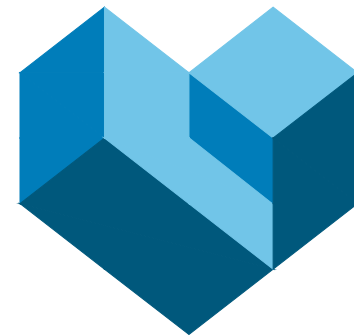


NEWELL ASSEMBLAGE REZONING PLANS

FOR
NVR, INC

PROPOSED
SUBDIVISION
LOCATION OF SITE
OLD CONCORD ROAD, CHARLOTTE, NC
PARCELS: 04913101, 04906101, 04907101, 04903208



CESO
WWW.CESOINC.COM

3601 Rigby Rd., Suite 300
Maitland, FL 32751
Phone: 937.435.8584 Fax: 888.208.4826

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NVR, INC

BLANKENSHIP

OLD CONCORD ROAD CHARLOTTE, NC 28213

Revisions / Submissions

BOHLER	1ST REVIEW	06-14-2022
BOHLER	2ND REVIEW	08-22-2022
CESO	3RD REVIEW	01-10-2023
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CESO	8TH REVIEW	08-09-2023

REZONING PLANS
2021-256

Project Number:	761304
Scale:	
Drawn By:	HHL
Checked By:	EJL
Date:	04/10/2023
Issue:	REVIEW SET

Drawing Title:

COVER SHEET

RZ-0

REFERENCES AND CONTACTS

REFERENCES
♦BOUNDARY & TOPOGRAPHIC SURVEY:
BOHLER INC. PLLC
1927 S. TRYON STREET, STE 700
CHARLOTTE, NC 28203
DATED: 01/05/2022
JOB NC212802 SURVEY JOB #N2212802
ELEVATIONS: NAD83
♦WETLAND AND STREAM
INVESTIGATION REPORT:
LABELLA ASSOCIATES
400 SOUTH TRYON STREET, STE. 1300
CHARLOTTE, NC 28285
DATED: 09/2021
GOVERNING AGENCIES
♦PLANNING, ZONING COMMITTEE
CITY OF CHARLOTTE
PLANNING DEPARTMENT
600 E. 4TH STREET
CHARLOTTE, NC 28202
♦MECKLENBURG COUNTY/CHARLOTTE
PARKS AND RECREATION
KATIE LLOYD
MCRP
5841 BROOKSHIRE BLVD.
CHARLOTTE, NC 28216
(980) 314-1000
ROW JURISDICTION
♦CDOT
BRANDON BREZEAL, PE
600 E. 4TH STREET
CHARLOTTE, NC 28202

* THE ABOVE REFERENCED DOCUMENTS ARE
INCORPORATED BY REFERENCE AS PART OF THESE
PLANS. HOWEVER, CESO DOES NOT CERTIFY THE
ACCURACY OF THE WORK REFERENCED OR DERIVED
FROM THESE DOCUMENTS, BY OTHERS.

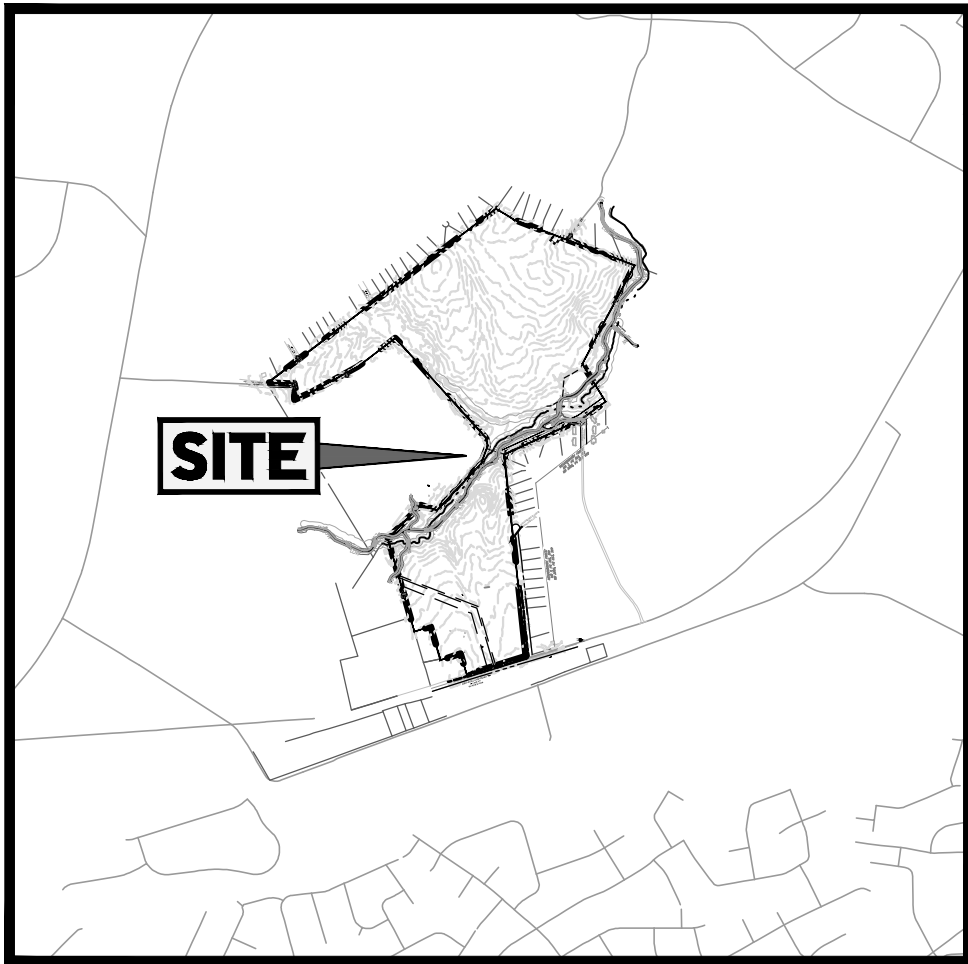
REFERENCES

♦BOUNDARY & TOPOGRAPHIC SURVEY:
CONTROL POINT ASSOCIATES, INC.
30 INDEPENDENCE BLVD., SUITE 100
WARREN, NJ 07059
DATED: MM/DD/YY (REV. X)
JOB # (SURVEY JOB #
ELEVATIONS: NAVD 1988 OR NGVD1929 OR ELSE
(IDENTIFY SOURCE)
♦GEOTECHNICAL INVESTIGATION
REPORT:
WHITESTONE ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
DATED: MM/DD/YY
♦ARCHITECTURAL PLAN:
KRAMER & SEINFELD
1 PENN PLAZA
NEW YORK, NY 11111
DATED: MM/DD/YY

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GENERAL NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT.
WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO
THE SPECIFICATIONS OR APPLICABLE CODES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN
WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE
ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN
FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL CODES.



LOCATION MAP

SCALE: N.T.S.

OWNER

MALCOLM B. BLANKENSHIP
2250 GORBEY ROAD
WOODLEAF, NC 27054
MALCOLM B. BLANKENSHIP

DEVELOPER

NVR, INC
10710 SIKES PLACE, STE. 100
CHARLOTTE, NC 28277
JOHN ESKRIDGE
704-512-1262

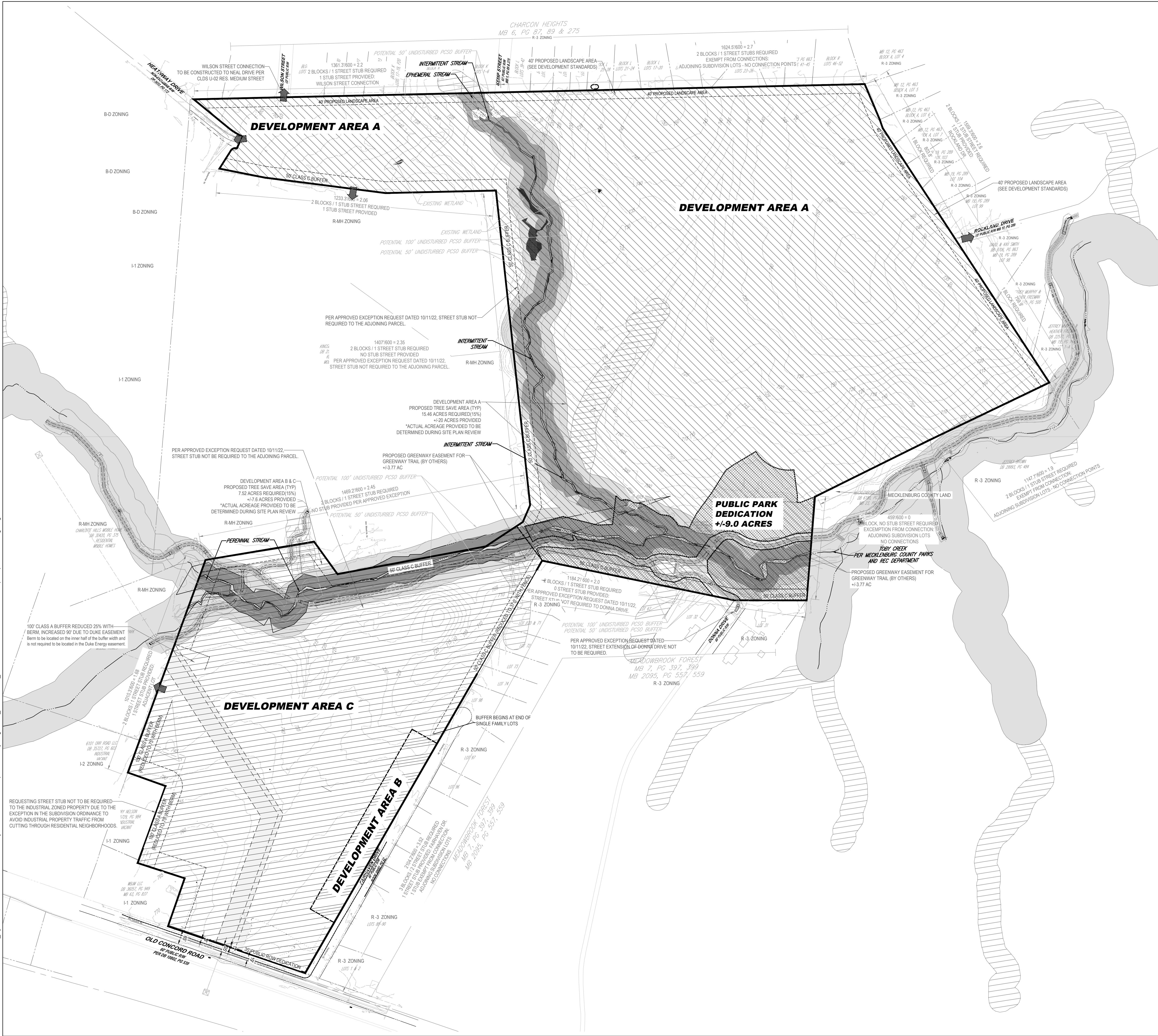
PREPARED BY



CONTACT

ERIC J LALONE, PLA
4601 PARK ROAD, CHARLOTTE, NC 28209
(704) 521-7899
ERIC.LALONE@CESOINC.COM

W:\PROJECTS\RYAN HOMES-NVR - Blankenship Preliminary Eng\06-LA - PLAN\PLAN_ZON\REZONING\NC212802 - Paper Space Rezoning.dwg - 09/2023 - Eric Lalone



VICINITY MAP
SCALE: 1" = 2,000'

DEVELOPMENT DATA TABLE

EXISTING PARCELS
PIN: 04907101, 04913101, 04906101, 04903208

TOTAL ACREAGE: 152.027

ZONING AND USES
EXISTING ZONING: R-3, R-4, R-6 (CD)
PROPOSED ZONING: MX-2 INNOVATIVE
EXISTING USES: VACANT
PROPOSED USES: SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, MULTIFAMILY

REQUIRED BUFFERS
PLANNED MULTI-FAMILY ABUTTING SINGLE-FAMILY: CLASS C 50' BUFFER (37.5' WITH FENCE)
PLANNED MULTI-FAMILY ABUTTING INDUSTRIAL: CLASS A 100' BUFFER (75' WITH BERM)

DEVELOPMENT AREA DATA	
	DEVELOPMENT AREA A 310 SINGLE FAMILY DETACHED LOTS 103.05 ACRES +/-9 ACRES PUBLIC PARK DEDICATION REQ. PROP. OPEN SPACE 10.31 AC (10%) 10.31 AC (10%) TREE SAVE 15.46 AC (15%) ±19 AC (±18.4%)
	DEVELOPMENT AREA B 9 SINGLE FAMILY DETACHED LOTS 2.82 ACRES OPEN SPACE AND TREE SAVE PART OF DEVELOPMENT AREA C.
	DEVELOPMENT AREA C 330 MULTI-FAMILY AND SINGLE FAMILY ATTACHED (SEE DEVELOPMENT STANDARDS B.3.) 46.36 ACRES REQ. PROP. OPEN SPACE 4.9 AC (10%) 4.9 AC (10%) TREE SAVE 7.35 AC (15%) ±7.6 AC (±16.4%)
	PUBLIC PARK DEDICATION +/-9.0 AC

NOTE:
AREA CALCULATIONS AND LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING THE SITE PLAN REVIEW PROCESS.

SEE SHEET RZ-3 FOR TREE SAVE AND OPEN SPACE LOCATIONS



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NVR, INC

BLANKENSHIP
OLD CONCORD ROAD CHARLOTTE, NC 28213

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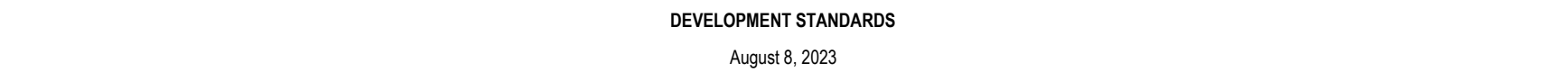
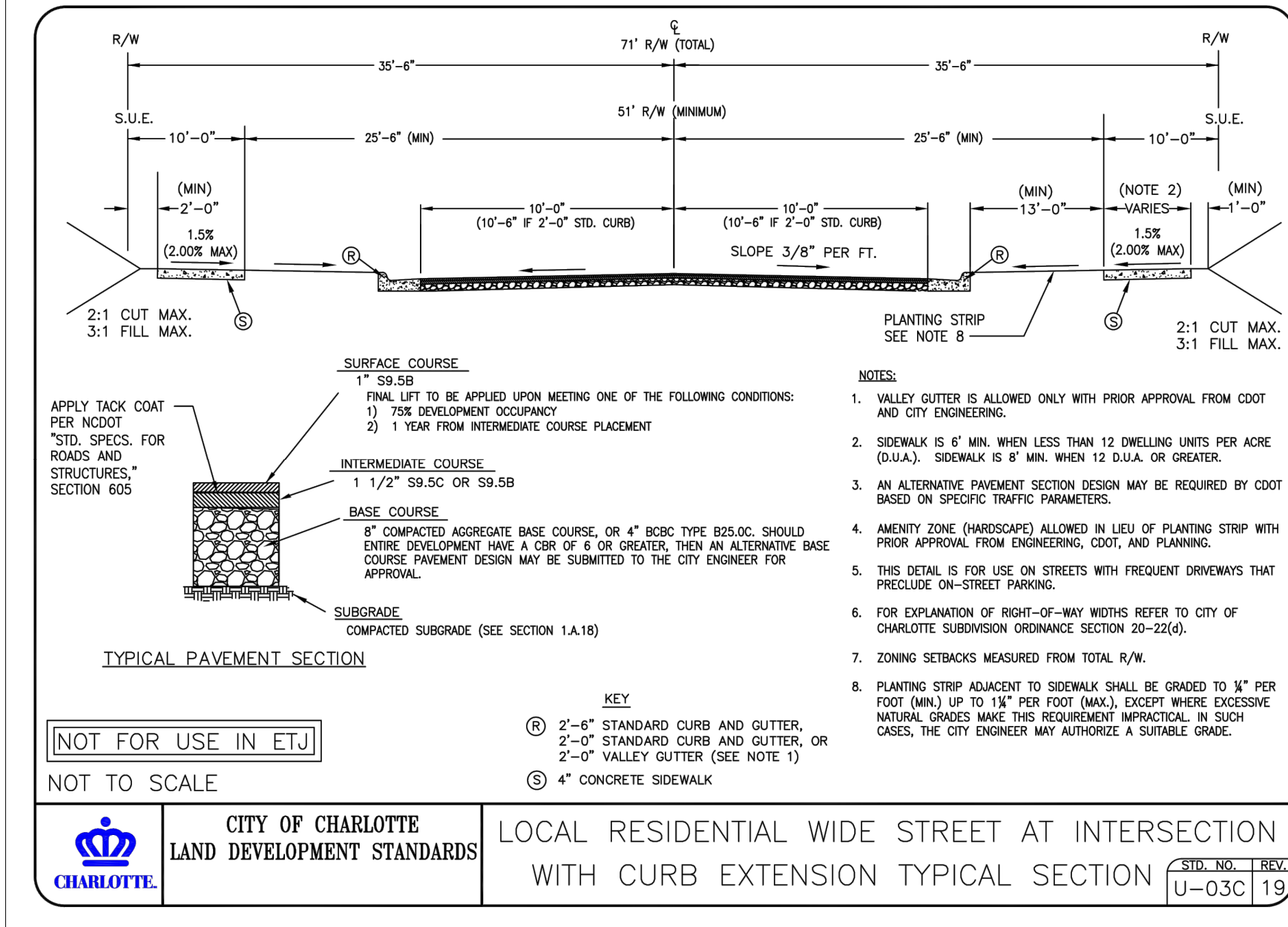
REZONING PLANS
2021-256

Project Number: 761304
Scale:
Drawn By: HHI
Checked By: EUL
Date: 04/10/2023
Issue: REVIEW SET

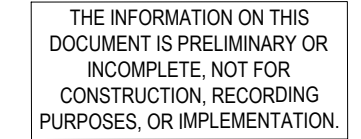
Drawing Title:

TECHNICAL PLAN SHEET

RZ-1



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BLANKENSHIP

OLD CONCORD ROAD CHARLOTTE, NC 28213

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CESO	8TH REVIEW	08-09-2023

REZONING PLANS

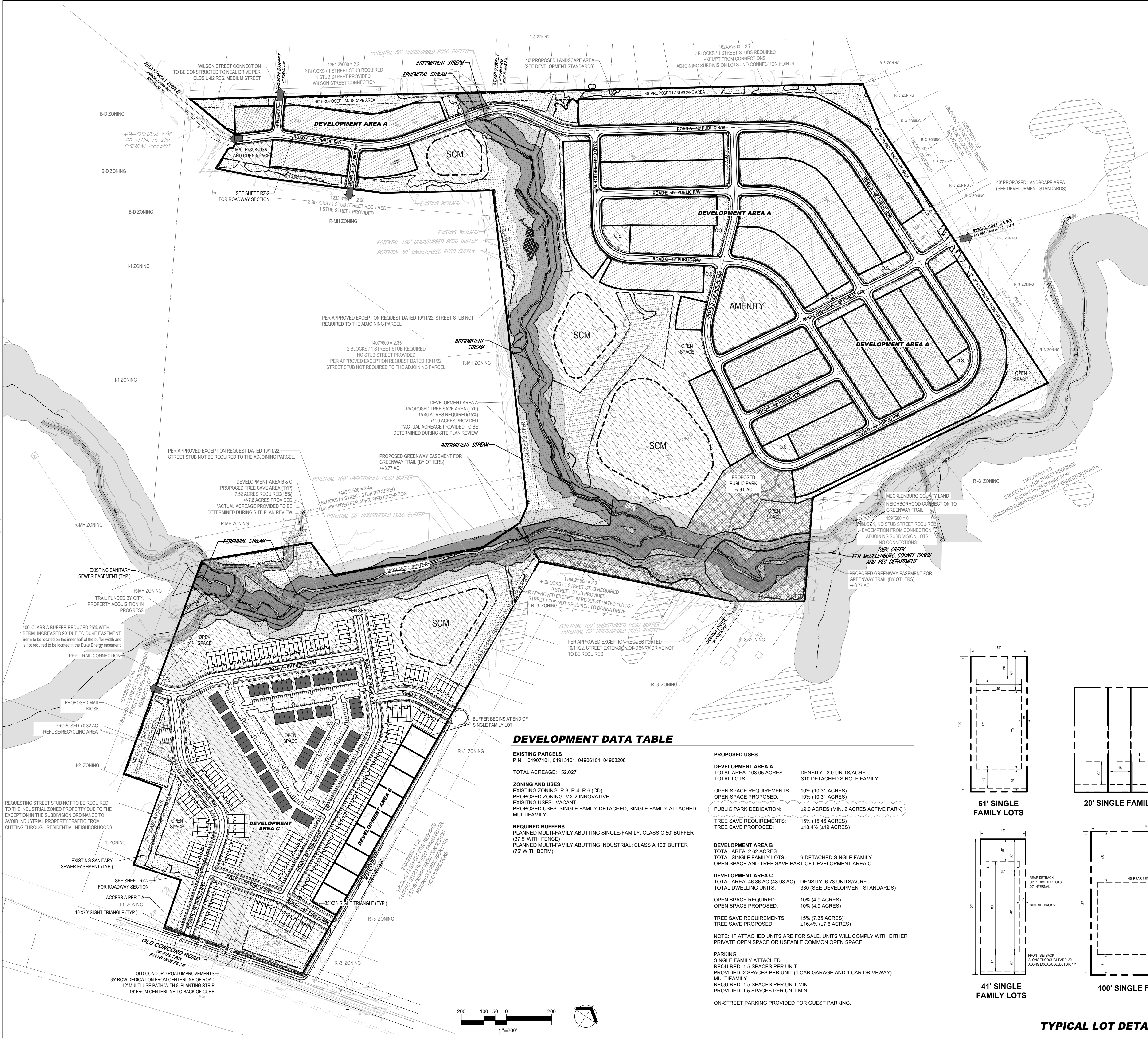
Project Number:	761304
Scale:	
Drawn By:	HHI
Checked By:	EJL
Date:	04/10/2023
Issue:	REVIEW SET

Drawing Title:

DEVELOPMENT NOTES

RZ-2

W:\PROJECTS\RYAN HOMES-NVR - Blankenship Preliminary Eng\06-LA - PLAN\PLAN_ZONREZONING\NC212802 - Paper Space Rezoning.dwg - 09/2023 - Eric Lalone



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PLANNED MULTI-FAMILY ABUTTING INDUSTRIAL: CLASS A 100' BUFFER (75' WITH BERM)

PROPOSED USES

DEVELOPMENT AREA A
TOTAL AREA: 103.05 ACRES
TOTAL LOTS: 310 DETACHED SINGLE FAMILY

DENSITY: 3.0 UNITS/ACRE
10% (10.31 ACRES)
10% (10.31 ACRES)

OPEN SPACE REQUIRED: 15% (15.46 ACRES)
TREE SAVE PROPOSED: ±18.4% (±19 ACRES)

DEVELOPMENT AREA B
TOTAL AREA: 2.62 ACRES
TOTAL SINGLE FAMILY LOTS: 9 DETACHED SINGLE FAMILY

DENSITY: 6.73 UNITS/ACRE
10% (4.9 ACRES)
10% (4.9 ACRES)

OPEN SPACE REQUIRED: 15% (7.35 ACRES)
TREE SAVE PROPOSED: ±18.4% (±19 ACRES)

DEVELOPMENT AREA C
TOTAL AREA: 46.36 AC (48.98 AC)
TOTAL SINGLE FAMILY LOTS: 330 (SEE DEVELOPMENT STANDARDS)

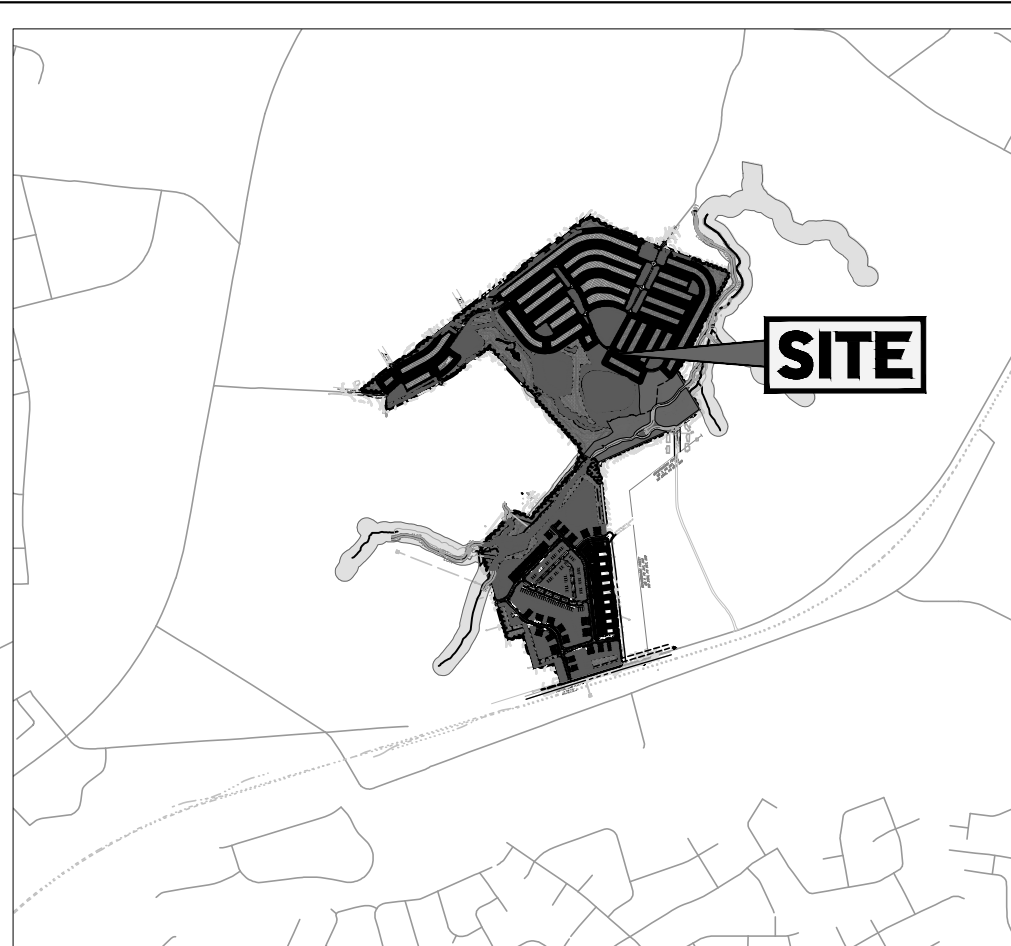
DENSITY: 6.73 UNITS/ACRE
10% (4.9 ACRES)
10% (4.9 ACRES)

OPEN SPACE REQUIRED: 15% (7.35 ACRES)
TREE SAVE PROPOSED: ±18.4% (±19 ACRES)

NOTE: IF ATTACHED UNITS ARE FOR SALE, UNITS WILL COMPLY WITH EITHER PRIVATE OPEN SPACE OR USABLE COMMON OPEN SPACE.

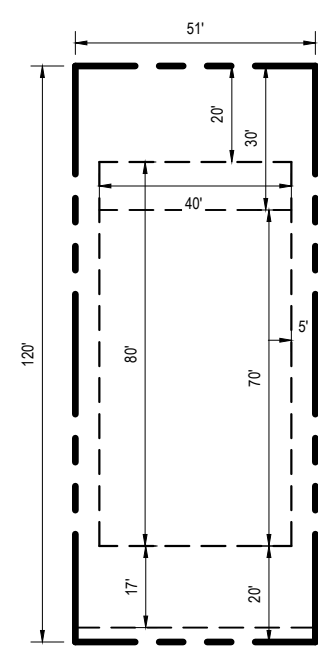
PARKING
SINGLE FAMILY ATTACHED
REQUIRED: 1.5 SPACES PER UNIT
PROVIDED: 2 SPACES PER UNIT (1 CAR GARAGE AND 1 CAR DRIVEWAY)
MULTIFAMILY
REQUIRED: 1.5 SPACES PER UNIT MIN
PROVIDED: 1.5 SPACES PER UNIT MIN

ON-STREET PARKING PROVIDED FOR GUEST PARKING.

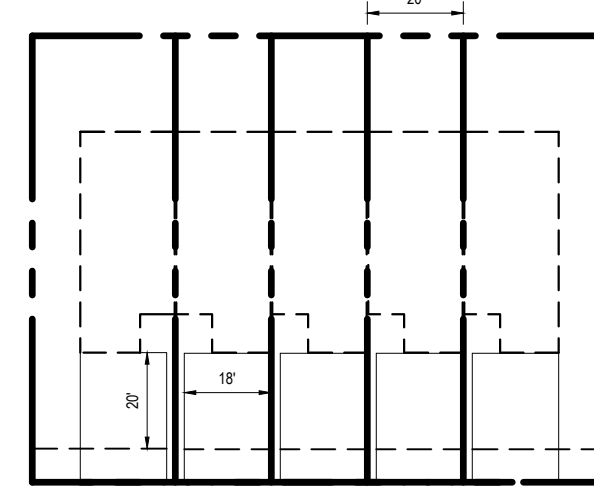


VICINITY MAP
SCALE: 1" = 2,000'

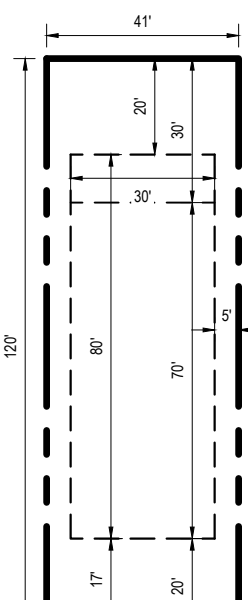
- 51' WIDE SINGLE FAMILY DETACHED LOTS
- 41' WIDE SINGLE FAMILY DETACHED LOTS
- OPEN SPACE
AMENITIES MAY INCLUDE POCKET PARKS, DOG PARK, SEATING AREAS, TRAILS, COMMUNITY GARDENS, MAILBOX KIOSKS AS WELL AS SCMS AND UNIMPROVED AREAS SUCH AS TREE SAVE, STREAM BUFFERS. ACTUAL USES WILL BE DETERMINED DURING SITE PLAN REVIEW.
- PUBLIC PARK DEDICATION
±6.0 AC
- TREE SAVE
- 6 UNIT MULTI-FAMILY BLDG
TWO-STORY
- 8 UNIT MULTI-FAMILY BLDG
TWO-STORY
- SINGLE FAMILY ATTACHED BLDG
(3, 4 AND 5 UNIT ATTACHED)
SINGLE FAMILY ATTACHED WILL HAVE A MAX OF 5 UNITS PER BUILDING.



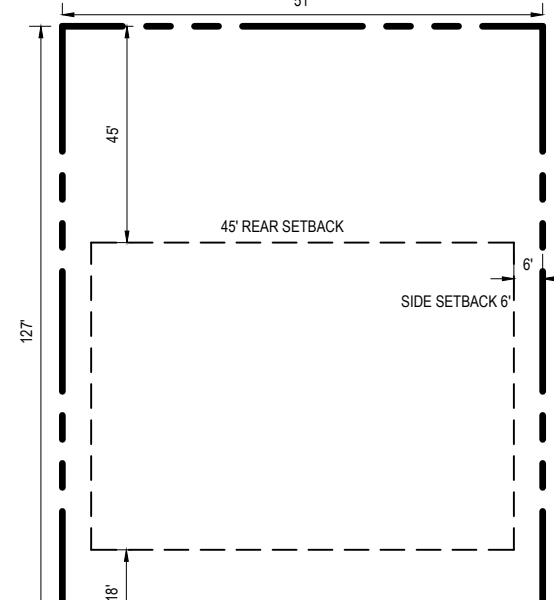
51' SINGLE FAMILY LOTS



20' SINGLE FAMILY ATTACHED

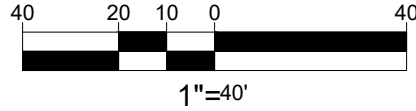


41' SINGLE FAMILY LOTS



100' SINGLE FAMILY LOTS

TYPICAL LOT DETAILS



CESO
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Maitland, FL 32751
Phone: 407.435.8584 Fax: 407.208.4826

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REZONING PLANS
2021-256

Project Number:	761304
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CONCEPTUAL SITE
PLAN

RZ-3