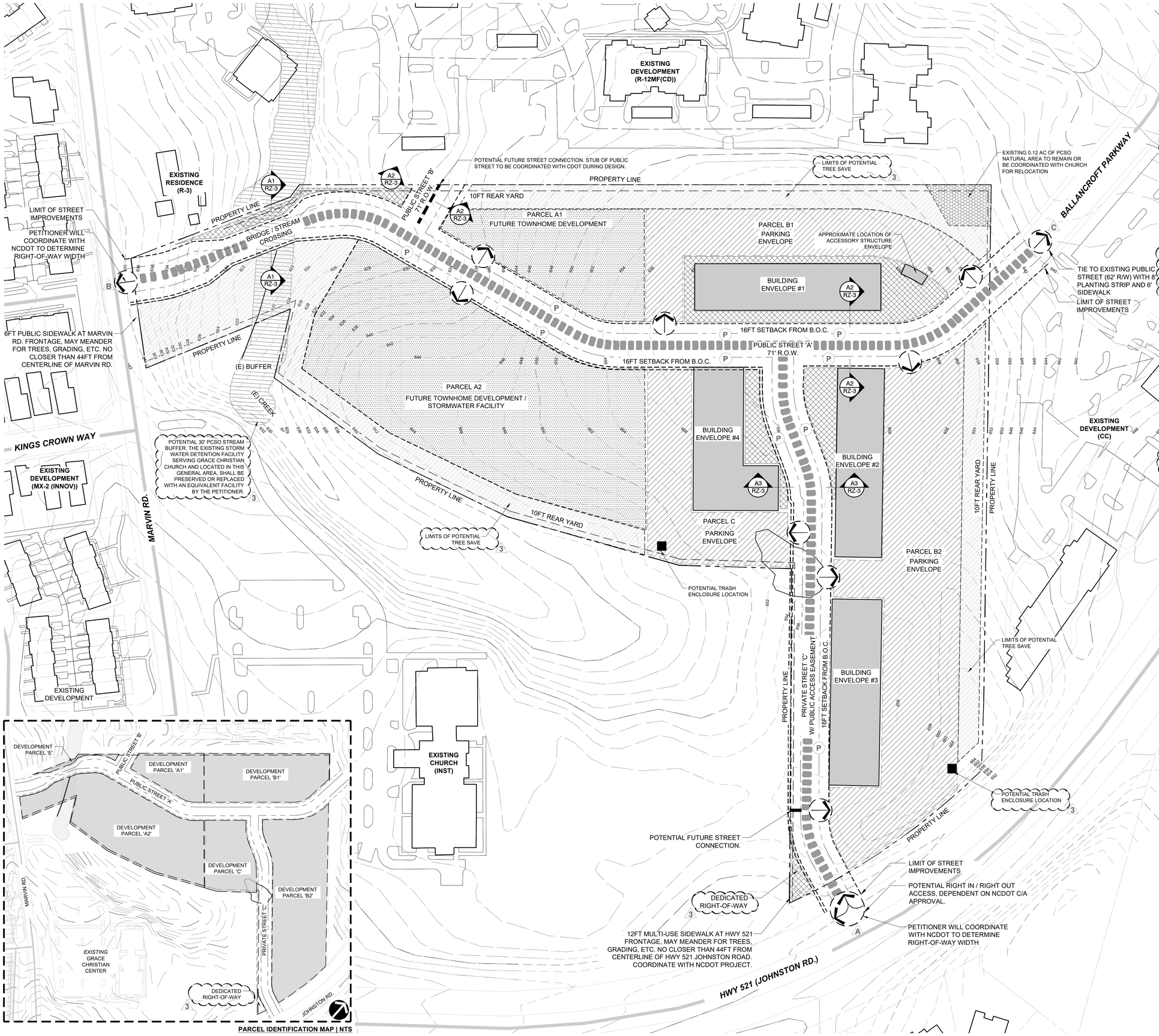

PARCEL IDENTIFICATION MAP | NTS

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING STREET
- PROPOSED PUBLIC STREET
- PROPOSED FUTURE STREET CONNECTION
- 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

THE MINIMUM SPACE ALLOCATION SHALL BE AN EIGHT (8) CUBIC YARD DUMPSTER-TYPE OF LARGE WASTE CONTAINER PER EVERY THIRTY (30) UNITS OR AN EIGHT (8) CUBIC YARD COMPACTOR-TYPE OF LARGE WASTE CONTAINER PER EVERY NINETY (90) UNITS.

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:	2.9 ACRES
MIN. TREE SAVE TO BE PROVIDED & PRESERVED IN ACCORDANCE WITH ORDINANCE:	2.9 ACRES

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CRESCENT COMMUNITIES

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KEY MAP

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PROJECT

REZONING PETITION NO. 2020-145

CRESCENT COMMUNITIES

JOHNSTON RD.

CHARLOTTE, NC

LANDDESIGN 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

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

SCALE: VERT: N/A; HORZ: 1" = 60'; 0 30 60 120

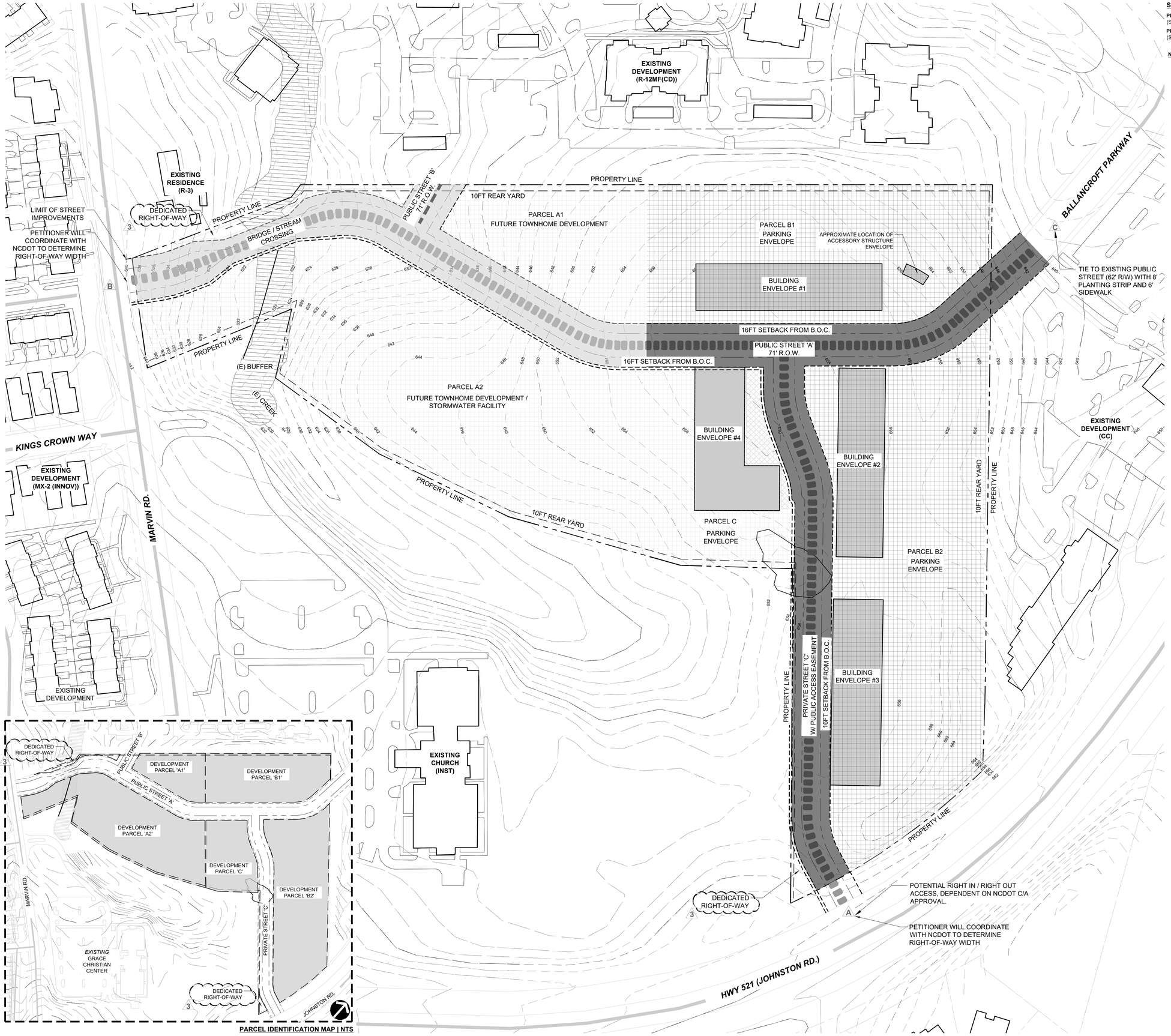
NORTH

SHEET TITLE: TECHNICAL DATA SHEET

SHEET NUMBER: RZ-1A

1/25/2021 5:36 PM

ORIGINAL SHEET SIZE: 30" X 42"



SITE LEGEND

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

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

NOTES:
1. REFER TO SHEET RZ-1A - TECHNICAL DATA SHEET FOR FULL REZONING PLANS.
2. THIS SHEET IS INTENDED TO BE VIEWED IN COLOR

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CHARLOTTE, NC

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

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

SCALE
VERT: N/A
HORZ: 1" = 60'
0 30 60 120

NORTH

SHEET TITLE
PROJECT PHASING PLAN

SHEET NUMBER
RZ-1B

1/25/2021 3:02 PM BRIAN FRISCHKORN N:_2018\1018532\CAD\ENTITLEMENTS\1018532_RZN_PHASING.DWG ORIGINAL SHEET SIZE: 30" X 42"

CRESCENT COMMUNITIES
REZONING PETITION NO. 2020-145
1/25/2021

DEVELOPMENT DATA TABLE:

SITE AREA:	+/- 18.95 ACRES
TAX PARCEL:	223-132-18
EXISTING ZONING:	O-2(CD)
PROPOSED ZONING:	UR-2(CD)
EXISTING USE:	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, BELOW
MAXIMUM BUILDING HEIGHT:	SEVENTY-FIVE (75) FEET AS MEASURED PER THE ORDINANCE

I. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CRESCENT COMMUNITIES (THE "PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A MULTI-FAMILY AND SINGLE-FAMILY ATTACHED (TOWNHOME), AND SENIOR AFFORDABLE HOUSING RESIDENTIAL COMMUNITY ON THAT APPROXIMATELY 18.95-ACRE SITE LOCATED ON THE NORTH SIDE OF MARVIN ROAD, WEST SIDE OF JOHNSTON ROAD, AND SOUTH OF BALLANCROFT PARKWAY, MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBER 223-132-18.

2. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").

3. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE UR-2(CD) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.

4. THE DEVELOPMENT AND STREET LAYOUT DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD, LANDSCAPING AND TREE SAVE REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL BE MINOR IN NATURE AND NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.

5. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER(S) OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. MINOR ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

II.PERMITTED USES

THE SITE MAY BE DEVOTED ONLY TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 60 SINGLE-FAMILY ATTACHED (TOWNHOME) DWELLING UNITS, 395 MULTI-FAMILY RESIDENTIAL UNITS, AND ANY INCIDENTAL AND ACCESSORY USES RELATING THERETO THAT ARE ALLOWED IN THE UR-2(CD) ZONING DISTRICT. OF THE 395 MULTI-FAMILY RESIDENTIAL UNITS, A MINIMUM OF 70 UNITS SHALL BE DEDICATED AS AGE-RESTRICTED (55+) SENIOR AFFORDABLE HOUSING APARTMENT UNITS RANGING FROM 30-100% AMI, WITH AN AVERAGE NOT TO EXCEED 80% AMI, CONTINGENT UPON LOW-INCOME HOUSING TAX CREDIT PROGRAM APPROVAL AND FINANCING ABILITY. IF, AFTER TWO APPLICATION CYCLES, THE PROJECT IS NOT ACCEPTED INTO THE LOW INCOME HOUSING TAX CREDIT PROGRAM, THE AFFORDABLE COMMITMENT MAY BE REMOVED AS A ZONING REQUIREMENT. THE PETITIONER SHALL BE RESPONSIBLE FOR PROVIDING DOCUMENTATION AND CALCULATIONS DURING PERMITTING.

III. TRANSPORTATION

1. AS DEPICTED ON THE REZONING PLAN, THE SITE WILL BE SERVED BY INTERNAL PUBLIC AND PRIVATE DRIVES, AND MINOR ADJUSTMENTS TO THE LOCATION OF THESE DRIVES SHALL BE ALLOWED DURING THE CONSTRUCTION PERMITTING PROCESS.

2. ACCESS POINTS SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN. FOR THE PROPOSED ACCESS POINT ON JOHNSTON ROAD, THE PETITIONER SHALL COORDINATE WITH NCDOT (TIP #U-6109) TO DETERMINE RIGHT-OF-WAY WIDTH. SITE ACCESS AS DEPICTED ON THE REZONING PLAN FROM JOHNSTON ROAD WILL BE PROVIDED PENDING NCDOT CONTROLLED ACCESS APPROVAL.

3. PETITIONER SHALL PROVIDE THE FOLLOWING OFF-SITE TRANSPORTATION IMPROVEMENTS, IN COORDINATION WITH CDOT:

   a. AT THE INTERSECTION OF MARVIN ROAD AND PROPOSED FULL MOVEMENT ACCESS "B":

   i. CONSTRUCT AN EASTBOUND LEFT TURN LANE AT PROPOSED FULL ACCESS "B" WITH 300 FEET OF STORAGE. EXTEND THE WESTBOUND LEFT TURN LANE STORAGE ON MARVIN ROAD AT DIXIE HILLS DRIVE FROM 125 FEET TO 260 FEET OF STORAGE (TO THE END OF THE EASTBOUND LEFT TURN LANE STORAGE LANE AT PROPOSED FULL ACCESS "B") TO CREATE BACK TO BACK LEFT TURN LANES WITH A MINIMAL TAPER TO MAXIMIZE THE LEFT TURN LANE STORAGE LENGTHS ON MARVIN ROAD.

   ii. CONSTRUCT PROPOSED FULL MOVEMENT ACCESS "B" WITH ONE INGRESS LANE AND TWO EGRESS LANES (SEPARATE LEFT (TERMINATION OF THE THROUGH LANE) AND RIGHT (100 FEET OF STORAGE) TURN LANES).

   iii. CONSTRUCT A PEDESTRIAN REFUGE ISLAND ALONG MARVIN ROAD AT ACCESS B. DESIGN AND LOCATION TO BE DETERMINED DURING THE LAND DEVELOPMENT PROCESS.

   b. AT THE PROPOSED RIGHT-IN/RIGHT-OUT ACCESS POINT AT THE SITE ALONG JOHNSTON ROAD, LABELED AS ACCESS A ON THE REZONING PLAN, THE PETITIONER SHALL PROVIDE A 100-FOOT DECELERATION LANE ON JOHNSTON ROAD.

   c. THE PETITIONER SHALL CONNECT TO THE EXISTING STREET STUB AT BALLANCROFT PARKWAY, AS GENERALLY DEPICTED ON THE REZONING PLAN AS ACCESS C.

4. PETITIONER SHALL DEDICATE ALL RIGHTS-OF-WAY IN FEE SIMPLE CONVEYANCE TO THE CITY OF CHARLOTTE BASED ON PHASING APPROACH LISTED BELOW IN III.5.

5. THE PETITIONER SHALL SUBSTANTIALLY COMPLETE THE BELOW TRANSPORTATION IMPROVEMENTS BASED ON THE FOLLOWING PHASED APPROACH:

   a. LAND DEVELOPMENT PERMITTING AND ASSOCIATED APPROVALS CAN PROCEED WHILE THE NCDOT PRIVATE STREET C & HWY 521 (JOHNSTON ROAD) CONTROLLED ACCESS BREAK APPROVALS ARE OCCURRING. ASSUMING CONTROLLED ACCESS BREAK IS APPROVED, THE PRIVATE STREET C CONNECTION TO HWY 521 WILL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE INITIAL BUILDING CERTIFICATE OF OCCUPANCY FOR THE SITE. IF THE HWY 521/JOHNSTON ROAD CONNECTION IS NOT APPROVED AT THE TIME INSPECTIONS FOR THE FINAL CERTIFICATE OF OCCUPANCY ARE REQUESTED, THE ROAD WILL BE STUBBED APPROXIMATELY FIVE (5) FEET FROM THE CONTROLLED ACCESS AREA LIMIT.

   b. THE PETITIONER SHALL CONSTRUCT THE EXTENSION OF PUBLIC STREET A FROM BALLANCROFT PARKWAY THROUGH THE INTERSECTION WITH PRIVATE STREET C PRIOR TO THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR BUILDINGS LOCATED IN PARCELS B1 OR B2.

   c. THE PETITIONER SHALL CONSTRUCT THE EXTENSION OF PUBLIC STREET A FROM MARVIN ROAD TO THE INTERSECTION WITH PRIVATE STREET C, AND CONSTRUCT THE PUBLIC STREET B STUB CONNECTION, PRIOR TO THE EARLIEST OF EITHER: (I) THE ISSUANCE OF THE FIRST BUILDING CERTIFICATE OF OCCUPANCY FOR BUILDINGS LOCATED IN PARCEL A1, A2, OR C, OR (II) THE ISSUANCE OF THE FINAL BUILDING CERTIFICATE OF CCUPANCY FOR BUILDINGS LOCATED IN PARCELS B1 AND B2.

   d. THE REQUIRED STREETSCAPE FOR EACH DEVELOPMENT AREA SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR THE ASSOCIATED DEVELOPMENT AREA.

   e. REFERENCE TO "SUBSTANTIALLY COMPLETE" SHALL MEAN COMPLETION OF THE ROADWAY IMPROVEMENTS IN ACCORDANCE WITH THE REZONING PLAN PROVIDED, HOWEVER, IN THE EVENT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY CDOT) ARE NOT COMPLETED AT THE TIME THAT THE PETITIONER SEEKS TO OBTAIN THE FIRST CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON PARCEL B2, THEN CDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT THE PETITIONER MAY BE ASKED TO POST A LETTER OF CREDIT OR BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH CERTIFICATE OF OCCUPANCY IS ISSUED TO SECURE COMPLETION OF THE APPLICABLE IMPROVEMENTS.

   f. TEMPORARY CERTIFICATES OF OCCUPANCY CAN BE ISSUED PRIOR TO THE SUBSTANTIAL COMPLETION OF ALL TRANSPORTATION IMPROVEMENTS WITHOUT THE PETITIONER BEING REQUIRED TO POST A BOND OR LETTER OF CREDIT FOR ANY IMPROVEMENTS NOT SUBSTANTIALLY COMPLETE AT THE TIME.

IV. ARCHITECTURAL STANDARDS

1. ~~PREFERRED EXTERIOR BUILDING MATERIALS: THE MAJORITY OF ALL PRINCIPAL~~ AND ACCESSORY BUILDINGS SHALL BE COMPRISED OF A COMBINATION OF PORTIONS OF BRICK, NATURAL STONE (OR ITS SYNTHETIC EQUIVALENT), STUCCO, CEMENTITIOUS SIDING, FIBER CEMENT (SUCH AS "HARDIPLANK"), GLASS AND/OR OTHER MATERIALS APPROVED BY THE PLANNING DIRECTOR.

2. PROHIBITED EXTERIOR BUILDING MATERIALS: (I) VINYL SIDING, (EXCLUDING VINYL HANDRAILS, WINDOWS, SOFFITS, DOORS, GARAGE DOORS, RAILINGS, OR TRIM), AND (II) CONCRETE MASONRY UNITS NOT ARCHITECTURALLY FINISHED.

3. THE FOLLOWING ADDITIONAL ARCHITECTURAL STANDARDS SHALL APPLY TO SINGLE-FAMILY RESIDENTIAL ATTACHED (TOWNHOME) UNITS ON THE SITE:

   a. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED OR ROOFTOP TERRACES ARE INCLUDED.

   b. WALKWAYS SHALL BE PROVIDED TO CONNECT THE PRIMARY ENTRANCE TO ALL RESIDENTIAL HOMES TO SIDEWALKS ALONG PUBLIC OR PRIVATE STREETS.

   c. TO PROVIDE PRIVACY, ALL RESIDENTIAL TOWNHOME ENTRANCES WITHIN TEN (10) TO FIFTEEN (15) FEET OF THE SIDEWALK SHALL BE EITHER RAISED OR LOWERED FROM THE AVERAGE SIDEWALK GRADE A MINIMUM OF TEN (10) INCHES OR, IF WITHIN LESS THAN TEN (10) FEET PROVIDE A VISUAL SCREEN THROUGH THE USE OF LANDSCAPING OR RAISED STOOPS. (THIS STANDARD MAY NOT APPLY TO TOWNHOMES DESIGNED TO ACCOMMODATE WHEELCHAIR AND ADA ACCESSIBILITY, AS WELL AS FHA REQUIREMENTS.)

   d. GARAGE DOORS FACING PUBLIC STREETS SHALL MINIMIZE THE VISUAL IMPACT BY PROVIDING AT LEAST TWO (2) OF THE FOLLOWING THREE (3) ~~OPTIONS: I. SETBACK OF TWELVE (12) TO TWENTY-FOUR (24) INCHES FROM~~ THE FRONT WALL PLANE, II. TRANSLUCENT WINDOWS OR III. PROJECTING ELEMENTS OVER THE GARAGE DOOR OPENING.

   e. ALL TOWNHOME UNITS SHALL BE PROVIDED WITH A GARAGE FOR A MINIMUM OF ONE (1) CAR. DRIVEWAY LENGTHS SHALL EITHER BE BETWEEN ~~FIVE (5) AND SEVEN (7) FEET IN LENGTH OR A MINIMUM OF TWENTY (20) FEET~~ IN LENGTH.

   f. A MAXIMUM OF THREE (3) BUILDINGS FRONTING PUBLIC NETWORK-REQUIRED STREETS MAY CONTAIN SIX (6) INDIVIDUAL UNITS PER BUILDING. SIX-UNIT BUILDINGS SHALL NOT BE ADJACENT TO EACH OTHER ON THE SAME SIDE OF THE PUBLIC NETWORK-REQUIRED STREET. ALL OTHER BUILDINGS FRONTING PUBLIC NETWORK-REQUIRED STREETS SHALL BE LIMITED TO A MAXIMUM OF FIVE (5) INDIVIDUAL UNITS PER BUILDING, OR FEWER.

   g. EACH END UNIT FRONTING THE EXTENSION OF BALLANCROFT PARKWAY (PUBLIC ROAD 'A'), AS GENERALLY SHOWN ON THE REZONING PLAN, SHALL HAVE EITHER A PORCH OR STOOP THAT WRAPS A PORTION OF THE FRONT AND SIDE OF THE UNIT OR PROVIDE DESIGN FEATURES SUCH AS WINDOWS, BUILDING ARTICULATION, OR CHANGE IN FINISH MATERIAL TO LIMIT THE MAXIMUM BLANK WALL EXPANSE TO FIFTEEN (15 FEET ON EACH LEVEL OF THE UNIT.

   h. USABLE PORCHES AND STOOPS SHALL FORM A PREDOMINANT FEATURE OF THE BUILDING DESIGN AND BE LOCATED ON THE FRONT AND/OR SIDE OF THE ~~BUILDING. A MINIMUM OF 50% OF THE USABLE FRONT PORCHES, IF~~ PROVIDED, SHALL BE COVERED AND AT LEAST SIX (6) FEET DEEP. STOOPS AND PORCHES MAY BE COVERED BUT SHALL NOT BE FULLY ENCLOSED. THE PETITIONER SHALL BE RESPONSIBLE FOR PROVIDING DOCUMENTATION AND CALCULATIONS DURING PERMITTING.

4. THE FOLLOWING ADDITIONAL ARCHITECTURAL STANDARDS SHALL APPLY TO MULTI-FAMILY RESIDENTIAL UNITS ON THE SITE:

   a. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FAÇADE FEATURES WHICH SHALL INCLUDE A MINIMUM OF THREE (3) OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS OR RECESSES), COLUMNS, PILASTERS, BANDING, BALCONIES, WINDOWS OR CHANGE IN MATERIALS/COLORS.

   b. BUILDING ELEVATIONS FACING NETWORK-REQUIRED PUBLIC OR PRIVATE STREETS SHALL NOT HAVE BLANK WALLS GREATER THAN TWENTY (20) FEET IN ALL DIRECTIONS AND SHALL HAVE ARCHITECTURAL FEATURES SUCH AS, BUT NOT LIMITED TO, BANDING, COURSING, WALL OFFSETS, WINDOWS AND MEDALLIONS OR DESIGN FEATURES OR CHANGES IN MATERIALS OR COLORS TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.

   c. BUILDING MASSING SHALL BE DESIGNED TO BREAK UP LONG MONOLITHIC BUILDING FORMS AS FOLLOWS: BUILDING EXCEEDING 120 FEET IN LENGTH SHALL INCLUDE MODULATIONS OF THE BUILDING MASSING/FAÇADE PLANE (SUCH AS RECESSES, PROJECTIONS, AND ARCHITECTURAL DETAILS). MODULATIONS SHALL BE A MINIMUM OF TEN (10) FEET WIDE AND SHALL PROJECT OR RECESS A MINIMUM OF TWO (2) FEET EXTENDING THROUGH AT LEAST A FULL FLOOR.

   d. ROOF FORM AND ARTICULATION - ROOF FORM AND LINES SHALL BE DESIGNED TO AVOID THE APPEARANCE OF A LARGE MONOLITHIC ROOF STRUCTURE AS FOLLOWS:

   i. LONG PITCHED OR FLAT ROOF LINES SHALL AVOID CONTINUOUS EXPANSES WITHOUT VARIATION BY INCLUDING CHANGES IN HEIGHT AND/OR ROOF FORM, TO INCLUDE BUT NOT BE LIMITED TO GABLES, HIPS, DORMERS OR PARAPETS.

   ii. ROOFTOP HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AT GRADE FROM THE NEAREST NETWORK-REQUIRED STREET.

5. AMENITY AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO, A MINIMUM OF FIVE (5) AMENITIES SUCH AS: MAIL KIOSK(S), BICYCLE RACKS, GRILLS, CLUB HOUSES, ~~POOLS, CABANAS, PICNIC SHELTERS, GAZEBOS, BENCHES, COMMUNITY GARDENS,~~ RAISED GARDEN BEDS, OPEN GREEN SPACE, DOG PARKS, WALKING TRAILS, PLAYGROUNDS, SPORT COURTS OR OTHER ACTIVE OR PASSIVE RECREATION, OR OTHER SIMILAR AMENITIES AND MAY BE RELOCATED THROUGHOUT THE SITE AS LONG AS THE LOCATIONS ARE CONSISTENT WITH THE GENERAL INTENT OF THE REZONING PLAN. THE TOTAL AMOUNT OF AMENITIZED AREA SHALL BE A MINIMUM OF 15,000 SQUARE FEET THROUGHOUT THE SITE, AS GENERALLY DEPICTED ON THE REZONING PLAN.

V.PARKING

1. ~~PARKING FOR THE SITE SHALL BE CALCULATED AS PART OF A UNIFIED~~ DEVELOPMENT ACROSS ALL PARCELS TO MEET MINIMUM AND MAXIMUM STANDARDS PER THE ORDINANCE. IN ADDITION, FOR THE SAKE OF CLARITY, ON-STREET PARKING SHALL NOT COUNT TOWARDS OFF-STREET PARKING MAXIMUMS AS CONTAINED IN SECTION 9.408 THE UR-2 ZONING DISTRICT.

VI. ENVIRONMENTAL FEATURES

1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.

2. DEVELOPMENT WITHIN ANY SWIM/PCSO BUFFER SHALL BE COORDINATED WITH AND SUBJECT TO APPROVAL BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES AND MITIGATED IF REQUIRED BY CITY ORDINANCE. PETITIONER ACKNOWLEDGES INTERMITTENT/PERENNIAL STREAM DELINEATION REPORTS ARE SUBJECT TO REVIEW AND APPROVAL UPON SUBMISSION OF DEVELOPMENT PLANS FOR PERMITTING AND ARE NOT APPROVED WITH REZONING DECISIONS.

3. THE PETITIONER SHALL COMPLY WITH THE TREE ORDINANCE.

VII. LIGHTING

ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE GREATER THAN TWENTY-ONE (21) FEET IN TOTAL HEIGHT (I.E., EXCLUDING DECORATIVE LIGHTING LESS THAN 21' IN HEIGHT THAT MAY BE INSTALLED ALONG THE DRIVEWAYS AND SIDEWALKS AS PEDESTRIAN/LANDSCAPING LIGHTING) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.

VIII.BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO DEVELOPMENT OF THE SITE IMPOSED UNDER THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS 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 SUCCESSORS IN INTEREST AND ASSIGNS.

THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM, "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER OR THE OWNER OR OWNERS OF ANY PART OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

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XXXXX.XXXXXXXX #### 1/22/21
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REZONING PETITION NO. 2020-145

CRESCENT COMMUNITIES

JOHNSTON RD.

CHARLOTTE, NC

LANDDESIGN PROJ #
1018532

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03	3RD SUBMITTAL	01/25/2021

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

SCALE NORTH

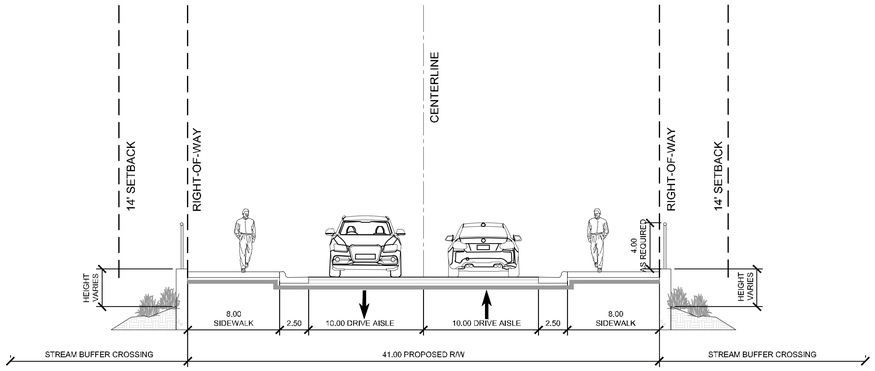
VERT: N/A
HORZ: AS NOTED

SHEET TITLE

REZONING NOTES

SHEET NUMBER

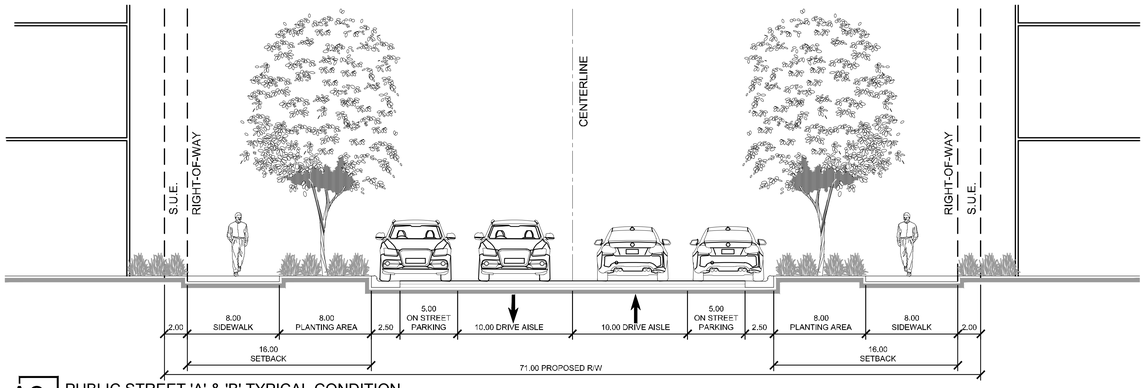
RZ-2



A1 PUBLIC STREET 'A' - BRIDGE CONDITION

PROPOSED STREET 'A' TYPICAL SECTION

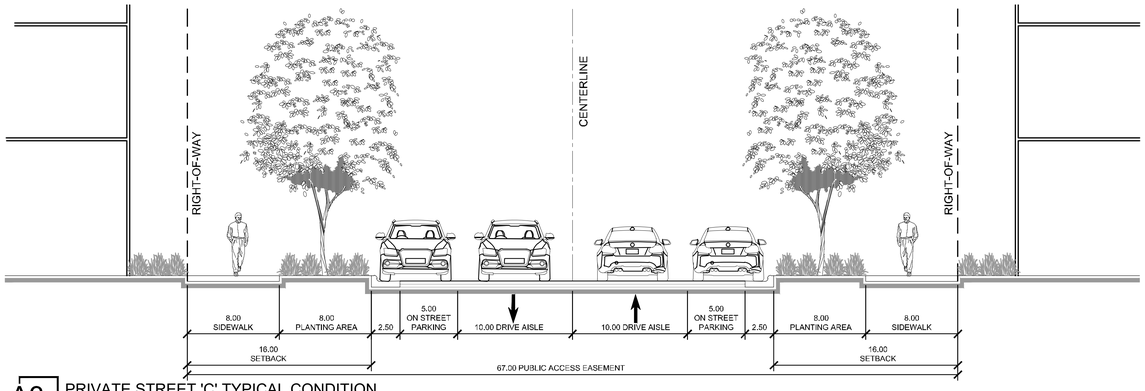
3/16" = 1'-0"



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"

LandDesign.
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CRESCENT COMMUNITIES

505 DESIGN

KEY MAP

SEAL

PRELIMINARY
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ENGINEER	REG. #	DATE
XXXXX XXXXXXXX	####	12/15/20

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PROJECT

REZONING PETITION NO. 2020-145

CRESCENT COMMUNITIES

JOHNSTON RD.

CHARLOTTE, NC

LANDDESIGN 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

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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KEY MAP

SEAL

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PROJECT

REZONING PETITION NO. 2020-145

CRESCENT COMMUNITIES

JOHNSTON RD.

CHARLOTTE, NC

LANDDESIGN 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

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

SCALE

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

0 30 60 120

NORTH

SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

RZ-4

1/28/2021 3:39 PM BRIAN FREDERICK N:\2018\1018532\CAD\ZRP\TECHNICAL\1018532-SDP-EXISTING.DWG

ORIGINAL SHEET SIZE: 30" X 42"