

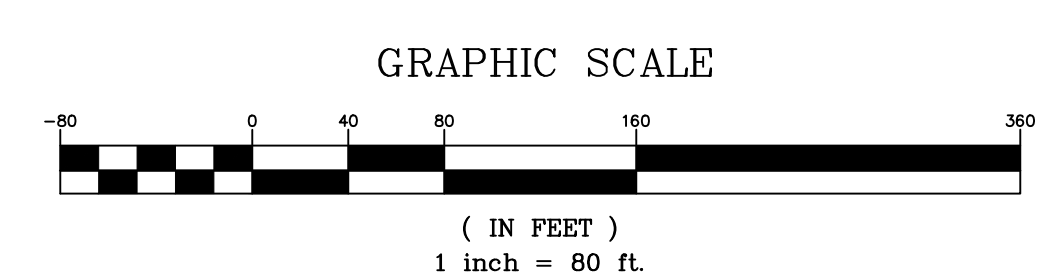
VICINITY MAP - N.T.S.

LEGEND

TREE SAVE (GREEN AREA)	
OPEN SPACE	
BMP AREA	
SIGHT DISTANCE EASEMENT	
EXISTING DEVELOPMENT	

DEVELOPMENT INFORMATION

PROJECT NAME:	JOHNSTON PROPERTY TOWNHOMES
OWNER:	HARVEY W. JOHNSTON ROBERTA O. JOHNSTON
DEVELOPER:	EASTWOOD HOMES 2857 WESTPORT ROAD CHARLOTTE, NC 28208
TAX PARCEL NO.:	029-46-195
EXISTING ZONING:	N1-A
PROPOSED ZONING:	N2-A
RE-ZONING PETITION NO.:	N/A
TOTAL SITE AREA:	17.48 AC
TREE SAVE:	REQUIRED: 15% x 17.48 AC = 2.62 AC PROVIDED: 3.03 ACRES (17.33%)
DENSITY:	ALLOWABLE: NO RESTRICTION PROVIDED: 115 LOTS / 17.48 AC = 6.58 DUA
OPEN SPACE:	REQUIRED: 150 SF / DWELLING UNIT 150 SF x 115 DU = 17,250 SF PROVIDED: ±114,483 SF OR ±2.72 AC



DATE	ISSUED FOR	REV
01/19/2024	Initial Application to City of Charlotte	0

North Carolina One-Call Center
Know what's below. Call before you dig.

Engineer:

R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management
1186 Soncrest Blvd., Tega Cay, S.C. 29708 P: (803) 802-1709

www.rjoharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

**REZONING ONLY
NOT FOR CONSTRUCTION**

Project Manager	Drawn
C. Bridges	R. Young
Department Manager	Checked
B. Pridemore	C. Bridges
Print/Plot Date	
01/22/2024	
Asbuilt Drawn	Asbuilt Date
-	-
Client	
EASTWOOD HOMES	
2857 WESTPORT ROAD	
CHARLOTTE, NC 28208	
P: (704) 942-7435	
Project:	
Johnston Road Rezoning	
Drawing Title:	
Site Plan	
Project No.	Drawing No.
5783	
DWG File Name:	
5783 - Rezoning Site Plan	

C1.01

1. DEVELOPMENT DATA

A. SITE ACREAGE	17.48 ACRES
B. TAX PARCEL	029-46-195
C. EXISTING ZONING	N1-A
D. PROPOSED ZONING	N2-A (CD)
E. NUMBER OF RESIDENTIAL UNITS	TOTAL - 115 DWELLINGS QUADRAPLEX UNITS - 9 MULTI-FAMILY ATTACHED UNITS - 14
F. DENSITY	115 DU / 17.48 AC = 6.61 DUA
G. NON-RESIDENTIAL SQUARE FOOTAGE	N/A
H. FLOOR AREA	TOTAL AREA: 148,560 SF = 3.41 AC RATIO: 3.41 AC / 17.48 AC = 0.19
I. MAXIMUM BUILDING HEIGHT	48'
J. MAXIMUM NUMBER OF BUILDINGS	N/A
K. PARKING	N/A
L. OPEN SPACE	250 SF x 115 DU = 28,750 SF (REQUIRED)
M. GREEN AREA	2.62 AC (15% REQUIRED)

2. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY EASTWOOD HOMES ("APPLICANT") TO REQUEST A REZONING FROM N1-A TO N2-A FOR AN APPROXIMATELY 17.48 ACRE SITE LOCATED GENERALLY ON THE SOUTH SIDE OF JOHNSTON-OEHLER ROAD, BETWEEN BARROW ROAD AND RUMBLE STREET IN CHARLOTTE, MECKLENBURG COUNTY, NC, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO.: 029-46-195. UNLESS THE REZONING PLAN ESTABLISHES MORE STRINGENT STANDARDS, THIS PLAN IS GOVERNED BY THE ORDINANCE AND RULES IN PLACE FOR THE N2-A ZONING CLASSIFICATION AT THE TIME OF APPLICATION, 01/22/2024.
- B. THE PROPOSED USES AND IMPROVEMENTS ON THE SUBJECT PROPERTY INCLUDE TOWNHOUSE DEVELOPMENT AS WELL AS ALL NECESSARY ROAD, COMMON OPEN SPACE, STORMWATER CONTROL MEASURES, AND ALL OTHER ACCESSORY USES PERMITTED BY THE UNIFIED DEVELOPMENT ORDINANCE.
- C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE PRELIMINARY LAYOUT OF THE USES AND IMPROVEMENTS FOR THE SITE. THE LAYOUT, INCLUDING LOCATIONS AND SIZES OF IMPROVEMENTS, ROADS, STORMWATER CONTROL MEASURES, AND OTHER SITE ELEMENTS SHALL NOT CHANGE THE OVERALL INTENT DEPICTED ON THE REZONING PLAN.
- D. ANY ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 "ALTERATIONS TO APPROVAL" OF THE CITY OF CHARLOTTE ZONING ORDINANCE

3. PERMITTED USES

- A. THIS REZONING SITE MAY ONLY BE DEVOTED TO SINGLE FAMILY TOWNHOUSE RESIDENTIAL COMMUNITY PER THE STANDARDS AND REGULATIONS OF N2-A ZONING SET FORTH IN THE UNIFIED DEVELOPMENT ORDINANCE, INCLUDING ANY ACCESSORIES OR IMPROVEMENTS THAT MAY BE NECESSARY FOR THE PROPOSED DEVELOPMENT.
- B. ALL UNITS WILL BE ALLEY OR STREET LOADED, ACCESSED FROM THE FRONT OF THE UNIT.
- C. DEVELOPMENT SHALL COMPLY WITH THE DIMENSIONAL STANDARDS SET FORTH IN THE UNIFIED DEVELOPMENT ORDINANCE.

4. ACCESS AND TRANSPORTATION

- A. PRIMARY ACCESS TO THE SITE WILL BE PROVIDED FROM JOHNSTON OEHLER ROAD IN ADDITION TO ACCESSES TO THE ADJACENT DEVELOPMENT, "PROSPERITY VILLAGE TOWNHOMES".
- B. AS PART OF THE REQUIRED CONSTRUCTION FOR THIS PROJECT, THE PETITIONER WILL IMPROVE JOHNSTON-OEHLER ROAD. THE PORTION OF JOHNSTON OEHLER ROAD FRONTING THE PROPOSED SITE WILL BE PARTIALLY IMPROVED TO A 2+ AVENUE ROADWAY WITH A BIKE LANE, 2.5' STANDARD CURB AND GUTTER, 8' PLANTING STRIP AND 6' SIDEWALK. THE PORTION TO BE IMPROVED WILL INCLUDE WIDENING FROM THE EXISTING CENTERLINE TO THE EDGE OF RIGHT OF WAY NECESSARY TO MAINTAIN CLDSM ROADWAY STANDARDS FOR A 2+ AVENUE ROADWAY SECTION AS DEPICTED ON THE SITE PLAN.
- C. ANY ACCESS TO THE SITE FROM THE ADJACENT DEVELOPMENT WILL REQUIRE THE ROADWAY IMPROVEMENTS TO EXTEND OFF-SITE IN ORDER TO PROPERLY TIE-IN TO THE EXISTING ROADS.
- D. THE PROPOSED ROADS WITHIN THE SITE WILL FOLLOW SECTION REQUIREMENTS PER THE LATEST REVISION OF THE CLDSM STANDARDS FOR DESIGN.
- E. PER THE CLDSM STANDARDS, THE PROPOSED ALLEY ROAD WILL BE A PRIVATE EASEMENT AND THEREFORE WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE CITY OF CHARLOTTE.
- F. THE REMAINING ROADS WILL BE PROPOSED AS PUBLIC RIGHT OF WAY TO BE MAINTAINED BY THE CITY OF CHARLOTTE UPON CONSTRUCTION. THESE ROADS WILL INCLUDE 2.5' STANDARD CURB AND GUTTER, 8' PLANTING STRIPS AND 6' SIDEWALKS ON BOTH SIDES OF ALL ROADS. THE CLASSIFICATION OF EACH ROAD PER THE CHARLOTTE STREET MAP IS DEPICTED ON THE SITE PLAN.
- G. ALL PROPOSED ROADS ARE SUBJECT TO DESIGN REQUIREMENTS SET FORTH IN THE UNIFIED DEVELOPMENT ORDINANCE AS WELL AS THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AND WILL CONTAIN SIGHT DISTANCE EASEMENTS IN CONJUNCTION WITH LANDSCAPING STANDARDS.

5. ARCHITECTURAL STANDARDS

- A. MAXIMUM BUILDING HEIGHT SHALL BE 48 FEET.
- B. MAXIMUM BUILDING LENGTH ALONG A FRONTAGE SHALL BE 250 FEET.
- C. PRINCIPAL STRUCTURES ABUTTING A FRONTAGE SHALL BE ORIENTED WITH ALL BUILDING SIDEWALLS PERPENDICULAR TO THE FRONTAGE. ON CORNER LOTS, SIDEWALLS MAY BE ORIENTED PERPENDICULARLY TO EITHER FRONTAGE.

6. STREETScape AND LANDSCAPING

- A. ONE LARGE MATURING TREE EVERY FOR EVERY 40 FEET OF LOT WIDTH OR ONE SMALL MATURING TREE PER 30 FEET OF LOT WIDTH SHALL BE PLANTED BETWEEN THE RESIDENTIAL BUILDING AND PUBLIC STREET RIGHT OF WAY. ALL PLANTING WILL BE WITHIN THE 8 FOOT PLANTING STRIP AS DEPICTED ON THE SITE PLAN.
- B. ALL PROPOSED SIDEWALK WITHIN THE SITE WILL BE 4" CONCRETE 6 FEET IN WIDTH AS SHOWN IN THE CLDSM.

7. ENVIRONMENTAL FEATURES

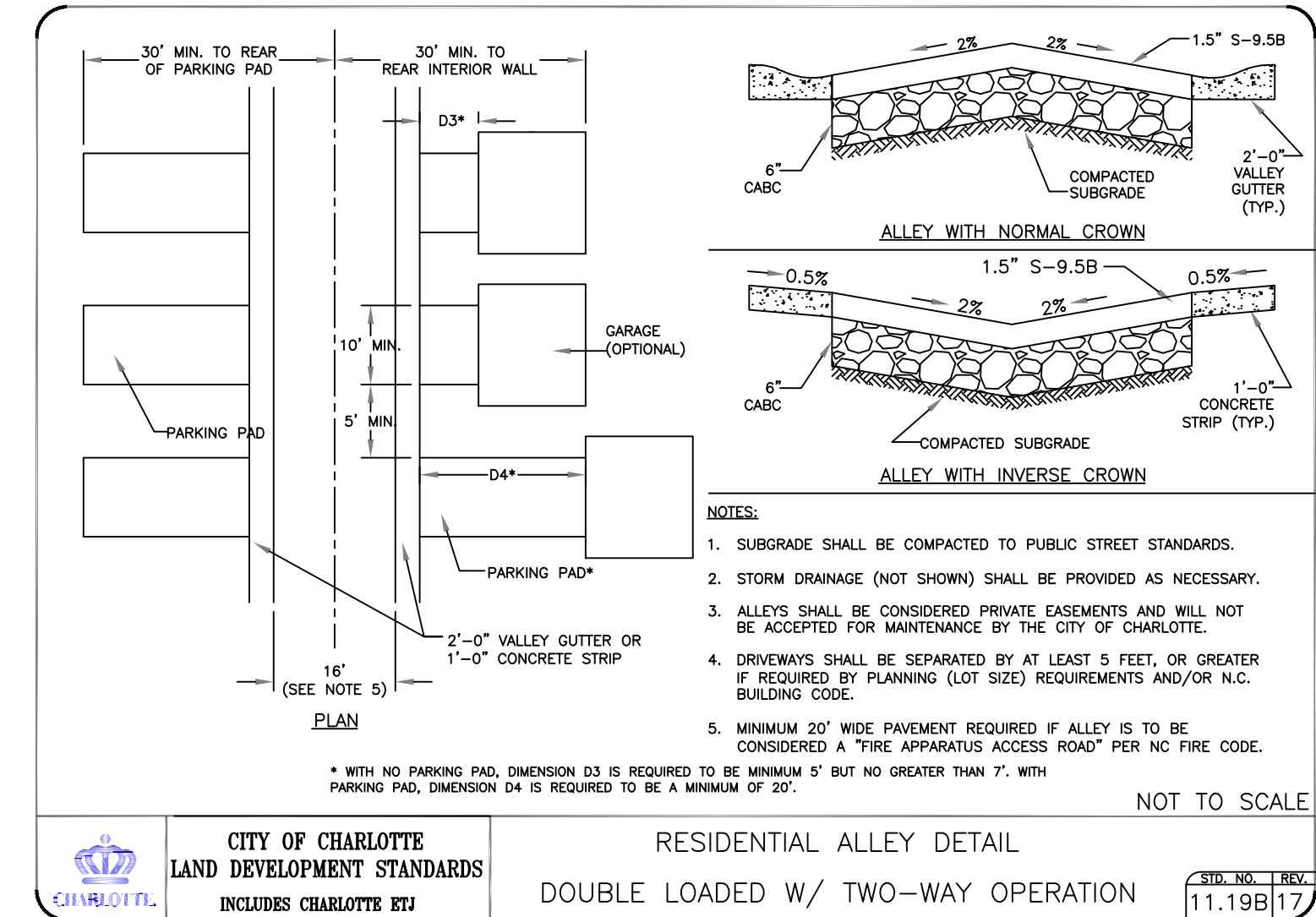
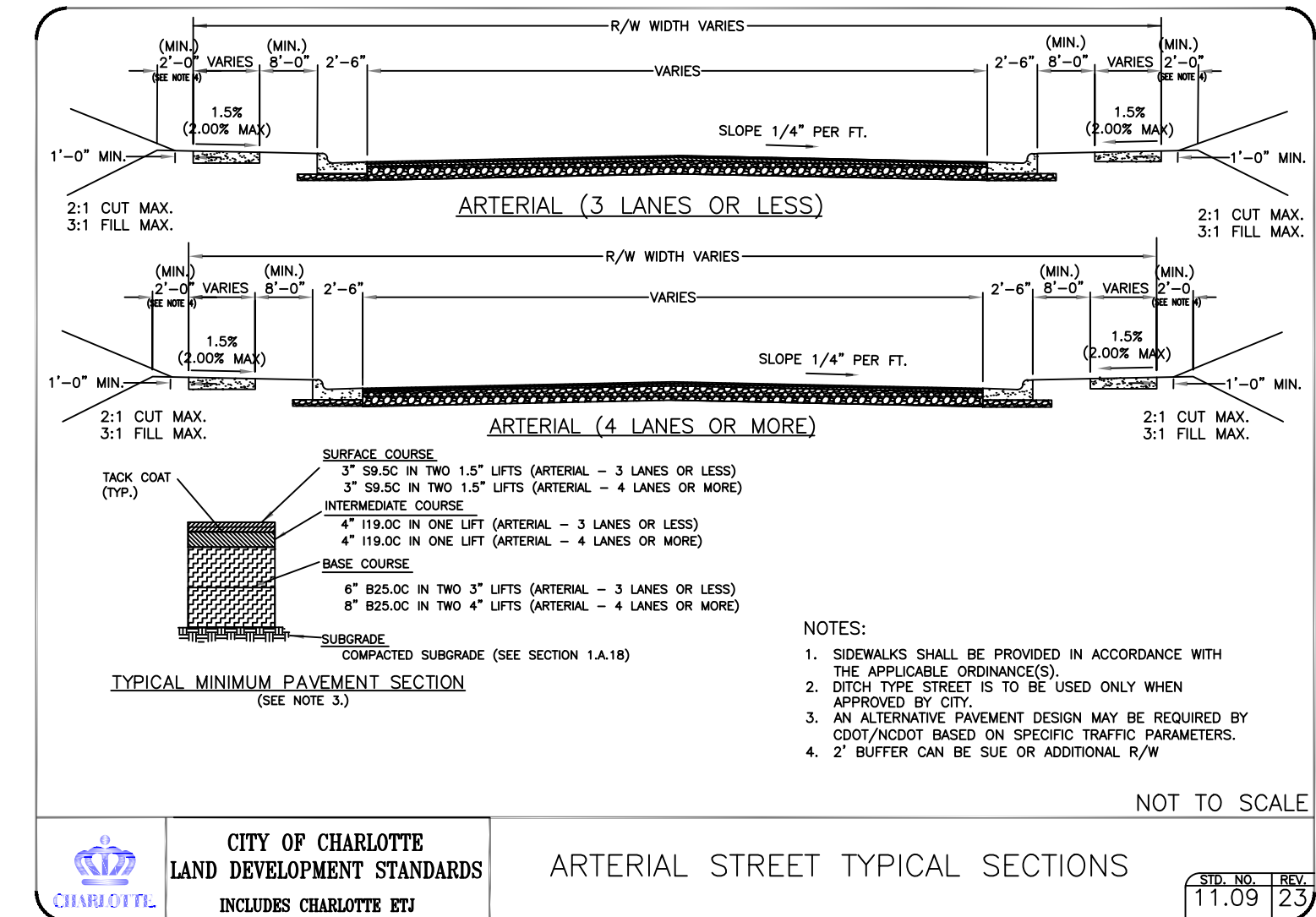
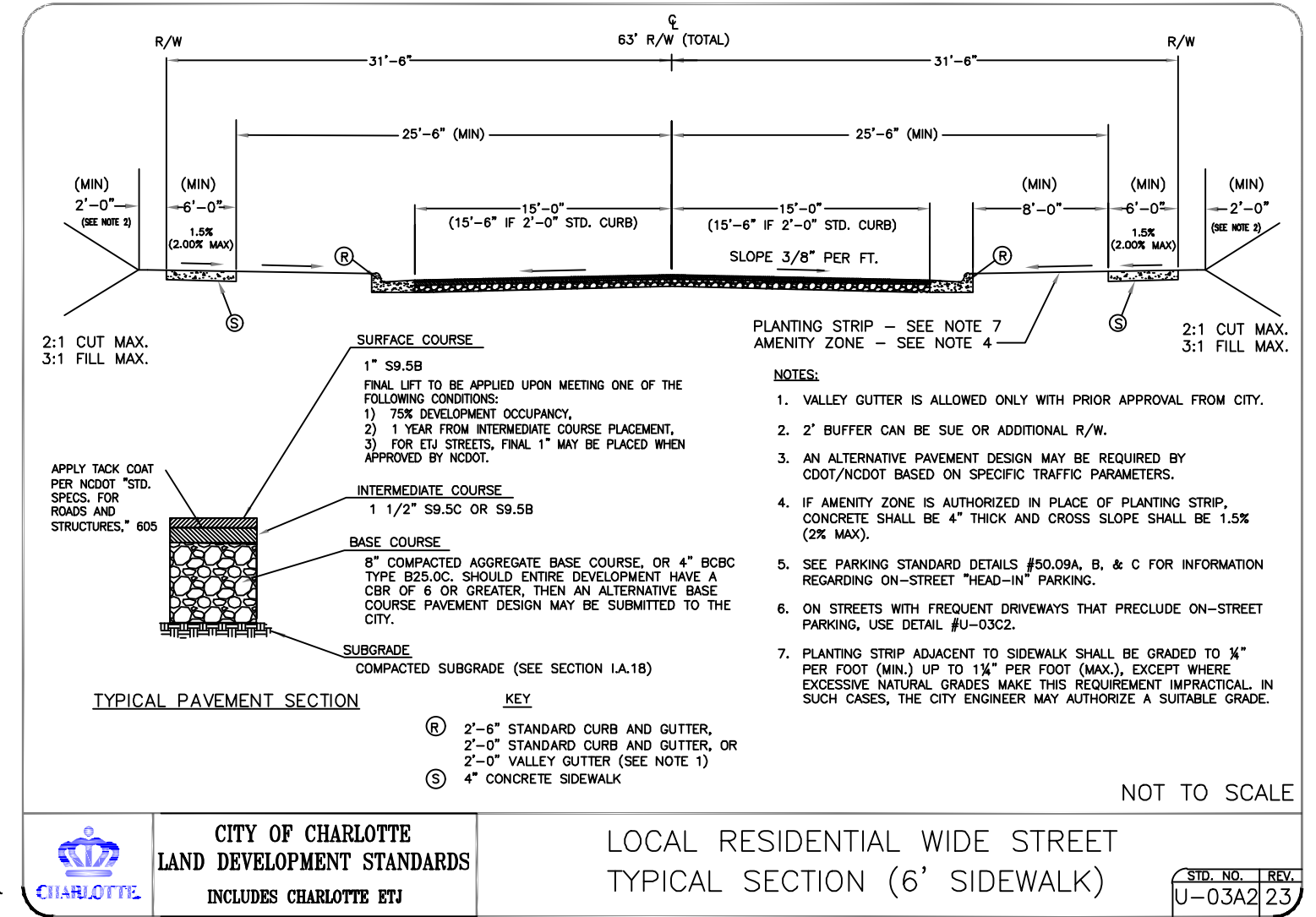
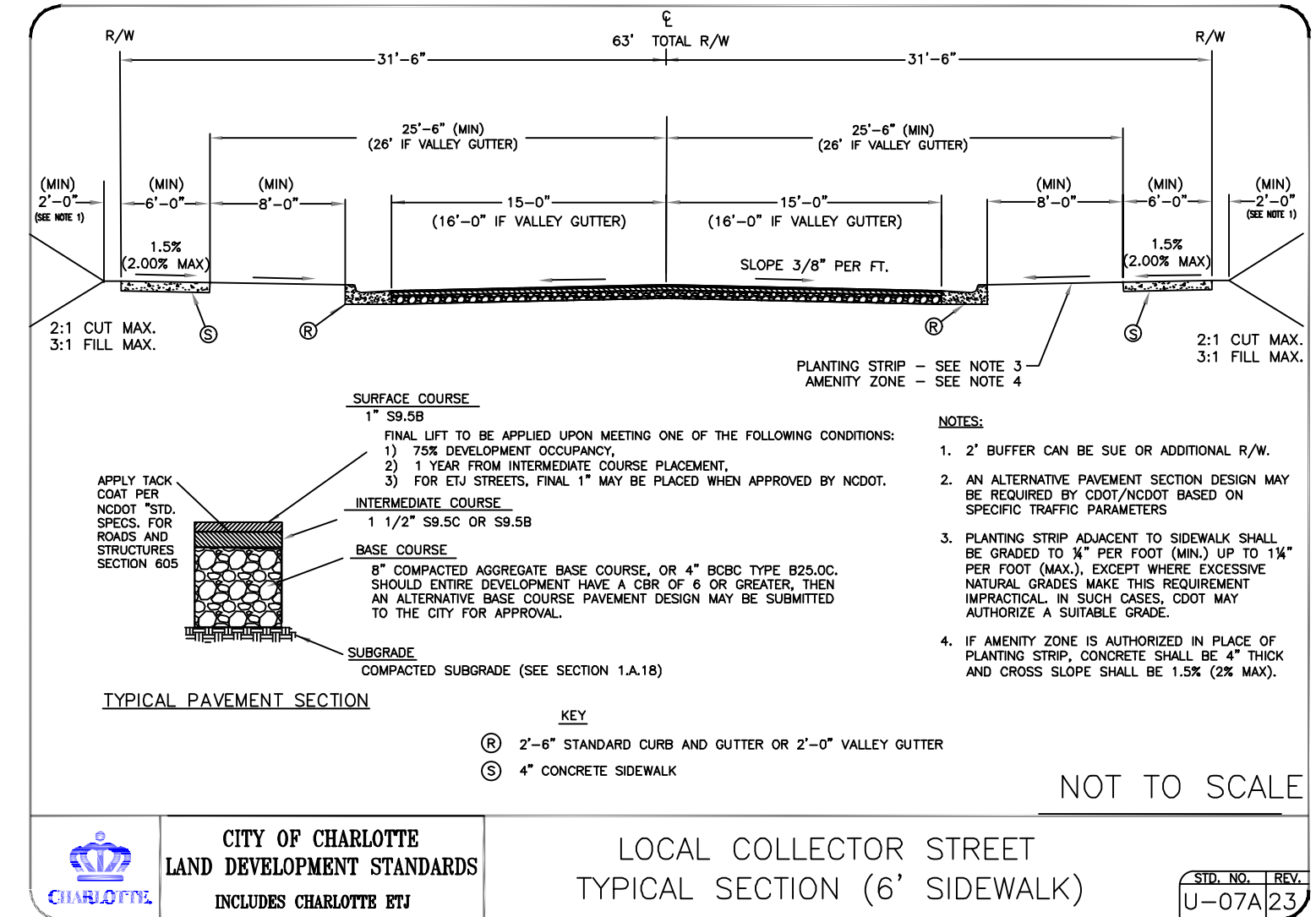
- A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- B. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE THROUGH REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL.
- C. THE SITE WILL CONTAIN TREE SAVE AREAS AS A PORTION OF THE GREEN SPACE REQUIREMENTS AS WELL AS OPEN SPACE REQUIREMENTS FOR DEVELOPMENT.

8. PARKS, GREENWAYS, AND OPEN SPACE

- A. TOTAL GREEN AREA ON SITE SHALL BE 2.62 ACRES (15% OF TOTAL SITE AREA). THIS SITE WILL USE TREE SAVE TO FULFILL THE GREEN AREA REQUIREMENTS SET FORTH IN THE ORDINANCE.
- B. THE NEIGHBORHOOD 2 ZONING DISTRICTS REQUIRE NEW DEVELOPMENT TO PROVIDE 250 SF OF OPEN SPACE PER PROPOSED DWELLING UNIT. THIS OPEN SPACE MAY BE PRIVATE OPEN SPACE, COMMON OPEN SPACE, PUBLIC OPEN SPACE, OR ANY COMBINATION THEREOF.
- C. 50% OF REQUIRED OPEN SPACE MAY BE COMPRISED OF TREE SAVE, SO LONG AS TREE SAVE AREA ABUTS THE REMAINING REQUIRED OPEN SPACE AND INCLUDES ALLOWED AMENITIES TO PROVIDE PASSIVE RECREATION.
- D. OPEN SPACE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING SITE PLAN.

9. LIGHTING

- A. OUTDOOR LIGHTING FIXTURES SHALL COMPLY WITH THE REQUIREMENTS OF THE EXTERIOR LIGHTING PROVISIONS OF THE UNIFIED DEVELOPMENT ORDINANCE.
- B. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE SHALL BE UNIFORM IN DESIGN.



DATE	ISSUED FOR	REV
01/19/2024	Initial Application to City of Charlotte	0

Engineer:

R. Joe Harris & Associates, Inc.

Engineering • Land Surveying • Planning
Management

1186 Stonemont Blvd., Topo Cay, S.C. 29708 P: (803) 802-1709

www.rjoharris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

REZONING ONLY NOT FOR CONSTRUCTION

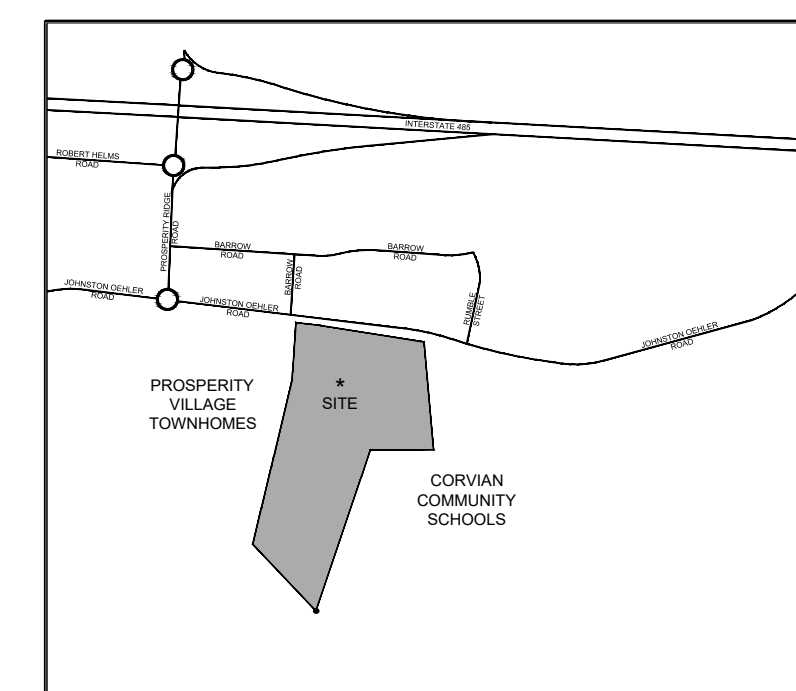
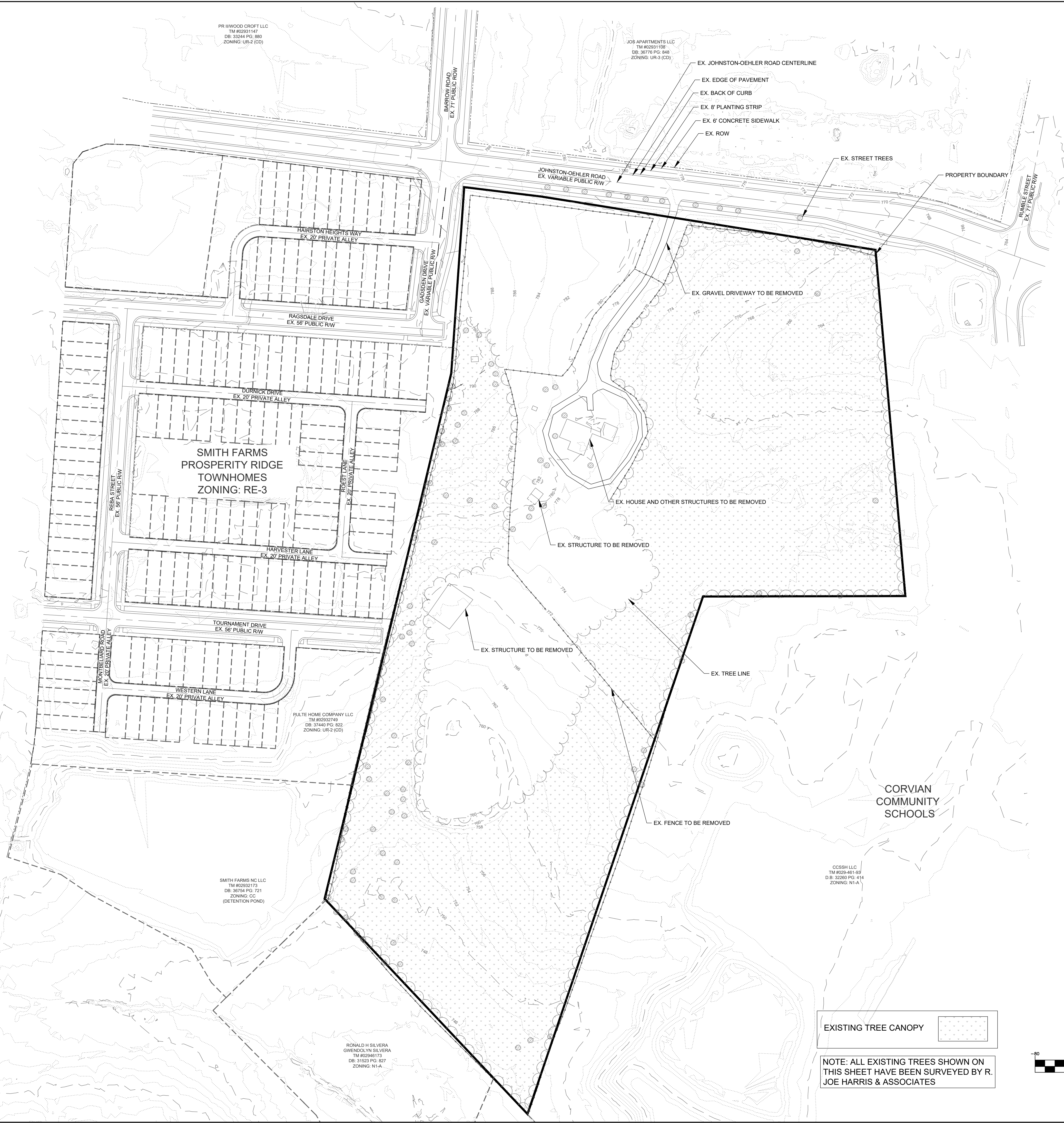
Project Manager	Drawn
C. Bridges	R. Young
Department Manager	Checked
B. Pridemore	C. Bridges
Print/Plot Date	
01/22/2024	
Asbuilt Drawn	Asbuilt Date
-	-
Client	

EASTWOOD HOMES
2857 WESTPORT ROAD
CHARLOTTE, NC 28208
P: (704) 942-7435

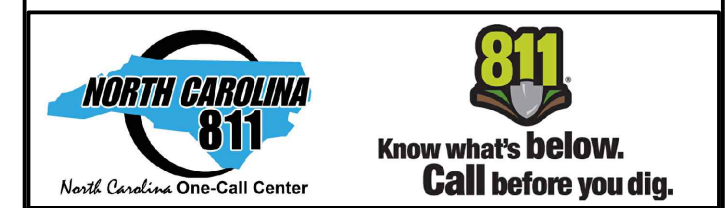
Project:
Johnston Road Rezoning

Drawing Title:
Site Details

Project No.	Drawing No.
5783	
DWG File Name:	
5783 - Rezoning Site Plan	C1.02



DATE	ISSUED FOR	REV
01/19/2024	Initial Application to City of Charlotte	0



Engineer:



R. Joe Harris & Associates, Inc.
Engineering • Land Surveying • Planning Management

1186 Suncrest Blvd., Top City, S.C. 29708 P: (803) 802-1799

www.rjoe-harris.com

This drawing shall not be used for construction purposes until the seal and signature of the responsible registrant appears on the drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.

**REZONING ONLY
NOT FOR
CONSTRUCTION**

Project Manager C. Bridges	Drawn R. Young
Department Manager B. Pridemore	Checked C. Bridges
Print/Plot Date 01/22/2024	
Asbuilt Drawn -	Asbuilt Date -
Client	

EASTWOOD HOMES
2857 WESTPORT ROAD
CHARLOTTE, NC 28208
P: (704) 942-7435

Project:
Johnston Road Rezoning

Drawing Title:
Existing Conditions

Project No. 5783	Drawing No. C1.03
DWG File Name: 5783 - Rezoning Existing Conditions	

EXISTING TREE CANOPY



NOTE: ALL EXISTING TREES SHOWN ON THIS SHEET HAVE BEEN SURVEYED BY R. JOE HARRIS & ASSOCIATES

