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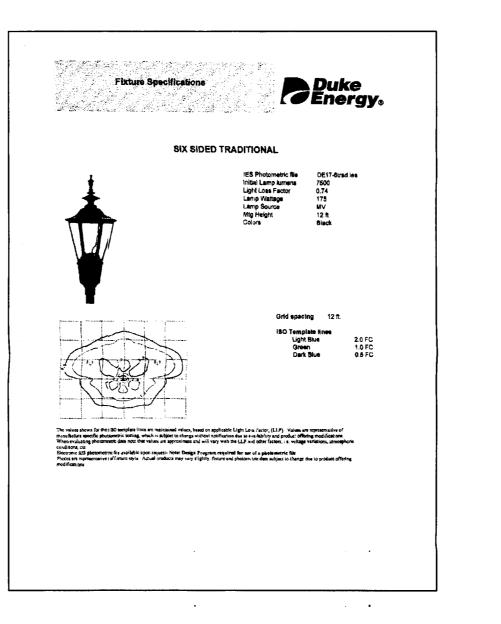
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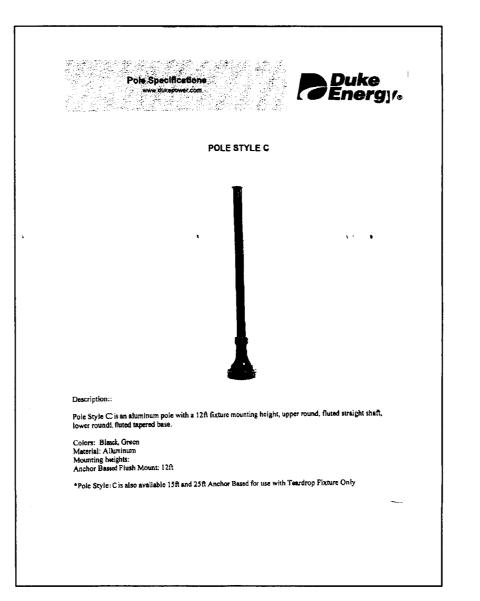
SITE GENERAL NOTES

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FOR PUBLIC HEARING PETITION NO. 2006-126

GENERAL NOTES:

- 1. DEVELOPMENT OF THE SITE WILL BE CONTROLLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND THE SIZE OF THE INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING DESIGN DEVELOPMENT AS SHOWN ON THE PLAN PER SECTION 6.2 OF THE ZONING ORDINANCE.
- 2. SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
- 3. SCREENING AND BUFFER AREAS, IF REQUIRED, WILL BE DEVELOPED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. REQUIRED BUFFERS ON THE SITE MAY BE ELIMINATED IF THE ADJOINING PARCELS ARE REZONED OR THE USE CHANGES SUCH THAT BUFFERS ARE NO LONGER REQUIRED.
- 4. DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION TO MCAQ DUE TO POSSIBLE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE. A LETTER OF NOTIFICATION AND THE REQUIRED FORMS WILL BE MAILED DIRECTLY TO THE PETITIONER BY MCAQ.
- 5. MECKLENBURG COUNTY SOLID WASTE REQUESTS THE PETITIONER SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT WILL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. THE PLAN SHALL SPECIFY THAT MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED WILL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.
- 6. GROUNDWATER & WASTEWATER SERVICES A LOCAL GROUNDWATER ORDINANCE THAT ADDRESSES THE INSTALLATION, REPAIR AND ABANDONMENT OF WELLS (INCLUDING MONITORING WELLS) WAS EFFECTIVE JANUARY 2005. THE MECKLENBURG COUNTY GROUNDWATER & WASTEWATER SERVICES PROGRAM SHOULD BE CONTACTED AT 704—336—5500 PRIOR TO ANY INSTALLATION OR ABANDONMENT OF WELLS ON THIS PROPERTY TO ENSURE COMPLIANCE WITH THESE REGULATIONS. ABANDONMENT OF WELLS DISCOVERED DURING THE DEVELOPMENT PROCESS SHOULD BE DONE IN ACCORDANCE WITH THE MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS AND NORTH CAROLINA'S 15A NCAC 2C RULE .0133 "ABANDONMENT OF WELLS".
- 7. ANY SEPARATE, DEFINED DRAINAGE AREA WITHIN A PROJECT THAT WILL HAVE GREATER THAN 24% BUILT-UPON AREA IS TO HAVE WATER QUALITY BEST MANAGEMENT PRACTICES (BMPS) TO TREAT STORM WATER RUNOFF FROM THE ENTIRE BUILT-UPON AREA WITHIN THE SEPARATE, DEFINED DRAINAGE AREA.
- 8. THE SITE WILL COMPLY WITH CHAPTER 21 CITY CODE TREES. PROPOSED PLANTING SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY STAFF APPROVAL. INTERNAL LANDSCAPING SHOWN ON THE PLAN IS ILLUSTRATIVE AND EXACT DESIGN WILL BE DETERMINED DURING DESIGN AND DEVELOPMENT PROCESS. THE PROPOSED LANDSCAPING WILL INCLUDE THE 10% MINIMUM TREE SAVE AND STREET TREES ON ALL STREETS. SPECIFIC TREES IN PUBLIC OPEN SPACE (SEE SITE PLAN) WILL COMPLY WITH THE PRESERVATION OF EXISTING SPECIMEN PER THE PROSPERITY VILLAGE PLAN BY CMPC DATED MARCH 1999.
- 9. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20 AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
- 10. THE RIGHT-OF-WAY FOR JOHNSTON OEHLER ROAD REALIGNMENT SHOULD BE DEDICATED AS A PART OF THIS REZONING. THIS WILL OCCUR PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- 11. THE POSSIBILITY OF WETLANDS AND/OR JURISDICTIONAL STREAMS HAS BEEN DETERMINED. ANY NECESSARY PERMITTING WILL FOLLOW N.C. DIVISION OF WATER QUALITY AND U.S. ARMY CORPS OF ENGINEERS STANDARD METHODOLOGY.
- 12. ANY SEPARATE, DEFINED DRAINAGE AREA WITHIN A PROJECT THAT WILL HAVE GREATER THAN 24% BUILT-UPON AREA IS TO HAVE WATER QUALITY BEST MANAGEMENT PRACTICES (BMPS) TO TREAT STORM WATER RUNOFF FROM THE ENTIRE BUILT-UPON AREA WITHIN THE SEPARATE, DEFINED DRAINAGE AREA.
- 13. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA (BUA), CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
- 14. FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.
- 15. THE USE OF LOW IMPACT DESIGN (LID) SUCH AS BIORETENTION SYSTEMS IN TREE ISLANDS, GRASSED SWALES, VEGETATED BUFFERS, LEVEL SPREADERS, AND OTHER INNOVATIVE SYSTEMS IN A "TREATMENT TRAIN" IS OPTIONAL AND ENCOURAGED.
- MAXIMUM EXTENT PRACTICABLE.

  17. THE PETITIONER SHALL TIE—IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING

16. STORM WATER RUNOFF FROM THE DEVELOPMENT SHALL BE TRANSPORTED FROM THE SITE BY VEGETATED CONVEYANCES TO THE

- 17. THE PETITIONER SHALL TIE—IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
- 18. STREET TREES TO BE PLANTED IN THE 8-FOOT PLANTING STRIP (OR 6 FOOT AS NOTED ON SECTION FOR 50-FOOT ROW).
- 19. THE RIGHT-OF-WAY FOR JOHNSTON OEHLER ROAD REALIGNMENT SHOULD BE DEDICATED AS A PART OF THIS REZONING.
- 20. NO PHASING OF THE DEVELOPMENT PROVIDED THAT THE PETITIONER/DEVELOPER CONSTRUCT JOHNSTON—OEHLER ROAD ON NEW ALIGNMENT WEST OF PROPOSED PROSPERITY RIDGE DRIVE AND REALIGN A PORTION OF EXISTING JOHNSTON—OEHLER ROAD TO CREATE A NEW INTERSECTION 200 FEET WEST OF THE PROPOSED JOHNSTON—OEHLER ROAD/PROSPERITY RIDGE DRIVE INTERSECTION. SHOULD OWNER CHOOSE TO PHASE PROJECT, REALIGNMENT IS NOT NECESSARY AS LONG AS THE DEVELOPMENT DOES NOT EXCEED EXISTING ZONING DENSITY (152 UNITS).
- 21. ADEQUATE SIGHT TRIANGLES MUST BE RESERVED AT THE PROPOSED STREET ENTRANCES. TWO 35' X 35' AND TWO 10' X 70' SIGHT TRIANGLES ARE REQUIRED FOR THE ENTRANCES TO MEET REQUIREMENTS. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCES. SUCH ITEMS SHOULD BE IDENTIFIED ON THE SITE PLAN.
- 22. THE PROPOSED DRIVEWAY CONNECTION(S) TO JOHNSTON-OEHLER ROAD WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO COOT AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION FOR REVIEW AND APPROVAL. THE EXACT LOCATION(S) AND DESIGN OF THE STREET(S) WILL BE DETERMINED BY COOT DURING THE SUBDIVISION PROCESS. THE LOCATIONS OF THE STREET(S) SHOWN ON THE SITE PLAN ARE SUBJECT TO CHANGE IN ORDER TO ALIGN WITH STREET(S)/DRIVEWAY(S) ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
- 23. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- 24. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S)
  (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY COOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT COOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- 25. THE PETITIONER WILL COORDINATE WITH CHARLOTTE AREAT TRANSIT SYSTEM (CATS) ON THE LOCATION AND CONSTRUCTION OF A WAITING PAD ON PROSPERITY RIDGE ROAD. CATS WILL BE RESPONSIBLE FOR ANY PASSENGER SHELTER, SIGNAGE, LIGHTING ETC