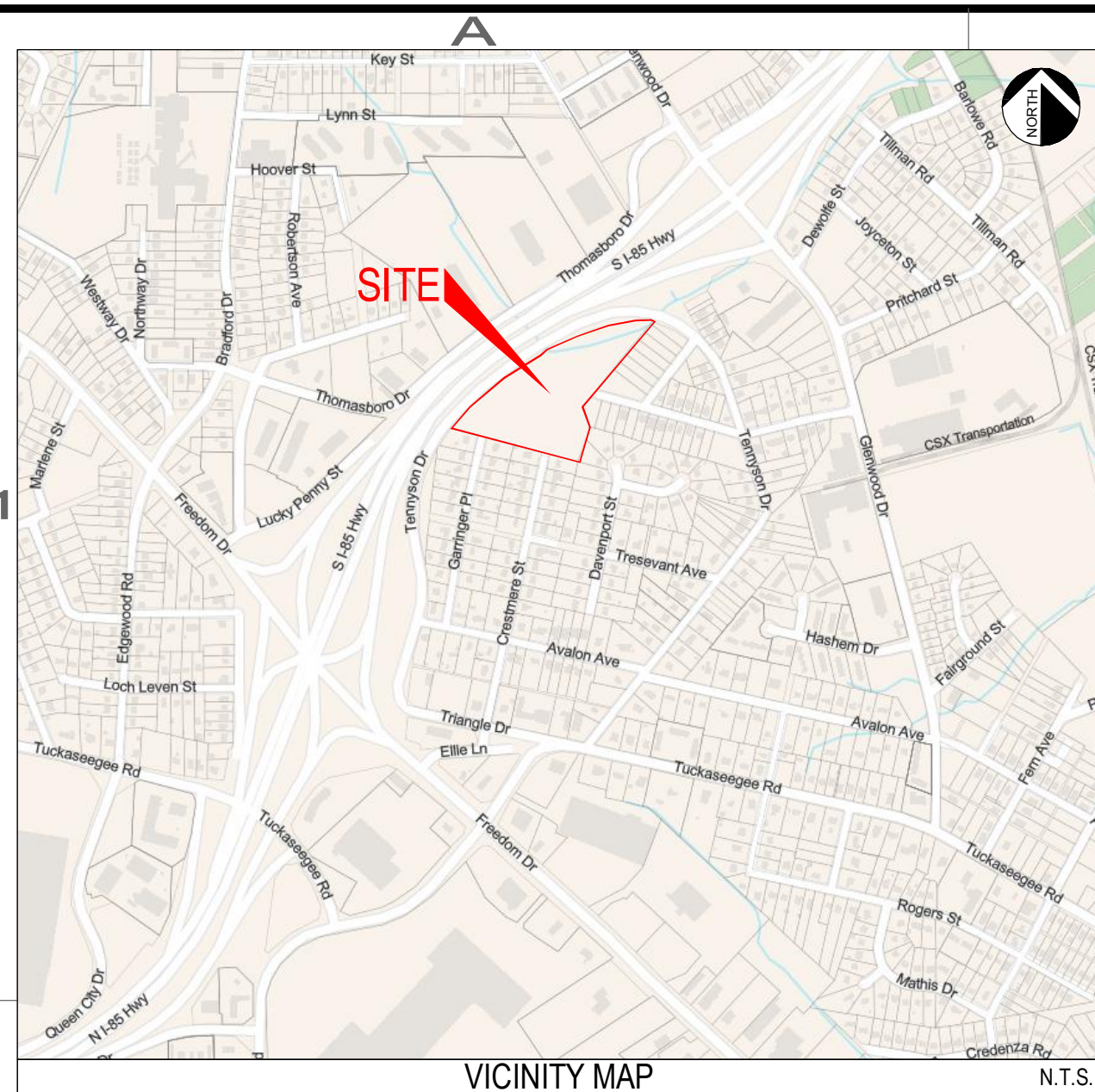


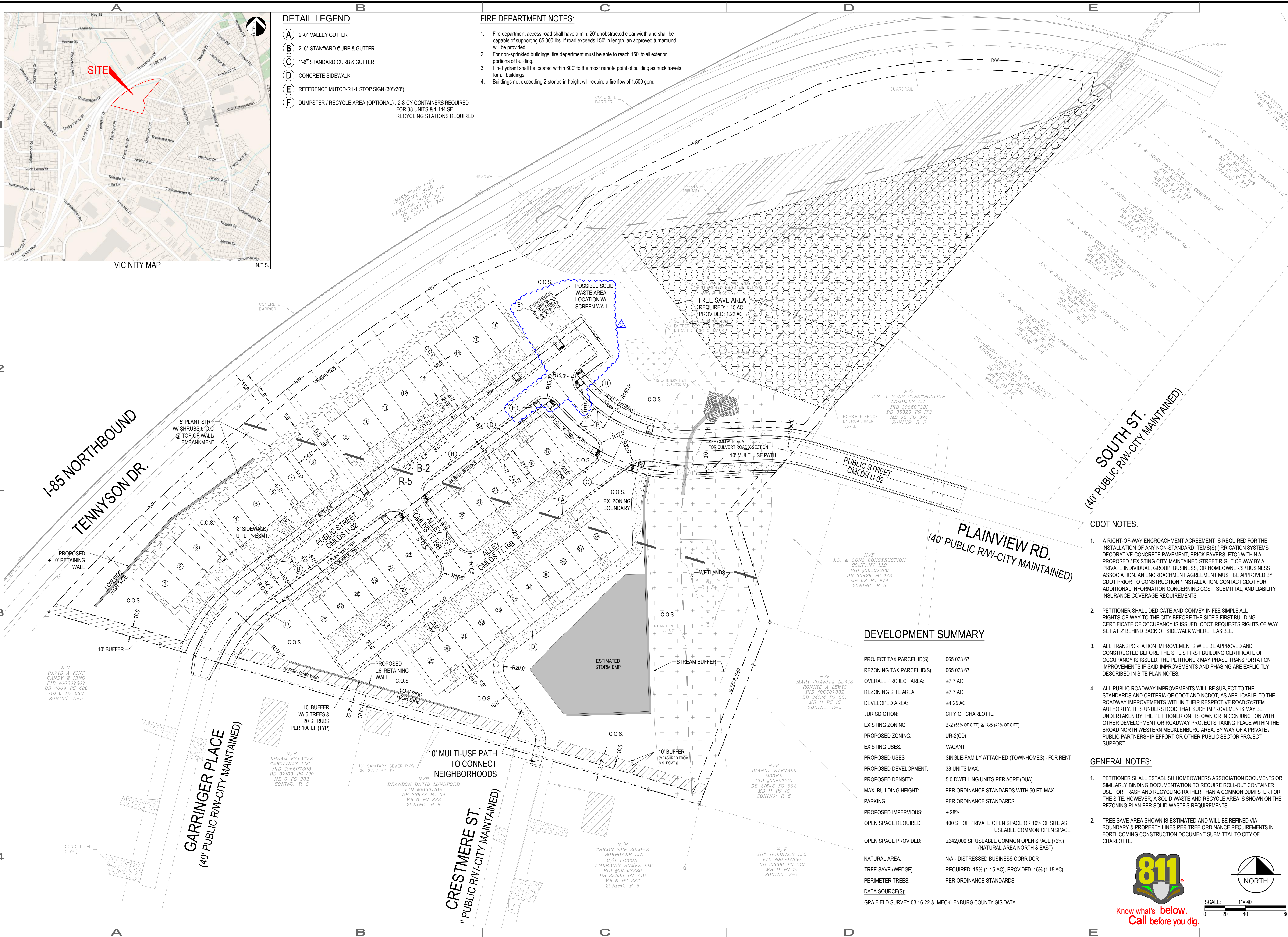


DETAIL LEGEND

- (A) 2'-0" VALLEY GUTTER
- (B) 2'-6" STANDARD CURB & GUTTER
- (C) 1'-6" STANDARD CURB & GUTTER
- (D) CONCRETE SIDEWALK
- (E) REFERENCE MUTCD-R1-1 STOP SIGN (30"x30")
- (F) DUMPSTER / RECYCLE AREA (OPTIONAL) : 2.8 CY CONTAINERS REQUIRED
FOR 38 UNITS & 1-144 SF
RECYCLING STATIONS REQUIRED

FIRE DEPARTMENT NOTES:

1. Fire department access road shall have a min. 20' unobstructed clear width and shall be capable of supporting 85,000 lbs. If road exceeds 150' in length, an approved turnaround will be provided.
2. For non-sprinkled buildings, fire department must be able to reach 150' to all exterior portions of building.
3. Fire hydrant shall be located within 600' to the most remote point of building as truck travels for all buildings.
4. Buildings not exceeding 2 stories in height will require a fire flow of 1,500 gpm.



DEVELOPMENT SUMMARY

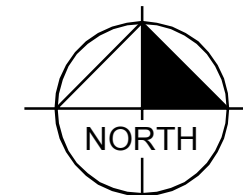
PROJECT TAX PARCEL ID(S):	065-073-67
REZONING TAX PARCEL ID(S):	065-073-67
OVERALL PROJECT AREA:	±7.7 AC
REZONING SITE AREA:	±7.7 AC
DEVELOPED AREA:	±4.25 AC
JURISDICTION:	CITY OF CHARLOTTE
EXISTING ZONING:	B-2 (68% OF SITE) & R-5 (42% OF SITE)
PROPOSED ZONING:	UR-2(CD)
EXISTING USES:	VACANT
PROPOSED USES:	SINGLE-FAMILY ATTACHED (TOWNHOMES) - FOR RENT
PROPOSED DEVELOPMENT:	38 UNITS MAX.
PROPOSED DENSITY:	5.0 DWELLING UNITS PER ACRE (DUA)
MAX. BUILDING HEIGHT:	PER ORDINANCE STANDARDS WITH 50 FT. MAX.
PARKING:	PER ORDINANCE STANDARDS
PROPOSED IMPERVIOUS:	±28%
OPEN SPACE REQUIRED:	400 SF OF PRIVATE OPEN SPACE OR 10% OF SITE AS USEABLE COMMON OPEN SPACE
OPEN SPACE PROVIDED:	±242,000 SF USEABLE COMMON OPEN SPACE (72%) (NATURAL AREA NORTH & EAST)
NATURAL AREA:	N/A - DISTRESSED BUSINESS CORRIDOR
TREE SAVE (WEDGE):	REQUIRED: 15% (1.15 AC); PROVIDED: 15% (1.15 AC)
PERIMETER TREES:	PER ORDINANCE STANDARDS
<u>DATA SOURCE(S):</u>	
GPA FIELD SURVEY 03.16.22 & MECKLENBURG COUNTY GIS DATA	

CDOT NOTES:

1. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVES, ETC.) WITHIN A PROPOSED / EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS' BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION / INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
2. PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE CITY REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
3. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
4. ALL PUBLIC ROADWAY IMPROVEMENTS WILL BE SUBJECT TO THE STANDARDS AND CRITERIA OF CDOT AND NCDOT, AS APPLICABLE, TO THE ROADWAY IMPROVEMENTS WITHIN THEIR RESPECTIVE ROAD SYSTEM AUTHORITY. IT IS UNDERSTOOD THAT SUCH IMPROVEMENTS MAY BE UNDERTAKEN BY THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH WESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE / PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

GENERAL NOTES:

1. PETITIONER SHALL ESTABLISH HOMEOWNERS ASSOCIATION DOCUMENTS OR SIMILARLY BINDING DOCUMENTATION TO REQUIRE ROLL-OUT CONTAINER USE FOR TRASH AND RECYCLING RATHER THAN A COMMON DUMPSTER FOR THE SITE. HOWEVER, A SOLID WASTE AND RECYCLE AREA IS SHOWN ON THE REZONING PLAN PER SOLID WASTE'S REQUIREMENTS.
2. TREE SAVE AREA SHOWN IS ESTIMATED AND WILL BE REFINED VIA BOUNDARY & PROPERTY LINES PER TREE ORDINANCE REQUIREMENTS IN FORTHCOMING CONSTRUCTION DOCUMENT SUBMITTAL TO CITY OF CHARLOTTE.



SCALE: 1" = 40'

A horizontal scale bar with a black and white alternating pattern. It is marked with the numbers 0, 20, 40, and 80, representing feet. The total length of the bar is 80 feet.



1927 SOUTH TRYON ST.
SUITE 106
CHARLOTTE, NC 28203
T: 704.780.4972
NC License #P-1370
© 2023

CLIENT:



blue heel
BLUE HEEL DEVELOPMENT
9608 BAILEY ROAD, SUITE 265
CORNELIUS, NC 28031

NOTICE
CONCEPT/SCHEMATIC DOCUMENTS
- PROJECT BUDGETING

USE OF THESE DOCUMENTS TO ESTABLISH SITE RELATED PROJECT BUDGET(S) IS SUBJECT TO CHANGE UPON COMPLETION OF CONSTRUCTION DOCUMENTS. BY DEFINITION, CONCEPT/SCHEMATIC DOCUMENTS DO NOT INCLUDE ALL SITE FEATURES THAT MAY AFFECT PROJECT COST. SUBSEQUENTLY, INFORMATION SHOULD BE OBTAINED FOR "BUDGET PRICING" ONLY AND SHALL NOT BE CONSIDERED "BID" DOCUMENTS OR PRESENTED TO SUBCONTRACTORS FOR BIDDING. ALL CHANGES/CONTINGENCIES WILL BE REQUIRED FOR TYPICAL PROJECTS. NOT SHOWN OR ONLY PARTIALLY DETAILED.

ALL DOCUMENTS WITHOUT A SEAL/SIGNATURE AND DATE SHALL BE CONSIDERED "CONCEPT/SCHEMATIC" REGARDLESS OF SHEET TITLE.

PROJECT: TENNYSON
TOWNHOMES

PETITION 2022-125

610 TENNYSON DR.
Charlotte, NC 28208

SCHEMATIC SITE
OVERALL

	C	03-21-23	Revised per 3rd City review
	B	02-07-23	Revised per 2nd City review
	A	01-17-23	Revised per 1st City review
REV.	DATE	DESCRIPTION	

DESIGNED:	JDB
DRAWN:	
CHECKED:	
PROJECT:	1060004
DATE:	07.14.22

RZ-1



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CHARLOTTE, NC 28203
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BLUE HEEL DEVELOPMENT
9606 BAILEY ROAD, SUITE 265
CORNELIUS, NC 28031

CLIENT:

NOTICE:
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- PROJECT BUDGETING

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ALL DOCUMENTS WITHOUT A
SEAL/SIGNATURE & DATE SHALL BE
CONSIDERED "CONCEPT/SCHEMATIC"
REGARDLESS OF SHEET TITLE

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PROJECT: TENNYSON
TOWNHOMES

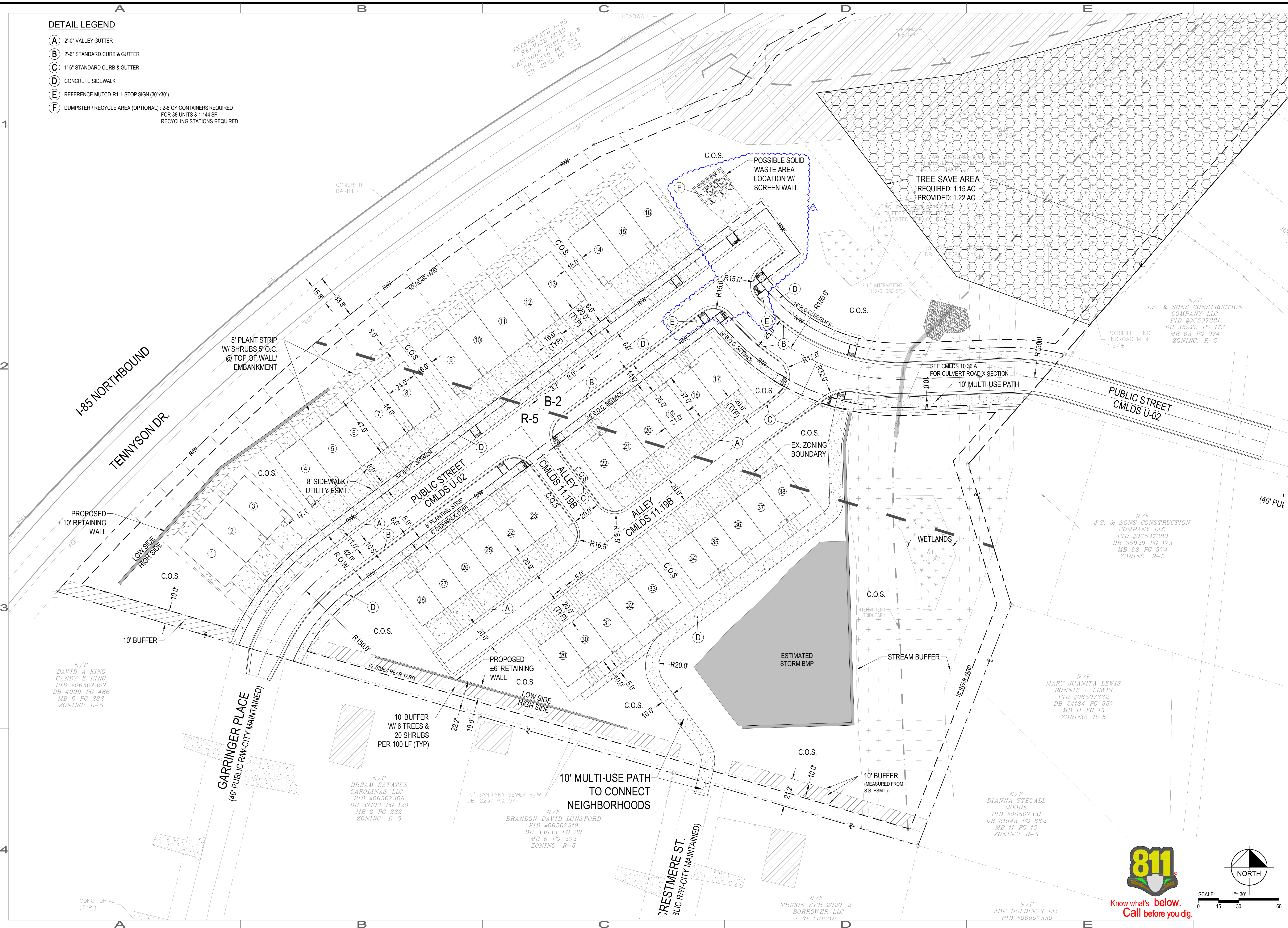
SHEET.

SCHEMATIC SITE

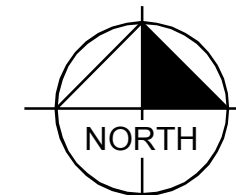
			C	03-21-23	Revised per 3rd City review
			B	02-07-23	Revised per 2nd City review
			A	01-17-23	Revised per 1st City review
			REV.	DATE	DESCRIPTION

DESIGNED:	JDB
DRAWN:	
CHECKED:	
PROJECT:	1060004
DATE:	07.14.22

RZ-2



Know what's **below**.
Call before you dig.



SCALE: 1" = 30'

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 15, 30, and 60, representing feet. The total length of the bar is 60 feet.

March 22, 2023 - 12:59pm By: Jay Banks

C:\Users\Jay Banks\Banks Engineering\Dropbox\BANKS ENGINEERING\PROJECTS\1000 Blueheel Dev\004 Tennyson\DWG\RZ-4 SITE RENDERING.dwg



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BLUE HEEL DEVELOPMENT
9606 DALLEY ROAD, SUITE 265
CORNELIUS, NC 28031

CLIENT:

NOTICE:
CONCEPT/SCHEMATIC DOCUMENTS
- PROJECT BUDGETING

USE OF THESE DOCUMENTS TO ESTABLISH
SITE RELATED PROJECT BUDGET(S) IS
SUBJECT TO CHANGE UPON COMPLETION
OF CONSTRUCTION DOCUMENTS. BY
DEFINITION, CONCEPT/SCHEMATIC
DOCUMENTS DO NOT INCLUDE ALL SITE
FEATURES THAT MAY AFFECT PROJECT
COST. SUBSEQUENTLY, INFORMATION
SHOWN SHOULD BE USED FOR BUDGET
PRICING ONLY AND SHALL NOT BE
CONSIDERED "BID" DOCUMENTS OR
PRESENTED TO SUBCONTRACTORS FOR
BIDS. ALLOWANCES/CONTINGENCIES WILL
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ALL DOCUMENTS WITHOUT A
SEAL/SIGNATURE & DATE SHALL BE
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REGARDLESS OF SHEET TITLE.

PROJECT:
TENNYSON
TOWNHOMES

PETITION 2022-125

610 TENNYSON DR.
Charlotte, NC 28208

SHEET:

SITE RENDERING

REV.	DATE	DESCRIPTION
C	03.21.23	Revised per 3rd City review
B	02.07.23	Revised per 2nd City review
A	01.17.23	Revised per 1st City review

DESIGNED: JDB

DRAWN:

CHECKED:

PROJECT: 1060004

DATE: 07.14.22

Know what's below.
Call before you dig.

NORTH

SCALE: 1" = 30'

0 15 30 60

RZ-4

March 22, 2023 - 12:56pm By: Jay Banks

C:\Users\Jay Banks\Banks Engineering\Dropbox\B\B\PROJECTS\010000\Blueheel Dev\004-Tennyson\DWG\RZ-5 TECH DATA SCHEMATIC SITE.dwg



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BLUE HEEL DEVELOPMENT
9606 DALLEY ROAD, SUITE 265
CORNELIUS, NC 28031

CLIENT:

NOTICE:
CONCEPT/SCHEMATIC DOCUMENTS
- PROJECT BUDGETING

USE OF THESE DOCUMENTS TO ESTABLISH
SITE RELATED PROJECT BUDGETING IS
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DEFINITION, CONCEPT/SCHEMATIC
DOCUMENTS DO NOT INCLUDE ALL SITE
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COST. SUBSEQUENTLY, INFORMATION
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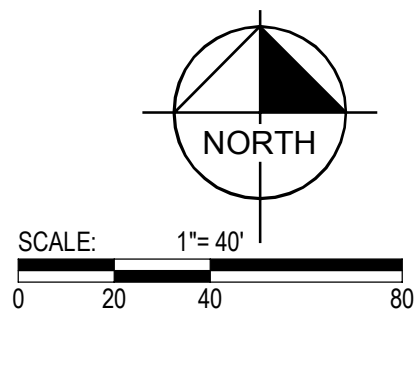
PROJECT: TENNYSON
TOWNHOMES
PETITION 2022-125
610 TENNYSON DR.
Charlotte, NC 28208

SHEET: AERIAL IMAGE
OVERALL

REV.	DATE	DESCRIPTION
C	03.21.23	Revised per 3rd City review
B	02.07.23	Revised per 2nd City review
A	01.17.23	Revised per 1st City review

DESIGNED: JDB
DRAWN:
CHECKED:
PROJECT: 1060004
DATE: 07.14.22

RZ-5





RZ-6