

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

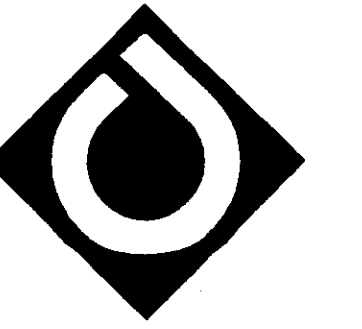
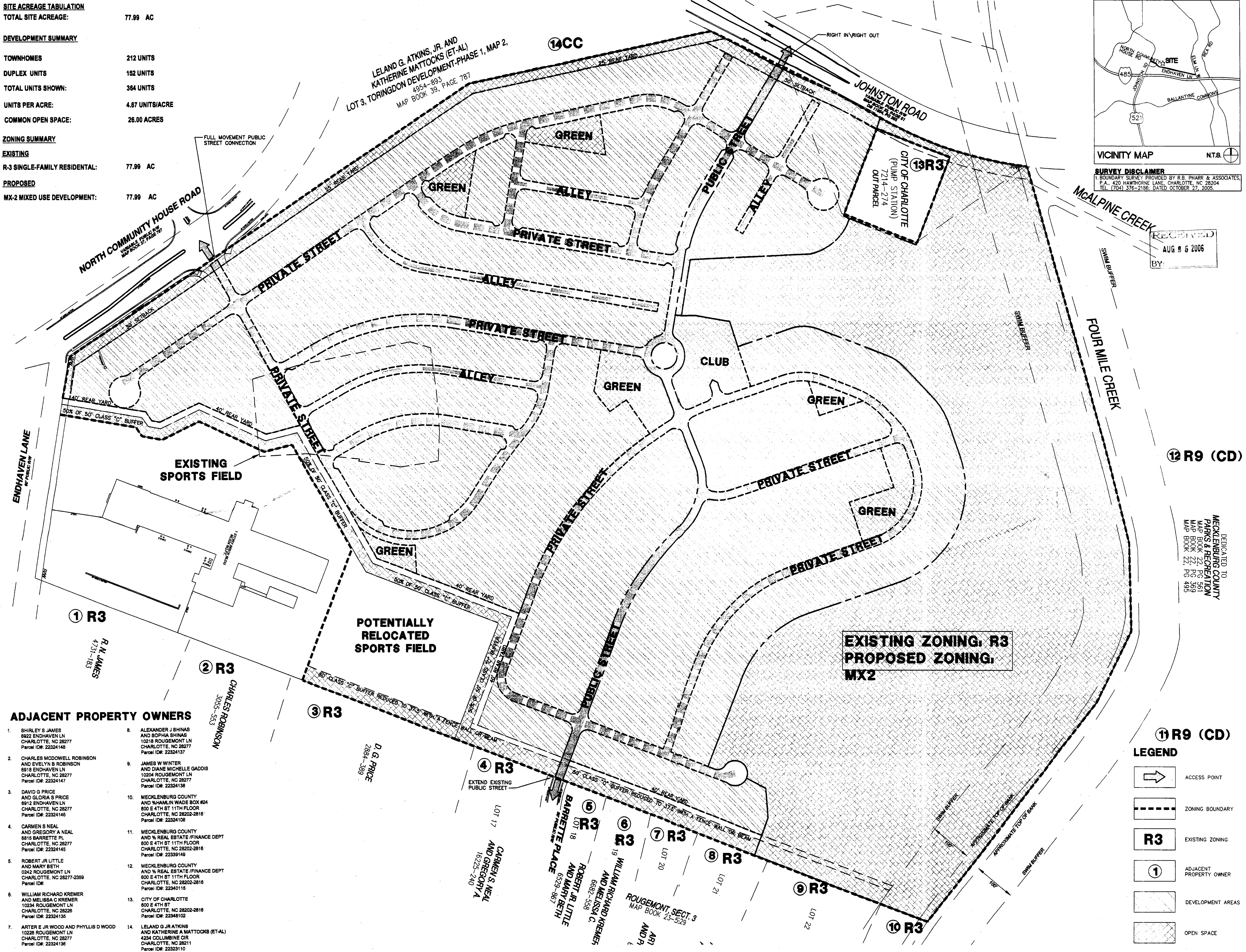
ZONING SUMMARY

EXISTING

R-3 SINGLE-FAMILY RESIDENTIAL: 77.99 AC

PROPOSED

MX-2 MIXED USE DEVELOPMENT: 77.99 AC



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CENTEX HOMES

2006-108

**JOHNSTON ROAD
RESIDENTIAL**

Charlotte
North Carolina 28262

**TECHNICAL DATA
ALTERNATE "A"**

12 R9 (CD)

Project No.
3389

Issued
08/23/06


Revised

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

RZ1.0

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JOHNSTON ROAD RESIDENTIAL

SCHEMATIC SITE PLAN ALTERNATE 'A'

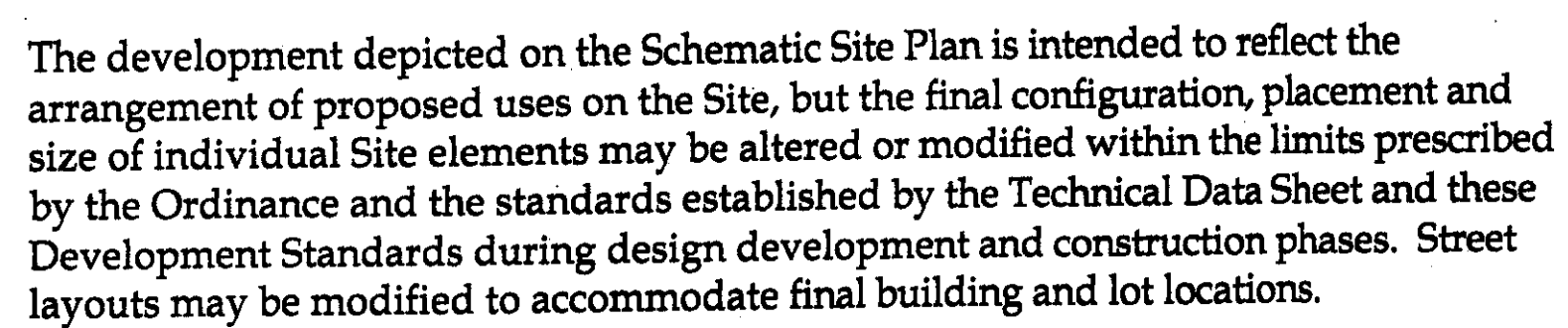
08/09/06

Revised

RZ1.1

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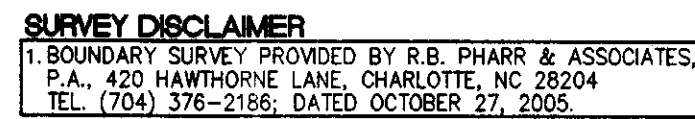
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TOTAL SITE ACREAGE: 77.99 AC

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

MX-2 MIXED USE DEVELOPMENT:



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CENTEX HOMES

JOHNSTON ROAD RESIDENTIAL

Charlotte
North Carolina 28262

TECHNICAL DATA ALTERNATE "B"

Project No.
3389

Issued
08/09/06

Revised

⑫ R9 (CD)

DEDICATED TO
MECKLENBURG COUNTY
PARKS & RECREATION
MAP BOOK 22, PG 561
MAP BOOK 22, PG 369
MAP BOOK 22, PG 495

⑪ R9 (CD)

ACCESS POINT

ZONING BOUNDARY

EXISTING ZONING

①

ADJACENT
PROPERTY OWNER

DEVELOPMENT AREAS

OPEN SPACE

SCALE: 1"=100'

RZ2.0

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- ADJACENT PROPERTY OWNERS**

1. SHIRLEY S JAMES
6922 ENDAHVEN LN
CHARLOTTE, NC 28277
Parcel ID#: 22324148

2. CHARLES MCDOWELL ROBINSON
AND EVELYN B ROBINSON
6910 ENDAHVEN LN
CHARLOTTE, NC 28277
Parcel ID#: 22324147

3. DAVID G PRICE
AND GLORIA S PRICE
6912 ENDAHVEN LN
CHARLOTTE, NC 28277
Parcel ID#: 22324148

4. CARMEN S NEAL
AND GREGORY A NEAL
6514 BARRETTIE PT
CHARLOTTE, NC 28277
Parcel ID#: 22324145

5. ROBERT JR LITTLE
AND MARY BETH
0242 ROUGE MOUNT LN
CHARLOTTE, NC 28277-2359
Parcel ID#:

6. WILLIAM RICHARD KREMER
AND MELISSA C KREMER
0234 ROUGE MOUNT LN
CHARLOTTE, NC 28226
Parcel ID#: 22324135

7. ARTER E JR WOOD AND PHYLLIS D WOOD
10228 ROUGE MOUNT LN
CHARLOTTE, NC 28277
Parcel ID#: 22324136

8. ALEXANDER J SHINAS
AND SOPHIA SHINAS
10218 ROUGE MOUNT LN
CHARLOTTE, NC 28277
Parcel ID#: 22324137

9. JAMES W WINTER
AND DIANE MICHELLE GADDIS
10204 ROUGE MOUNT LN
CHARLOTTE, NC 28277
Parcel ID#: 22324138

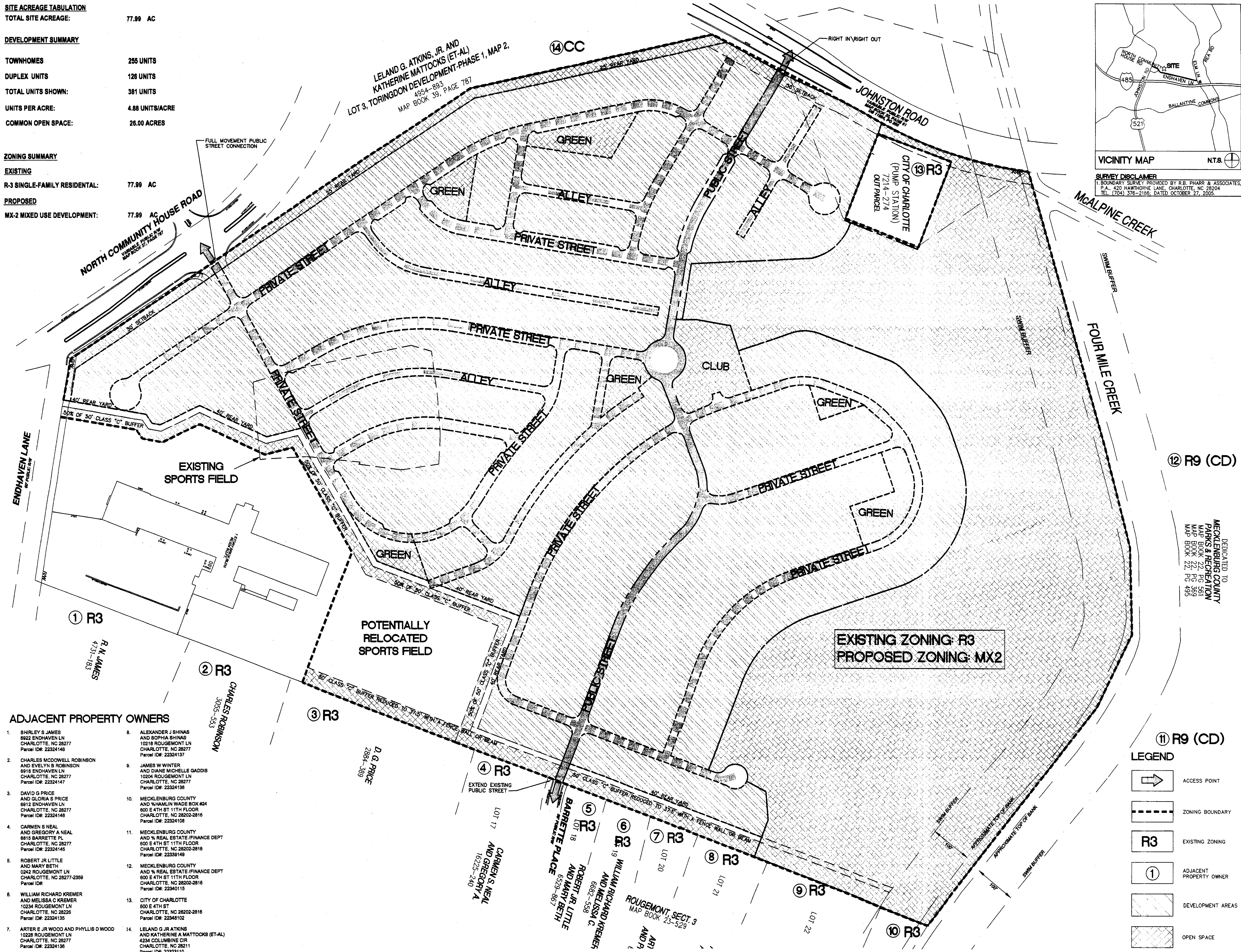
10. MECKLENBURG COUNTY
AND %HAMLIN WADE BOX #24
600 E 4TH ST 11TH FLOOR
CHARLOTTE, NC 28202-2816
Parcel ID#: 22324108

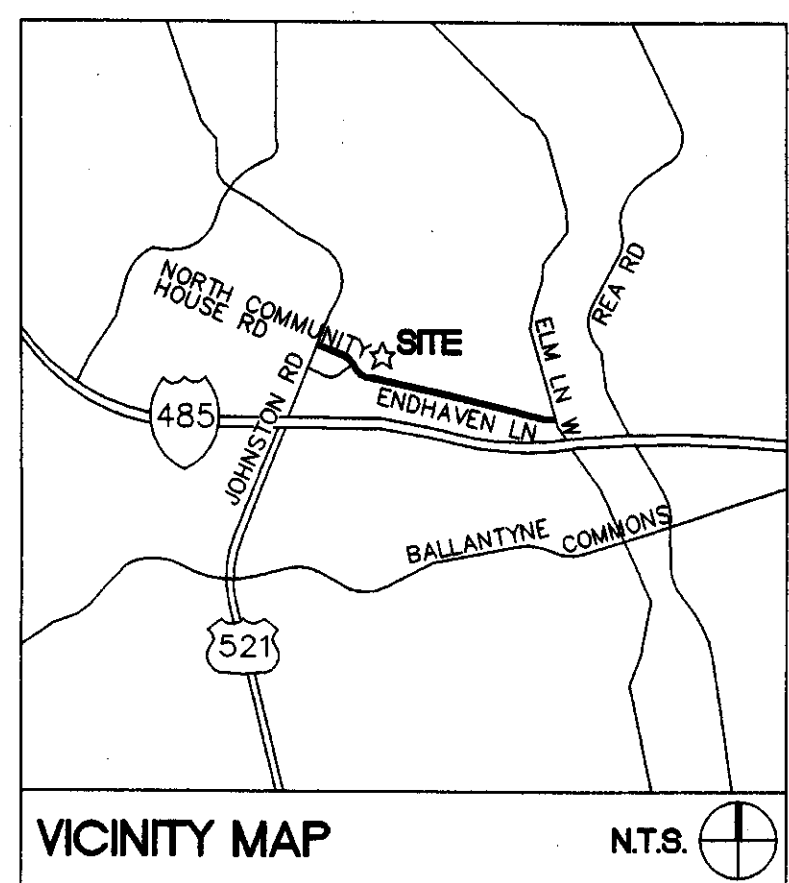
11. MECKLENBURG COUNTY
AND %REAL ESTATE/FINANCE DEPT
600 E 4TH ST 11TH FLOOR
CHARLOTTE, NC 28202-2816
Parcel ID#: 223239149

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#: 22324114





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.



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CENTEX HOMES

JOHNSTON ROAD RESIDENTIAL

Charlotte
North Carolina 28262

SCHEMATIC SITE PLAN ALTERNATE 'B'

Project No.

3389

Issued

08/09/06

Revised

SCALE: 1"=100'

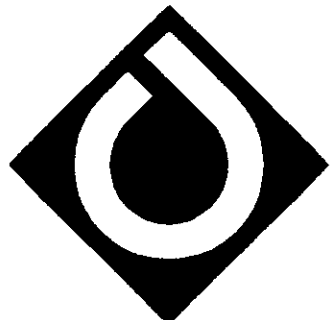
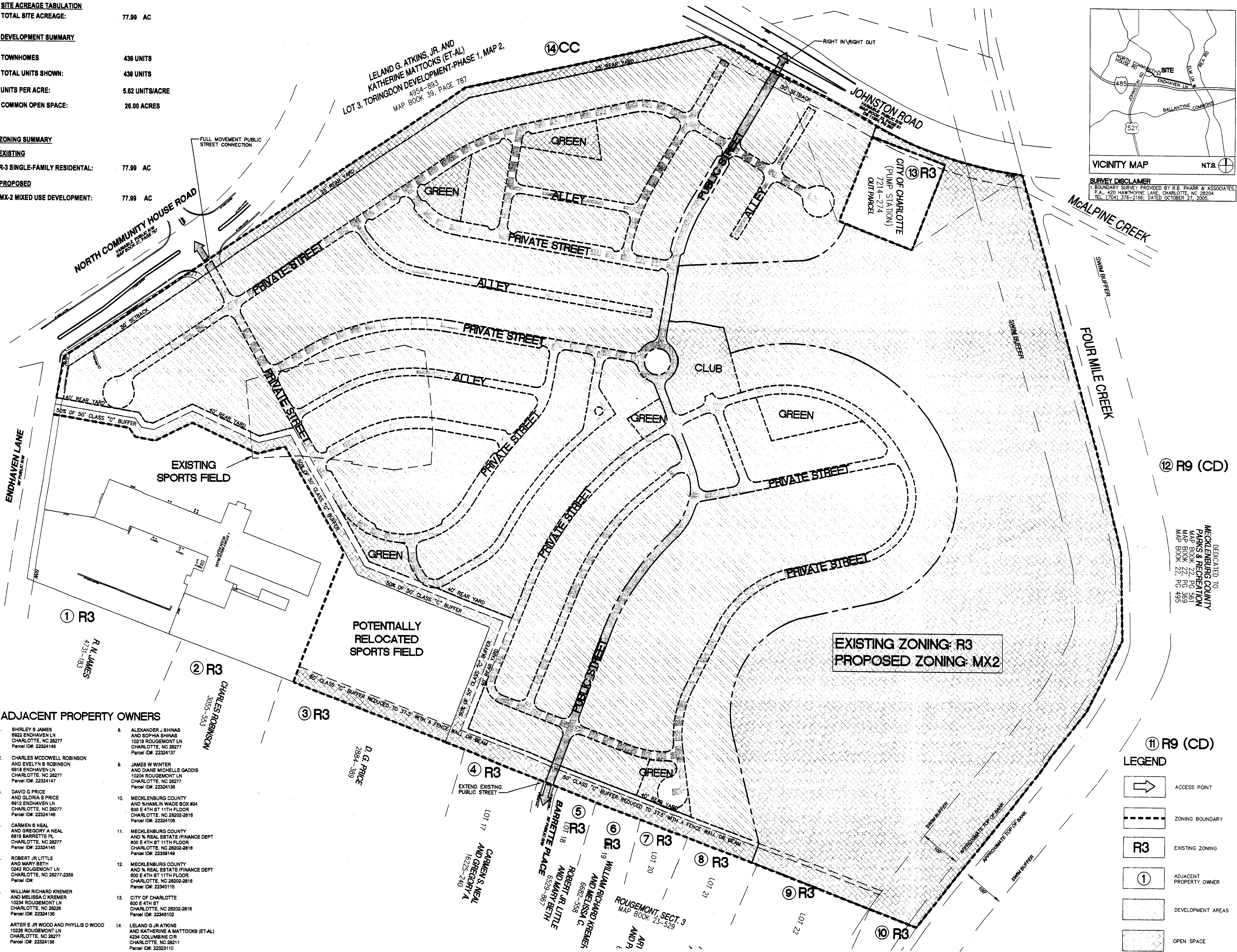
RZ2.1

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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 MIXED USE DEVELOPMENT:	77.99 AC



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CENTEX HOMES

**JOHNSTON ROAD
RESIDENTIAL**

Charlotte
North Carolina 28262

**TECHNICAL DATA
ALTERNATE "C"**

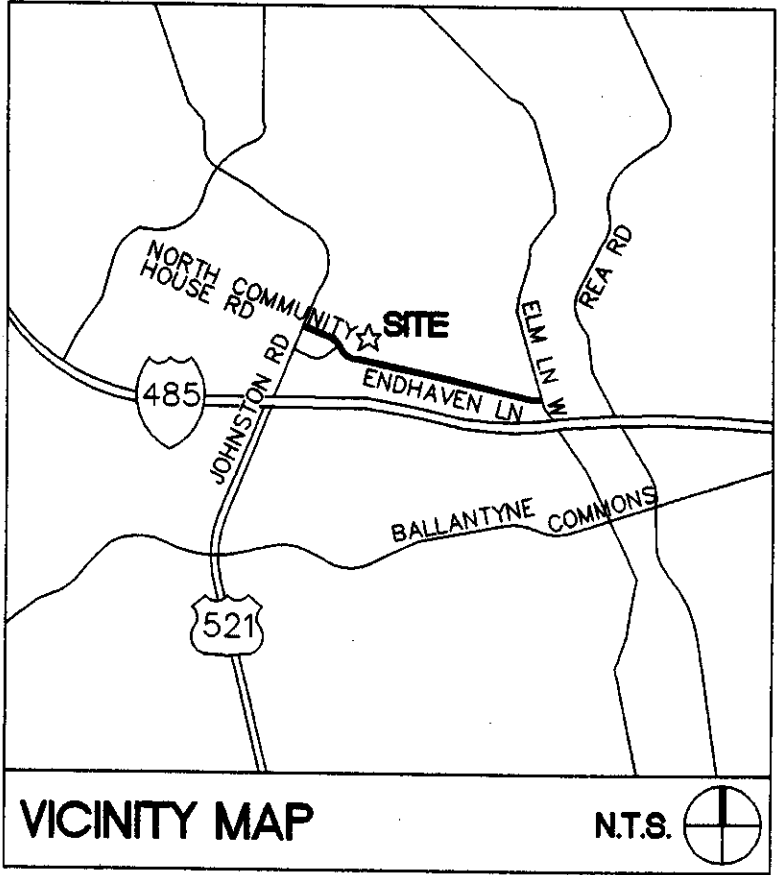
Project No.

3389

Issued

08/09/06

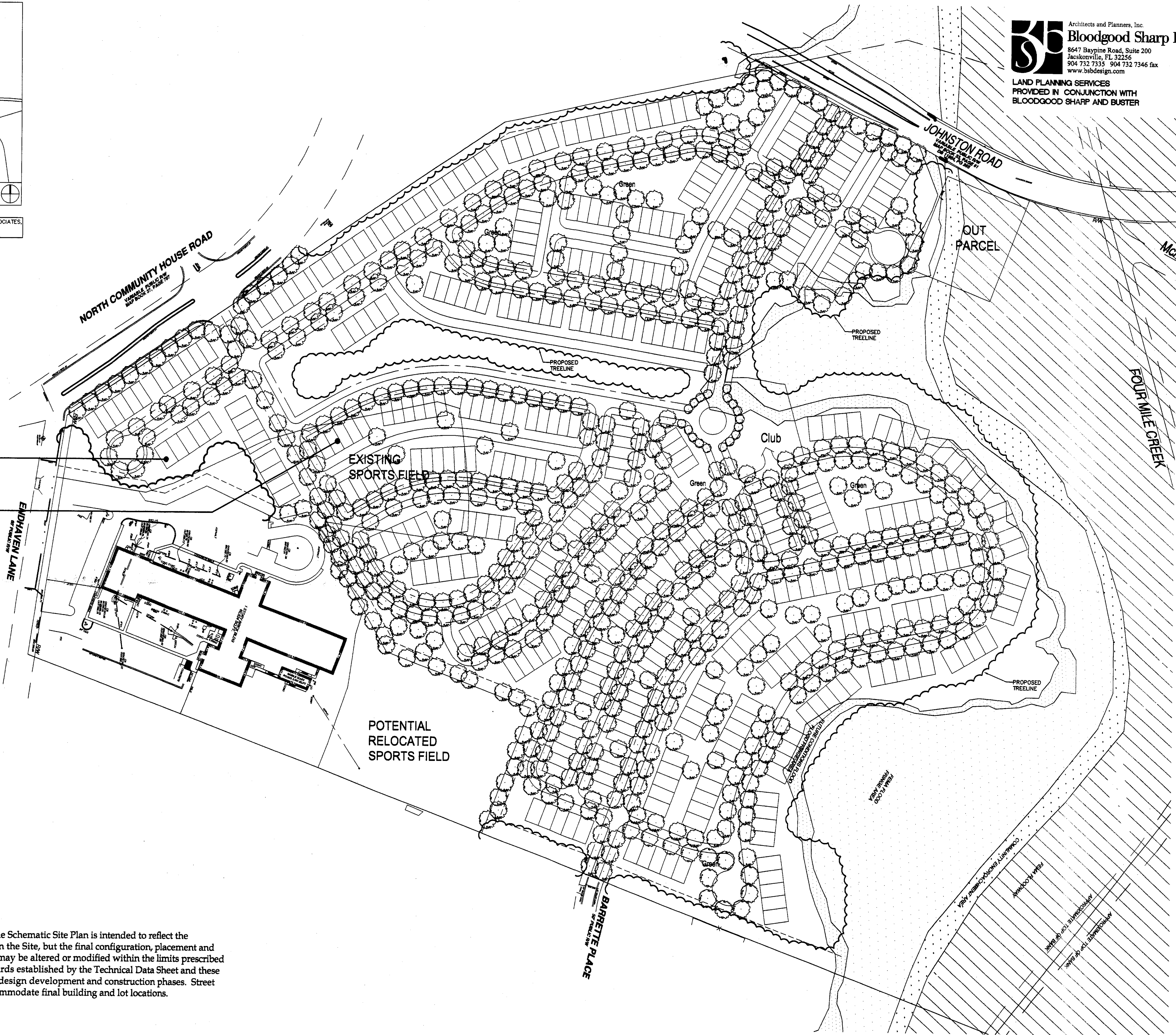
Revised



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

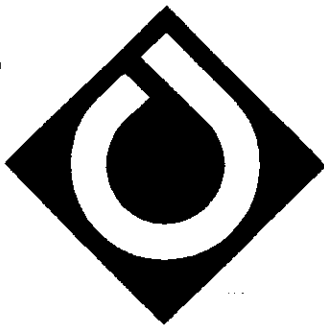
FRONT LOADED
TOWN HOMES

REAR LOADED
TOWN HOMES



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

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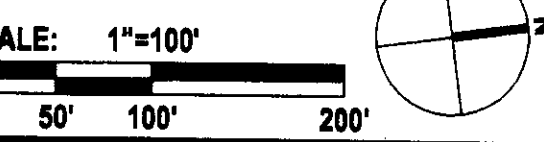
Charlotte
North Carolina 28262

**SCHEMATIC SITE
PLAN
ALTERNATE 'C'**

Project No.
3389

Issued
08/09/06

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RZ3.1

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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.

DEVELOPMENT STANDARDS

August 23, 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 development 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.

1. 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.
2. 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.
3. 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.

1. 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.
2. 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.
3. 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 439 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 school's property on which the school's existing sports field is located, and the location of the school's 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 school's 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 school's 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 school's 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

1. 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(8) 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.
2. 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(4) 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.
3. 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.
4. 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.
5. No buildings, parking spaces or maneuvering areas 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

1. 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.
2. 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.
3. 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.
4. The common open space areas shall be maintained by a to be formed homeowners association.

SCREENING AND LANDSCAPE AREAS

1. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
2. 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

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.

PARKING

1. Vehicular parking will satisfy the minimum standards established under the Ordinance.
2. 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.

LIGHTING

The maximum height of any freestanding lighting fixture installed on the Site, including its base, shall not exceed 20 feet.

SIGNS

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

ACCESS POINTS/STREETS

1. The number of vehicular access points to the Site shall be limited to the number depicted on the Technical Data Sheet.
2. 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.
3. The internal public street shall be constructed in accordance with the relevant cross section attached to the Technical Data Sheet.
4. The internal private streets shall be constructed in accordance with the relevant cross section(s) attached to the Technical Data Sheet.
5. The private streets shall be maintained by a to be formed homeowners association.
6. The private streets located within the Site may be gated at the option of the Petitioner.

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 building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

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	NCDEHNR-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.

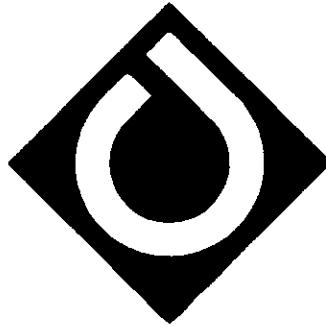
INNOVATIVE DEVELOPMENT STANDARD

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

No buildings, parking spaces or maneuvering areas may be located within the Class C buffer areas.

Minimum Building setback separation between Duplexes is 8 feet.



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**CENTEX
HOMES**

**JOHNSTON ROAD
RESIDENTIAL**

Charlotte
North Carolina 28262

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

Prepared:

3/5

Issued:

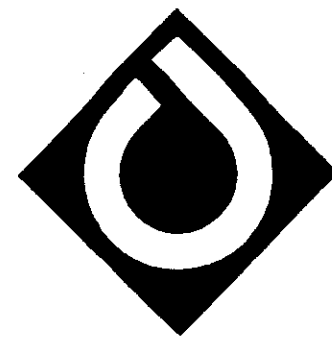
06/23/06

Revised

RZ4.0

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**CENTEX
HOMES**

**JOHNSTON ROAD
RESIDENTIAL**

Charlotte
North Carolina 28284

**DETAIL
SHEET**

Project No.
3389

Issued
08/09/06

Revised

RZ5.0

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NOTES:

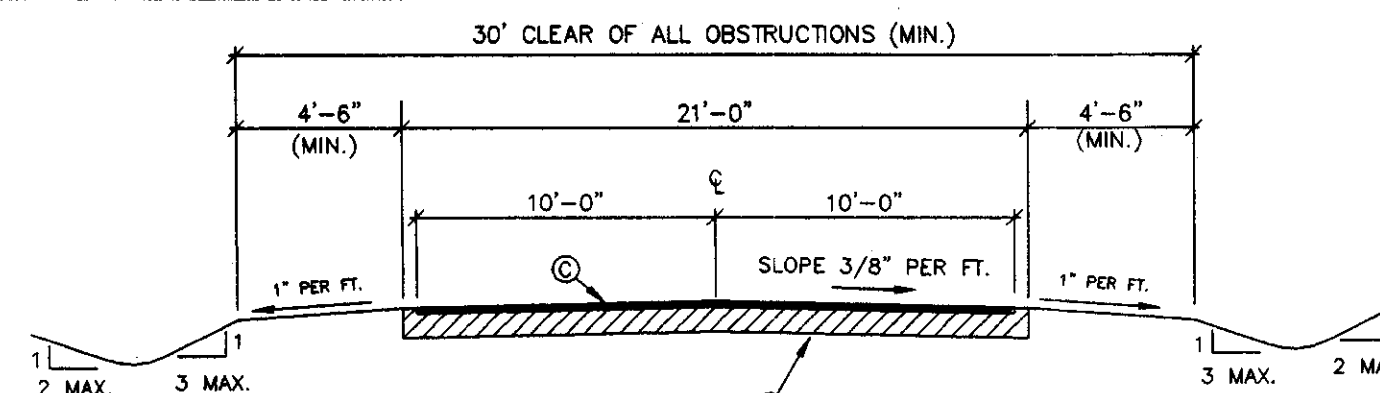
1. DETAILS SHOWN SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARDS.
2. DITCH TYPE STREET REQUIRES APPROVAL OF CITY ENGINEER.
3. MINIMUM CURB RADIUS ON INTERIOR DRIVES AND PARKING AREAS IS 10'

GUIDELINES FOR PRIVATE STREET DESIGN:

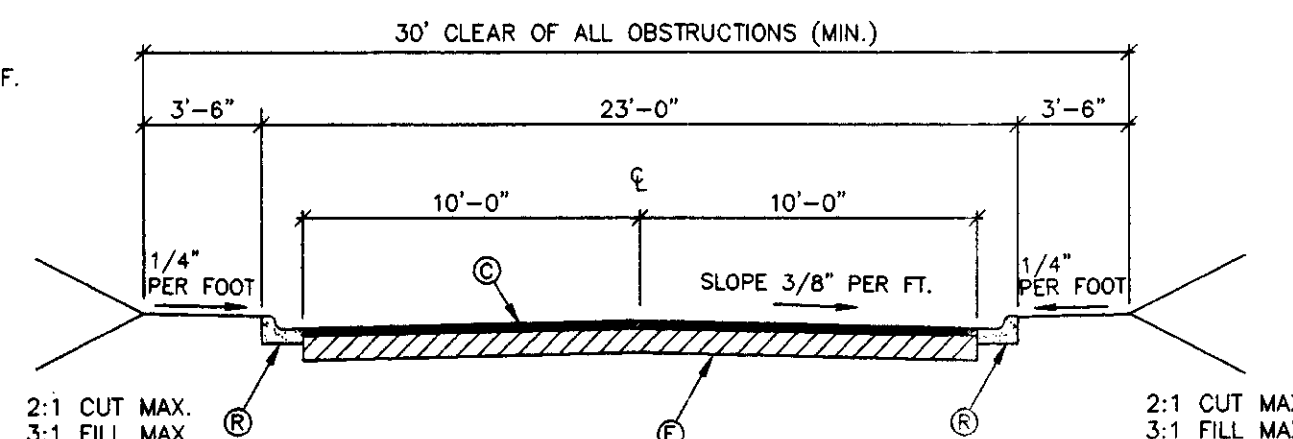
1. INTERNAL STREET ALIGNMENT:
MAXIMUM GRADE: 10%
MINIMUM VERTICAL CURVE "K" VALUES: 10/20 (CREST/SAG)
MINIMUM HORIZONTAL CURVE CENTERLINE RADIUS: 50 FT.
2. INTERSECTION WITH PUBLIC STREET:
SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES, SECTION 10.6.2.
5% MAXIMUM GRADE WITHIN 40 FEET OF PUBLIC STREET INTERSECTION BEGINNING FROM EDGE OF PAVEMENT LINE.
NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED ON A CASE BY CASE BASIS BY CITY STAFF.

PAVEMENT SCHEDULE

- ① 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SF9.5A OR 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE 1-2.
- ② 6" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0B OR 4" BCBC TYPE HB.
- ③ CURB AND GUTTER (REFERENCE 10.17A AND B)



DITCH TYPE



CURB AND GUTTER

TYPICAL SECTIONS PRIVATE STREET

CMLD STD. DTL #11.13 N.T.S. **3**

NOTES:

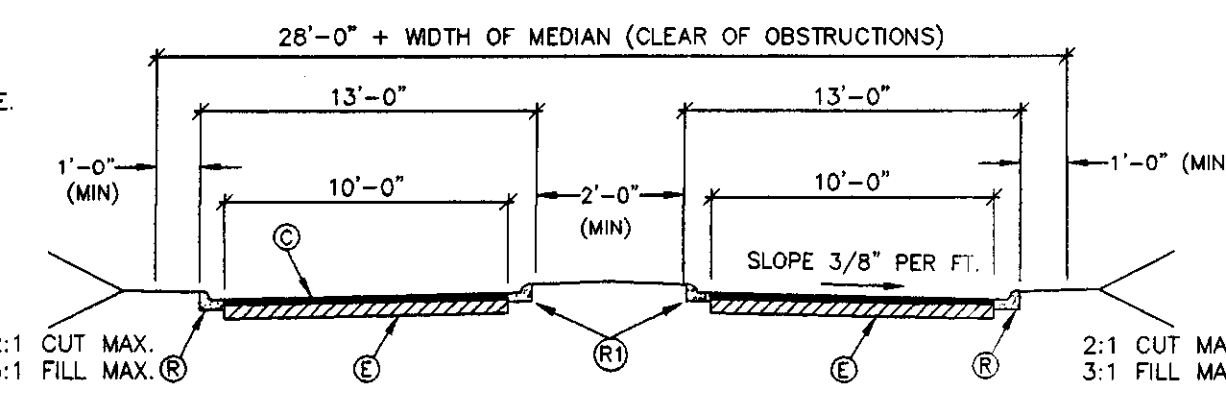
1. CURB RETURN RADIUS DIMENSIONS AT INTERSECTIONS MAY VARY DEPENDING ON MEDIAN WIDTH AND WILL BE REVIEWED ON A CASE BY CASE BASIS.
2. FOR ADDITIONAL LANES ADD 10'(MINIMUM) OF PAVEMENT PER LANE.
3. 2'-0" VALLEY GUTTER MAY BE USED WITH APPROVAL OF APPROPRIATE CITY ENGINEER.
4. MONOLITHIC CONCRETE MEDIANS WITH BEVELED EDGES AND MINIMUM WIDTH OF 4 FEET CAN BE USED IN LIEU OF LANDSCAPE MEDIANS.

GUIDELINES FOR PRIVATE STREET DESIGN:

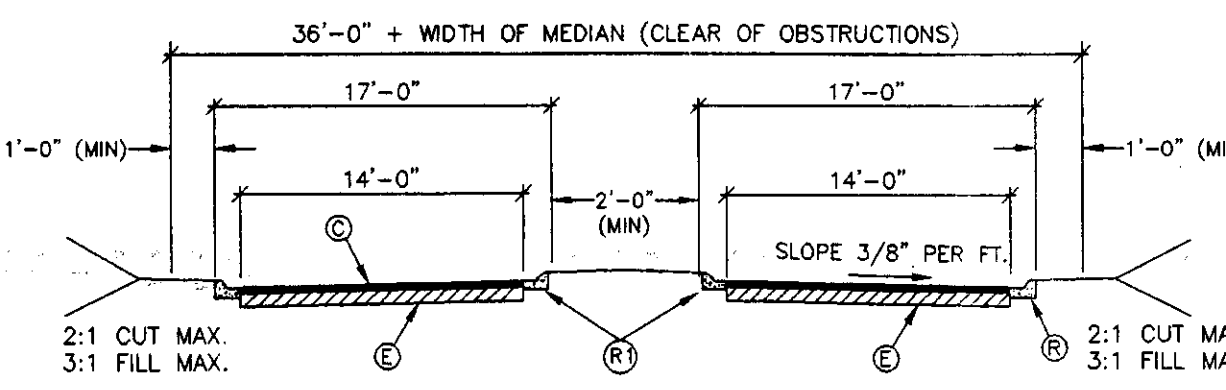
1. INTERNAL STREET ALIGNMENT:
MAXIMUM GRADE: 10%
MINIMUM VERTICAL CURVE "K" VALUES: 10/20 (CREST/SAG)
MINIMUM HORIZONTAL CURVE CENTERLINE RADIUS: 50 FT.
2. INTERSECTION WITH PUBLIC STREET:
SAME AS FOR PUBLIC STREET. SEE GENERAL NOTES, SECTION 10.6.2.
5% MAXIMUM GRADE WITHIN 40 FEET OF PUBLIC STREET INTERSECTION BEGINNING FROM EDGE OF PAVEMENT LINE.
NOTE: VARIATIONS ON THESE GUIDELINES WILL BE REVIEWED ON A CASE BY CASE BASIS BY CITY STAFF.

PAVEMENT SCHEDULE

- ① 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE SF9.5A OR 1.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE 1-2.
- ② 6" COMPACTED AGGREGATE BASE COURSE OR 4" BITUMINOUS CONCRETE BASE COURSE, TYPE B25.0B OR 4" BCBC TYPE HB.
- ③ CURB AND GUTTER (REFERENCE 10.17A & B).
- ④ 1'-6" MOUNTABLE CURB



DIVIDED PRIVATE STREET (INTERNAL)



DIVIDED PRIVATE STREET

(AT INTERSECTION WITH A PUBLIC STREET FOR 150' OR LENGTH OF MEDIAN WHICHEVER IS GREATER)

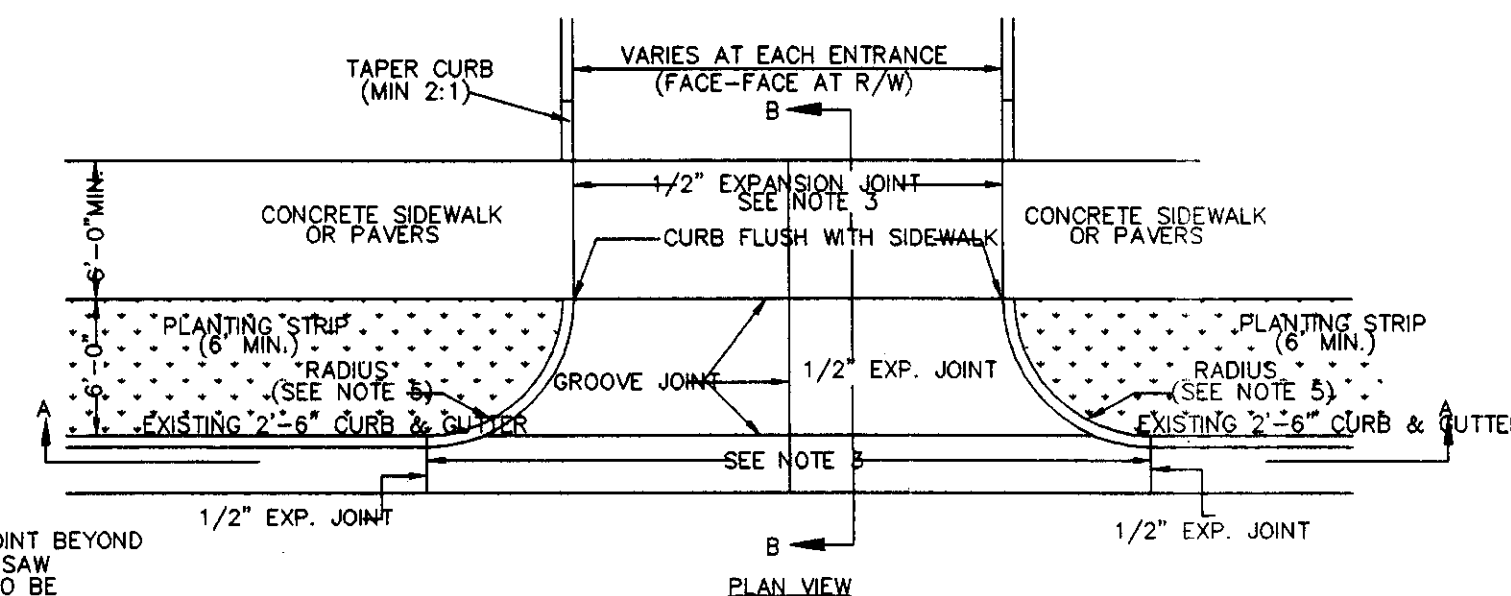
DIVIDED PRIVATE STREET

CMLD STD. DTL #11.14 **2**

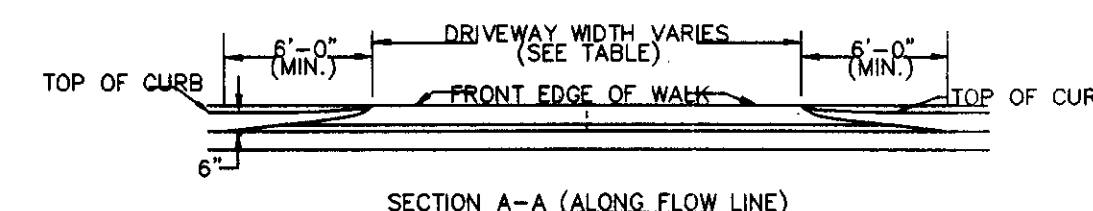
DRIVEWAYS CLASSIFICATION		
TYPE DRIVEWAYS	MINIMUM	MAXIMUM
ONE-WAY TYPE B-COMMERCIAL	20'	30'
TWO-WAY TYPE B-COMMERCIAL	26'	50'

NOTES:

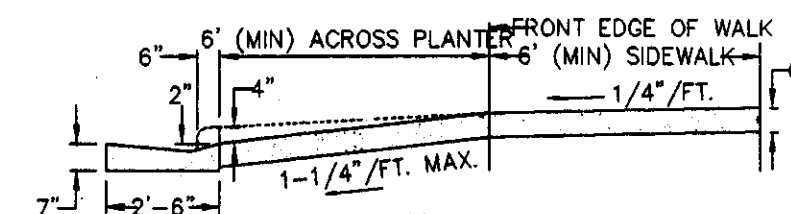
1. ALL CONCRETE TO BE 3800 P.S.I. COMPRESSIVE STRENGTH.
2. AT ALL DRIVEWAYS, SIDEWALKS TO BE REMOVED TO THE NEAREST JOINT BEYOND NEW CONSTRUCTION OR CUT WITH A SAW AND REMOVED. SAW CUT OR JOINT TO BE PERPENDICULAR TO EDGE OF EXISTING PAVEMENT. SEE ST. NO. 10.17 FOR JOINT DETAIL.
3. PAY LIMITS FOR WORK 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 NDOT REQUIREMENTS FOR SPACING, DISTANCE, AND OFFSETS FROM PROPERTY LINES AND INTERSECTIONS.
5. RADI MUST BE MINIMUM 6 FEET. RADIUS GREATER THAN 6 FEET MAY BE REQUIRED BY CDOT ON A CASE-BY-CASE BASIS. FOR RADI GREATER THAN 6 FEET, THE RADI ARE TO CONTINUE AS A BAND AT GRADE THROUGH THE SIDEWALK.
6. PAVERS USED IN DRIVEWAY MUST HAVE A THICKNESS OF 80mm.



PLAN VIEW



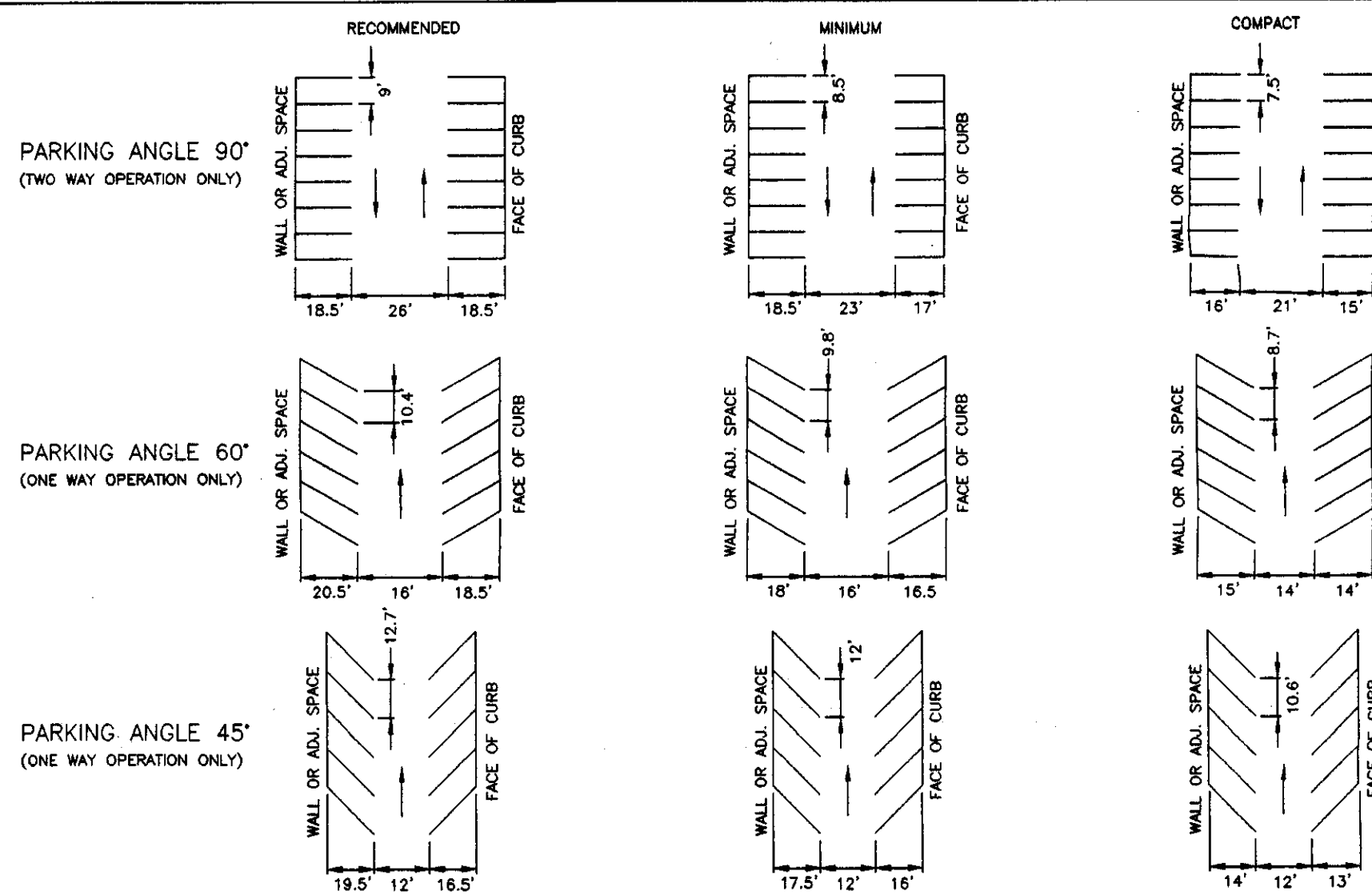
SECTION A-A (ALONG FLOW LINE)



SECTION B-B

MODIFIED TYPE II DRIVEWAY DETAIL WITH PLANTING STRIP

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

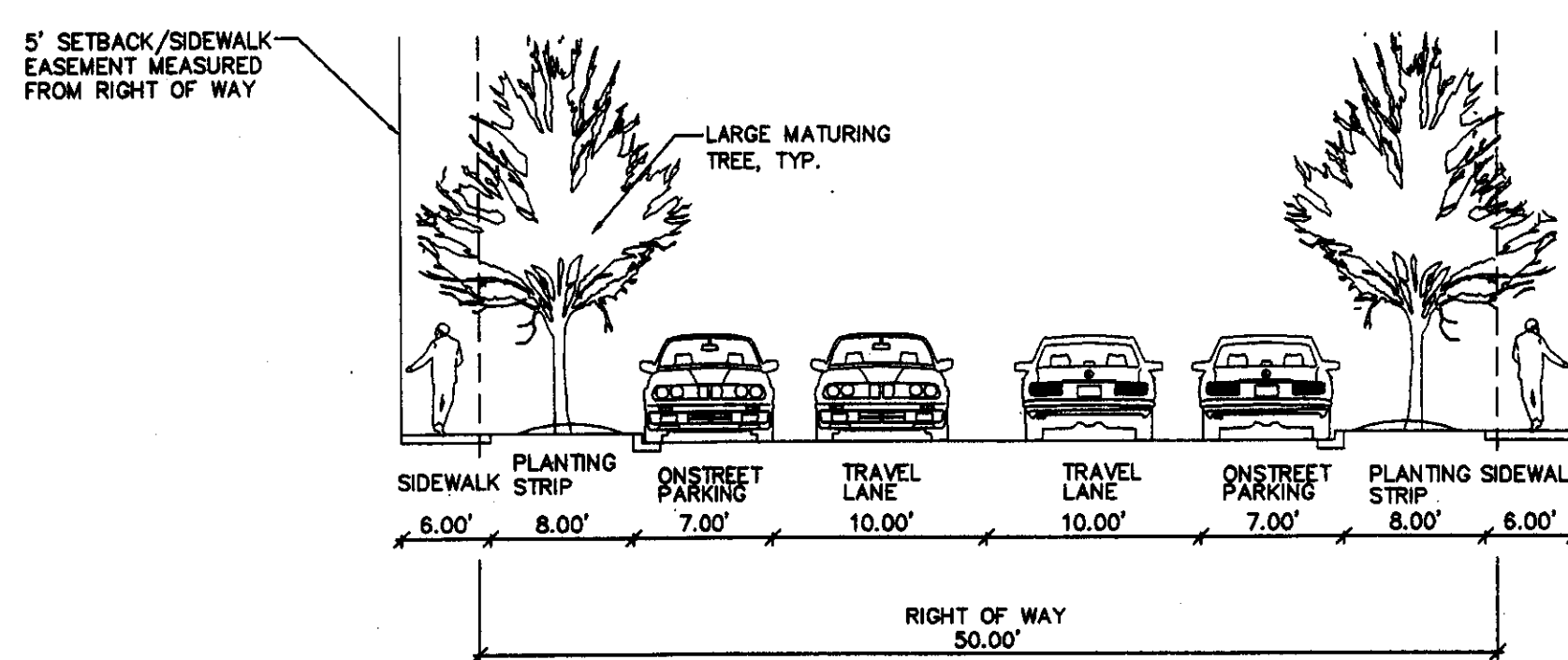


NOTE:

1. FOR ACCESSIBLE PARKING STANDARDS AND SIGNING SEE STD. 50.10A,B,& C.
2. PAVEMENT MARKINGS SHALL BE 4" WHITE PAINT.

PARKING STANDARDS

CMLD STD. DTL #50.09 N.T.S. **8**

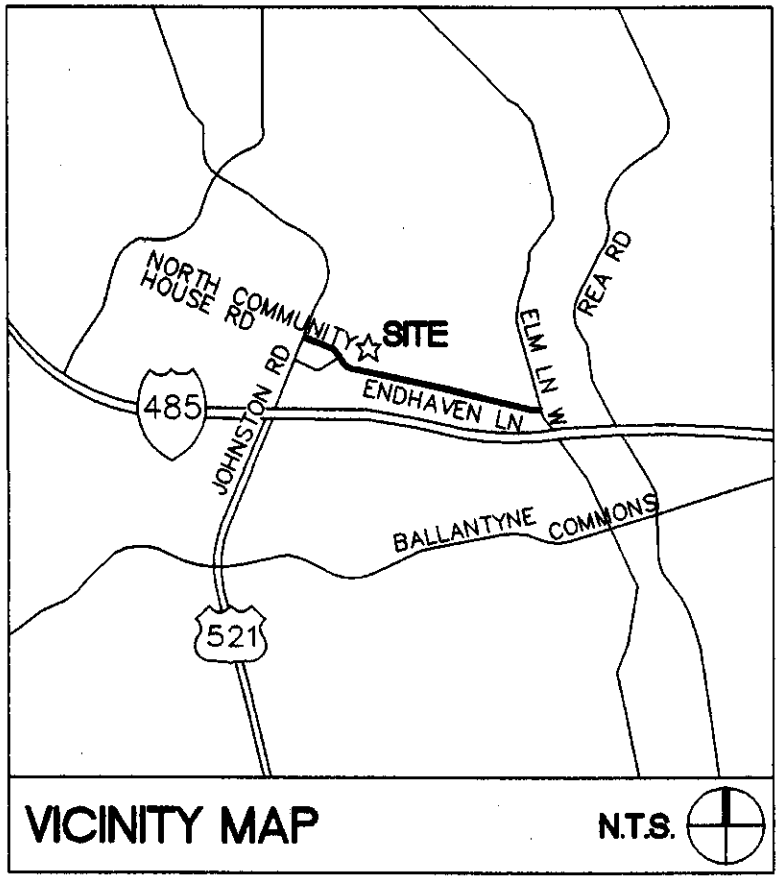


NOTES:

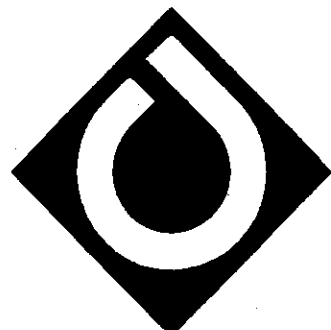
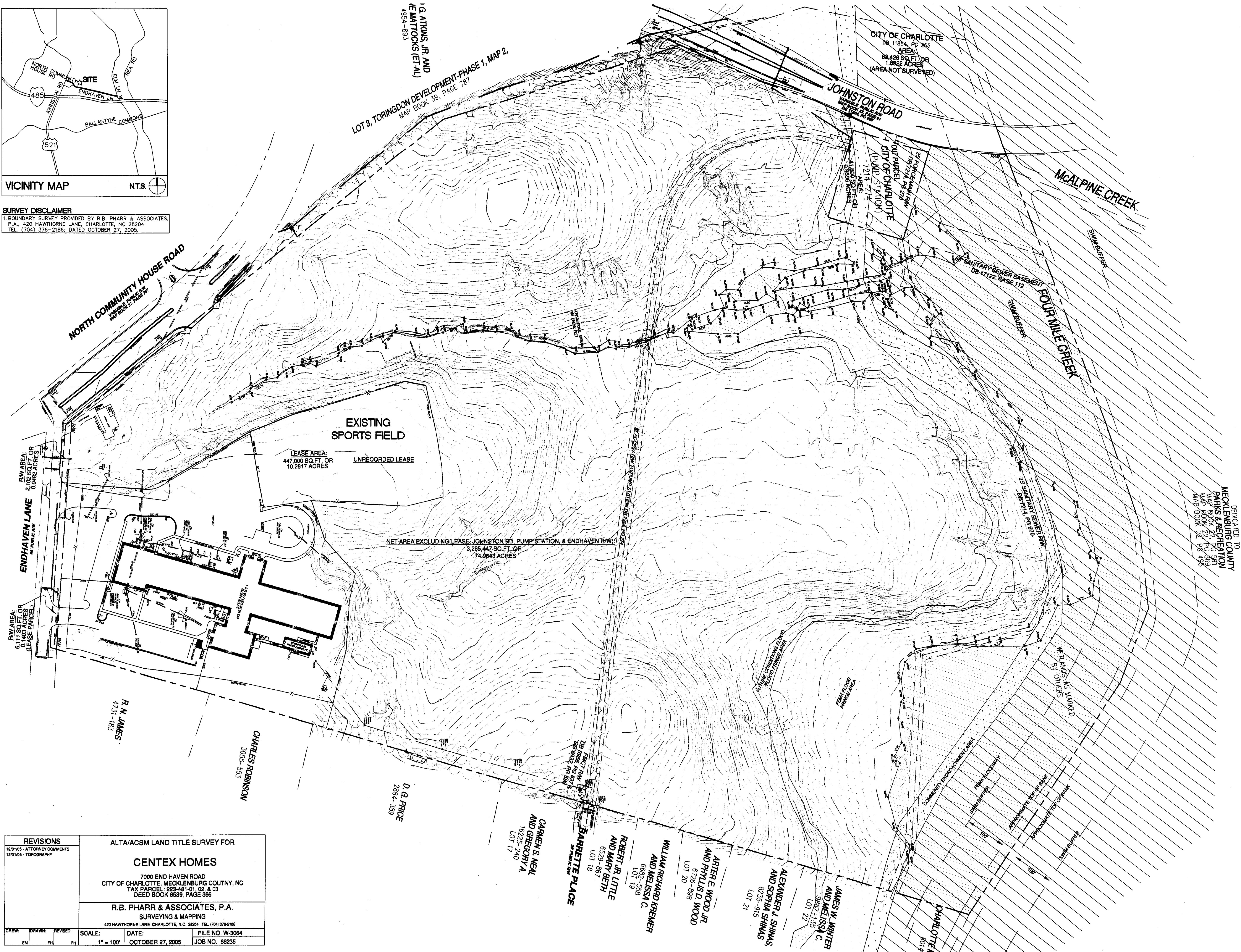
1. THIS CROSS SECTION IS PER THE URBAN STREET GUIDELINES FOR A "WIDE RESIDENTIAL STREET".
2. ON STREET PARKING MAY BE PROVIDED ALONG ONE SIDE, BOTH SIDES OR NEITHER SIDE OF THE PUBLIC STREET.

PUBLIC STREET

N.T.S. **7**



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.



Cole Jenest & Stone

Shaping the Environment
Realizing the Possibilities

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Landscape Architecture
Civil Engineering
Urban Design

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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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