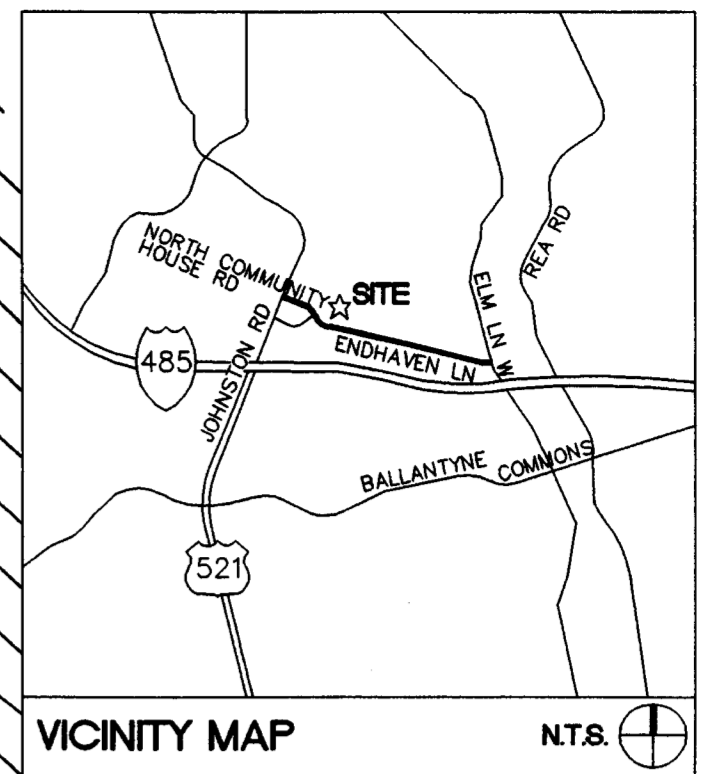
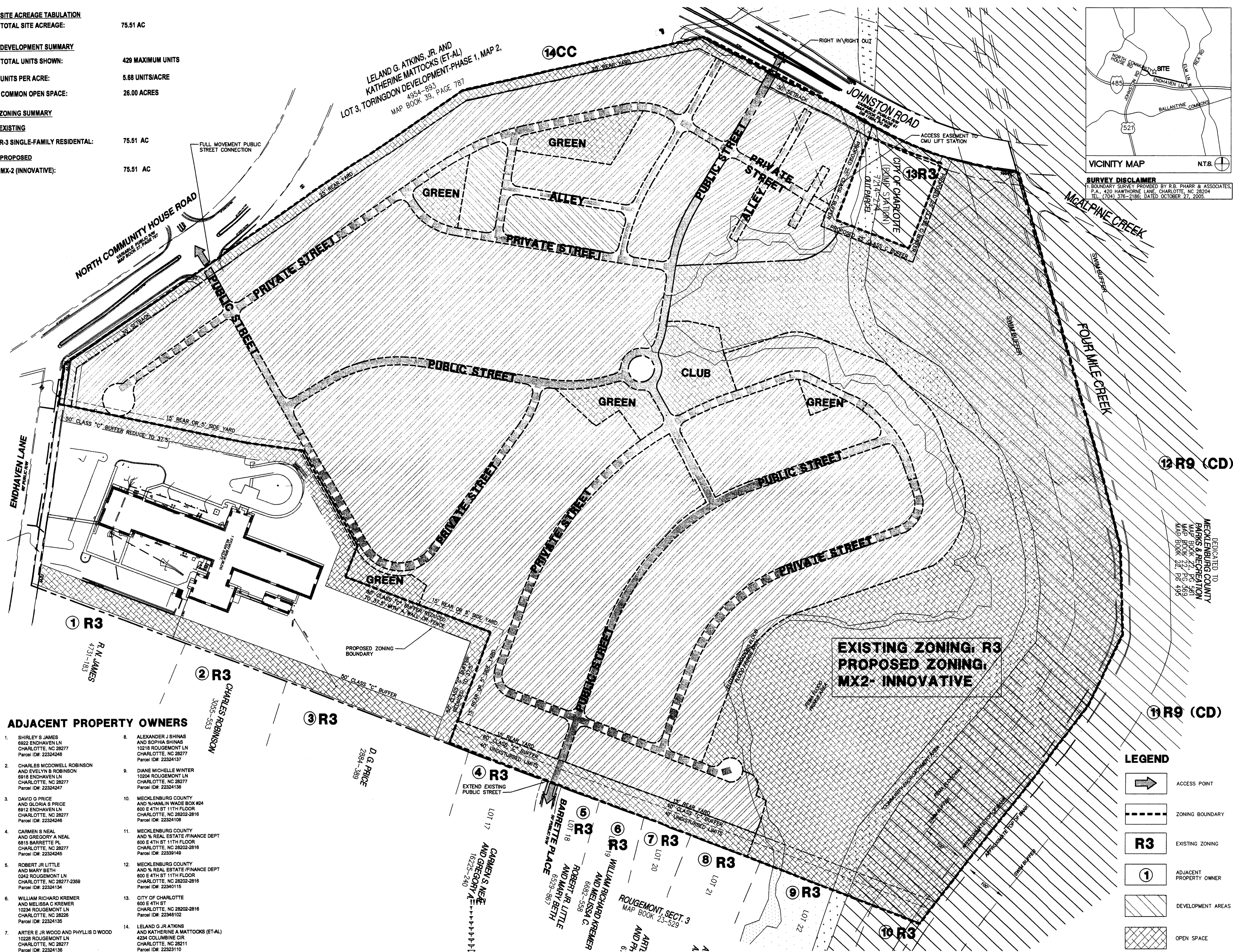


SITE ACREAGE TABULATION
 TOTAL SITE ACREAGE: 75.51 AC

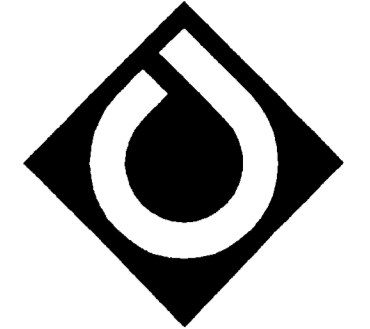
DEVELOPMENT SUMMARY
 TOTAL UNITS SHOWN: 429 MAXIMUM UNITS
 UNITS PER ACRE: 5.68 UNITS/ACRE
 COMMON OPEN SPACE: 26.00 ACRES

ZONING SUMMARY
EXISTING
 R-3 SINGLE-FAMILY RESIDENTIAL: 75.51 AC
PROPOSED
 MX-2 (INNOVATIVE): 75.51 AC

LELAND G. ATKINS, JR. AND
 KATHERINE MATTOCKS (ET-AL)
 LOT 3, TORINGDON DEVELOPMENT-PHASE 1, MAP 2,
 4954-893
 MAP BOOK 39, PAGE 787



SURVEY DISCLAIMER
 1. BOUNDARY SURVEY PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204. TEL: (704) 378-2188; DATED OCTOBER 27, 2005.



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CENTEX HOMES
 APPROVED BY
 CITY COUNCIL
 NOV 20 2006

**JOHNSTON ROAD
 RESIDENTIAL**

Charlotte
 North Carolina 28262

TECHNICAL DATA

Project No.
 3389

Issued
 08/23/06

Revised

08/20/06 PER CITY COMMENTS
 10/18/06 PER CITY COMMENTS
 10/25/06 PER CITY COMMENTS
 11/13/06 PER CITY COMMENTS

12 R9 (CD)

11 R9 (CD)

DEDICATED TO
 MECKLENBURG COUNTY
 PARKS & RECREATION
 MAP BOOK 22, PG. 369
 MAP BOOK 22, PG. 499

**EXISTING ZONING: R3
 PROPOSED ZONING:
 MX2- INNOVATIVE**

ADJACENT PROPERTY OWNERS

- SHIRLEY S JAMES AND GLORIA S PRICE 6922 ENDAHVEN LN CHARLOTTE, NC 28277 Parcel ID#: 22324248
- CHARLES MCDOWELL ROBINSON AND EVELYN B ROBINSON 6918 ENDAHVEN LN CHARLOTTE, NC 28277 Parcel ID#: 22324247
- DAVID G PRICE AND GREGORY A NEAL 6912 ENDAHVEN LN CHARLOTTE, NC 28277 Parcel ID#: 22324246
- CARMEN S NEAL AND GREGORY A NEAL 6815 BARRETTE PL CHARLOTTE, NC 28277 Parcel ID#: 22324245
- ROBERT JR LITTLE AND MARY BETH 0242 ROUGEMONT LN CHARLOTTE, NC 28277-2369 Parcel ID#: 22324134
- WILLIAM RICHARD KREMER AND MELISSA C KREMER 10294 ROUGEMONT LN CHARLOTTE, NC 28226 Parcel ID#: 22324135
- ARTER E JR WOOD AND PHYLLIS D WOOD 10228 ROUGEMONT LN CHARLOTTE, NC 28277 Parcel ID#: 22324136
- ALEXANDER J SHINAS AND SOPHIA SHINAS 10218 ROUGEMONT LN CHARLOTTE, NC 28277 Parcel ID#: 22324137
- DIANE MICHELLE WINTER 10204 ROUGEMONT LN CHARLOTTE, NC 28277 Parcel ID#: 22324138
- MECKLENBURG COUNTY AND % HAHMLIN WADE BOX 824 800 E 4TH ST 11TH FLOOR CHARLOTTE, NC 28202-2816 Parcel ID#: 22324108
- MECKLENBURG COUNTY AND % REAL ESTATE /FINANCE DEPT 800 E 4TH ST 11TH FLOOR CHARLOTTE, NC 28202-2816 Parcel ID#: 22339149
- MECKLENBURG COUNTY AND % REAL ESTATE /FINANCE DEPT 800 E 4TH ST 11TH FLOOR CHARLOTTE, NC 28202-2816 Parcel ID#: 22340115
- CITY OF CHARLOTTE 800 E 4TH ST CHARLOTTE, NC 28202-2816 Parcel ID#: 22348102
- LELAND G JR ATKINS AND KATHERINE A MATTOCKS (ET-AL) 4234 COLUMBINE CIR CHARLOTTE, NC 28211 Parcel ID#: 22323110

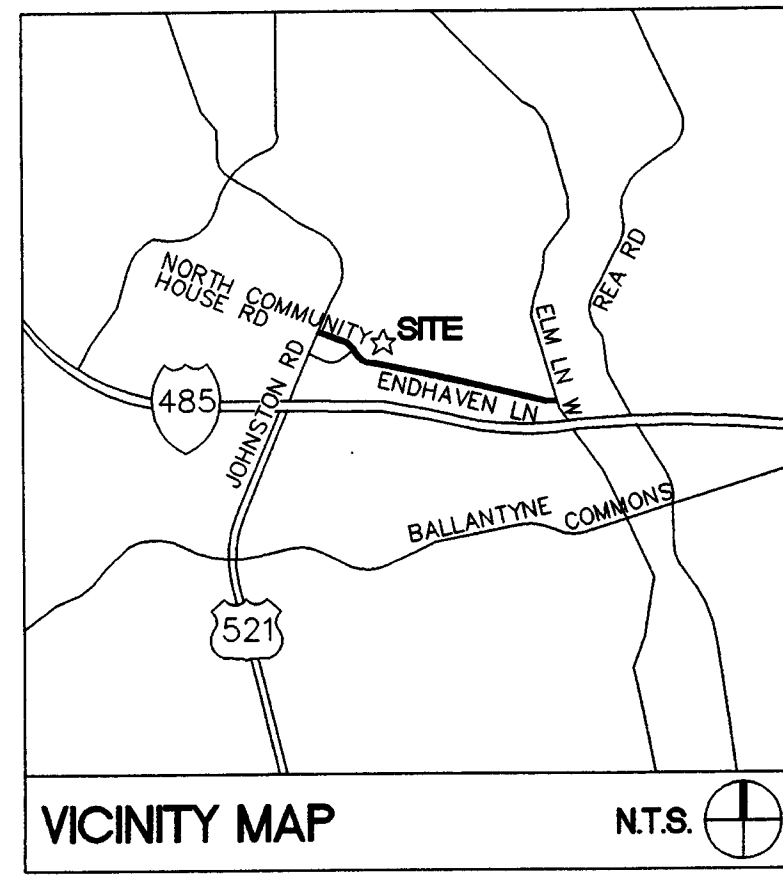
LEGEND

- ACCESS POINT
- ZONING BOUNDARY
- R3 EXISTING ZONING
- 1 ADJACENT PROPERTY OWNER
- DEVELOPMENT AREAS
- OPEN SPACE

SCALE: 1"=100'
 0 50' 100' 200'

RZ1.0

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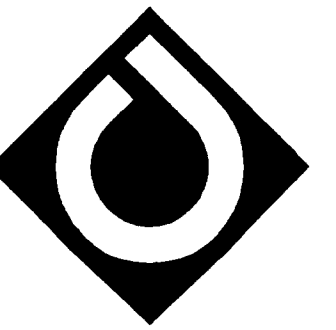


VICINITY MAP N.T.S.

SURVEY DISCLAIMER
 1. BOUNDARY SURVEY PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204 TEL: (704) 376-2186; DATED OCTOBER 27, 2005.

Bloodgood Sharp Buster
 Architects and Planners, Inc.
 8647 Baypine Road, Suite 200
 Jacksonville, FL 32256
 904 732 7335 904 732 7346 fax
 www.bsbdesign.com

LAND PLANNING SERVICES PROVIDED IN CONJUNCTION WITH BLOODGOOD SHARP AND BUSTER



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JOHNSTON ROAD RESIDENTIAL

Charlotte
 North Carolina 28262

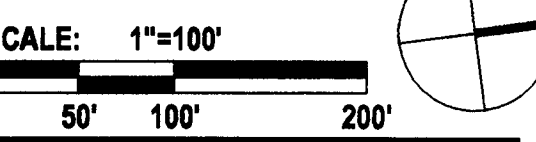
SCHEMATIC SITE PLAN

Project No.
3389

Issued
 10/31/06

Revised

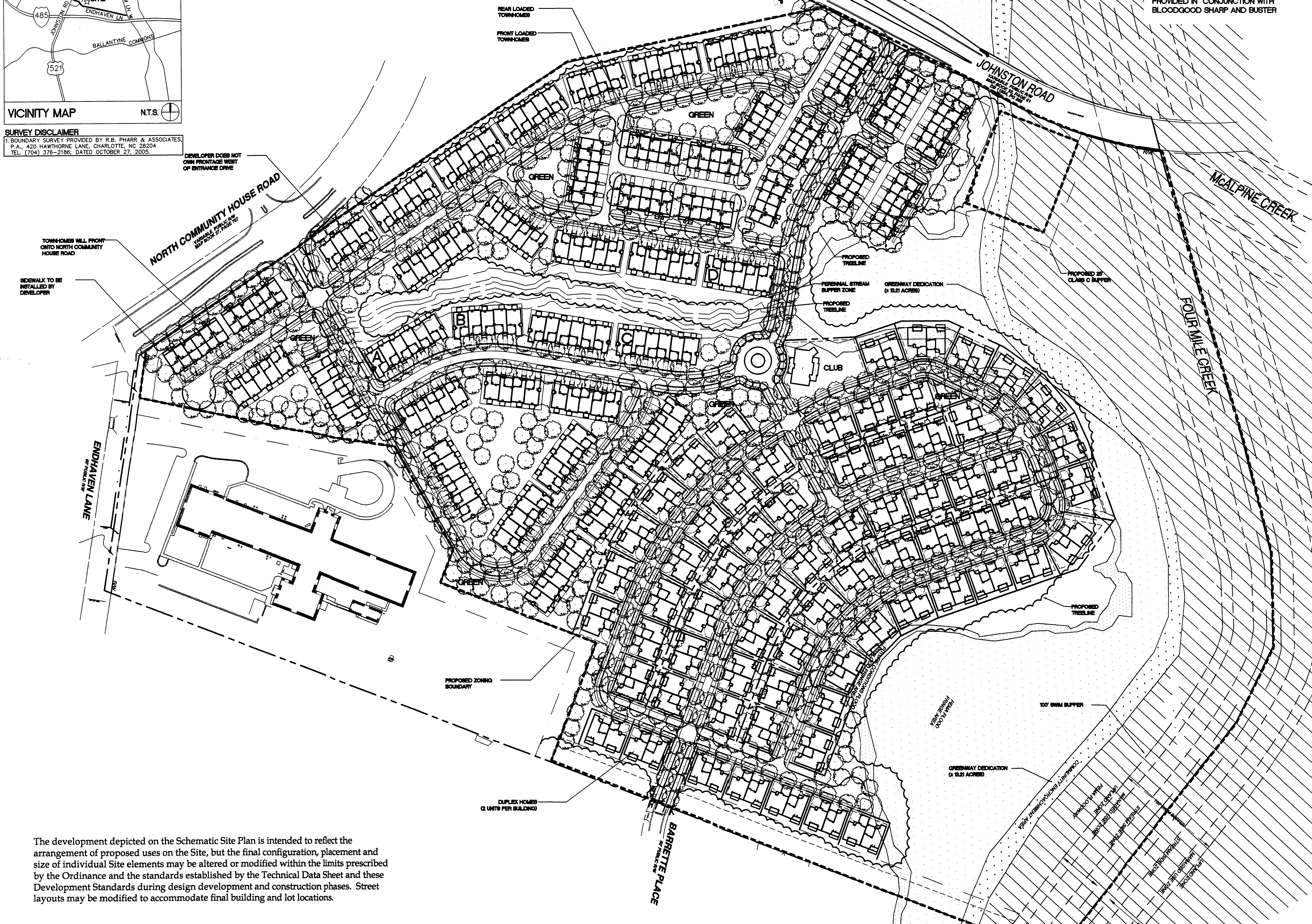
11/13/06 PER CITY OF CHARLOTTE COMMENTS



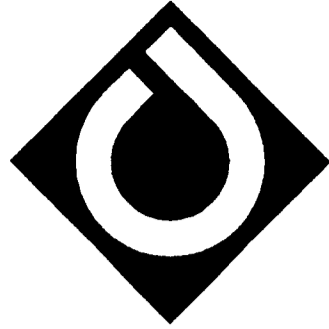
RZ2.0

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The development depicted on the Schematic Site Plan is intended to reflect the arrangement of proposed uses on the Site, but the final configuration, placement and size of individual Site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Technical Data Sheet and these Development Standards during design development and construction phases. Street layouts may be modified to accommodate final building and lot locations.



Charlotte
Raleigh

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JOHNSTON ROAD RESIDENTIAL

Charlotte
North Carolina 28262

TECHNICAL DATA SHEET NOTES

Project No.

3389

Issued

08/23/06

Revised

09/20/06 – PER CITY OF CHARLOTTE COMMENT
10/18/06 – PER CITY OF CHARLOTTE COMMENT
10/25/06 – PER CITY OF CHARLOTTE COMMENT
11/13/06 – PER CITY OF CHARLOTTE COMMENT

RZ4.0

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GENERAL PROVISIONS

- Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-2 zoning district classification, subject to the innovative development standards set out below, shall be followed in connection with development taking place on the Site.
- The development depicted on the Schematic Site Plan is intended to reflect the arrangement of proposed use on the Site, but the final configuration, placement and size of individual site elements may be altered or modified within the limits prescribed by the Ordinance and the standards established by the Technical Data Sheet and these Development Standards during design development and construction phases. Street layouts may be modified to accommodate final building and lot locations.

PERMITTED USES

The Site may be devoted to a maximum of 429 for sale dwelling units and to any incidental or accessory use in connection therewith which is permitted by right or under prescribed conditions in the MX-2 zoning district. The for sale dwelling units shall be comprised of for sale single family duplex dwelling units or for sale single family attached townhome dwelling units or a combination thereof.

BUFFER AREA

- The Petitioner shall establish a 60 foot Class C buffer along those portions of the Site's eastern boundary line that are more particularly depicted on the Technical Data Sheet and the Schematic Site Plan, which buffer shall conform to the standards of Section 12.302 of the Ordinance. The exterior 40 feet of this 60 foot Class C buffer shall be undisturbed, and any supplemental plantings required to satisfy the tree and shrub requirements of a Class C buffer shall be installed within the interior 20 feet of this 60 foot Class C buffer. Additionally, in the event that a wall, fence or berm is installed within the 60 foot Class C buffer, it must be installed within the interior 20 feet of the 60 foot Class C buffer. Notwithstanding anything contained herein to the contrary, the width of this 60 foot Class C buffer may not be reduced.
- The Petitioner shall establish 50 foot Class C Buffer areas on those portions of the Site that are more particularly depicted on the Technical Data Sheet and the Schematic Site Plan, and these buffer areas shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, then the Petitioner may reduce or eliminate, as the case may be, the relevant portions of the 50 foot Class C buffer areas set out on the Technical Data Sheet and Schematic Site Plan accordingly. The Petitioner may reduce the width of the 50 foot Class C Buffer areas by 25% by installing a wall, fence or berm pursuant to Section 12.302(8) of the Ordinance.
- The Petitioner shall establish 25 foot Class C Buffer areas on those portions of the Site that are more particularly depicted on the Technical Data Sheet and the Schematic Site Plan, and these buffer areas shall conform to the standards of Section 12.302 of the Ordinance, subject, however, to the provisions of Section 12.304 thereof. In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, then the Petitioner may reduce or eliminate, as the case may be, the relevant portions of the 25 foot Class C buffer areas set out on the Technical Data Sheet and Schematic Site Plan accordingly. If permitted by the Ordinance, the Petitioner may reduce the width of the 25 foot Class C Buffer areas by 25% by installing a wall, fence or berm pursuant to Section 12.302(8) of the Ordinance.
- The Petitioner reserves the right to grade and to install a wall, fence, berm, pedestrian sidewalks and utility lines and facilities within the interior 20 feet of the 60 foot Class C buffer and within the 50 foot and 25 foot Class C buffer areas located on the Site provided, however, that utility lines and facilities may only cross these buffer areas at interior angles measured at the property line which are not less than 75 degrees.
- Where existing trees and natural vegetation have been cleared within the interior 20 feet of the 60 foot Class C buffer and within the 50 foot and 25 foot Class C buffer areas to accommodate the installation of a wall, fence, berm, pedestrian sidewalks or utility lines and facilities, the cleared, unimproved areas will be landscaped with trees and shrubs in accordance with the requirements of the Ordinance.
- No buildings, parking spaces or maneuvering areas may be located within the Class C buffer areas.
- No above ground detention facilities or water quality facilities may be located within the Class C buffer areas.

SETBACKS, SIDE YARDS AND REAR YARDS

Subject to the innovative development standards set out below, all principal structures constructed on the Site shall satisfy or exceed the setback, side yard and rear yard requirements under the Ordinance for the MX-2 zoning district as depicted on the Technical Data Sheet and the Schematic Site Plan.

COMMON OPEN SPACE AND AMENITY AREA

- Common open space shall be provided in various locations as depicted on the Technical Data Sheet and the Schematic Site Plan. At a minimum, 26 acres of the Site shall be devoted to common open space.
- For purposes of calculating the amount of required common open space, common open space shall be deemed to include, among other things, any tree save areas, any water quality ponds, buffers, urban parks, the recreational amenity area, stream buffers and floodplains.
- That portion of the common open space designated on the Technical Data Sheet and the Schematic Site Plan as the "Club" shall, at a minimum, be improved with a clubhouse and a swimming pool.
- The common open space areas shall be maintained by a to be formed homeowners association.

SCREENING AND LANDSCAPE AREAS

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
- Any dumpsters located within the Site that are visible from a public street or from an external adjoining parcel of land will be screened from view by a solid-enclosure with gates.

TREE ORDINANCE/TREE SAVE AREAS

- Development of the Site will comply with the applicable provisions of the City of Charlotte Tree Ordinance as of the date of the approval of this Rezoning Petition.
- A minimum of 17.5% of the Site shall be devoted to tree save areas.

PARKING

- Vehicular parking will satisfy the minimum standards established under the Ordinance.
- The Petitioner may, at its discretion, install on street parking spaces on one or both sides of the public and private streets to be located within the Site.

ARCHITECTURAL COMMITMENTS

- Attached hereto are schematic architectural renderings of the front elevations of the for sale single family attached townhome dwelling units and the for sale single family duplex dwelling unit proposed to be constructed on the Site and are intended to depict the general conceptual architectural style, character and elements of these dwelling units. Accordingly, any for sale single family attached townhome dwelling unit and any for sale single family duplex dwelling unit constructed on the Site must be substantially similar in appearance to the relevant attached schematic architectural rendering(s) in terms of its architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
- The primary exterior building materials for the dwelling units to be constructed on the Site shall be a combination of brick, stone, shake and hardi-plank. Vinyl siding shall not be a permitted exterior building material, however, vinyl shake may be utilized as an architectural accent material. Each building shall have four sided architecture.
- Attached hereto are schematic renderings of the bridges to be constructed on the Site and the monument sign to be located at the main entrance into the Site that are intended to depict the general conceptual architectural style, character and elements of these structures. Accordingly, the bridges and the monument sign to be constructed on the Site must be substantially similar in appearance to the relevant attached schematic rendering(s) in terms of their architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.

CONSTRUCTION TRAFFIC/CONSTRUCTION DEBRIS

- In connection with the development of the Site and the construction of the dwelling units thereon, construction vehicles shall be prohibited from utilizing Barrette Place to access the Site. Accordingly, during the development of the Site and the construction of the dwelling units thereon, the Petitioner shall implement measures to prohibit construction vehicles from utilizing Barrette Place to access the Site.
- The Petitioner shall remove from any adjoining parcel of land any construction debris or trash generated on the Site that migrates onto an adjoining parcel of land.

LIGHTING

- Pedestrian scale, freestanding lighting fixtures will be installed throughout the Site along the internal public and private streets. The pedestrian scale, freestanding lighting fixtures will be uniform in design, and the final spacing of such lighting fixtures shall be determined by the Petitioner.
- The maximum height of any pedestrian scale, freestanding lighting fixture installed on the Site, including its base, shall not exceed 15 feet.
- All exterior light fixtures (except street lights along public or private streets) shall be capped and fully shielded and the illumination downwardly directed so that direct illumination does not extend past any property line of the Site.
- Wall-pak type light fixtures may not be installed on the Site, however, wall-mounted decorative light fixtures such as scones are permitted.

SIGNS

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

ACCESS POINTS /STREETS/SIDEWALKS

- The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.
- The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- The internal public streets shall be constructed in accordance with the relevant cross section(s) attached to the Technical Data Sheet.
- The internal private streets shall be constructed in accordance with the relevant cross section(s) attached to the Technical Data Sheet.
- The private streets shall be maintained by a to be formed homeowners association.
- The private streets located within the Site may be gated at the option of the Petitioner.
- Sidewalks and planting strips shall be installed in accordance with the Schematic Site Plan and the relevant cross sections attached to the Technical Data Sheet.
- 8 foot planting strips and 6 foot sidewalks shall be installed along both sides of the public streets constructed within the Site, and 6 foot planting strips and 5 foot sidewalks shall be installed along both sides of the private streets constructed within the Site.
- A pedestrian connection shall be provided from the Site to the adjacent school.
- An 8 foot wide pedestrian connection shall be provided from the Site to the adjacent Lot 3 in Phase 1 of the Toringdon development.

VEHICULAR CONNECTION TO BARRETTE PLACE

- A vehicular connection from the Site to Barrette Place is depicted on the Technical Data Sheet and the Schematic Site Plan. However, the Petitioner reserves the right to and shall seek a variance from the requirements of the City of Charlotte Subdivision Ordinance to eliminate the vehicular connection to Barrette Place.
- In the event that the Petitioner's efforts to obtain a variance to eliminate the vehicular connection from the Site to Barrette Place are unsuccessful, then the vehicular connection to Barrette Place shall be opened to vehicular traffic in accordance with the requirements of the City of Charlotte subdivision process but in no event later than three years from the date that this Petition is approved by City Council.
- In the event that the Petitioner's efforts to obtain a variance to eliminate the vehicular connection from the Site to Barrette Place are unsuccessful, then the Petitioner shall pay the sum of \$10,000 to the Charlotte Department of Transportation ("CDOT") or its designee to apply to the cost of installing four speed bumps on Rougemont Lane subject to the terms and conditions set out below. This \$10,000 payment shall be paid by the Petitioner to CDOT or its designee prior to the issuance of a certificate of occupancy for the first dwelling unit constructed on the Site.
 - The \$10,000 payment shall be held by CDOT or its designee in escrow for the seven year period commencing on the date of payment and expiring seven years thereafter. In the event that the traffic counts on Rougemont Lane meet the City of Charlotte's warrants for the installation of speed bumps, the residents of the adjoining Rougemont neighborhood submit the required application or petition for the installation of speed bumps on CDOT, and all other requirements for the installation of speed bumps on Rougemont Lane are satisfied within this seven year period, then the \$10,000 payment shall be applied to the cost of installing four speed bumps on Rougemont Lane. In the event that the traffic counts on Rougemont Lane do not meet the City of Charlotte's warrants for the installation of speed bumps, the residents of the adjoining Rougemont neighborhood do not submit the required application or petition for the installation of speed bumps to CDOT, or any other requirements for the installation of speed bumps on Rougemont Lane are not satisfied within this seven year period, then the \$10,000 payment shall be returned to the Petitioner.
 - In the event that less than four speed bumps are authorized by CDOT and actually installed on Rougemont Lane in accordance with the terms of this paragraph 3, then the difference between the cost of the speed bumps installed on Rougemont Lane and the \$10,000 payment shall be returned to the Petitioner.
- In the event that the Petitioner's efforts to obtain a variance to eliminate the vehicular connection from the Site to Barrette Place are unsuccessful, then the Petitioner will submit a written request to CDOT for the installation of an additional three stop signs on Rougemont Lane. The Petitioner shall offer to pay for the cost of the installation of the additional stop signs on Rougemont Lane in the written request and shall do so if the additional stop signs are installed. In the event that CDOT denies this request, then the Petitioner shall have satisfied its obligations under this paragraph 4 by having submitted the written request for the additional stop signs on Rougemont Lane.
- In the event that the Petitioner's efforts to obtain a variance to eliminate the vehicular connection from the Site to Barrette Place are successful, then the Petitioner shall install a bicycle and pedestrian connection from the Site to Barrette Place.

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the City of Charlotte Fire Code's specifications. Plans for each townhome building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

BUS STOP PAD

- The Petitioner shall install a concrete bus stop waiting pad on the Site adjacent to Johnston Road in a location mutually determined by CATS and the Petitioner. The concrete bus stop waiting pad will be consistent with CATS Development Standard 60.02B. The Petitioner will grant an appropriate easement to the City of Charlotte to facilitate its use and maintenance of the concrete bus stop waiting pad.

WETLANDS/PERMITS

The following agencies will be contacted prior to construction regarding wetlands permits if determined to be applicable during the design development phase of the project:

Section 401 Permit NCDENR-Raleigh Office
Section 404 Permit US Army Corps of Engineers

STORM WATER MANAGEMENT

- Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.
- The Petitioner will tie-in to the existing storm water system(s) if any exist in the area. The Petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the proposed development. If it is found that the proposed 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. If the receiving drainage system(s) is already out of standard, the Petitioner's proposed development will be designed so as to not place the downstream system(s) further out of standard.
- The Petitioner shall construct water quality best management practices ("BMPs") to achieve 85% Total Suspended Solid 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 Environment and Natural Resources 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). The use of Low Impact Development techniques is optional.
- The Petitioner shall 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.
- The Petitioner shall control the peak to match the predevelopment runoff rates for the 10 year, 6 hour storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10 year and 25 year, 6 hour storm.
- 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 on the site plan submittal along with all buffer areas. All perennial and intermittent streams draining less than 50 acres shall have a minimum 30-foot vegetated buffer including a 10-foot zone adjacent to the bank. 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. Streams draining greater than or equal to 300 acres shall have a 50-foot buffer with three (3) zones, including stream side, managed use and upland. Streams draining greater than or equal to 640 acres shall have a 100-foot buffer, plus 50% of the area of the flood fringe beyond 100 feet. This buffer shall consist of three (3) zones, including stream side, managed use and upland. All buffers shall be measured from the top of the bank on both sides of the stream. The uses allowed in the different buffer zones as described in the S.W.I.M. Stream Buffer requirements in the Zoning Ordinance, Chapter 12, as well as the other provisions of the S.W.I.M. ordinance shall apply (except buffer width).
 - Those buildings designated as Buildings A, B, C and D on the Schematic Site Plan may encroach into the perennial stream buffer as generally depicted on the Schematic Site Plan.
 - The Petitioner may utilize mitigation for the 30 foot buffer in the area depicted on the Schematic Site Plan by providing a buffer with an average width of 30 feet but not less than 10 feet from the top of bank. Accordingly, the Petitioner may grade and build structures within this area but no closer than 10 feet from the top of bank.
 - Storm water detention facilities and water quality facilities may not be located within the Greenway Area (as defined below).

GREENWAY

- The Petitioner agrees to dedicate and convey those portions of the Site designated on the Technical Data Sheet as being within the "Community Encroachment Line" (excluding those areas located within the CMUD Pump Station site) to Mecklenburg County for greenway purposes (the "Greenway Area"). The Petitioner shall dedicate and convey the Greenway Area to Mecklenburg County prior to the recordation of the final plats for more than 250 dwelling units on the Site. Prior to the conveyance of the Greenway Area to Mecklenburg County, the Petitioner shall have the right to install and locate utility lines through the Greenway Area and to reserve such easements over the Greenway Area that are necessary to maintain, repair and replace such utility lines, and to reserve such other easements as may be reasonably necessary in connection with the development of the Site.
- Provided that all required approvals and permits can be reasonably obtained by the Petitioner, the Petitioner shall construct a greenway path within the Greenway Area and within other portions of the Site connecting the Site and the western boundary of the Johnston Road right of way. The greenway path shall be constructed in accordance with the standards of the Mecklenburg County Parks and Recreation Department, and the Petitioner shall commence the construction of the greenway path prior to the recordation of the final plats for more than 250 dwelling units on the Site. The Petitioner shall complete the construction of the greenway path by the date on which the final plat for the 500th dwelling unit on the Site is recorded 5 years from the date this Rezoning Petition is approved, whichever occurs first. The specific route of the greenway path shall be determined by the Petitioner, and the greenway path may be located within the 25 foot Class C buffer adjacent to the CMUD Pump Station.
- The greenway path shall connect to a public or private street within the Site, and if it connects to a private street, the Petitioner shall grant a 20 foot wide access easement from the greenway path to a public street within the Site to provide public access to the greenway path. Additionally, if a portion of the greenway path is located outside of the Greenway Area as defined above, then the relevant portion of the greenway path shall be located within a 20 foot wide dedicated easement to permit public access. The greenway path shall be owned, operated and maintained by Mecklenburg County.
- During the construction of the greenway path, the Petitioner will coordinate with the Mecklenburg County Parks and Recreation Staff or hire an inspector approved by the Mecklenburg County Parks and Recreation Department for on-site construction observation.

TRANSPORTATION COMMITMENTS

- To the extent that there is not existing right of way, the Petitioner shall dedicate and convey right of way along the Site's frontage on Johnston Road measuring 50 feet from the existing centerline of Johnston Road.
- To the extent that there is not existing right of way, the Petitioner shall dedicate and convey right of way along the Site's frontage on Community House Road measuring 50 feet from the existing centerline of Community House Road.
- The Petitioner shall extend the length of the existing eastbound 100 foot long left turn lane on North Community House Road at the Site's proposed access point to a length of 175 feet.

5 YEAR VESTED RIGHT

Pursuant to Section 1.110 of the Ordinance, the Petitioner hereby requests a 5 year vested right in the event that the corresponding Rezoning Petition is approved by City Council. The Petitioner requests a 5 year vested right due to the size and phasing of the proposed development and the level of the Petitioner's investment.

BINDING EFFECT OF THE REZONING PETITION

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

AMENDMENTS TO REZONING PLAN

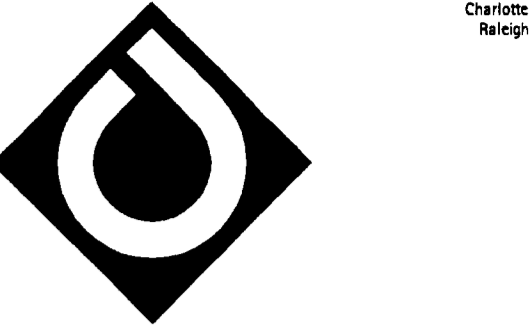
Future amendments to this Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

INNOVATIVE DEVELOPMENT STANDARDS

Pursuant to Section 11.208 of the Ordinance, the Petitioner seeks to obtain the approval of the use of the following Innovative Development Standards concurrently with the approval of this Rezoning Petition:

Minimum Setback Along Internal Public Streets:	5 feet
Minimum Setback Along Internal Private Streets:	5 feet
Minimum Setback Along External Public Streets:	30 feet
Rear Yards (Internal):	15 feet
Rear Yards (External-Adjacent to Existing Residential):	15 feet
Rear Yards (External-Adjacent to Existing Commercial):	25 feet
Side Yards:	3 feet
Minimum Building Separation Between Duplex Buildings:	8 feet
Minimum Building Separation Between Townhome Buildings:	16 feet

Proposed public street "T" intersections with the internal private streets and related hammerheads in two locations as depicted on the Schematic Site Plan.



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
Landscape Architecture
Civil Engineering
Urban Design

400 South Tryon Street, Suite 1400 Charlotte, NC 28202
704.375.1555 • 704.375.7851 • www.colejeneststone.com

**CENTEX
HOMES**

**JOHNSTON ROAD
RESIDENTIAL**

Charlotte
North Carolina 28284

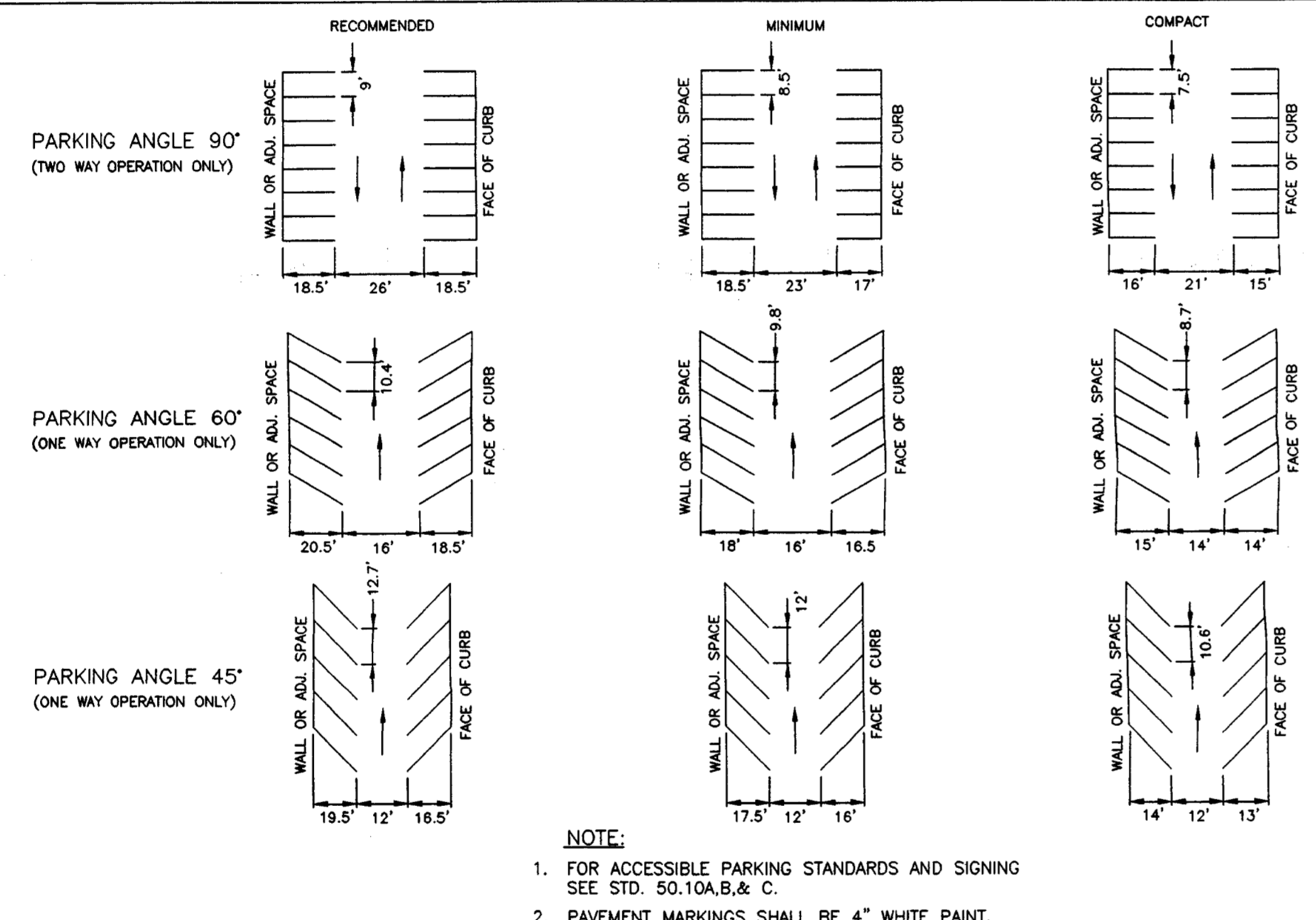
**DETAIL
SHEET**

Project No.
3389

Issued
05/26/06

Revised

10/18/06 PER CITY OF CHARLOTTE COMMENTS



PARKING STANDARDS

CMLD STD. DTL. #50.09

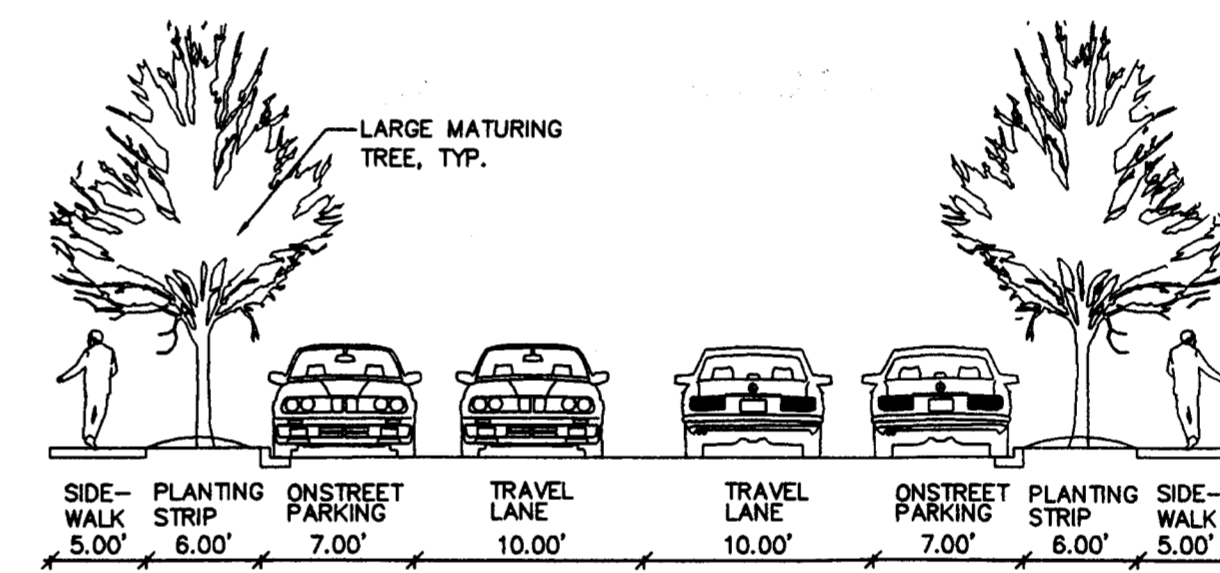
N.T.S.

8

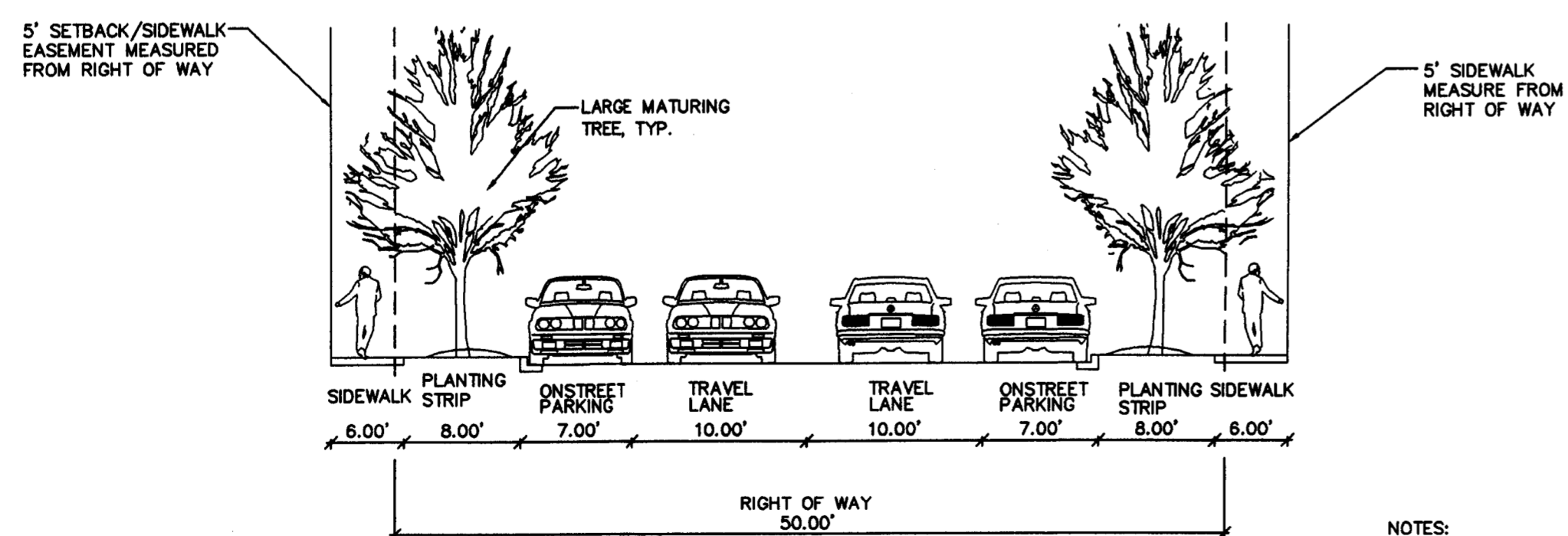
PRIVATE STREET

N.T.S.

2



NOTES:
1. THIS CROSS SECTION IS PER THE URBAN STREET GUIDELINES FOR A "WIDE RESIDENTIAL STREET".
2. ON STREET PARKING MAY BE PROVIDED ALONG ONE SIDE, BOTH SIDES OR NEITHER SIDE OF THE PRIVATE STREET.



NOTES:
1. THIS CROSS SECTION IS PER THE URBAN STREET GUIDELINES FOR A "WIDE RESIDENTIAL STREET".
2. ON STREET PARKING MAY BE PROVIDED ALONG ONE SIDE, BOTH SIDES OR NEITHER SIDE OF THE PUBLIC STREET.
3. THE SIDEWALK EASEMENT WILL BE DEDICATED TO THE PUBLIC.

PUBLIC STREET

N.T.S.

7

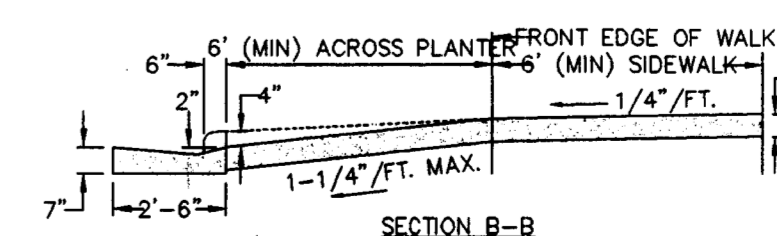
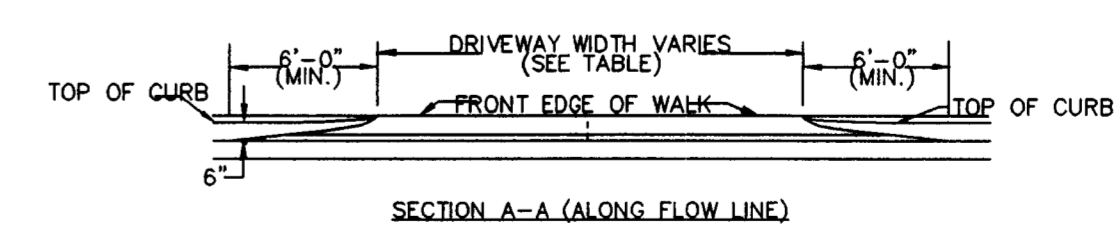
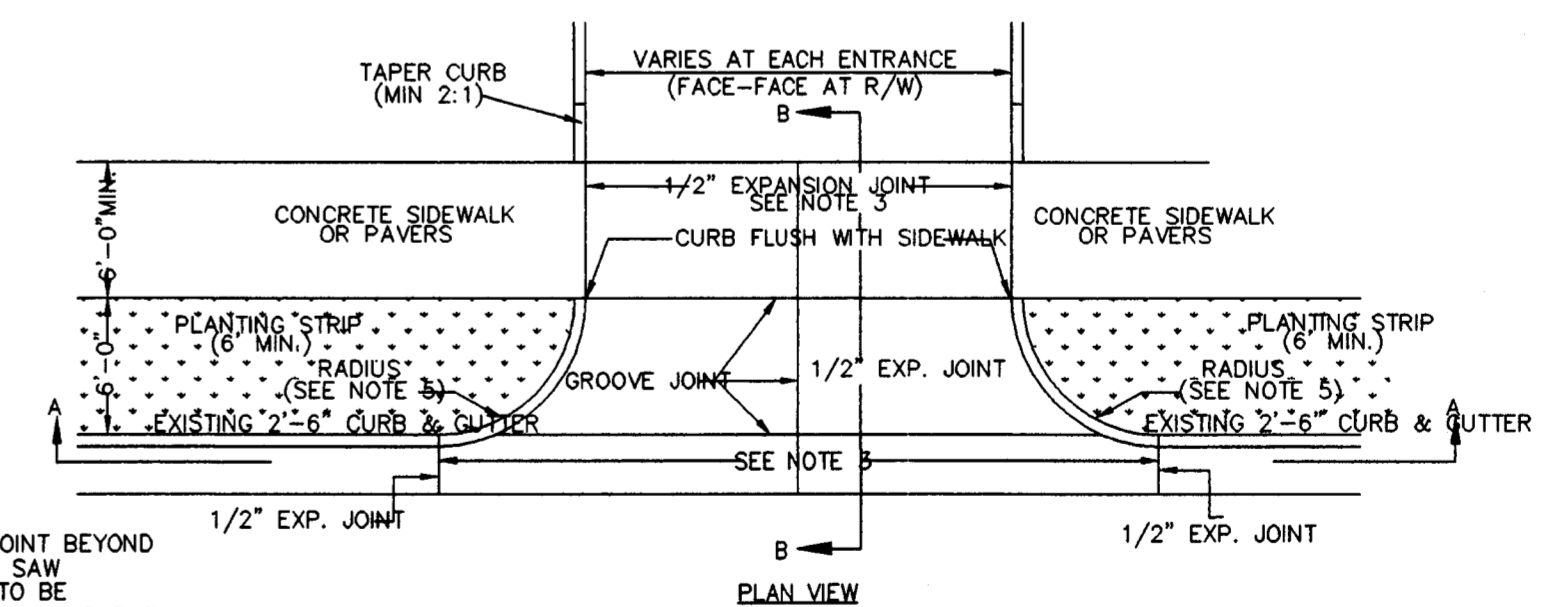
MODIFIED TYPE II DRIVEWAY DETAIL WITH PLANTING STRIP

CMLD STD. DTL. #10.25E N.T.S.

1

DRIVEWAYS CLASSIFICATION		
TYPE DRIVEWAYS	MINIMUM	MAXIMUM
ONE-WAY TYPE II-COMMERCIAL	20'	30'
TWO-WAY TYPE II-COMMERCIAL	26'	50'

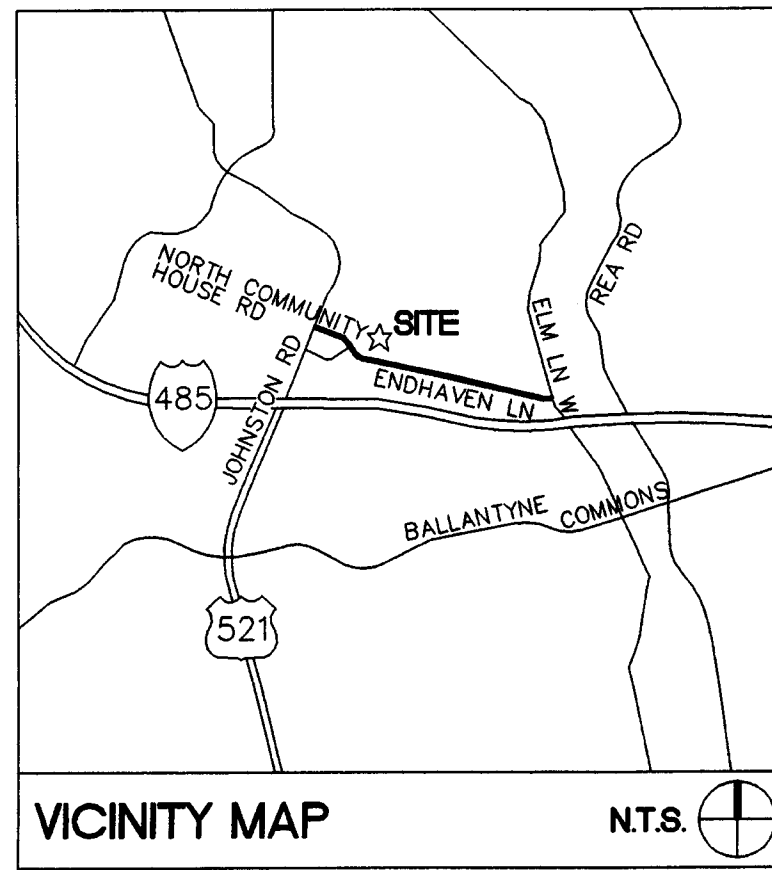
NOTES:
1. ALL CONCRETE TO BE 3600 P.S.I. COMPRESSIVE STRENGTH.
2. AT ALL DRIVEWAYS, SIDEWALKS TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT. SEE ST. NO. 10.17 FOR JOINT DETAIL.
3. PAY LIMITS FOR WORK DONE UNDER CITY OF CHARLOTTE CONTRACTS ARE FROM EXPANSION JOINT TO EXPANSION JOINT. FROM LIP OF CURB TO BACK OF SIDEWALK.
4. ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACING DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
5. RADII MUST BE MINIMUM 6 FEET; RADIUS GREATER THAN 6 FEET MAY BE REQUIRED BY CDOT ON A CASE-BY-CASE BASIS. FOR RADII GREATER THAN 6 FEET, THE RADII ARE TO CONTINUE AS A BAND AT GRADE THROUGH THE SIDEWALK.
6. PAVERS USED IN DRIVEWAY MUST HAVE A THICKNESS OF 80mm.



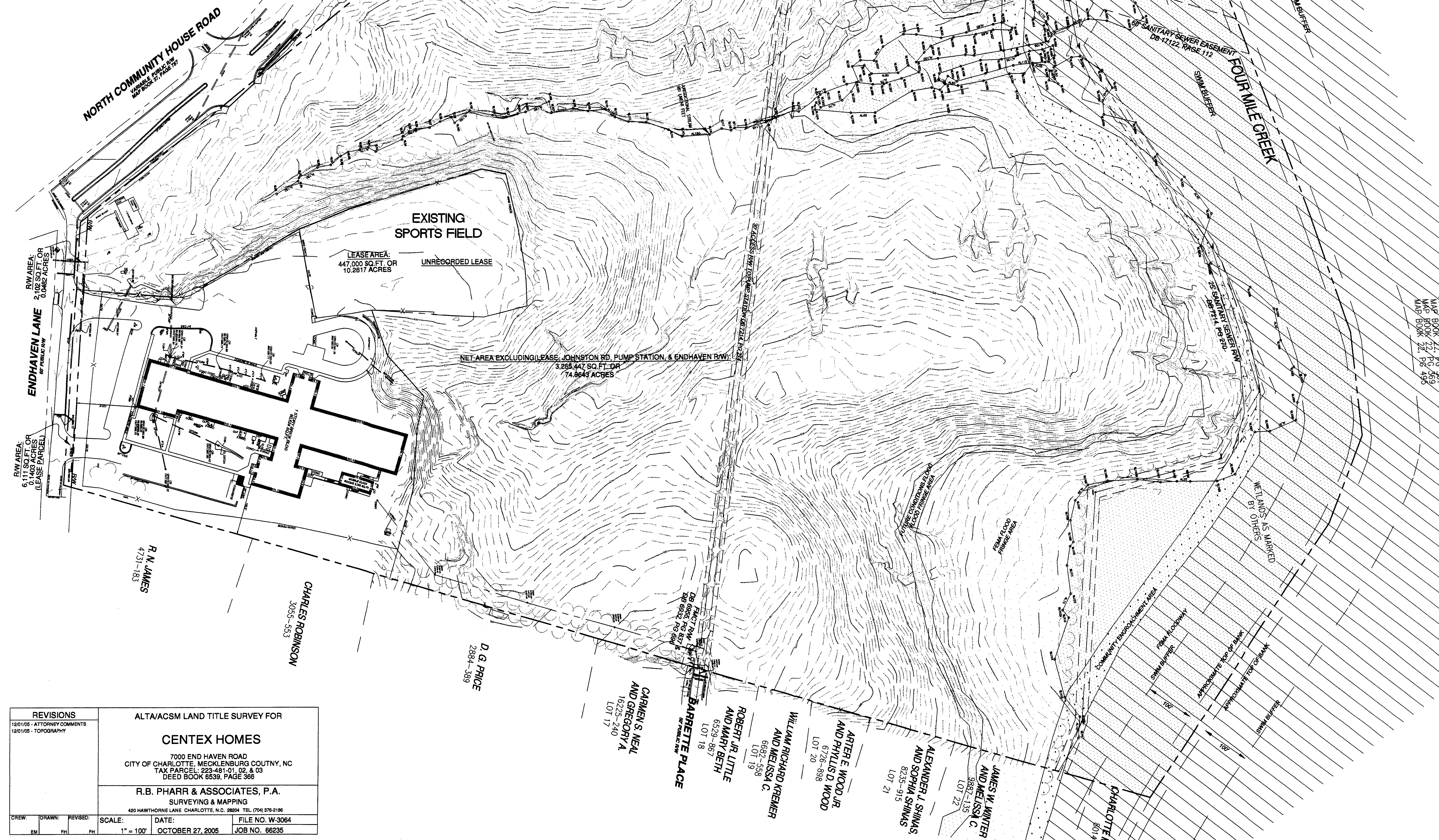
RZ5.0

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**I.G. ATKINS, JR. AND
 I.E. MATTOCKS (ET AL)**
 4954-893
**LOT 3, TORINGDON DEVELOPMENT-PHASE 1, MAP 2,
 MAP BOOK 39, PAGE 787**

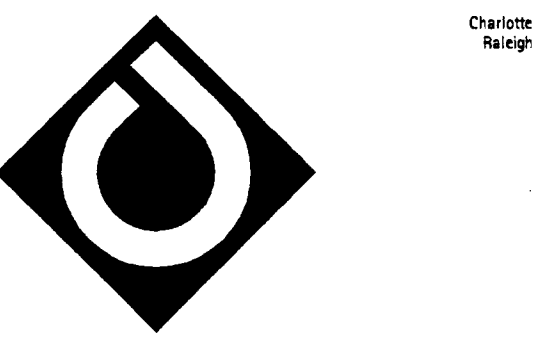
CITY OF CHARLOTTE
 DB 11894, PG 265
 AREA:
 88,426 SQ. FT. OR
 1.9922 ACRES
 (AREA NOT SURVEYED)

**EXISTING
 SPORTS FIELD**
 LEASE AREA:
 447,000 SQ. FT. OR
 10.2617 ACRES
 UNRECORDED LEASE

NET AREA EXCLUDING LEASE, JOHNSTON RD. PUMP STATION, & ENDAHVEN RW:
 3,255,447 SQ. FT. OR
 74.8643 ACRES

**DEDICATED TO
 MECKLENBURG COUNTY
 PARKS & RECREATION**
 MAP BOOK 72, PG 561
 MAP BOOK 72, PG 569
 MAP BOOK 72, PG 495

REVISIONS		ALTA/ACSM LAND TITLE SURVEY FOR	
12/01/05 - ATTORNEY COMMENTS		CENTEX HOMES	
12/01/05 - TOPOGRAPHY			
7000 END HAVEN ROAD CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC TAX PARCEL: 223-481-01, 02, & 03 DEED BOOK 6539, PAGE 366		R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186	
12/01/05 - TOPOGRAPHY			
CREW:	DRAWN:	REVISED:	SCALE:
EM	FH	FH	1" = 100'
			DATE:
			OCTOBER 27, 2005
			FILE NO. W-3064
			JOB NO. 66235



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 & Stone**
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CENTEX HOMES

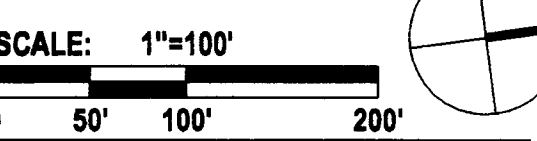
**JOHNSTON ROAD
 RESIDENTIAL**

Charlotte
 North Carolina 28266

**SITE
 SURVEY**

Project No.
 3389
Issued
 08/23/06

Revised



RZ6.0

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