residential lots. Any proposed increase in lot count shall require process of an amendment of the Major Development Plan.

6. The applicant shall comply with all requirements necessary to connect to the municipal utility water and sewer system to service the project, including the installation of lines or system improvements and acquisition or dedication of any required easements.

### **Streets**

1. The applicant shall obtain approval from NCDOT for road access location on South Point Road.
2. The construction plans shall identify the on-street parking location and be accompanied with a signage plan.
3. Street design shall include traffic calming infrastructure as shown in the approved plan.
4. Street lights are required within the development.
5. The applicant and city shall consult with NCDOT regarding extending turn lanes to service the Belwood and Bowen Drive neighborhoods.
6. The eastern road connection to Belwood Drive may be open for utility construction and shall be closed for through traffic until the development is 90% built out or the City has been petitioned to accept the street for maintenance.

### **Open Space and Tree Save**

1. Open space and common areas shall be consistent with approved plans and in compliance with city requirements.
2. Tree save areas shall be consistent with the approved plans. Any change in design or clearing for infrastructure within the tree save areas shall require new calculations in compliance with Chapter 11.
3. Each lot shall provide canopy trees in accordance with Section 11.2 E of the LDC.
4. Street tree canopy is required in accordance with Section 11.2 D of the LDC.
5. A 10-foot wide undisturbed buffer is required at the rear property lines of proposed residential lots abutting the Belwood and Bowen Drive neighborhoods lots where undisturbed open space or common area is not already proposed. If no existing tree canopy exist, the applicant shall provide a 10-foot wide landscape buffer and comply with plantings required in Section 11.2 A of the Land Development Code. Said buffer area shall be recorded as a restrictive easement on the associated plat.
6. The utility easement proposed on the north property line of common area "3" shall be located to provide a minimum of a 10-foot wide buffer easement adjacent to lot 34 of the Belwood neighborhood. Common area #3 shall be reserved for tree preservation and/or water quality protection.

Attachment A – Application

Attachment B – Modified Site Plan

**CITY OF BELMONT**  
**Application for Major Development Plan**

Date Filed <u>7 / 29 / 16</u>	Application Number MDP- <u>2016 . 01</u>
Hearing Date(s) P&Z <u>08/18/2016</u> / /	City Council <u>09/06/2016</u> / /

**To the Planning and Zoning Board and City Council of Belmont, NC:**

I (we) the undersigned do hereby respectfully make application and request the Planning and Zoning Board and City Council to approve the major development plan for the following:

- Residential Subdivision of eight (8) or more lots
- Individual Building(s) exceeding 30,000 square feet in area
- Non-Residential Subdivision of four (4) lots or more.

In support of this application, the following facts are shown:

<b>Zoning of Property (circle one)</b>	R-R	G-R <input checked="" type="checkbox"/>	NC-R	INF-R	MH-R	S R
	NC-C	H-C	R-C	BC-D	IC-D	TN-D

Property Address: <u>South Point Road, Belmont NC</u>		
Physical Description of Location:	<u>The east side of South Point Road, north of Bowen Drive and south of Bellwood Drive.</u>	
Tax Parcel Number:	<u>207491 and 207492</u>	
Property Owner: <u>Bank of North Carolina c/o Special Assets Group</u>		
Owner's Mailing Address: <u>3980 Premier Drive, Suite 130</u>		
City: <u>High Point</u>	State: <u>NC</u>	Zip: <u>27265</u>
Home Phone: (      ) -	Work Phone: <u>336-905-8916</u>	
Project Description: <div style="border: 1px solid black; padding: 5px; min-height: 40px;"> <u>Single family subdivison for a maximum of 88 lots plus open space and tree preservation areas.</u> </div>		

## MAJOR DEVELOPMENT PLAN PROCESS

Major Development Plans will be reviewed by the Planning Board and approved by the City Council.

The Applicant shall submit a Sketch Plan along with an Environmental Survey to the Planning Department for a non-binding review. Upon determination of completeness and general conformity with this Code, the Planning Department will authorize the Applicant to submit the Schematic Design for formal review.

The Planning Department will review and make comment on the Schematic Design. When the Planning Department determines that the application is complete and complies with the Code it shall be forwarded to the Planning Board. The Planning Board shall have 40 days from the date of their first review to recommend that the Schematic Design be approved, approved with conditions, or denied.

Following the Planning Board review, the Schematic Design shall be submitted to the City Council for their review and approval. The City Council shall have 90 days from the date of their first review to approve, approve with conditions, or deny the Schematic Design. If they deny the Schematic Design, they shall state their reason(s) for denial in writing and permit the applicant to resubmit the Development for further review.

## APPLICATION REQUIREMENTS

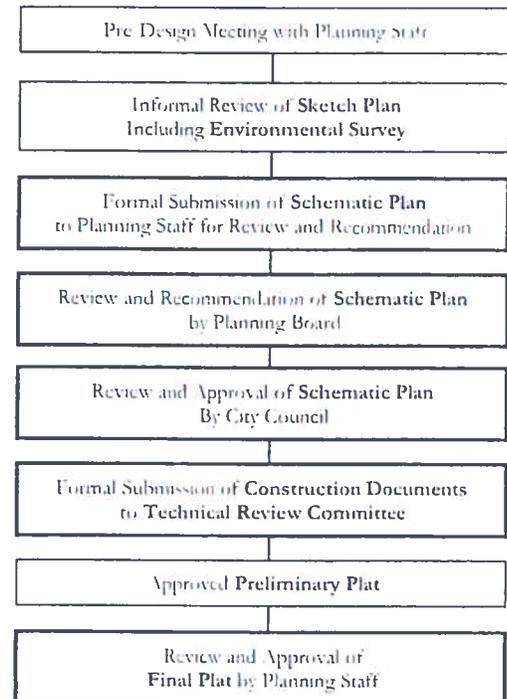
All applicants shall follow the process outlined above and detailed in Chapter 15.5 of the Land Development Code (LDC). This application shall be accompanied with:

- Five full-size, to scale sketch plans for the initial planning review (Chapter 16.7)
- Sketch Plan Processing fees
- Digital file of plan (pdf format)

The Planning Department will review and make comments on the Sketch Plan. The Planning Department will authorize the formal submission of the Schematic Plan (Chapter 16.8). Submittal requirement includes:

- Five full-size, to scale Schematic Plans (Chapter 16.7)
- Schematic Plan Processing fee & Adjacent Property Notification fee – See Fee Schedule
- Digital file of plan (pdf format)

Questions? Contact the Planning and Zoning Department at 704 901-2610. The City's Land Development Code is available on our website at [www.cityofbelmont.org](http://www.cityofbelmont.org)





# COE FORESTRY & SURVEYING

NCRF # 649 NCPLS # 3320

Phone: (336) 769-4673

Email: coeфор@gmail.com

Address: P.O. Box 36 Wallburg, NC 27373

Dan Pritchett, PE, PLS  
Jamestown Engineering

Mr. Pritchett,

You recently contacted me by phone, whereupon we discussed comments received from planning staff in the Town of Belmont, NC, about the sketch plan you submitted for "River Mist Subdivision". I had previously prepared a "Forest Stand Evaluation / Environmental Survey" for submission to the Town in tandem with your site plan.

The nature of our discussion was that the Town had concerns that their ordinance requirement of a particular percentage of "Heritage Trees" (defined by them as having a D.B.H. of 12" or greater) might not be residual subsequent to development of the site based on your site plan.

I have studied your plan, which was supplied to me after my site visit, and make the following conclusions:

The pine type identified in my evaluation contains approximately 100 trees per acre that meet the heritage tree criteria, whereas the hardwood type contains approximately 50. This obviously means that protecting pine type preserves heritage trees at a 2:1 ratio. Your site plan has 55% of its labeled "open space" in the pine type, and 45% in the hardwood type. Simple mathematics then conclude that it protects heritage trees at a factor of 2.6:1 for the site as a whole.

 7/22/16



## FOREST STAND EVALUATION / ENVIRONMENTAL SURVEY

OF: Gaston County, NC, Parcel ID'S 207491 and 207492

For: Jamestown Engineering and Bank of North Carolina

### To Whom It May Concern:

I visited the above referenced site on May 15, 2016. During that visit, I traversed the site thoroughly, evaluating the topography and vegetation with specific emphasis on tree species, stand type in relationship to slope and aspect, forest health, and stocking rates. I sampled ten 1/10<sup>th</sup> acre plots randomly across the tract, in which each tree having a DBH (diameter as measured 4.5' above ground) of 12" or greater was measured.

The entirety of the property is forested. Two typical piedmont forest types are present, both of which are mature. The types intermingle, or mix, where they are adjacent.

Moving from west to east, I found a pine forest, hardwood forest, pine forest again, then hardwood forest adjacent to the railroad. These forest types can easily be seen on winter (leaf off) aerial photography such as is used on the county GIS system. The portion of the property east of the railroad is mixed pine and hardwood. As would be expected, on the higher (and drier) uplands on the western half of the main tract, the stocking rates (trees per acre) are lower, and the trees have smaller diameters and heights than the eastern half. I saw no evidence of systemic disease or decline in any of the forest across the entirety of the tract, although there is occasional storm damage and individual tree mortality.

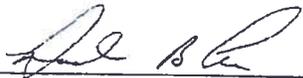
### STAND DESCRIPTIONS:

**Pine Type:** Composed primarily of Loblolly Pine (*Pinus taeda*), with some associated Virginia Pine (*Pinus virginiana*) and occasional interspersed hardwoods. 16,000 board feet per acre of pine, with an additional 1,800 board feet per acre of associated hardwoods. Average pine diameter : 14.25"

**Hardwood Type:** Primarily Yellow Poplar (*Liriodendron tulipifera*), White Oak (*Quercus alba*), Red Oak (*Quercus rubra*), and other minor components such as Gum, Hickory, and Maple. 12,000 board feet per acre of hardwoods with an additional 2,500 board feet per acre of interspersed pines

I was provided with a sketch development plan for the property subsequent to my visit, and have evaluated to reach the following general conclusions:

- 1) The common areas on the western end of the property which are located to the left and right of the proposed roadway will pass through the aforementioned pine and hardwood areas that are on the higher and drier ground, and have somewhat lower, but still good, stocking rates. Given the shape and size of the proposed common areas, the existing forest stands should remain viable and continue to grow well, remaining healthy, subsequent to development.
- 2) The common areas shown on the southeastern portion of the main parcel contain some of the best trees on the site. They are located in the area where the largest hardwood trees can be found. This is due to their location on the lower slope, which has greater moisture availability, and the slope aspect (eastern). Stocking rates in this area are good, and the volume per acre is higher than average. Although larger, the trees in these areas are healthy and should remain viable post development.
- 3) The buffer zones along the rear of the preponderance of the lots are located mostly on moderate slopes and are populated by stands typical of the site. Maintaining a sufficient width will help ameliorate the predisposition to storm damage which is typically resultant from the removal of adjacent trees when all have grown in a forest (vs. open) environment.
- 4) The mixed stand which lies east of the railroad and along the river (lake) frontage is mature but not senescent, and any buffer zones which may be left along the water or otherwise should be populated by trees which are indicative of the stand as a whole and will remain viable.



David B. Coe, NC Registered Forester #649

5/20/16

# REVISED SCHEMATIC PLAN

OCTOBER 2016  
FOR

## RIVER MIST SUBDIVISION

CITY OF BELMONT  
GASTON COUNTY - NORTH CAROLINA

JOB #2015037

**OWNER**

BANK OF NORTH CAROLINA  
c/o SPECIAL ASSETS GROUP  
3980 PREMIER DRIVE  
SUITE 130  
HIGH POINT, NC 27265  
336-905-8916

**SHEET INDEX**

SHEET 1	OVERALL SITE PLAN & DETAILS
SHEET 2	DETAILED DEVELOPMENT PLANS
SHEET 3	ENVIRONMENTAL SURVEY

**SITE DATA**

EXISTING ZONING: C-R  
PROPERTY REFERENCES:  
PARCEL ID'S: 207491 & 207492  
D.B. 4504, PG. 1982  
SITE AREA:  
PARCEL 207491 = 8.26 AC.  
PARCEL 207492 = 36.19 AC.  
TOTAL = 44.45 AC.  
NUMBER OF LOTS = 86  
SITE DENSITY = 1.93 DUA  
TOTAL AREA IN LOTS = 23.21 AC.  
AVERAGE LOT AREA = 11,756 S.F.  
LENGTH OF ROAD: 5,311 L.F.±

AREA IN OPEN SPACE = 8.25 AC. (SEE NOTE 8)  
AREA IN COMMON AREAS:  
COMMON AREA (WOODED) = 5.54 AC. (SEE NOTE 8)  
COMMON AREA (DUKE ENERGY R.O.W.) = 1.11 AC.  
TOTAL = 6.65 AC.  
COMMON AREA REQUIRED: NONE  
RIPARIAN BUFFER AREA (LAKE WYLE) = 1.12 AC.  
OPEN SPACE

TOTAL OPEN SPACE REQUIRED: (86 LOTS)(3.5 BEDROOMS)(500)  
= 150,500 S.F.  
= 3.46 AC. (7.77%)  
WATER FRONT REQUIRED: (50%)\* 3.46 AC. = 1.73 AC.  
\* NOTE: REDUCTION ALLOWED TO 25% PROVIDING 1.5 TIMES  
REDUCED WATER  
FRONT REQUIRED: (25%)(3.46 AC.) = 0.87 AC.  
ADDITIONAL OFF-WATER OPEN SPACE: (1.5)(1.73 AC.)  
= 2.60 AC.

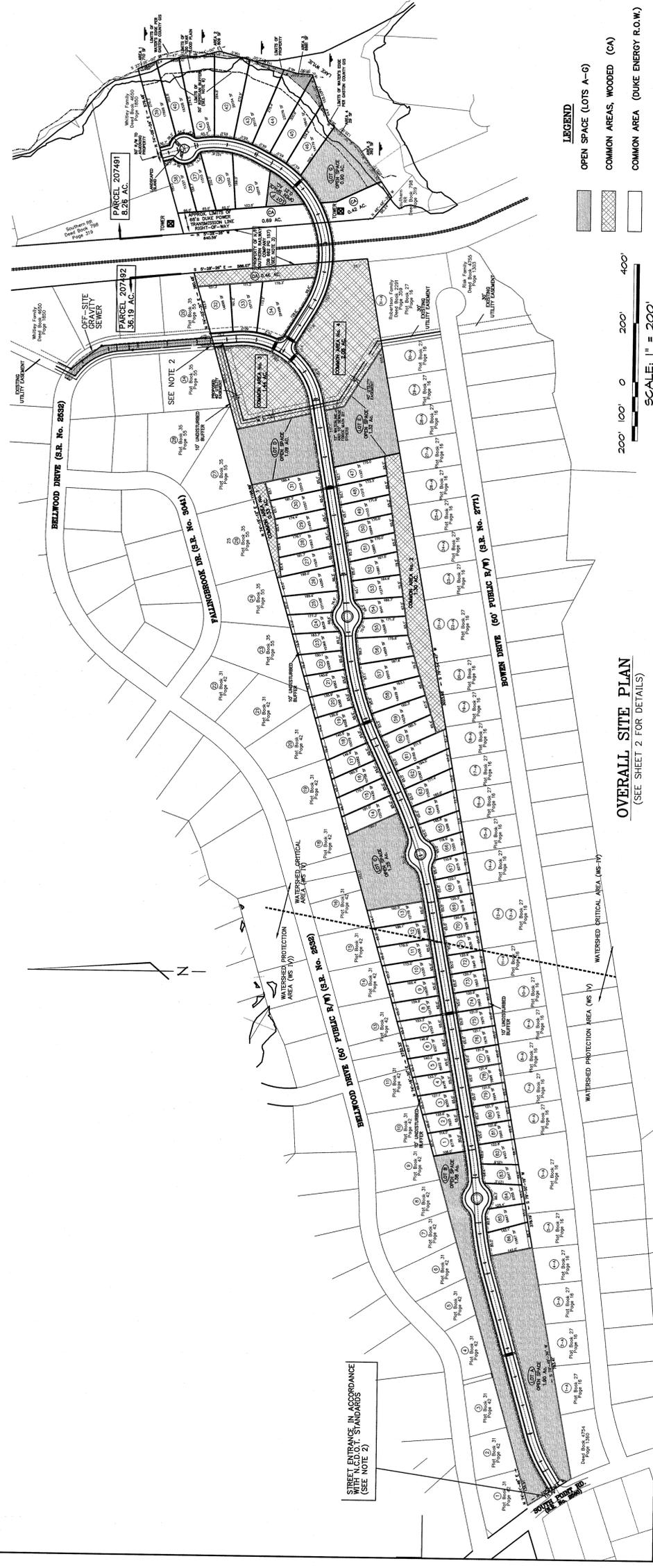
**SUMMARY**

REVISED TOTAL OPEN SPACE REQUIRED	= 3.46 AC. + 2.60 AC.
TOTAL OPEN SPACE PROVIDED	= 6.06 AC.
WATER FRONT OPEN SPACE REQUIRED	= 8.25 AC.
WATER FRONT OPEN SPACE PROVIDED	= 0.87 AC.
OPEN SPACE WATER FRONTAGE REQUIRED = 30% OF PERIMETER	
OPEN SPACE WATER FRONTAGE PROVIDED :	245 L.F. WATER FRONTAGE
	= 781 L.F. TOTAL PERIMETER
	= 31%

**WATERSHED DATA**

WATERSHED: CATAMBA RIVER/LAKE WYLE WS IV  
WATERSHED CRITICAL AREA = 33.45 AC.  
WATERSHED PROTECTED AREA = 11.00 AC.  
\*CLASSIFICATION = LOW DENSITY (< 2.00 D.U./AC.)  
(SEE NOTE 7)

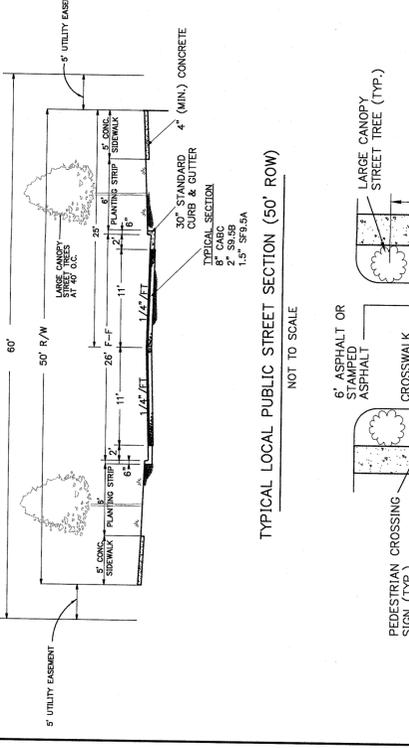
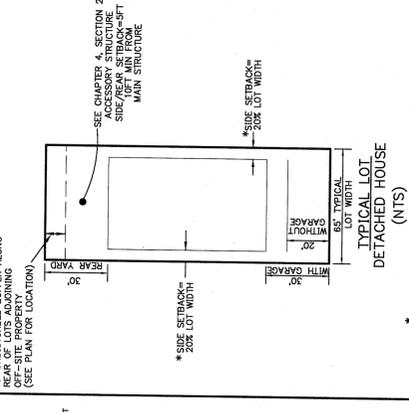
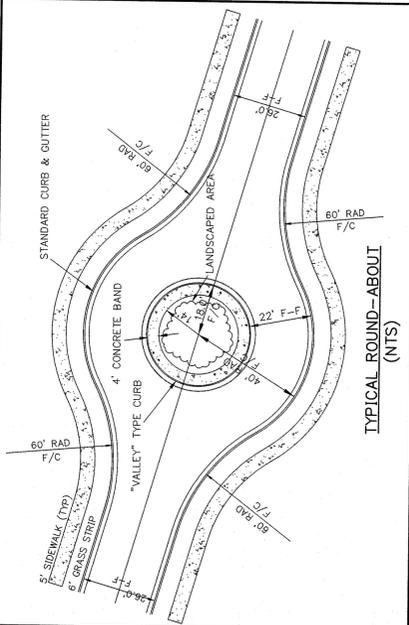
**THIS IS NOT A SURVEY. IT IS NOT FOR SALES, RECORDATION OR CONVEYANCE. BOUNDARY INFORMATION IS PROVIDED IN ACCORDANCE WITH METES AND BOUNDS DESCRIPTIONS CONTAINED IN D.B. 4504, PG. 1982 OF THE GASTON COUNTY REGISTER OF DEEDS. NO FIELD WORK HAS BEEN PROVIDED BY JAMESTOWN ENGINEERING GROUP, INC.**



**DEVELOPMENT SPECIAL PROVISIONS**

IN ADDITION TO THE REQUIREMENTS OF THE CITY OF BELMONT'S LAND DEVELOPMENT CODE, THE FOLLOWING SPECIAL PROVISIONS WILL APPLY TO THE SITE'S DEVELOPMENT PLAN:

- THE NUMBER OF RESIDENTIAL LOTS WILL NOT EXCEED A MAXIMUM NUMBER OF 86 UNITS.
- FROM USING BELMONT'S 10' UNDISTURBED BUFFER DURING THE SITE'S LAND DEVELOPMENT WILL BE PROHIBITED.
- A 10' UNDISTURBED BUFFER WILL BE PROVIDED AT THE REAR OF ALL RESIDENTIAL LOTS ADJOINING OFF-SITE PROPERTY.
- BE PROVIDED FROM SOUTH POINT FERRY ACCESS. SERVING LOTS 1-31 AND 47-86 WILL INITIALLY DRIVE SERVING THESE LOTS WILL BE DELAYED UNTIL THE LATER PHASES OF THE DEVELOPMENT UNLESS THE CONNECTION IS REQUIRED BY THE CITY FOR AN ALTERNATE PROTECTION.
- COMMON AREA NO.3 WILL BE RESERVED FOR TREE PRESERVATION AND/OR WATER QUALITY PROTECTION.



**OPEN SPACE PROVIDED SUMMARY**

LOT	TOTAL AREA	CLASSIFICATION	APPROX. TREES / ACRE	APPROX. NO. TREES
LOT A	1.90 AC.	GREENS	75	143
LOT B	1.58 AC.	GREENS	75	119
LOT C	1.25 AC.	GREENS	100	125
LOT D	1.32 AC.	HARDWOOD	50	55
LOT E	0.21 AC.	PARK	75	65
LOT F	0.80 AC.	MIXED	75	68
LOT G	0.80 AC.	MIXED	75	68
<b>SUB-TOTAL</b>				<b>= 597</b>

**COMMON AREA (CA) SUMMARY**

CA No.	TOTAL AREA	ESTIMATED TOTAL TREES
CA No. 1	0.26 AC.	20
CA No. 2	1.30 AC.	97
CA No. 3	2.08 AC.	144
CA No. 4	0.46 AC.	104
CA No. 5	0.46 AC.	86
CA No. 6	0.89 AC.	0
CA No. 7	0.92 AC.	0
<b>SUB-TOTAL (DUKE ENERGY R.O.W.)</b>		<b>= 1.11 AC.</b>
<b>TOTAL</b>		<b>= 6.65 AC.</b>

**TOTAL PRESERVATION SUMMARY (SEE NOTE 8)**

FOREST TYPE	APPROX. TREES / ACRE	APPROX. NO. TREES
MIXED	75	143
MIXED	75	119
PINE	100	125
HARDWOOD	50	55
MIXED	75	65
MIXED	75	68
<b>SUB-TOTAL</b>		<b>= 597</b>

**ESTIMATED TOTAL TREES**

TOTAL ESTIMATED TREES	= 1002 (SEE NOTE 8)	
CA #1 (36.19 AC.)	= 635	
HARDWOOD: 12.7 AC. @ 50/AC.	= 635	
PINES: 23.49 AC. @ 100/AC.	= 2349	
TRACT #2	= 530	
MIXED: 7.06 AC. @ 75/AC.	= 530	
<b>TOTAL</b>		<b>= 3,514 TOTAL TREES (SEE NOTE 8)</b>

\* SEE NOTE 5

**NOTES:**

- ALL SITE DEVELOPMENT, CONSTRUCTION PLANS AND FINAL MAPS SHALL BE IN CONFORMANCE WITH THE BELMONT LAND DEVELOPMENT CODE AND CONSTRUCTION STANDARDS, INCLUDING IN SECTION 15.3 OF THE ORDINANCE.
- ALL NEW DRIVEWAYS AND ROADWAY TIE-INS WITH SOUTH POINT ROAD AND BELMONT DRIVE SHALL BE SUBJECT TO APPROVAL OF DRIVEWAY PERMITS AND ENCROACHMENT AGREEMENTS WITH THE NORTH CAROLINA DEPT. OF TRANSPORTATION, AND SHALL CONFORM WITH THEIR WATER SERVICE AGREEMENTS WITH THE CITY OF BELMONT.
- DEVELOPMENT OF LOT Nos. 36-47 WITHIN PARCEL I.D. No. 207491 WILL BE SUBJECT TO INSTALLATION OF AN ENCROACHMENT AGREEMENT WITH NORFOLK SOUTHERN RAILROAD FOR THE PROVISION OF UTILITY SERVICE TO THE LOTS.
- ALL WATER, SEWER, STORM DRAINAGE, AND ROADWAYS SHALL BE PROVIDED IN CONFORMANCE WITH CITY OF BELMONT STANDARDS FOR MATERIALS AND METHODS OF INSTALLATION.
- ASSOCIATION FOR MAINTENANCE OF COMMON AREAS SHALL BE DEDICATED TO A HOME OWNERS ASSOCIATION FOR MAINTENANCE OF COMMON AREAS.
- THE 50 FOOT RIPARIAN BUFFER, INDICATED ALONG THE SHORE LINE OF LAKE WYLE (AKA CATAMBA RIVER) WILL BE MAINTAINED IN ACCORDANCE WITH THE CATAMBA RIVER RIPARIAN BUFFER PROTECTION RULES, AND WILL BE INDICATED ON ALL SUBSEQUENT PLANS AND MAPS.
- THIS SITE IS LOCATED WITHIN WS IV WATERSHED CRITICAL AND PROTECTED AREAS, AND SHALL BE SUBJECT TO THE DEVELOPMENT STANDARDS OF THE CITY OF BELMONT'S WATERSHED.
- THE NUMBER OF HERITAGE TREES TO BE PRESERVED AND CLUSTER DEVELOPMENTS ESTIMATED FROM INFORMATION PROVIDED BY GCE FORESTRY AND SURVEYING BASED ON FOREST STAND EVALUATION CONDUCTED ON MAY 15, 2016. IT IS THE INTENT OF PROVIDING THIS INFORMATION TO THE DEVELOPER TO MAINTAIN 25% OF THE HERITAGE TREES ON THE SITE. THE DEVELOPER SHOULD IMPROVEMENTS WITHIN THESE AREAS REQUIRE REMOVAL OF HERITAGE TREES, ADDITIONAL TREE PRESERVATION AREAS WILL BE DESIGNATED ON THE FINAL PLANS.

**NOTES**

- ALL CONSTRUCTION MATERIALS AND METHODS OF INSTALLATION SHALL MEET CITY OF BELMONT DESIGN AND CONSTRUCTION STANDARDS.
- ALL STREET MARKERS AND TRAFFIC CONTROL SIGNS POSTED IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- ANY CERTIFICATE OF OCCUPANCY PRIOR TO THE ISSUANCE OF SIGNAGE WILL BE REQUIRED BY THE DEVELOPER TO IDENTIFY WHICH SIDE OF THE STREET WILL ALLOW PARKING. SIGNS CAN BE POSTED ON LIGHT POSTS.
- INTERVALS OF 650' SHALL BE PROVIDED BY THE DEVELOPER AT MINIMUM 40' BETWEEN ROUNDABOUTS ON STREET INTERSECTIONS.

**TYPICAL LOCAL PUBLIC STREET PLAN VIEW WITH CROSSWALK**

NOT TO SCALE

(SEE SHEET 2 FOR CROSSWALK LOCATIONS)

