



Approved Major Development Plan December 5, 2016

Application number: MDP2016.01 Rivermist

Project: A major subdivision consisting of 86-single-family residential lots on 44.45 acres (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.

The City Council considered and conditionally approved MDP2016.01, referred to as Rivermist, at its December 5, 2016 meeting. The project is subject to the following conditions of approval:

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 relocated 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.