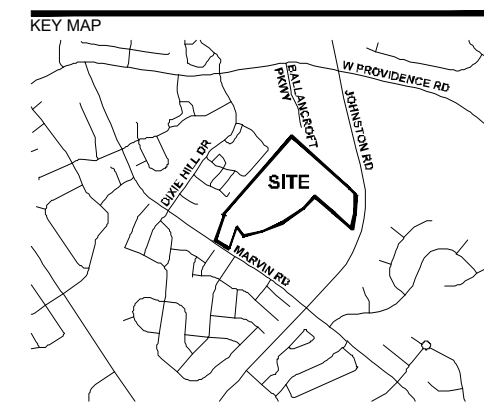


- SITE LEGEND**
- EXISTING PROPERTY LINE
 - EXISTING STREET
 - PROPOSED PUBLIC STREET
 - PROPOSED FUTURE STREET CONNECTION WITH NCDOT PROJECT
 - 12FT MULTI-USE PATH COORDINATED WITH NCDOT PROJECT
 - POTENTIAL FULL ACCESS MOVEMENT
 - POTENTIAL RIGHT IN / RIGHT OUT ACCESS, DEPENDENT ON NCDOT C/A APPROVAL
 - PROPOSED MULTI-FAMILY BUILDING ENVELOPE
 - PROPOSED FUTURE DEVELOPMENT OR STORMWATER FACILITY
 - POTENTIAL PRIVATE AMENITIZED AREAS MIN. 15,000 SF COMBINED TOTAL
 - PROPOSED PARKING ENVELOPE
 - LIMITS OF POTENTIAL TREE SAVE
 - EXISTING PCSO NATURAL AREA
 - POTENTIAL ON-STREET PARKING
 - ACCESS MOVEMENT NAME
 - POTENTIAL TRASH ENCLOSURE
- SITE DEVELOPMENT DATA**
- TAX PARCEL ID#: 22313218
 - ACREAGE: ±18.95
 - EXISTING ZONING: O-2(CD)
 - PROPOSED ZONING: UR-2(CD)
 - EXISTING USES: VACANT
 - PROPOSED USES: UP TO 455 RESIDENTIAL DWELLING UNITS, INCLUDING MULTI-FAMILY UNITS AND SINGLE-FAMILY ATTACHED (TOWNHOME) UNITS, AS FURTHER DESCRIBED IN SECTION II OF REZONING NOTES.
 - MAXIMUM BUILDING HEIGHT: SEVENTY (75) FEET AS MEASURED PER THE ORDINANCE
 - MAXIMUM FLOOR AREA RATIO: 1.0
 - PARKING: AS REQUIRED BY THE ORDINANCE
 - TREE SAVE REQUIRED: MIN. TREE SAVE TO BE PROVIDED & PRESERVED IN ACCORDANCE WITH ORDINANCE: 2.9 ACRES



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XXXXX XXXXXXXX #000 1/22/21
ENGINEER REG. # DATE

NOT FOR CONSTRUCTION

REZONING PETITION NO. 2020-145
CRESCENT COMMUNITIES
JOHNSTON RD.
CHARLOTTE, NC

DESIGNER PROJ# 1018532

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
01	1ST SUBMITTAL	08/25/2020
02	2ND SUBMITTAL	12/15/2020
03	3RD SUBMITTAL	01/25/2021
04	4TH SUBMITTAL	02/05/2021

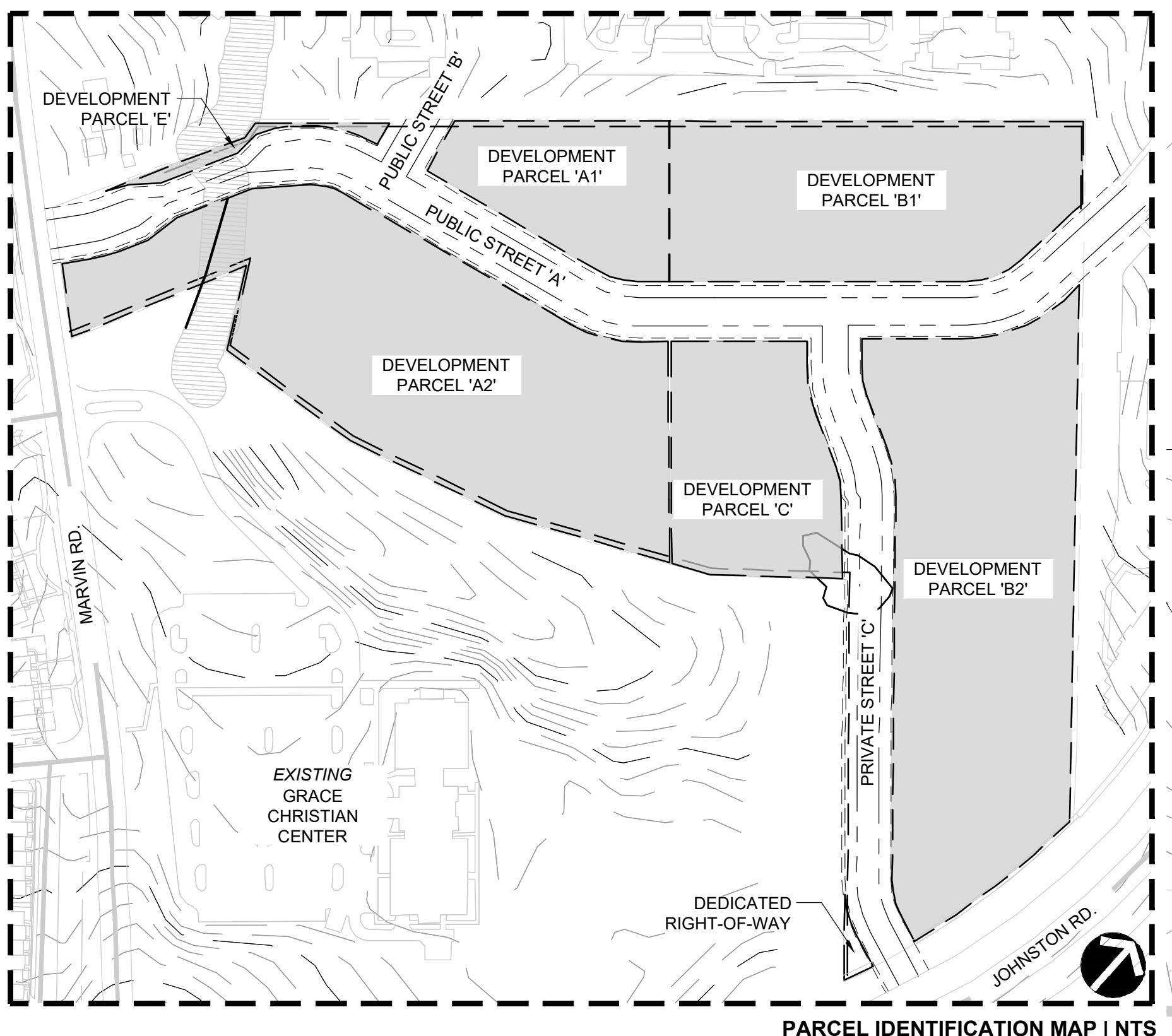
DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE: NORTH

VERT: N/A
HORZ: 1" = 60'

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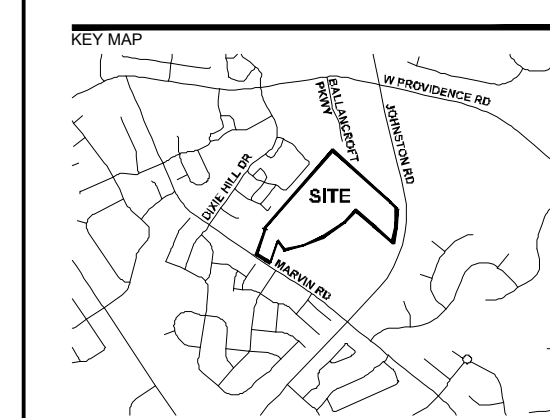
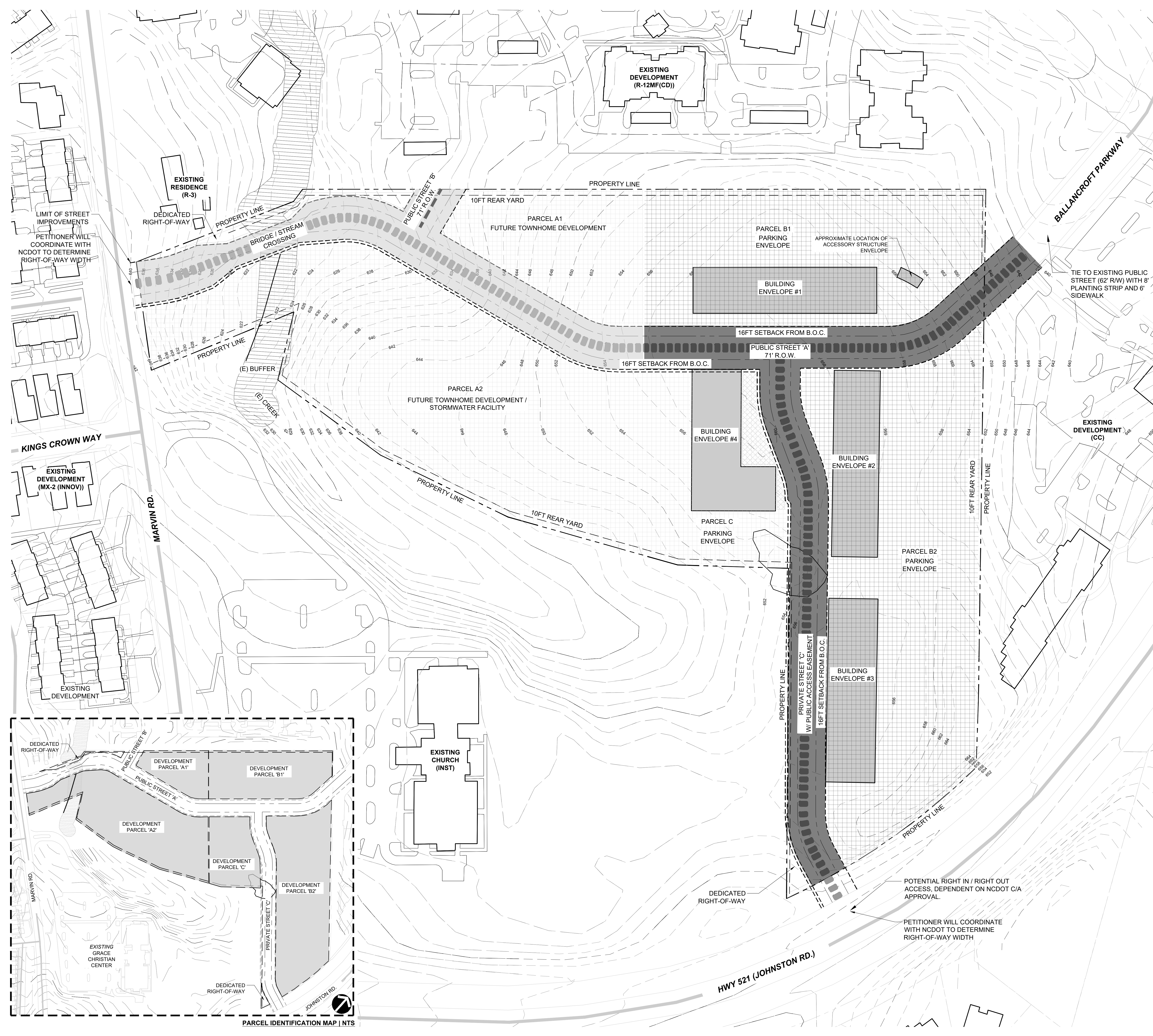
Charlotte Planning Department
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2/15/2021



12FT MULTI-USE SIDEWALK AT HWY 521 FRONTAGE, MAY MEANDER FOR TREES, GRADING, ETC. NO CLOSER THAN 44FT FROM CENTERLINE OF HWY 521 JOHNSTON ROAD. COORDINATE WITH NCDOT PROJECT.

SITE LEGEND

- PHASE 1
(SEE NOTE III-5-B OF REZONING NOTES)
- PHASE 2
(SEE NOTE III-5-C OF REZONING NOTES)



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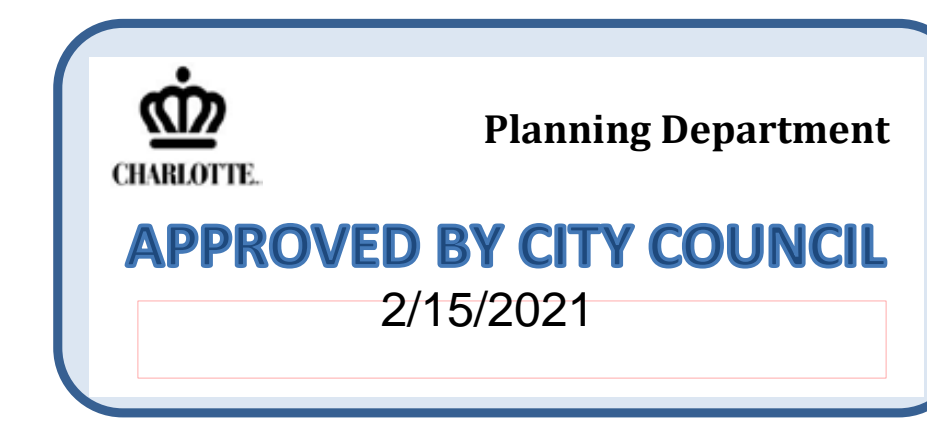
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DESIGNED BY: RP
DRAWN BY: BF
CHECKED BY: ND

SCALE: NORTH

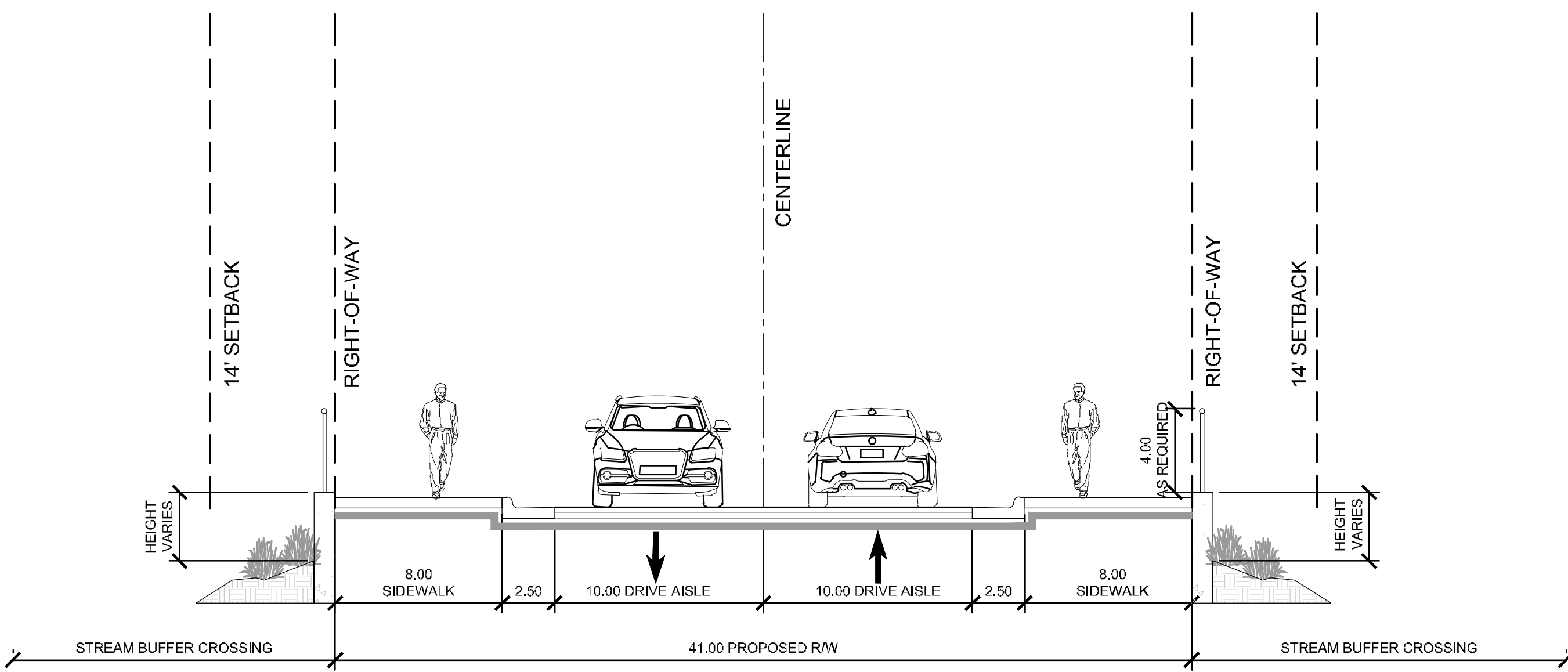
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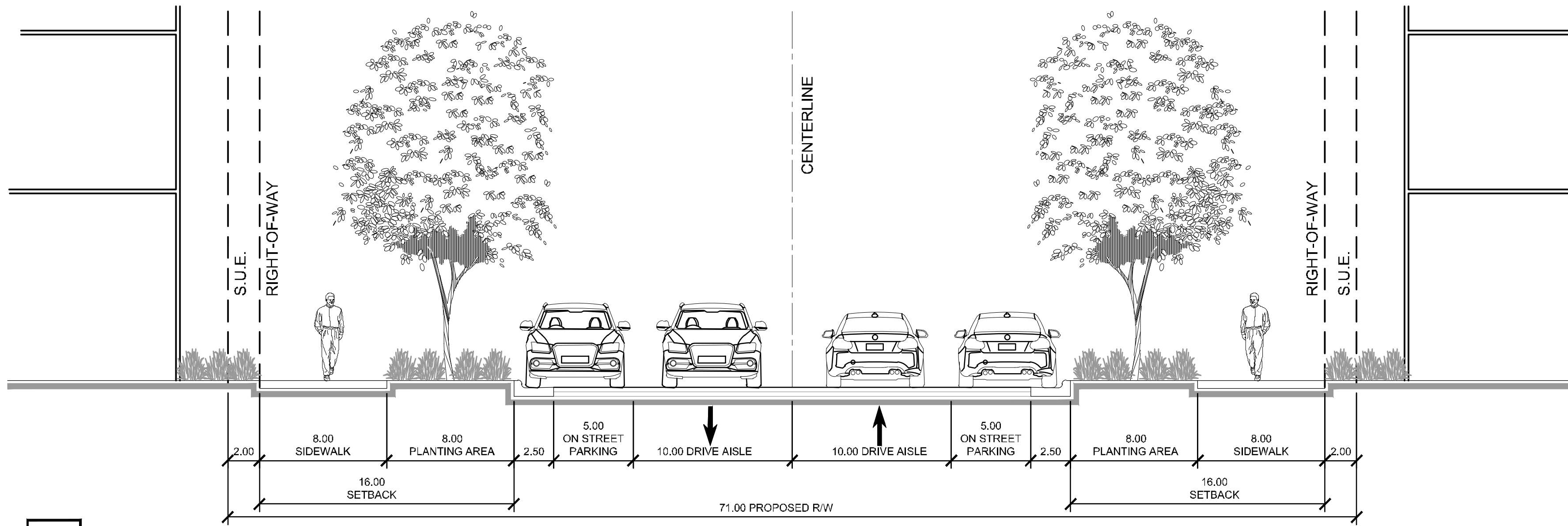
PROJECT PHASING PLAN

SHEET NUMBER
RZ-1B



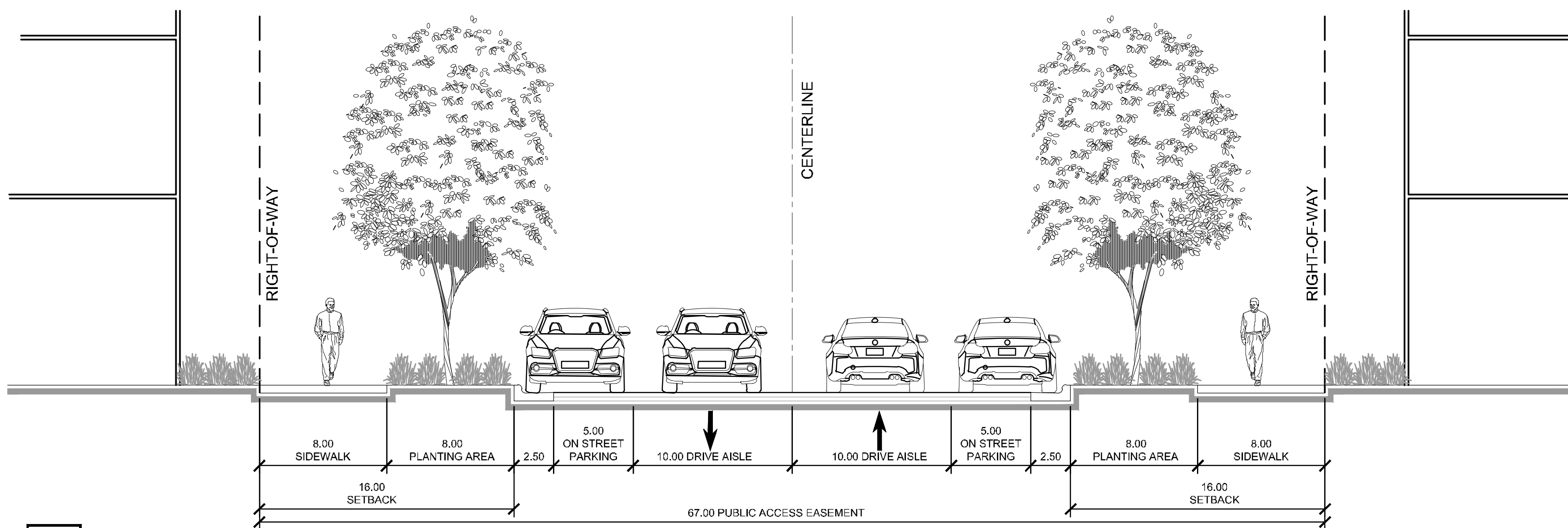
A1 PUBLIC STREET 'A' - BRIDGE CONDITION
PROPOSED STREET 'A' TYPICAL SECTION

3/16" = 1'-0"



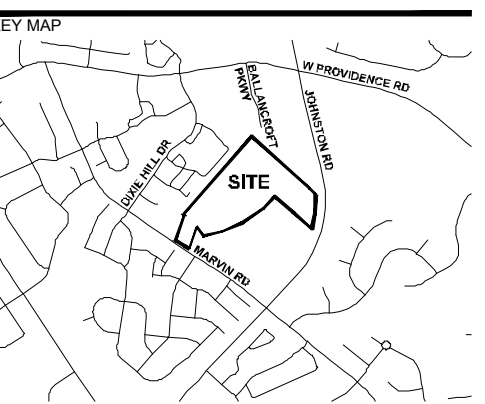
A2 PUBLIC STREET 'A' & 'B' TYPICAL CONDITION
PROPOSED STREET TYPICAL SECTION

3/16" = 1'-0"



A3 PRIVATE STREET 'C' TYPICAL CONDITION
PRIVATE STREET BUILT TO PUBLIC STANDARDS TYPICAL SECTION

3/16" = 1'-0"



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JOHNSTON RD.
CHARLOTTE, NC

LANDDESIGN PROJ# 1018532

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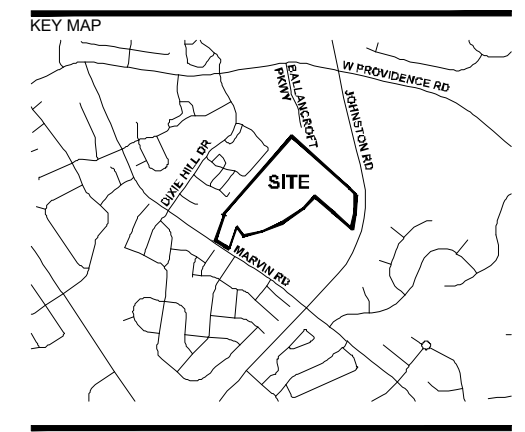
DESIGNED BY: XX
DRAWN BY: XX
CHECKED BY: XX

SCALE: NORTH
VERT: N/A
HORZ: AS NOTED

SHEET TITLE
REZONING SECTIONS

SHEET NUMBER
RZ-3

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