

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	Р
EXISTING ZONING:	N1-A	
PROPOSED ZONING:	N2-A	P
RE-ZONING PETITION NO .:	N/A	C A
TOTAL SITE AREA:	17.48 AC	- c
TREE SAVE:	REQUIRED: 15% x 17.48 AC = 2.62 AC PROVIDED: 3.03 ACRES (17.33%)	E
DENSITY:	ALLOWABLE: NO RESTRICTION PROVIDED: 115 LOTS / 17.48 AC = 6.58 DUA	2 C F
OPEN SPACE:	REQUIRED: 150 SF / DWELLING UNIT 150 SF x 115 DU = 17,250 SF PROVIDED: ±114,483 SF OR ±2.72 AC	P
		D
GR	APHIC SCALE	
-80 0 40 8	00 160 360	
	(IN FEET)	P
1	inch = 80 ft.	5

01/10/2024	ISSUED FOR	REV
01/19/2024 Initial Ap	pplication to City of Charlotte	0
NORTH GAR		8
	Know what's b	elow.
North Carolina One-Ca	Il Center Call befor	re you dig .
Engineer:		
	SП	
R. Joe H	arris & Associat	es, Inc.
Engineering	• Land Surveying •	Planning
1186 Stonecrest Blvd., Tega C	Management Cay, S.C. 29708	P: (803) 802-179
www	v.rjoeharris.co	om
-	t be used for construction purpose the responsible registrant appear	
	permit forms and related fees are 's Agent or Contractor to the Auth	
R	EZONING	
	ONLY	
-	NOT FOR	
CON	ISTRUCTI	ON
	Drawn	
Project Manager C. Bridges	R. Young	
Project Manager C. Bridges Department Manager B. Pridemore	R. Young	
Project Manager C. Bridges Department Manager	R. Young r Checked	
Project Manager C. Bridges Department Manager B. Pridemore Print/Plot Date	R. Young r Checked	
Project Manager C. Bridges Department Manager B. Pridemore Print/Plot Date 01/22/2024	R. Young r Checked C. Bridges	
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Project Manager C. Bridges Department Manager B. Pridemore Print/Plot Date 01/22/2024 Asbuilt Drawn - Client	R. Young r Checked C. Bridges Asbuilt Date - OD HOMES DRT ROAD	
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1. DEVELOPMENT DATA

- A. SITE ACREAGE
- B. TAX PARCEL
- C. EXISTING ZONING
- D. PROPOSED ZONING
- E. NUMBER OF RESIDENTIAL UNITS
- F. DENSITY
- G. NON-RESIDENTIAL SQUARE FOOTAGE N/A
- H. FLOOR AREA
- I. MAXIMUM BUILDING HEIGHT
- J. MAXIMUM NUMBER OF BUILDINGS
- K. PARKING
- L. OPEN SPACE
- M. GREEN AREA
- 48' N/A N/A 250 SF x 115 DU = 28,750 SF (REQUIRED) 2.62 AC (15% REQUIRED)

MULTI-FAMILY ATTACHED UNITS - 14

TOTAL AREA: 148,560 SF = 3.41 AC

RATIO: 3.41 AC / 17.48 AC = 0.19

17.48 ACRES

029-46-195

N2-A (CD)

TOTAL - 115 DWELLINGS

QUADRAPLEX UNITS - 9

115 DU / 17.48 AC = 6.61 DUA

N1-A

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

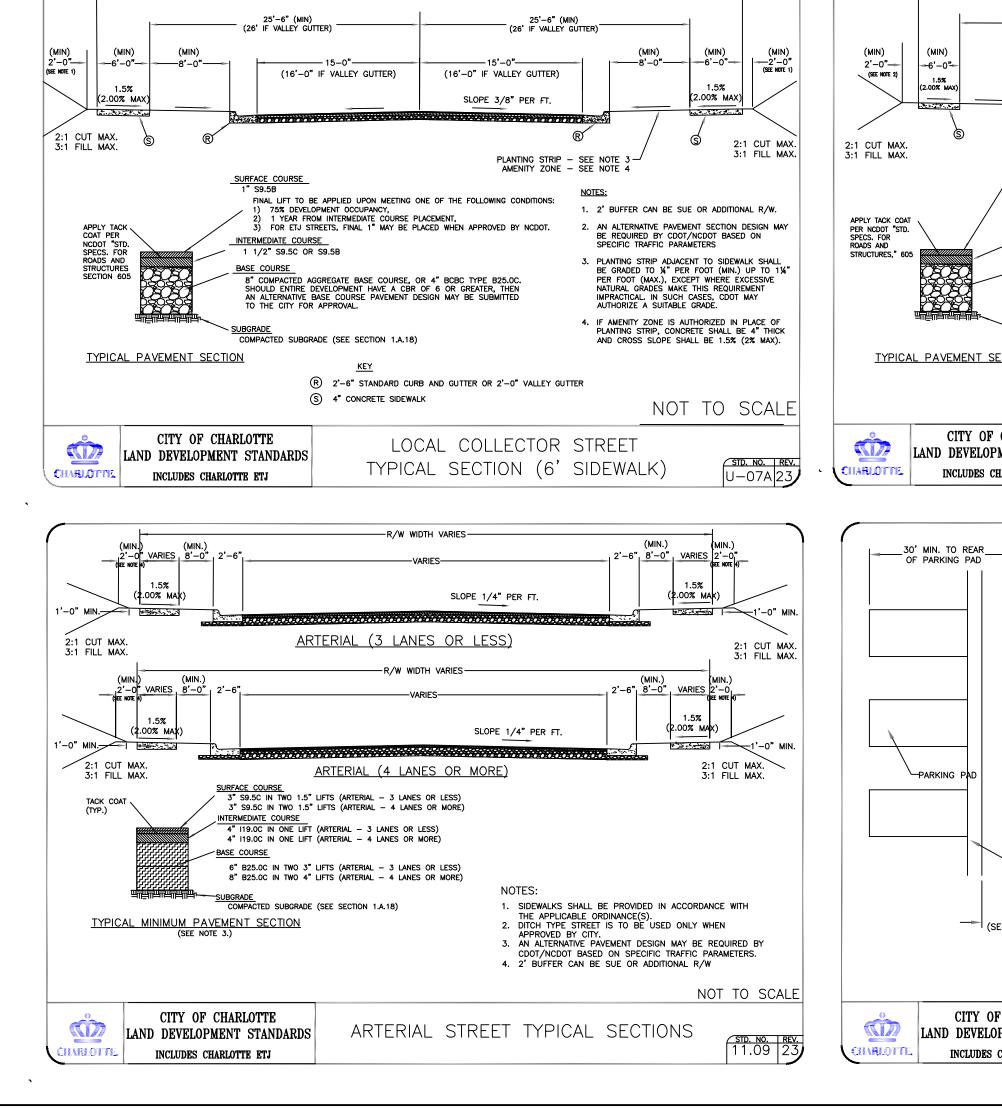
- A. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION STORMWATER ORDINANCE.
- B. THE LOCATION, SIZE, AND TYPE OF STORMWATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE PRELIMINARY IN NATURE AND ARE SUBJECT TO CHANGE THROUGH REVIEW AND APPROVAL 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.

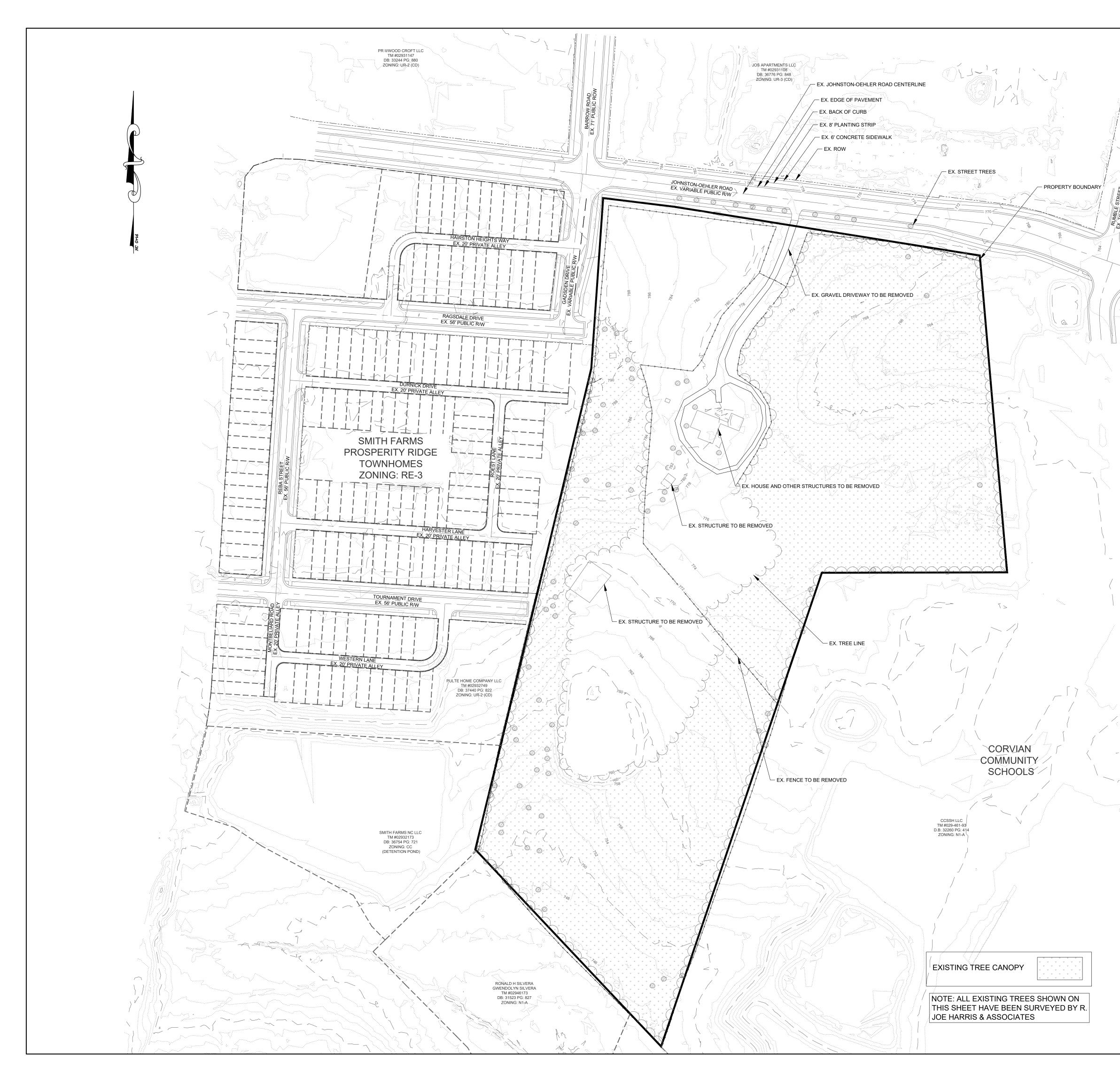
9. LIGHTING

- 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.



63' TOTAL R/W

	DATE	ISS	UED FOR	R
	01/19/2024	Initial Application to	o City of Charlotte	
		$\overline{}$	811	
	NORT I	<i>H CAROLINA</i> 811		
	North Carolin	A One-Call Center	Know what's below. Call before you	diq.
	Engineer:			
		(D		
		(K		
	R. Jo	e Harris	& Associates, I	[nc
			d Surveying • Pla	
		•	agement	
	1186 Stonecrest B	lvd., Tega Cay, S.C. 29708	P: (80	03) 802
			. -	
€ 63' R/W (TOTAL) 	^	vww.rjoe	eharris.com	
25'-6" (MIN)25'-6" (MIN)			or construction purposes until t sible registrant appears on the	
(MIN) (MIN) (MIN) (15'-6" IF 2'-0" STD. CURB) (15'-6" IF 2'-0" STD. CURB) (15'-6" IF 2'-0" (SEE NOTE 2)	drawing, and	proper permit form	s and related fees are transmit Contractor to the Authority	
R 1.5% SLOPE 3/8" PER FT. R	having jurisdie		-	
PLANTING STRIP - SEE NOTE 7 S 2:1 CUT MAX.		RF7	ONING	
SURFACE COURSE AMENITY ZONE - SEE NOTE 4				
FOLLOWING CONDITIONS: 1. VALLEY GUTTER IS ALLOWED ONLY WITH PRIOR APPROVAL FROM CITY. 1) 75% DEVELOPMENT OCCUPANCY, 2) 1 YEAR FROM INTERMEDIATE COURSE PLACEMENT. 2, 2' BUFFER CAN BE SUE OR ADDITIONAL R/W.				
3) FOR ETJ STREETS, FINAL 1" MAY BE PLACED WHEN APPROVED BY NCDOT. INTERMEDIATE COURSE APPROVED BY NCDOT. 3. AN ALTERNATIVE PAVEMENT DESIGN MAY BE REQUIRED BY CDOT/NCDOT BASED ON SPECIFIC TRAFFIC PARAMETERS.		NO	Γ FOR	
1 1/2" S9.5C OR S9.5B 4. IF AMENITY ZONE IS AUTHORIZED IN PLACE OF PLANTING STRIP, CONCRETE SHALL BE 4" THICK AND CROSS SLOPE SHALL BE 1.5% (2% MAX).		ONST	RUCTION	J
8" COMPACTED AGGREGATE BASE COURSE, OR 4" BCBC TYPE B25.0C. SHOULD ENTIRE DEVELOPMENT HAVE A CBR OF 6 OR GREATER, THEN AN ALTERNATIVE BASE 5. SEE PARKING STANDARD DETAILS #50.09A, B, & C FOR INFORMATION REGARDING ON-STREET "HEAD-IN" PARKING.				
COURSE PAVEMENT DESIGN MAY BE SUBMITTED TO THE 6. ON STREETS WITH FREQUENT DRIVEWAYS THAT PRECLUDE ON-STREET PARKING, USE DETAIL #U-03C2.	Project Mana	ager	Drawn	
SUBGRADE 7. PLANTING STRIP ADJACENT TO SIDEWALK SHALL BE GRADED TO ¼" COMPACTED SUBGRADE (SEE SECTION I.A.18) PER FOOT (MIN.) UP TO 1¼" PER FOOT (MAX.), EXCEPT WHERE CTION KEY SUCH CASES, THE CITY ENGINEER MAY AUTHORIZE A SUITABLE GRADE.	C. Bridge	es	R. Young	
\mathbb{R} 2'-6" STANDARD CURB AND GUTTER, 2'-0" STANDARD CURB AND GUTTER, OR	Department I B. Priden	-	Checked C. Bridges	
2'-0" VALLEY GUTTER (SEE NOTE 1) S 4" CONCRETE SIDEWALK NOT TO SCALE	Print/Plot Da	te		
HARLOTTE LOCAL RESIDENTIAL WIDE STREET	01/22/20 Asbuilt Draw		Asbuilt Date	
TYPICAL SECTION (6' SIDEWALK) (U-03A2 23)	-		-	
	Client			
30' MIN TO	1 1	NOOD HO		
REAR INTERIOR WALL		STPORT RO TTE, NC 282		
		942-7435		
6"COMPACTED VALLEY CABC UBGRADE GUTTER (TYP.)				
ALLEY WITH NORMAL CROWN	Project:			
0.5% 1.5" S-9.5B 0.5%	.lohn	ston Ros	ad Rezoning	J
10' MIN. GARAGE CONTRACTOR CONTRA				1
	11	itle:		
5' MIN COMPACTED SUBGRADE	Droutine	nie.		
5' MIN COMPACTED SUBGRADE	Drawing T	· · · ·		
5' MIN. COMPACTED SUBGRADE ALLEY WITH INVERSE CROWN		Details		
5' MIN D4* D4* PARKING PAD* STRIP (TYP.) COMPACTED SUBGRADE ALLEY WITH INVERSE CROWN NOTES: 1. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS. 2. STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY. 3. ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE CITY OF CHARLOTTE		Details		
5' MIN D4* D4* D4* D4* PARKING PAD* 2'-0" VALLEY GUTTER OR 1'-0" CONCRETE STRIP 1. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS. 2. STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY. 3. ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE CITY OF CHARLOTTE. 4. DRIVEWAYS SHALL BE SEPARATED BY AT LEAST 5 FEET, OR GREATER IF REQUIRED BY PLANNING (LOT SIZE) REQUIREMENTS AND/OR N.C.		Details		
5' MIN D4* STRIP (TYP.) D4* ALLEY WITH INVERSE CROWN NOTES: NOTES: 1. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS. 2'-0" VALLEY GUTTER OR 1'-0" CONCRETE STRIP 16' NOTE 5) DAN 5. MINIMUM 20' WIDE PAVEMENT REQUIRED IF ALLEY IS TO BE		Details		
 5' MIN 5' MIN 6' D4* ALLEY WITH INVERSE CROWN NOTES: 1. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS. 2'-0" VALLEY GUTTER OR 1'-0" CONCRETE STRIP ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE CITY OF CHARLOTTE. ALLEYS SHALL BE SEPARATED BY AT LEAST 5 FEET, OR GREATER IF REQUIRED BY PLANNING (LOT SIZE) REQUIREMENTS AND/OR N.C. BUILDING CODE. MINIMUM 20' WIDE PAVEMENT REQUIRED IF ALLEY IS TO BE CONSIDERED A "FIRE APPARATUS ACCESS ROAD" PER NC FIRE CODE. * WITH NO PARKING PAD, DIMENSION DA IS REQUIRED TO BE MINIMUM 5' BUT NO GREATER THAN 7'. WITH 		Details		
STRIP (TYP.) STRIP (TYP.) STRIP (TYP.) COMPACTED SUBGRADE ALLEY WITH INVERSE CROWN NOTES: 1. SUBGRADE SHALL BE COMPACTED TO PUBLIC STREET STANDARDS. 2. STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY. 3. ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE CITY OF CHARLOTTE. 4. DRIVEWAYS SHALL BE SEPARATED BY AT LEAST 5 FEET, OR GREATER IF REQUIRED BY PLANNING (LOT SIZE) REQUIREMENTS AND/OR N.C. BUILDING CODE. 5. MINIMUM 20' WIDE PAVEMENT REQUIRED IF ALLEY IS TO BE CONSIDERED A "FIRE APPARATUS ACCESS ROAD" PER NC FIRE CODE. * WITH NO PARKING PAD, DIMENSION D3 IS REQUIRED TO BE MINIMUM S' BUT NO GREATER THAN 7'. WITH PARKING PAD, DIMENSION D4 IS REQUIRED TO BE A MINIMUM OF 20'. CHARLOTTE RESIDENTIAL ALLEY DETAIL		Details	Drawing No.	
5' MIN 6' MIN 6' D4* 6 D4* 7' O" VALLEY GUTER OR 16' D' CONCRETE STRIP 1' O" CONCR	Site D	Details	Drawing No.	
5' MIN STRIP (TYP.) 6' D4* PARKING PAD* ALLEY WITH INVERSE CROWN 16' STORM DRAINAGE (NOT SHOWN) SHALL BE PROVIDED AS NECESSARY. 3. ALLEYS SHALL BE CONSIDERED PRIVATE EASEMENTS AND WILL NOT BE ACCEPTED FOR MAINTENANCE BY THE CITY OF CHARLOTTE. 16' I'-0" CONCRETE STRIP 16' ORIVEWAYS SHALL BE SEPARATED BY AT LEAST 5 FEET, OR GREATER IF REQUIRED BY LANNING (LOT SIZE) REQUIREMENTS AND/OR N.C. BUILDING CODE. PLAN MINIMUM 20' WIDE PAVEMENT REQUIRED IF ALLEY IS TO BE CONSIDERED A "FIRE APPARATUS ACCESS ROAD" PER NC FIRE CODE. * WITH NO PARKING PAD, DIMENSION D3 IS REQUIRED TO BE MINIMUM OF 20'. STOR MON GREATER THAN 7'. WITH PARKING PAD, DIMENSION D4 IS REQUIRED TO BE A MINIMUM OF 20'. CHARLOTTE RESIDENTIAL ALLEY DETAIL MENT STANDARDS COLUDUE E HOADED, WIGHT THAD, WAXA ODEEDATION	Site D	me:	Drawing No.	



PROSPERITY VILLAGE TOWNHOMES CORVIAN COMMUNITY SCHOOLS	DATE ISSUED FOR REV 01/19/2024 Initial Application to City of Charlotte 0
VICINITY MAP - N.T.S.	
	Image: North Carolina One-Call Center Image: Carolina One-Call Center Image: Carolina One-Call Center Image: Call Defore you dig. Image: Carolina One-Call Center Image: Call Defore you dig.
	R. Joe Harris & Associates, Inc. Engineering • Land Surveying • Planning Management
	WWW.rjoeharris.com
	drawing, and proper permit forms and related fees are transmitted by the Owner, Owner's Agent or Contractor to the Authority having jurisdiction.
	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
	Johnston Road Rezoning
	Drawing Title: Existing Condtions
GRAPHIC SCALE -80 0 40 80 160 320 (IN FEET) 1 inch = 80 ft.	Project No. 5783 DWG File Name: 5783 - Rezoning Existing Conditions C1.03