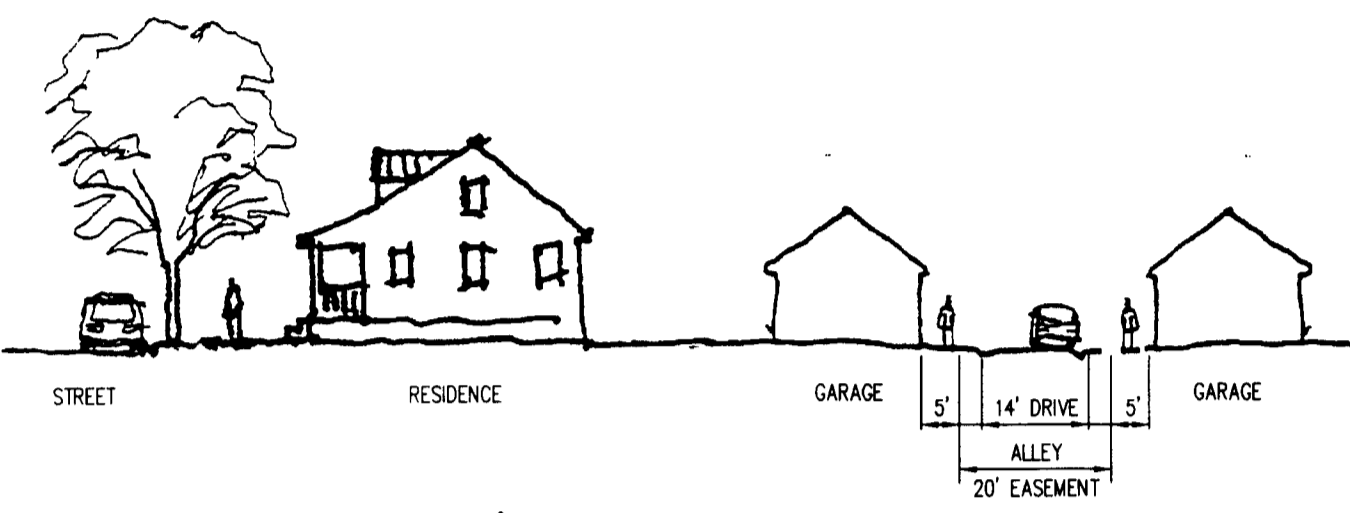
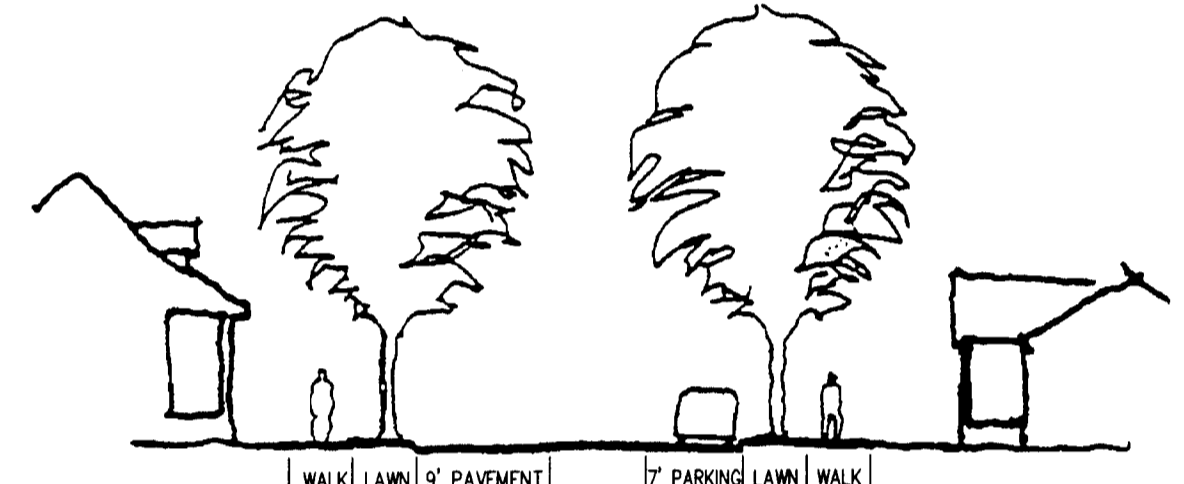


**70' RIGHT-OF-WAY CROSS SECTION & 75' RIGHT-OF-WAY CROSS SECTION**  
NOT TO SCALE

NOTES:  
1. PARKING SHALL NOT RUN ALONG FRONT OF FRONT LOADING LOTS  
2. C&G: CURB AND GUTTER.  
3. X = 11' IN 70' RIGHT-OF-WAY.  
4. X = 13.5' IN 75' RIGHT-OF-WAY

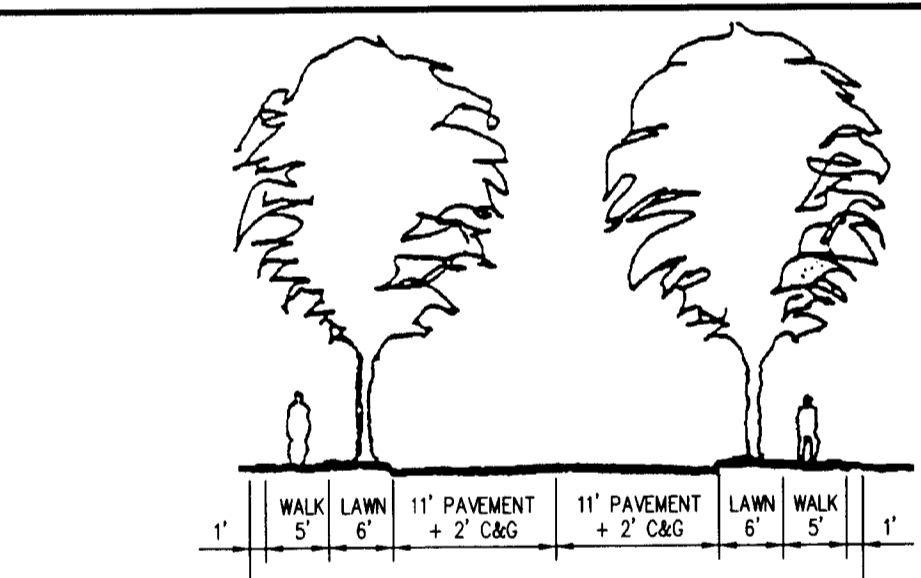


**ALLEY-20' EASEMENT CROSS SECTION**  
NOT TO SCALE



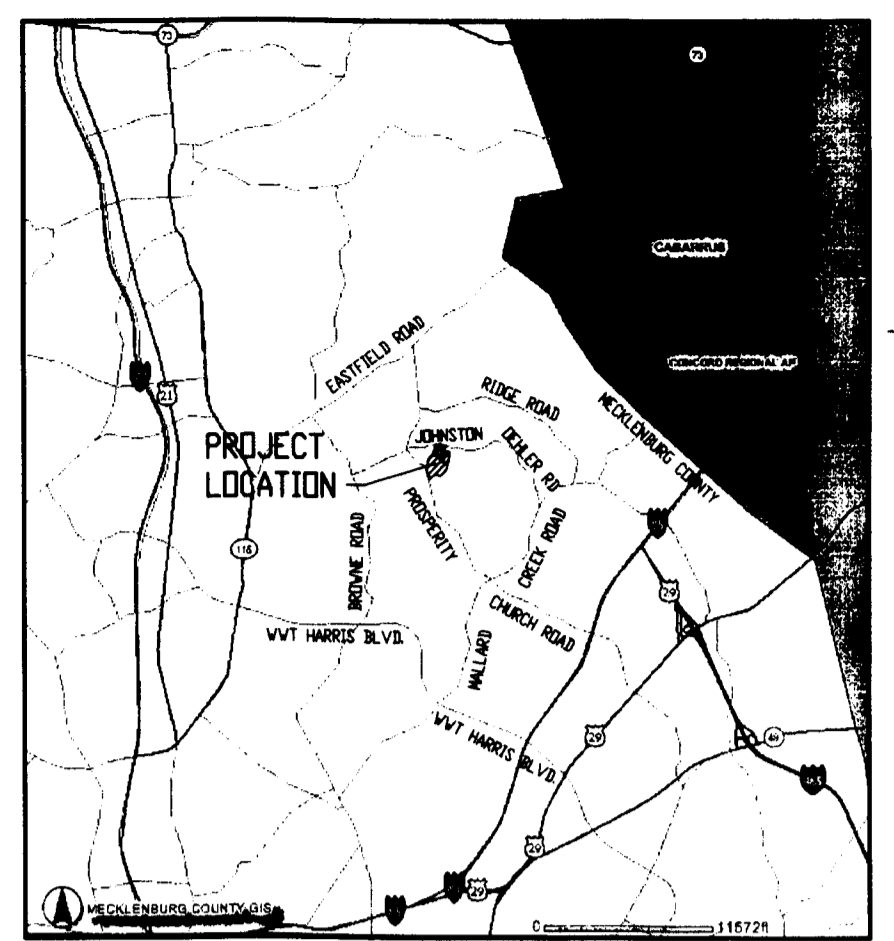
**50' RIGHT-OF-WAY CROSS SECTION STREETS "A" & "G" THRU "J"**  
NOT TO SCALE

NOTES:  
1. PARKING SHALL NOT RUN ALONG FRONT OF FRONT LOADING LOTS  
2. C&G: CURB AND GUTTER.

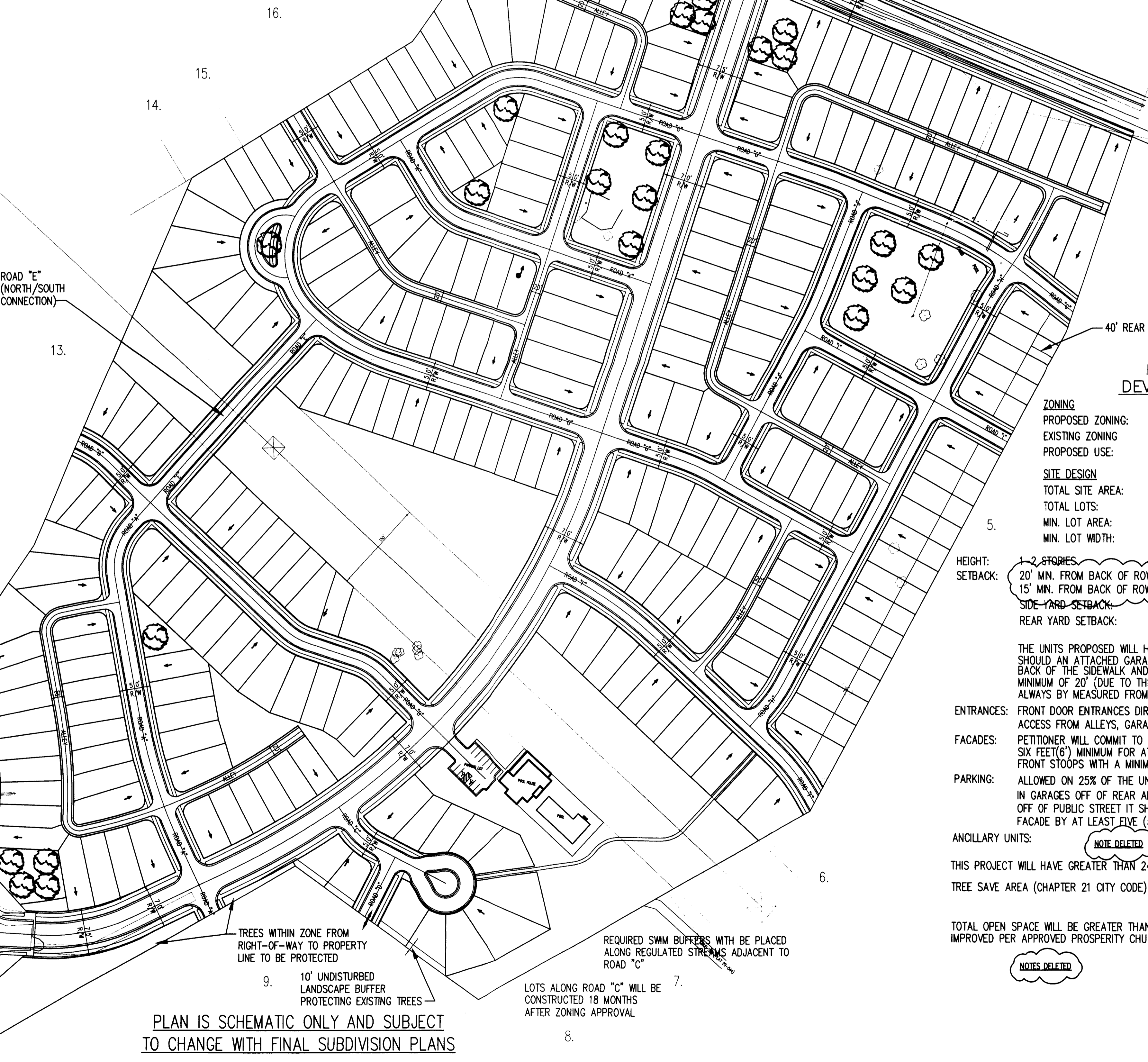


**50' RIGHT-OF-WAY CROSS SECTION STREETS "B" THRU "F"**  
NOT TO SCALE

NOTE:  
1. C&G: CURB AND GUTTER.



**VICINITY MAP**  
N.T.S.



**LEGEND**

- Proposed Park Area
- Existing Contour
- Direction of House Frontage
- Existing Trees to Remain (Part of Tree Save Requirements)
- Proposed Trees within Public Open Space Areas

ASSUMED NORTH SCALE: 1"=100'

**PUBLIC HEARING 2006-126 DEVELOPMENT DATA**

<b>ZONING</b>	MX-1 Innovative
PROPOSED ZONING:	R-3
EXISTING ZONING:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	
<b>SITE DESIGN</b>	
TOTAL SITE AREA:	50.74 Ac.
TOTAL LOTS:	260
MIN. LOT AREA:	3000 S.F. MIN. (0.07 ACRE)
MIN. LOT WIDTH:	30 FT.

HEIGHT: 1-2 STORIES  
SETBACK: 20' MIN. FROM BACK OF ROW LINE ALONG 3 MINOR THOROUGHFARES, 15' MIN. FROM BACK OF ROW LINE ALONG OTHER STREETS.  
SIDE YARD SETBACK: 3 FT.  
REAR YARD SETBACK: 5 FT.  
40 FT. (ADJOINING LOWER DENSITY RESIDENTIAL)

THE UNITS PROPOSED WILL HAVE A MINIMUM OF 1 CAR GARAGE. SHOULD AN ATTACHED GARAGE BE INCLUDED, THE DISTANCE BETWEEN THE BACK OF THE SIDEWALK AND THE FRONT FACADE OF THE GARAGE WILL BE A MINIMUM OF 20' (DUE TO THE WIDTH OF THE SIDEWALK, THE DISTANCE WILL ALWAYS BE MEASURED FROM BACK OF THE SIDEWALK).

ENTRANCES: FRONT DOOR ENTRANCES DIRECTLY FROM THE STREET WITH PRIVATE ACCESS FROM ALLEYS, GARAGES OR DRIVEWAYS.

FACADES: PETITIONER WILL COMMIT TO BUILD PORCHES WITH A DEPTH FOR SIX FEET(6') MINIMUM FOR AT LEAST 75% OF ALL UNITS. FRONT STOOPS WITH A MINIMUM OF FOUR FEET (4') WILL ONLY BE ALLOWED ON 25% OF THE UNITS CONSTRUCTED.

PARKING: IN GARAGES OFF OF REAR ALLEYS PREFERABLY. WHEN GARAGE IS IN FRONT OFF OF PUBLIC STREET IT SHOULD BE RECESSED BEHIND THE FRONT BUILDING FACADE BY AT LEAST FIVE (5) FEET.

ANCILLARY UNITS: **NOTE DELETED**

THIS PROJECT WILL HAVE GREATER THAN 24% BUILT UPON AREA.

TREE SAVE AREA (CHAPTER 21 CITY CODE) 10% MIN. PROVIDED (EXCLUDES PROPOSED TREES IN OPEN SPACE AREAS)

TOTAL OPEN SPACE WILL BE GREATER THAN 10% OF SITE AREA. IMPROVED PER APPROVED PROSPERITY CHURCH ROAD VILLAGE

**NOTES DELETED**

**ITEMS DELETED**  
PROJECT PHASING:  
FLOODWAY AREA:  
RIVER BUFFER

- Adjoining Property Owners
- 02932107 Robert Boliva Jr Helms and Helen M. Helms Deed Book 02154 Deed Page 107
  - 02931106\* 02931107\* 02931108\*
  - 02946195 Harvey W. Johnston and Roberto O. Johnston (H/W) Deed Book 03236 Deed Page 373
  - 02946173 Catrina Blazer Deed Book 18783 Deed Page 797
  - 02946180 Lamin W. Millard and Michael J. Hall Deed Book 10852 Deed Page 621
  - 02932480 Prosperity Church Road LLC and X Landcraft Properties Inc. Deed Book --- Deed Page ---
  - 02932483 Prosperity Church Road LLC and X Landcraft Properties Inc. Deed Book --- Deed Page ---
  - 02932199 Prosperity Church Road LLC and X Landcraft Properties Inc. Deed Book --- Deed Page ---
  - 02946181 E. Nathan III Hale and Shelley B. Hale Deed Book 10724 Deed Page 620
  - 02932121 William G. Langley and Sarah H. Langley Deed Book 03690 Deed Page 675
  - 02755198\*\* 02755197\*\* 02755101\*\*
  - 02932112 Gary L. Norris and Dean P. Norris Deed Book 05110 Deed Page 538
  - 02932486 Beazer Homes Corporation Deed Book 19300 Deed Page 505

**PLAN IS SCHEMATIC ONLY AND SUBJECT TO CHANGE WITH FINAL SUBDIVISION PLANS**

REVISIONS:  
1. REVISED PER STAFF COMMENTS 1/22/06  
2. REVISED PER STAFF COMMENTS PER CHARLOTTE-MECKLENBURG PLANNING COMMISSION COMMENTS.  
APPROVED BY CITY COUNCIL JAN 16 2007

DATE:  
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Land Surveying  
Landscape Architecture  
Transportation Engineering

**THE VILLAGES AT PROSPERITY PLACE**  
PROSPERITY CHURCH RD & JOHNSTON OEHLER RD, CHARLOTTE, MECKLENBURG CO., NC  
D.R. HORTON HOMES  
1100 S. TRYON STREET, SUITE 100, CHARLOTTE, NC

DATE: 20 JUNE 2006	PROJECT NO.: 5887.001
DRAWN BY: MHW	CHECKED BY:
SHEET TITLE: SITE LAYOUT	
DRAWING FILES: B:\SA\5887\001\dwg\5887001B	
PETITION NO. 2006-126	
SHEET NO.: 1	



FOR PUBLIC HEARING  
PETITION NO. 2006-126

GENERAL NOTES:

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED 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 ARRANGEMENT 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.  
UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE TECHNICAL DATE SHEET OR THESE DEVELOPMENT STANDARDS, ALL STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE M-1 RESIDENTIAL ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE SUBJECT TO THE INNOVATIVE DEVELOPMENT STANDARDS SET OUT BELOW.
- SIGNAGE WILL BE PERMITTED IN ACCORDANCE WITH APPLICABLE ZONING STANDARDS.
- 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.
- 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.
- 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.
- 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".

- DELETED
- 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.
- 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.
- 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.
- 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.
- FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT WATER QUALITY BEST MANAGEMENT PRACTICES (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID (TSS) REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE N.C. DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (NCDENR) BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0 (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BEST MANAGEMENT PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW IMPACT DEVELOPMENT (LID) TECHNIQUES IS OPTIONAL.
- 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.
- 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.

- DELETED
- STORM WATER RUNOFF FROM THE DEVELOPMENT SHALL BE TRANSPORTED FROM THE SITE BY VEGETATED CONVEYANCES TO THE MAXIMUM EXTENT PRACTICABLE.
- 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.
- STREET TREES TO BE PLANTED IN THE 8-FOOT PLANTING STRIP (OR 6 FOOT AS NOTED ON SECTION FOR 50-FOOT ROW).
- THE RIGHT-OF-WAY FOR JOHNSTON OEHLER ROAD REALIGNMENT SHOULD BE DEDICATED AS A PART OF THIS REZONING.
- 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).
- 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.
- THE PROPOSED DRIVEWAY CONNECTION(S) TO JOHNSTON-OEHLER ROAD WILL REQUIRE A DRIVEWAY PERMIT(S) TO BE SUBMITTED TO CDOT 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 CDOT 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.
- ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
- 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 CDOT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEM(S). CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
- 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. THE PETITIONER WILL COMPLY WITH RESERVING AN AREA FOR CATS AND THE CONSTRUCTION OF THEIR CONCRETE PAD. CATS WILL BE RESPONSIBLE FOR LOCATING THE PAD DURING ENGINEERING PLAN APPROVAL AND CONSTRUCTING THE SHELTER.

- PETITIONER COMMITS TO THE RIGHT-OF-WAY MODIFICATIONS WITHIN JOHNSTON-OEHLER ROAD AND THE NORTH-SOUTH THOROUGHFARE IN PROSPERITY VILLAGE FOR THIS REZONING PETITION, 06-126. THE FOLLOWING MODIFICATIONS WILL BE PART OF THIS RE-ZONING PETITION:
  - FOR ALL OF JOHNSTON-OEHLER ROAD: 75 FEET OF ROW (37.5' FROM CENTERLINE)
  - FOR THE N-S THOROUGHFARE: 75 FEET OF ROW FOR THE FIRST 150 FEET SOUTH OF JOHNSTON-OEHLER ROAD, THEN A 21:1 TAPER DOWN TO 70 FEET.
  - A MIRRORING SECTION IS NEEDED APPROACHING PROSPERITY CHURCH ROAD (75' FOR THE FIRST 150' NORTH OF PROSPERITY CHURCH, THEN 21:1 TAPER DOWN TO 70 FEET)
- GROSS RESIDENTIAL DENSITY FOR THE PROJECT WILL NOT EXCEED 5.2 UNITS PER ACRE. OPEN SPACE AREAS SHALL BE INCLUDED IN THE CALCULATION FOR GROSS RESIDENTIAL DENSITY.
- IN ACCORDANCE WITH THE PROVISIONS OF SECTION 11.208, "INNOVATIVE DEVELOPMENT STANDARDS", THE PETITIONER MAY PROPOSE MODIFICATIONS TO THE FOLLOWING STANDARDS:
  - STREET TYPE, DIMENSIONS AND CONSTRUCTION STANDARDS
  - SIDEWALKS, CURBS AND GUTTERS
  - MINIMUM LOT SIZE AND LOT WIDTH
  - SETBACKS, SIDE, FRONT, AND REAR YARDS FOR PRINCIPLE AND ACCESSORY STRUCTURES
  - BUILDING SEPARATION

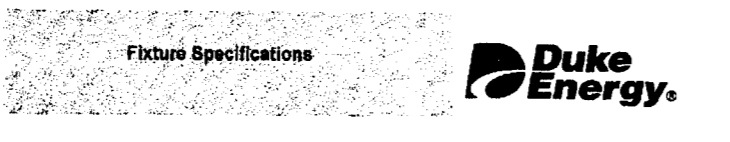
IT IS THE PETITIONER'S INTENT TO CREATE THE OPPORTUNITY TO SEEK MODIFICATION OF ANY OR ALL OF THESE STANDARDS, BUT THE DETAILS OF ANY SUCH PROPOSED MODIFICATION WILL BE ESTABLISHED AND REVIEWED IN ACCORDANCE WITH THE STANDARDS INNOVATIVE PROCESS AFTER MORE DETAILED AND SPECIFIC ENGINEERING OF THE SITE. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THE SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND OR NOT SEPARATE ZONING CONDITIONS IMPOSED BY THE SITE PLAN.

- PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED ALONG ALL PUBLIC STREETS. ANY DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 12 FEET (NOT TO EXCEED 15 FEET) IN HEIGHT UNLESS CITY STANDARDS REQUIRE STREETLIGHTS TO BE HIGHER.

- WHEN APPLICABLE, THE S.W.I.M. STREAM BUFFER REQUIREMENTS SHALL BE APPLIED AS DESCRIBED IN THE CITY OF CHARLOTTE ZONING ORDINANCE, CHAPTER 12. IN ADDITION, INTERMITTENT AND PERENNIAL STREAMS WITHIN THE PROJECT BOUNDARY SHALL BE DELINEATED BY A CERTIFIED PROFESSIONAL USING U.S. ARMY CORPS OF ENGINEERS AND N.C. DIVISION OF WATER QUALITY METHODOLOGY AND SHALL BE SHOWN IN THE SITE PLAN SUBMITTAL ALONG WITH ALL BUFFER AREAS.

IT IS THE PETITIONER'S INTENT TO REVIEW ALL PERENNIAL AND INTERMITTENT STREAMS DRAINING LESS THAN 50 ACRES TO DETERMINE IF 30-FOOT VEGETATED BUFFER INCLUDING A 10-FOOT ZONE ADJACENT TO THE BANK CAN BE ESTABLISHED. DISTURBANCE OF THE BUFFER IS ALLOWED; HOWEVER, ANY DISTURBED AREA MUST BE RE-VEGETATED AND DISTURBANCE OF THE 10-FOOT ZONE ADJACENT TO THE BANK SHALL REQUIRE STREAM BANK STABILIZATION USING BIOENGINEERING TECHNIQUES AS SPECIFIED IN THE DESIGN MANUAL. ALL STREAMS DRAINING GREATER THAN OR EQUAL TO 50 ACRES AND LESS THAN 300 ACRES SHALL HAVE A 35-FOOT BUFFER WITH TWO (2) ZONES, INCLUDING STREAM SIDE AND UPLAND.

- THE FOLLOWING ARE STANDARDS FOR FRONT ELEVATIONS:
  - ELEVATIONS WILL ENCOMPASS ARCHITECTURAL FEATURES OF FRONT PORCHES OR STOOPS, OR BRICK FACADES, VINYL WITH BRICK, VINYL WITH CULTURED STONE, VINYL WITH CEDAR SHAKE, OR ANY COMBINATION OF THE ABOVE, HOWEVER NO MORE THAN 55% OF THE FRONT ELEVATION SHALL BE HORIZONTAL SIDING.
  - ALL CORNER BOARDS, WHERE SIDING IS USED, SHALL HAVE SIX INCH (6") CORNER BOARDS.
  - ALL EAVES SHALL HAVE BETWEEN TWELVE INCHES (12") MINIMUM; EAVES MAY EXTEND UP TO TWENTY-ONE INCHES (21") OR GREATER BEYOND THE SIDE OF THE HOME.
  - FRONT PORCHES SHALL BE AT LEAST SIX FEET (6') DEEP MEASURED FROM THE DOOR.
  - ALL WINDOWS SHALL HAVE SHUTTERS ON ALL FRONT FACADES, WITH THE FOLLOWING EXCEPTIONS:
    - WHEN SHAKE SIDING IS USED
    - A TRIPLE WINDOW OR BAY WINDOW IS USED AND CANNOT ACCOMMODATE THE STANDARD SHUTTER
    - SHUTTERS MAY BE AN OPTION WHERE A DOUBLE FRONT PORCHES ARE PRESENT
  - 25% OF ALL HOMES BUILT WILL HAVE BRICK FRONT ELEVATIONS.
  - 12" BRICK REVEAL WILL BE CONSTRUCTED ON ALL FOUNDATIONS (EXCLUDING GARAGE ENTRIES). DETAIL ASSOCIATED WITH FRONT ELEVATIONS SHALL BE INCLUDED ON ALL ATTACHED AND DETACHED GARAGE ELEVATIONS. SHAKE SIDING, STACK COLUMNS (BRICK OR STONE) OR OTHER DETAIL TO BREAK UP HORIZONTAL SIDING ON GARAGE ELEVATIONS.
  - ROOF PITCHES SHALL BE 6:12, WITH THE EXCEPTION OF SHED ROOFS USED OVER PORCHES, THESE CAN BE LESS.

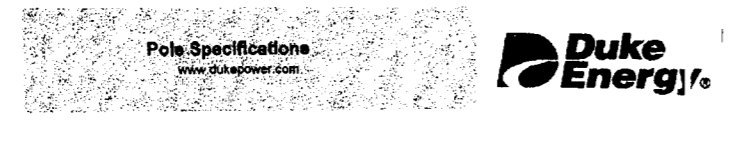


**SIX SIDED TRADITIONAL**

188 Photometric File	0511-0108-01
188 Pole Height	12.00
188 Luminaire Power	0.75
188 Luminaire Voltage	120
188 Luminaire Color	3000K
188 Luminaire Beam Spread	110
188 Luminaire Mounting Height	11.8
188 Luminaire Finish	Black

Grid spacing: 12' x 12'

ISO Variable Area  
Light Blue: 0.075  
Dark Blue: 0.075



**POLE STYLE C**

Description:  
Pole Style C is an aluminum pole with a 128 fixture mounting height, upper round, flared straight shaft, lower round, flared tapered base.

Colors: Black, Green  
Material: Aluminum  
Mounting Height: 128  
Anchor: Street Flash Mount: 128

\*Pole Style C is also available 158 and 225 Anchor Based for use with Trussing Platform Only

REVISIONS:  
REVISED FOR STAFF COMMENTS 11/22/06

DATE:  
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Land Surveying  
Landscape Architecture  
Transportation Engineering

**THE VILLAGES  
AT PROSPERITY PLACE**

PROSPERITY CHURCH RD & JOHNSTON OEHLER RD, CHARLOTTE, MECKLENBURG CO., NC

D. R. HORTON HOMES  
1100 S. TRYON STREET, SUITE 100, CHARLOTTE, NC

DATE: 20 JUNE 2006 PROJECT NO.: 5887.001  
DRAWN BY: MHW CHECKED BY:  
SHEET TITLE: SITE GENERAL NOTES  
DRAWING FILES: B:\SK\5887\001\dwg\5887001BS  
PETITION NO. 2006-126  
SHEET NO.: 2 OF 2