

SITE ACREAGE TABULATION

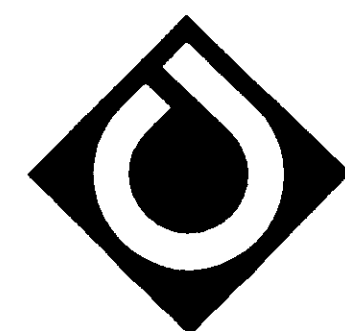
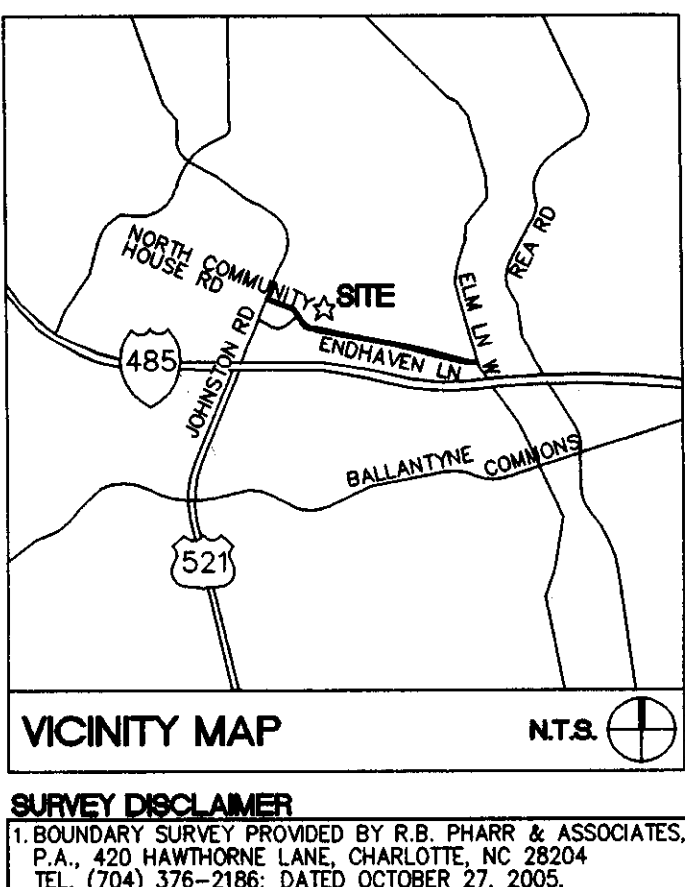
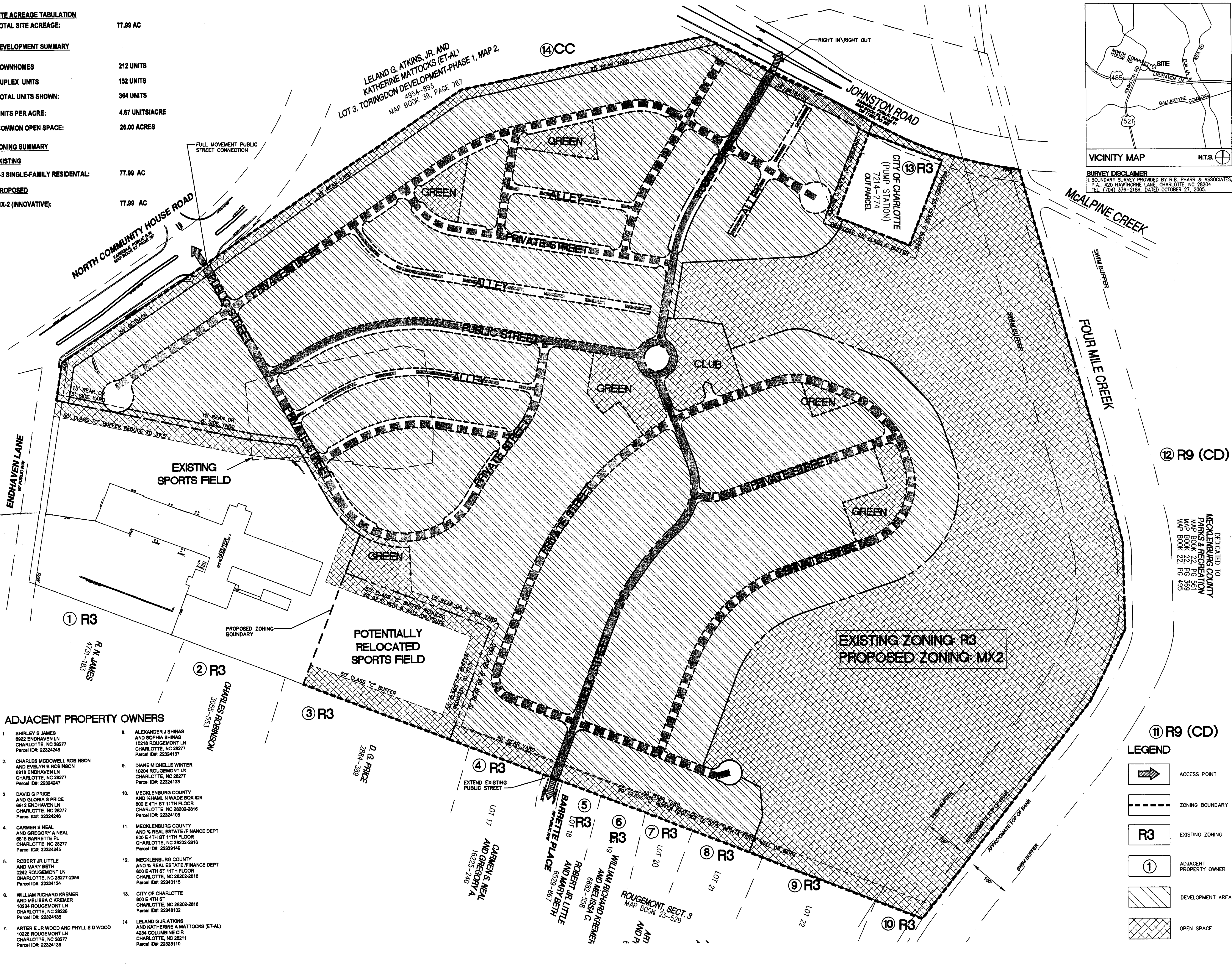
TOTAL SITE ACREAGE: 77.99 AC

DEVELOPMENT SUMMARY

TOWNHOMES 212 UNITS
 DUPLEX UNITS 152 UNITS
 TOTAL UNITS SHOWN: 364 UNITS
 UNITS PER ACRE: 4.67 UNITS/ACRE
 COMMON OPEN SPACE: 26.00 ACRES

ZONING SUMMARY

EXISTING
 R-3 SINGLE-FAMILY RESIDENTIAL: 77.99 AC
PROPOSED
 MX-2 (INNOVATIVE): 77.99 AC



Cole Jenest & Stone
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200 South Tryon Street, Suite 1400 Charlotte, NC 28202
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CENTEX HOMES

**JOHNSTON ROAD
 RESIDENTIAL**

Charlotte
 North Carolina 28262

**TECHNICAL DATA
 ALTERNATE "A"**

Project No.

3388

Issued

08/23/06

Revised

09/20/06 - PER CITY OF CHARLOTTE COMM

SEP 20 2006

2006-108

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

RZ1.0

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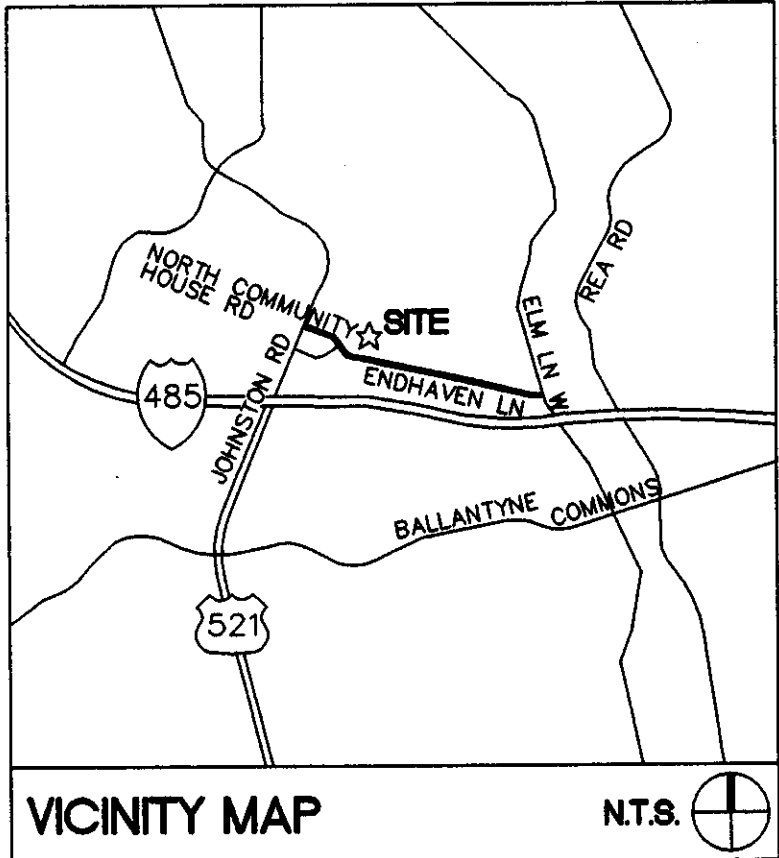
ADJACENT PROPERTY OWNERS

- SHIRLEY S JAMES
6622 ENDHAVEN LN
CHARLOTTE, NC 28277
Parcel ID#: 22324248
- CHARLES McDOWELL ROBINSON
AND EVELYN B ROBINSON
6918 ENDHAVEN LN
CHARLOTTE, NC 28277
Parcel ID#: 22324247
- DAVID G PRICE
AND GLORIA S PRICE
6912 ENDHAVEN 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
10242 ROUGEMONT LN
CHARLOTTE, NC 28277-2359
Parcel ID#: 22324134
- WILLIAM RICHARD KREMER
AND MELISSA C KREMER
10234 ROUGEMONT LN
CHARLOTTE, NC 28228
Parcel ID#: 22324135
- ARTER B 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 %HAMLIN WADE BOX #24
600 E 4TH ST 11TH FLOOR
CHARLOTTE, NC 28202-2816
Parcel ID#: 22324108
- MECKLENBURG COUNTY
AND % REAL ESTATE /FINANCE DEPT
600 E 4TH ST 11TH FLOOR
CHARLOTTE, NC 28202-2816
Parcel ID#: 22339149
- MECKLENBURG COUNTY
AND % REAL ESTATE /FINANCE DEPT
600 E 4TH ST 11TH FLOOR
CHARLOTTE, NC 28202-2816
Parcel ID#: 22340115
- CITY OF CHARLOTTE
600 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


11 R9 (CD)

LEGEND

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



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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.



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Bloodgood Sharp Buster
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Jacksonville, FL 32256
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CENTEX HOMES

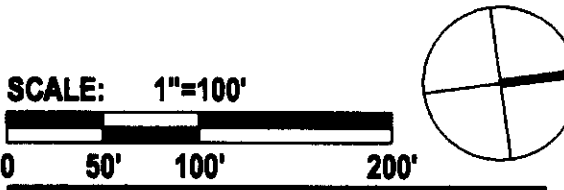
**JOHNSTON ROAD
RESIDENTIAL**

Charlotte
North Carolina 28262

**SCHEMATIC SITE
PLAN
ALTERNATE 'A'**

Project No.
3389
Issued
06/09/06

Revised
09/20/06 - PER CITY OF CHARLOTTE COMME



RZ1.1

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FRONT LOADED
TOWN HOMES

REAR LOADED
TOWN HOMES

ENDHAVEN LANE
OF 1/2"=1"=100'

NORTH COMMUNITY HOUSE ROAD
JANUARY 2006
JANUARY 2006
JANUARY 2006

DEVELOPER DOES NOT
OWN FRONTAGE WEST
OF ENTRANCE DRIVE

SIDEWALK TO BE
INSTALLED BY
DEVELOPER

EXISTING
SPORTS FIELD

RELOCATED
SPORTS FIELD

DUPLEX HOMES
(2 UNITS PER LOT SHOWN)

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.

SITE ACREAGE TABULATION

TOTAL SITE ACREAGE:

77.99 AC

DEVELOPMENT SUMMARY

TOWNHOMES

255 UNITS

DUPLEX UNITS

126 UNITS

TOTAL UNITS SHOWN:

381 UNITS

UNITS PER ACRE:

4.88 UNITS/ACRE

COMMON OPEN SPACE:

26.00 ACRES

ZONING SUMMARY

EXISTING

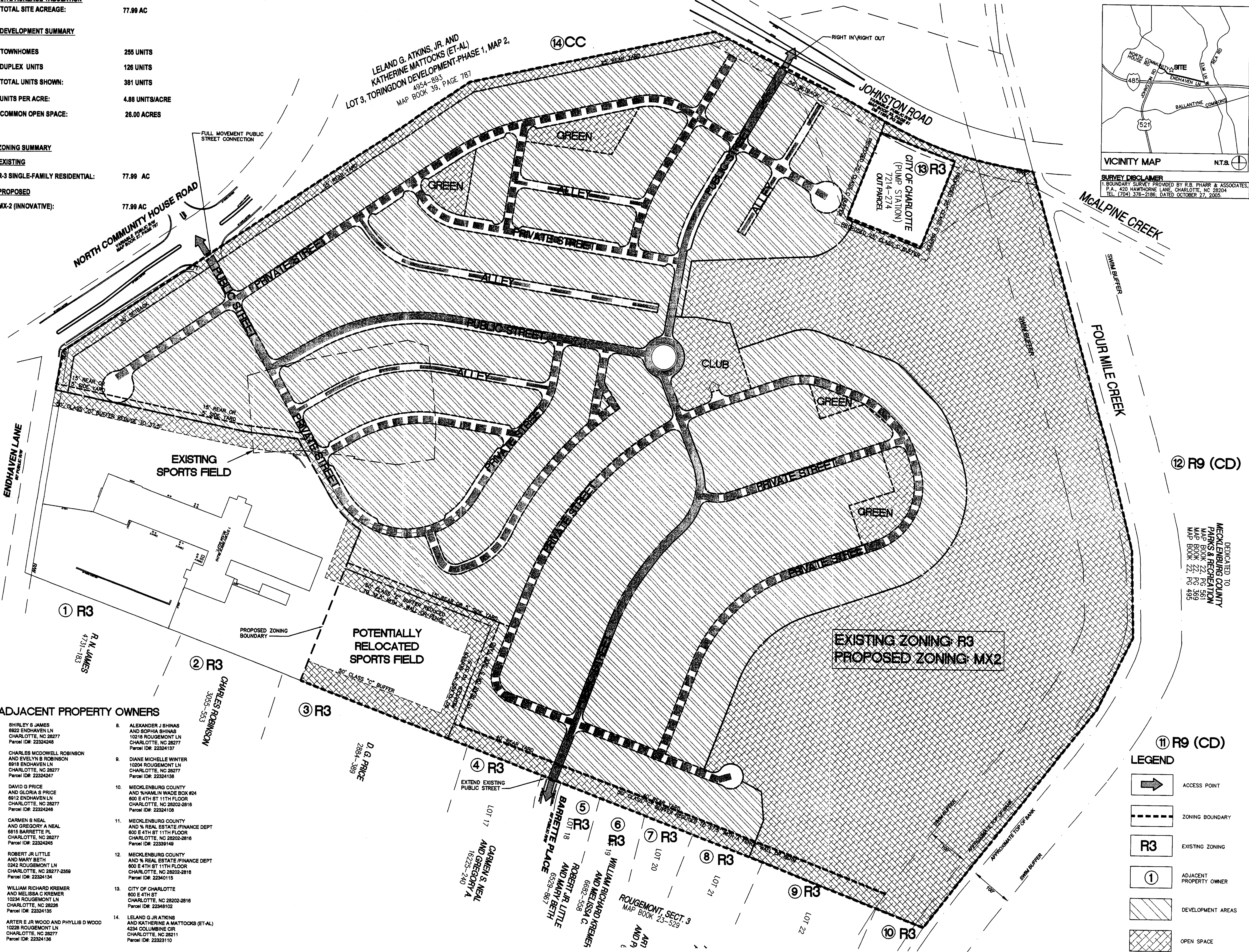
R-3 SINGLE-FAMILY RESIDENTIAL:

77.99 AC

PROPOSED

MX-2 (INNOVATIVE):

77.99 AC



ADJACENT PROPERTY OWNERS

1. SHIRLEY S JAMES
8822 ENDHAVEN LN
CHARLOTTE, NC 28277
Parcel ID#: 22324248

2. CHARLES McDOWELL ROBINSON
AND EVELYN B ROBINSON
8918 ENDHAVEN LN
CHARLOTTE, NC 28277
Parcel ID#: 22324247

3. DAVID G PRICE
AND GLORIA S PRICE
8912 ENDHAVEN LN
CHARLOTTE, NC 28277
Parcel ID#: 22324246

4. CARMEN S NEAL
AND GREGORY A NEAL
8815 BARRETTE PL
CHARLOTTE, NC 28277
Parcel ID#: 22324245

5. ROBERT JR LITTLE
AND MARY BETH
10242 ROUGEMONT LN
CHARLOTTE, NC 28277-2359
Parcel ID#: 22324134

6. WILLIAM RICHARD KREMER
AND MELISSA C KREMER
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CHARLOTTE, NC 28228
Parcel ID#: 22324135

7. ARTER E JR WOOD AND PHYLLIS D WOOD
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Parcel ID#: 22324136
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AND SOPHIA SHINAS
10218 ROUGEMONT LN
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Parcel ID#: 22324137

9. DIANE MICHELLE WINTER
10204 ROUGEMONT LN
CHARLOTTE, NC 28277
Parcel ID#: 22324138

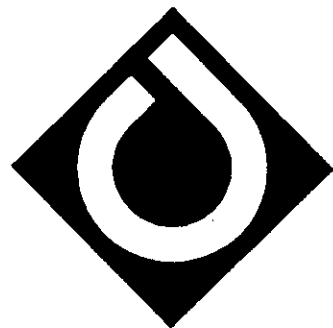
10. MECKLENBURG COUNTY
AND % HAMLIN WADE BOX #24
600 E 4TH ST 11TH FLOOR
CHARLOTTE, NC 28202-2816
Parcel ID#: 22324108

11. MECKLENBURG COUNTY
AND % REAL ESTATE /FINANCE DEPT
600 E 4TH ST 11TH FLOOR
CHARLOTTE, NC 28202-2816
Parcel ID#: 22324149

12. MECKLENBURG COUNTY
AND % REAL ESTATE /FINANCE DEPT
600 E 4TH ST 11TH FLOOR
CHARLOTTE, NC 28202-2816
Parcel ID#: 22340115

13. CITY OF CHARLOTTE
600 E 4TH ST
CHARLOTTE, NC 28202-2816
Parcel ID#: 22348102

14. LELAND G JR ATKINS
AND KATHERINE A MATTOCKS (ET-AL)
4234 COLUMBINE CIR
CHARLOTTE, NC 28211
Parcel ID#: 22323110



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CENTEX HOMES

**JOHNSTON ROAD
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Charlotte
North Carolina 28262

**TECHNICAL DATA
ALTERNATE "B"**

Project No.

3389

Issued

06/09/06

Revised

09/20/06 - PER CITY OF CHARLOTTE COMMENT:

11 R9 (CD)

LEGEND

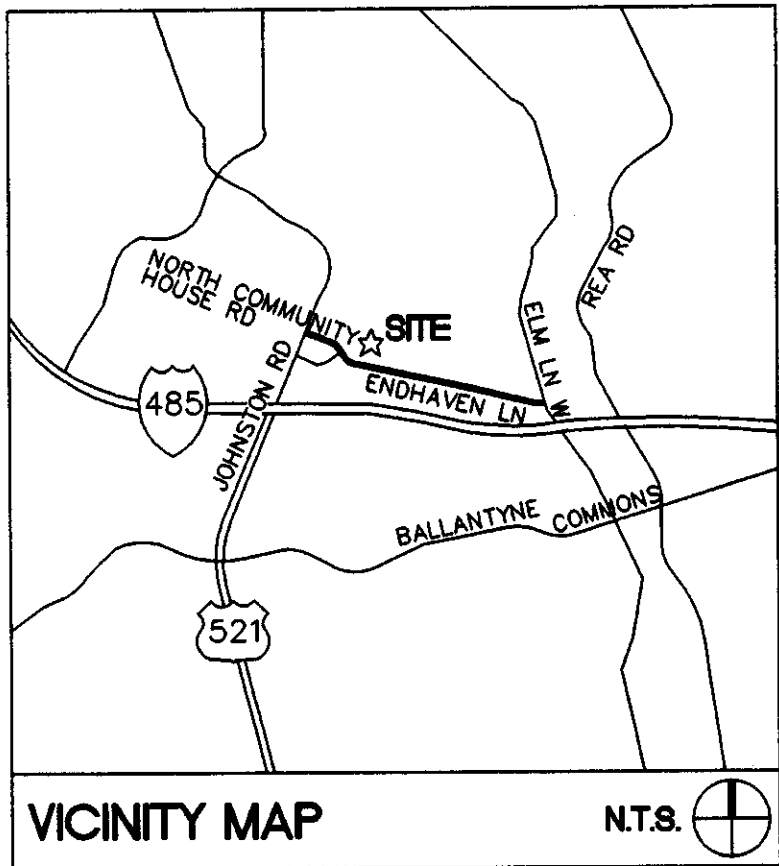
- ACCESS POINT
- ZONING BOUNDARY
- R3
- 1
- DEVELOPMENT AREAS
- OPEN SPACE

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

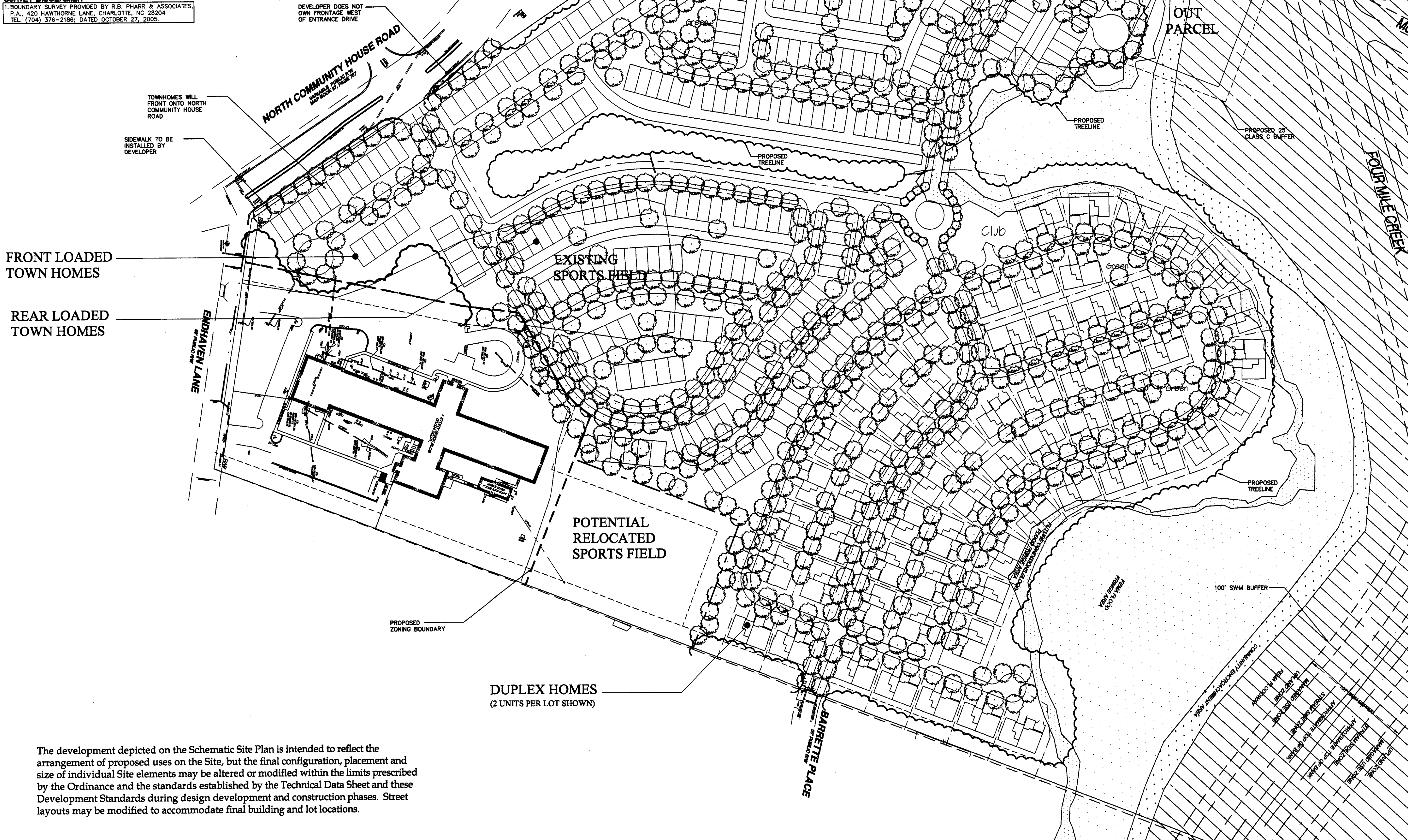
R22.0

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TEL: (704) 376-2186; DATED OCTOBER 27, 2005.



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Architects and Planners, Inc.
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904 732 7335 904 732 7346 fax
www.bsbdesign.com

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Charlotte
North Carolina 28262

**SCHEMATIC SITE PLAN
ALTERNATE 'B'**

Project No.
3389

Issued
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Revised

09/20/06 -- PER CITY OF CHARLOTTE COMME

RZ2.1

SCALE: 1"=100'

0 50' 100' 200'

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SITE ACREAGE TABULATION

TOTAL SITE ACREAGE: 77.99 AC

DEVELOPMENT SUMMARY

TOWNHOMES 439 UNITS
TOTAL UNITS SHOWN: 439 UNITS
UNITS PER ACRE: 5.62 UNITS/ACRE
COMMON OPEN SPACE: 26.00 ACRES

ZONING SUMMARY

EXISTING
R-3 SINGLE-FAMILY RESIDENTIAL: 77.99 AC
PROPOSED
MX-2 (INNOVATIVE): 77.99 AC

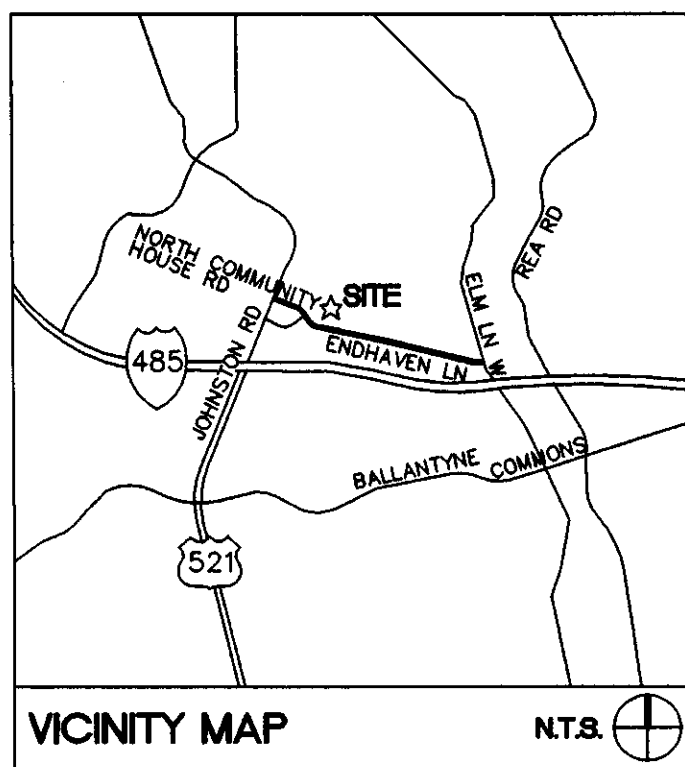
LELAND G. ATKINS, JR. AND
KATHERINE MATTOCKS (ET-AL)
LOT 3, TORINGDON DEVELOPMENT-PHASE 1, MAP 2,
4954-893
MAP BOOK 39, PAGE 787

14 CC

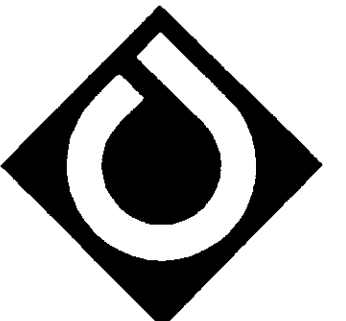
RIGHT IN/RIGHT OUT

JOHNSTON ROAD
CITY OF CHARLOTTE
(PUMP STATION)
7214-274
OUT PARCEL

13 R3



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CENTEX HOMES

**JOHNSTON ROAD
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North Carolina 28262

**TECHNICAL DATA
ALTERNATE "C"**

Project No.
3389

Issued
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Revised

09/20/06 - PER CITY OF CHARLOTTE COMME

12 R9 (CD)

DEDICATED TO
MECKLENBURG COUNTY
PARKS & RECREATION
MAP BOOK 22, PG 561
MAP BOOK 22, PG 569
MAP BOOK 22, PG 495

EXISTING ZONING: R3
PROPOSED ZONING: MX2

11 R9 (CD)

LEGEND

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

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

RZ3.0

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ENDHAVEN LANE
BY PUBLIC HIGHWAY

1 R3

R. N. JAMES
4731-183

EXISTING
SPORTS FIELD

PROPOSED ZONING
BOUNDARY

POTENTIALLY
RELOCATED
SPORTS FIELD

2 R3

CHARLES ROBINSON
3065-553

3 R3

D. G. PRICE
2884-389

4 R3

LOT 17
CARMEN S. NEAL
AND GREGORY A.
18225-240

5 R3

LOT 18
ROBERT JR. LITTLE
AND MARY BETH
6623-867

6 R3

LOT 19
WILLIAM RICHARD KREMER
AND MELISSA C.
6602-558

7 R3

LOT 20
ROUGEMONT SECT. 3
MAP BOOK 23-529
497
AND P.

8 R3

LOT 21

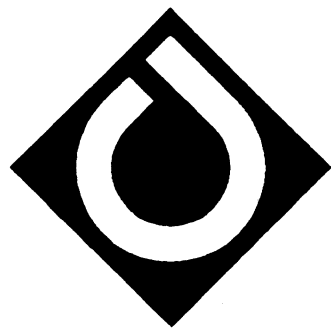
9 R3

LOT 22

10 R3

ADJACENT PROPERTY OWNERS

- SHIRLEY S. JAMES
6622 ENDAHVEN LN
CHARLOTTE, NC 28277
Parcel ID#: 22324248
- CHARLES McDOWELL ROBINSON
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6918 ENDAHVEN LN
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6912 ENDAHVEN LN
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Parcel ID#: 22324246
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- ROBERT JR. LITTLE
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6242 ROUGEMONT LN
CHARLOTTE, NC 28277-2359
Parcel ID#: 22324134
- WILLIAM RICHARD KREMER
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Parcel ID#: 22324135
- ARTER E. JR. WOOD AND PHYLLIS D. WOOD
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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
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CHARLOTTE, NC 28202-2816
Parcel ID#: 22339149
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Parcel ID#: 22340115
- CITY OF CHARLOTTE
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Parcel ID#: 22348102
- LELAND G. J. ATKINS
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CHARLOTTE, NC 28211
Parcel ID#: 22323110



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CENTEX HOMES

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Charlotte
North Carolina 28262

TECHNICAL DATA SHEET NOTES- ALTERNATES: A - B - C

Project No.

3389

Issued

06/23/06

Revised

09/20/06 – PER CITY OF CHARLOTTE COMME

DEVELOPMENT STANDARDS

SEPTEMBER 20, 2006

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.

SCHEMATIC SITE PLAN ALTERNATE A, SCHEMATIC SITE PLAN ALTERNATE B AND SCHEMATIC SITE PLAN ALTERNATE C ARE SCHEMATIC REPRESENTATIONS OF THE DEVELOPMENT ALTERNATIVES FOR THE SITE, AND THE APPROVAL OF THIS REZONING PETITION BY THE CITY OF CHARLOTTE CITY COUNCIL SHALL CONSTITUTE THE APPROVAL OF EACH OF THESE DEVELOPMENT ALTERNATIVES, AND THE PETITIONER SHALL HAVE THE RIGHT TO DEVELOP THE SITE IN ACCORDANCE WITH SCHEMATIC SITE PLAN ALTERNATE A, SCHEMATIC SITE PLAN ALTERNATE B OR SCHEMATIC SITE PLAN ALTERNATE C. SCHEMATIC SITE PLAN ALTERNATE A, SCHEMATIC SITE PLAN ALTERNATE B AND SCHEMATIC SITE PLAN ALTERNATE C ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "ALTERNATIVE SCHEMATIC SITE PLANS".

THE DEVELOPMENTS DEPICTED ON THE ALTERNATIVE SCHEMATIC SITE PLANS ARE 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 AND CONSTRUCTION PHASES. STREET LAYOUTS MAY BE MODIFIED TO ACCOMMODATE FINAL BUILDING AND LOT LOCATIONS.

PERMITTED USES

SCHEMATIC SITE PLAN ALTERNATE A

SUBJECT TO THE PROVISIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO A MAXIMUM OF 364 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.

- A MAXIMUM OF 152 FOR SALE SINGLE FAMILY DUPLEX DWELLING UNITS MAY BE DEVELOPED ON THOSE PORTIONS OF THE SITE DEPICTED ON SCHEMATIC SITE PLAN ALTERNATE A.
- A MAXIMUM OF 212 FOR SALE SINGLE FAMILY ATTACHED TOWNHOME DWELLING UNITS MAY BE DEVELOPED ON THOSE PORTIONS OF THE SITE DEPICTED ON SCHEMATIC SITE PLAN ALTERNATE A. THE FOR SALE SINGLE FAMILY ATTACHED TOWNHOME DWELLING UNITS MAY BE FRONT LOADED OR REAR LOADED UNITS AT THE DISCRETION OF THE PETITIONER.
- NOTWITHSTANDING THE FOREGOING AND SUBJECT TO THE MAXIMUM NUMBER OF DWELLING UNITS THAT MAY BE DEVELOPED ON THE SITE (364), THE PETITIONER MAY, AT ITS DISCRETION, CONSTRUCT FOR SALE SINGLE FAMILY DUPLEX DWELLING UNITS IN LIEU OF FOR SALE SINGLE FAMILY ATTACHED TOWNHOME DWELLING UNITS ON THE RELEVANT PORTIONS OF THE SITE.

SCHEMATIC SITE PLAN ALTERNATE B

SUBJECT TO THE PROVISIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO A MAXIMUM OF 381 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.

- A MAXIMUM OF 126 FOR SALE SINGLE FAMILY DUPLEX DWELLING UNITS MAY BE DEVELOPED ON THOSE PORTIONS OF THE SITE DEPICTED ON SCHEMATIC SITE PLAN ALTERNATE B.
- A MAXIMUM OF 255 FOR SALE SINGLE FAMILY ATTACHED TOWNHOME DWELLING UNITS MAY BE DEVELOPED ON THOSE PORTIONS OF THE SITE DEPICTED ON SCHEMATIC SITE PLAN ALTERNATE B. THE FOR SALE SINGLE FAMILY ATTACHED TOWNHOME DWELLING UNITS MAY BE FRONT LOADED OR REAR LOADED UNITS AT THE DISCRETION OF THE PETITIONER.
- NOTWITHSTANDING THE FOREGOING AND SUBJECT TO THE MAXIMUM NUMBER OF DWELLING UNITS THAT MAY BE DEVELOPED ON THE SITE (381), THE PETITIONER MAY, AT ITS DISCRETION, CONSTRUCT FOR SALE SINGLE FAMILY DUPLEX DWELLING UNITS IN LIEU OF FOR SALE SINGLE FAMILY ATTACHED TOWNHOME DWELLING UNITS ON THE RELEVANT PORTIONS OF THE SITE.

SCHEMATIC SITE PLAN ALTERNATE C

THE SITE MAY BE DEVOTED TO A MAXIMUM OF 499 FOR SALE SINGLE FAMILY ATTACHED TOWNHOME 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 SINGLE FAMILY ATTACHED TOWNHOME DWELLING UNITS MAY BE FRONT LOADED OR REAR LOADED UNITS AT THE DISCRETION OF THE PETITIONER.

ADJACENT SCHOOL'S SPORTS FIELD

THE SITE THAT IS THE SUBJECT OF THIS REZONING PETITION INCLUDES A PORTION OF THE ADJACENT SCHOOLS PROPERTY ON WHICH THE SCHOOLS EXISTING SPORTS FIELD IS LOCATED, AND THE LOCATION OF THE SCHOOLS EXISTING SPORTS FIELD IS MORE PARTICULARLY DEPICTED ON THE TECHNICAL DATA SHEET (THE "EXISTING SPORTS FIELD LOCATION"). IT IS THE PETITIONER'S INTENT TO RELOCATE THE ADJACENT SCHOOLS EXISTING SPORTS FIELD FROM THE EXISTING SPORTS FIELD LOCATION TO THE LOCATION DESIGNATED ON THE TECHNICAL DATA SHEET AND THE ALTERNATIVE SCHEMATIC SITE PLANS AS THE "POTENTIAL SPORTS FIELD" (THE "POTENTIAL SPORTS FIELD LOCATION").

IN THE EVENT THAT THE ADJACENT SCHOOLS EXISTING SPORTS FIELD IS RELOCATED FROM THE EXISTING SPORTS FIELD LOCATION TO THE POTENTIAL SPORTS FIELD LOCATION, THEN THE EXISTING SPORTS FIELD LOCATION WILL BE DEVELOPED IN ACCORDANCE WITH THE ALTERNATIVE SCHEMATIC SITE PLANS, AND THE POTENTIAL SPORTS FIELD LOCATION WILL BE DEVOTED TO THE ADJACENT SCHOOL'S SPORTS FIELD, AND THE SPORTS FIELD SHALL MEET THE REQUIREMENTS OF THE ORDINANCE.

IN THE EVENT THAT THE ADJACENT SCHOOLS EXISTING SPORTS FIELD IS NOT RELOCATED FROM THE EXISTING SPORTS FIELD LOCATION TO THE POTENTIAL SPORTS FIELD LOCATION, THEN THE EXISTING SPORTS FIELD LOCATION WILL CONTINUE TO BE DEVOTED TO THE ADJACENT SCHOOL'S SPORTS FIELD, AND THE PETITIONER MAY RELOCATE THE DWELLING UNITS PLANNED TO BE DEVELOPED ON THE EXISTING SPORTS FIELD LOCATION UNDER THE ALTERNATIVE SCHEMATIC SITE PLANS TO THE POTENTIAL SPORTS FIELD LOCATION.

BUFFER AREA

- THE CLASS C BUFFER AREAS ESTABLISHED ON THOSE PORTIONS OF THE SITE DEPICTED ON THE TECHNICAL DATA SHEET 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 CLASS C BUFFER AREAS SET OUT ON THE TECHNICAL DATA SHEET ACCORDINGLY. AS DEPICTED ON THE TECHNICAL DATA SHEET, THE WIDTH OF THE CLASS C BUFFER AREAS HAS BEEN REDUCED FROM 50 FEET TO 37.5 FEET, AND THIS REDUCTION IN WIDTH SHALL BE ACHIEVED THROUGH THE INSTALLATION OF A WALL, FENCE OR BERM PURSUANT TO SECTION 12.302(b) OF THE ORDINANCE. NOTWITHSTANDING THE FOREGOING, THE PETITIONER MAY, AT ITS DISCRETION, INSTALL A 50 FOOT CLASS C BUFFER IN LIEU OF THE 37.5 FOOT CLASS C BUFFER IN ALL OF THE BUFFER AREAS OR PORTIONS THEREOF.
- THE PETITIONER SHALL ESTABLISH 25 FOOT CLASS C BUFFER AREAS ON THOSE PORTIONS OF THE SITE DEPICTED ON THE TECHNICAL DATA SHEET PURSUANT TO SECTION 12.302(a) OF THE ORDINANCE, AND THESE 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 ACCORDINGLY.
- THE PETITIONER RESERVES THE RIGHT TO GRADE AND TO INSTALL A WALL, FENCE, BERM, PEDESTRIAN SIDEWALKS AND UTILITY LINES AND FACILITIES WITHIN THE CLASS C BUFFER AREAS LOCATED ON THE SITE, PROVIDED, HOWEVER, THAT UTILITY LINES AND FACILITIES MAY ONLY CROSS THE CLASS C 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 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.

COMMON OPEN SPACE AND AMENITY AREA

- COMMON OPEN SPACE SHALL BE PROVIDED IN VARIOUS LOCATIONS AS DEPICTED ON THE TECHNICAL DATA SHEET AND THE ALTERNATIVE SCHEMATIC SITE PLANS. 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 AS THE AMENITY 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 STREET AND THE 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 UNITS PROPOSED TO BE CONSTRUCTED ON THE SITE THAT 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 HARD-PLANK. VINYL SHALL NOT BE PERMITTED EXTERIOR BUILDING 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 MUST BE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT ATTACHED SCHEMATIC ARCHITECTURAL 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

IN CONNECTION WITH THE DEVELOPMENT OF THE SITE AND THE CONSTRUCTION OF THE DWELLING UNITS THEREON, THE DEVELOPER OF THE SITE SHALL PROHIBIT CONSTRUCTION VEHICLES FROM UTILIZING BARRETT PLACE TO ACCESS THE SITE.

LIGHTING

- THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHT FIXTURE INSTALLED ON THE SITE, INCLUDING ITS BASE, SHALL NOT EXCEED 20 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 SCONCES 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 THE 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 STREET SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RELEVANT CROSS SECTION 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 ALTERNATIVE SCHEMATIC SITE PLANS AND THE CROSS SECTIONS SET OUT ON SHEET R25A.
- 8 FOOT PLANTING STRIPS AND 6 FOOT SIDEWALKS SHALL BE INSTALLED ALONG BOTH SIDES OF THE PUBLIC STREETS CONSTRUCTED WITHIN THE SITE, AND A 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.

FIRE PROTECTION

ADEQUATE FIRE PROTECTION IN THE FORM OF FIRE HYDRANTS WILL BE PROVIDED TO THE CITY OF CHARLOTTE FIRE CODES SPECIFICATIONS. PLANS FOR EACH BUILDING WILL BE SUBMITTED TO THE FIRE MARSHAL'S OFFICE FOR APPROVAL BEFORE THE CONSTRUCTION OF THAT BUILDING COMMENCES.

BUS STOP PAD

PETITIONER SHALL INSTALL A CONCRETE BUS STOP WAITING PAD ON THE SITE ADJACENT TO JOHNSTON ROAD IN THE LOCATION GENERALLY DEPICTED ON THE TECHNICAL DATA SHEET. THE CONCRETE BUS STOP WAITING PAD WILL BE CONSISTENT WITH CATS DEVELOPMENT STANDARDS 60.02B. PETITIONER WILL GRANT AN APPROPRIATE EASEMENT TO THE CITY OF CHARLOTTE TO FACILITATE ITS USE AND MAINTENANCE OF THE CONCRETE BUS STOP 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

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 STANDARD

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 STREET: 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): 40 FEET

REAR YARDS (EXTERNAL-ADJACENT TO EXISTING COMMERCIAL): 25 FEET

SIDE YARDS: 3 FEET

MINIMUM BUILDING SEPARATION BETWEEN DUPLEXES: 8 FEET

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**CENTEX
HOMES**

JOHNSTON ROAD RESIDENTIAL

Charlotte
North Carolina 28284

DETAIL SHEET

Project No.
3389

Issued
05/26/06

05/26/06

Revised

PARKING STANDARDS

CMLD STD. DTL. #50.09 N.T.S.

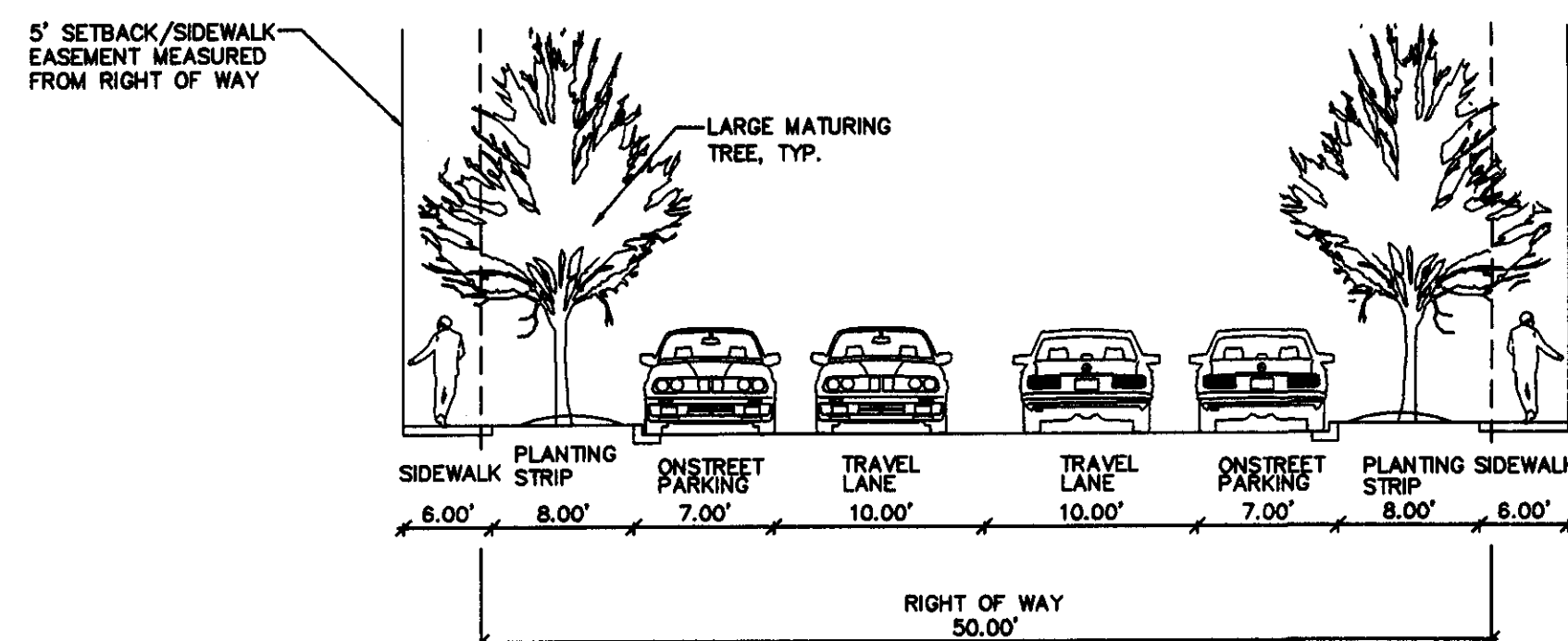
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8

PRIVATE STREET

N.T.S. 2

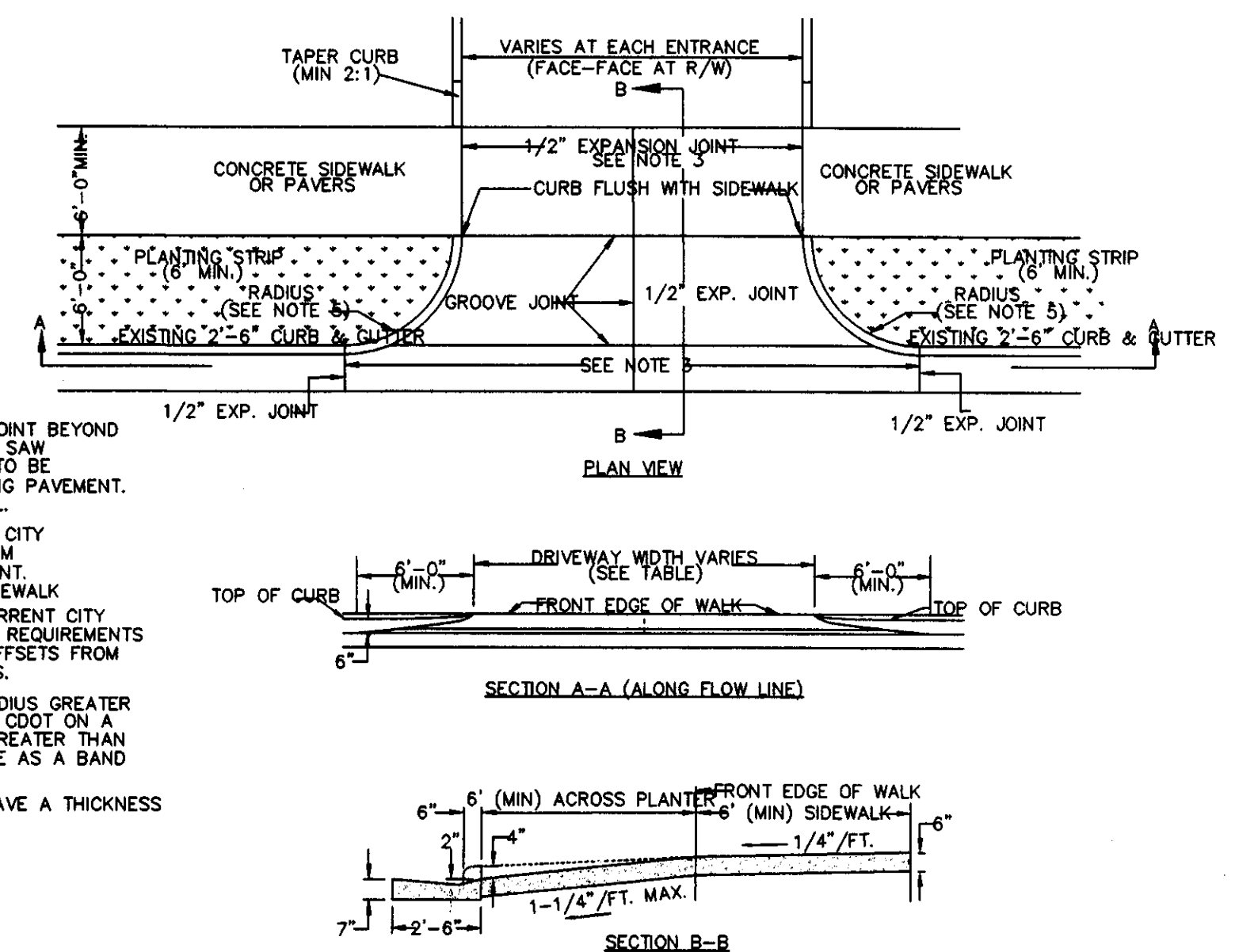
2



- NOTES:
1. THIS CROSS SECTION IS PER THE URBAN STREET GUIDELEINS FOR A "WIDE RESIDENTIAL STREET".
 2. ON STREET PARKING MAY BE PROVIDED ALONG ONE SIDE, BOTH SIDES OR NIETHER SIDE OF THE PUBLIC STREET.
 3. THE SIDEWALK EASEMENT WILL BE DEDICATED TO THE PUBLIC.

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. NEW CONSTRUCTION JOINT 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 FLIP OF CURB TO BACK OF SIDEWALK
 4. ALL DRIVEWAYS MUST MEET THE CURRENT CITY DRIVEWAY REGULATIONS AND NCDOT REQUIREMENTS FOR SPACINGS, DISTANCE, AND OFFSETS FROM CURB LINES AND IN DRIVEWAYS.
 5. RADII MUST BE MINIMUM 6 FEET, RADII GREATER THAN 6 FEET MAY BE REQUIRED BY CDDOT ON A CASE-BY-CASE BASIS. FOR RADII GREATER THAN 6 FEET, THE RADII ARE TO CONTINUE AS A BAND AT GRADE THROUGH DRIVEWAYS.
 6. PAVERS USED IN DRIVEWAY MUST HAVE A THICKNESS OF 80mm.



RZ5.0

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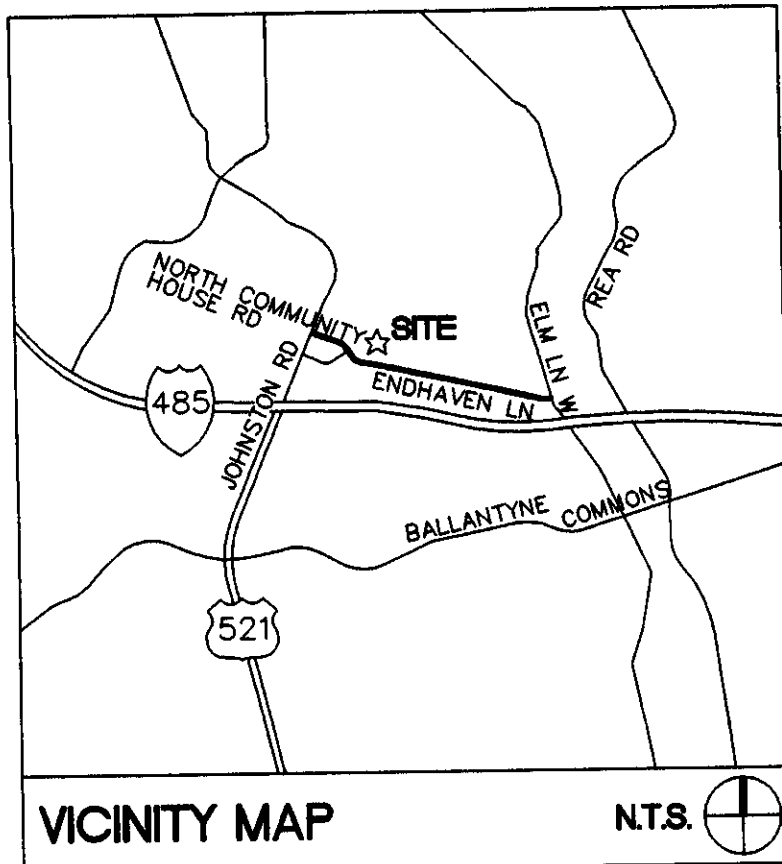
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PUBLIC STREET

N.T.S. (7

MODIFIED TYPE II DRIVEWAY DETAIL WITH PLANTING STRIP

CMLD STD. DTL #10.25E N.T.S. 1



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.



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	
Crew:		R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186	
Drawn:	Revised:	Scale:	Date:
RM	PH	1" = 100'	OCTOBER 27, 2005
File No. W-3084		Job No. 66235	

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CENTEX HOMES

**JOHNSTON ROAD
RESIDENTIAL**

Charlotte
North Carolina 28266

**SITE
SURVEY**

Project No.
3389

Issued
08/23/06

Revised

SCALE: 1"=100'

0 50' 100' 200'

RZ6.0

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