

NEWELL ASSEMBLAGE REZONING PLANS

FOR
NVR, INC

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



CESO
WWW.CESONC.COM

3011 Rgby Rd., Suite 300
Merrimack, NH 03042
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
CESO	4TH REVIEW	03-13-2023
CESO	5TH REVIEW	04-10-2023
CESO	6TH REVIEW	06-12-2023

**REZONING PLANS
2021-256**

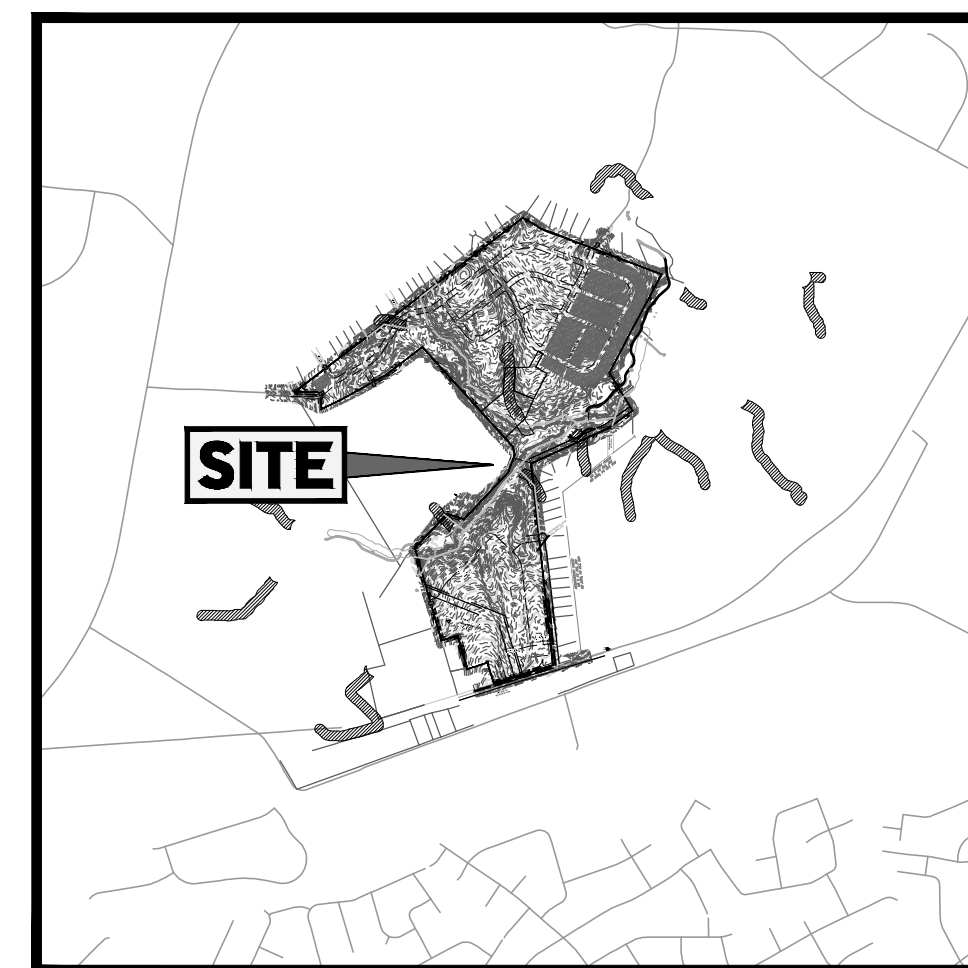
Project Number:	761304
Scale:	
Drawn By:	HHL
Checked By:	EJL
Date:	04/10/2023
Issue:	REVIEW SET

Drawing Title:

COVER SHEET

RZ-0

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	RZ-0
TECHNICAL PLAN SHEET	RZ-1
DEVELOPMENT NOTES	RZ-2
CONCEPTUAL SITE PLAN	RZ-3



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
704-512-1282

PREPARED BY



CONTACT

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

**REFERENCES
AND CONTACTS**

- REFERENCES**
- **BOUNDARY & TOPOGRAPHIC SURVEY:**
BOHLER INC, PLLC
1927 S. TRYON STREET, STE 700
CHARLOTTE, NC 28203
DATED: 01/05/2022
JOB NC2212902 SURVEY JOB #N2212802
ELEVATIONS: NAD83
 - **WETLAND AND STREAM INVESTIGATION REPORT:**
LABELLA ASSOCIATES
409 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
MCP
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.

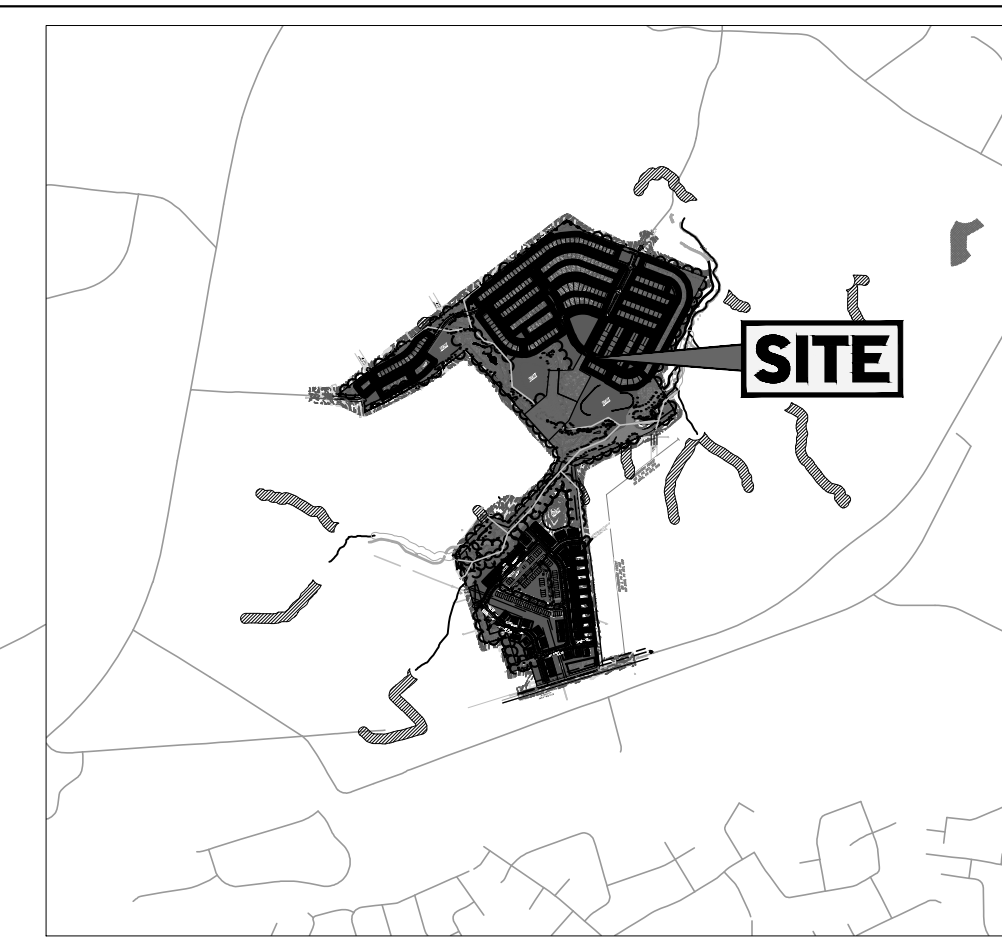
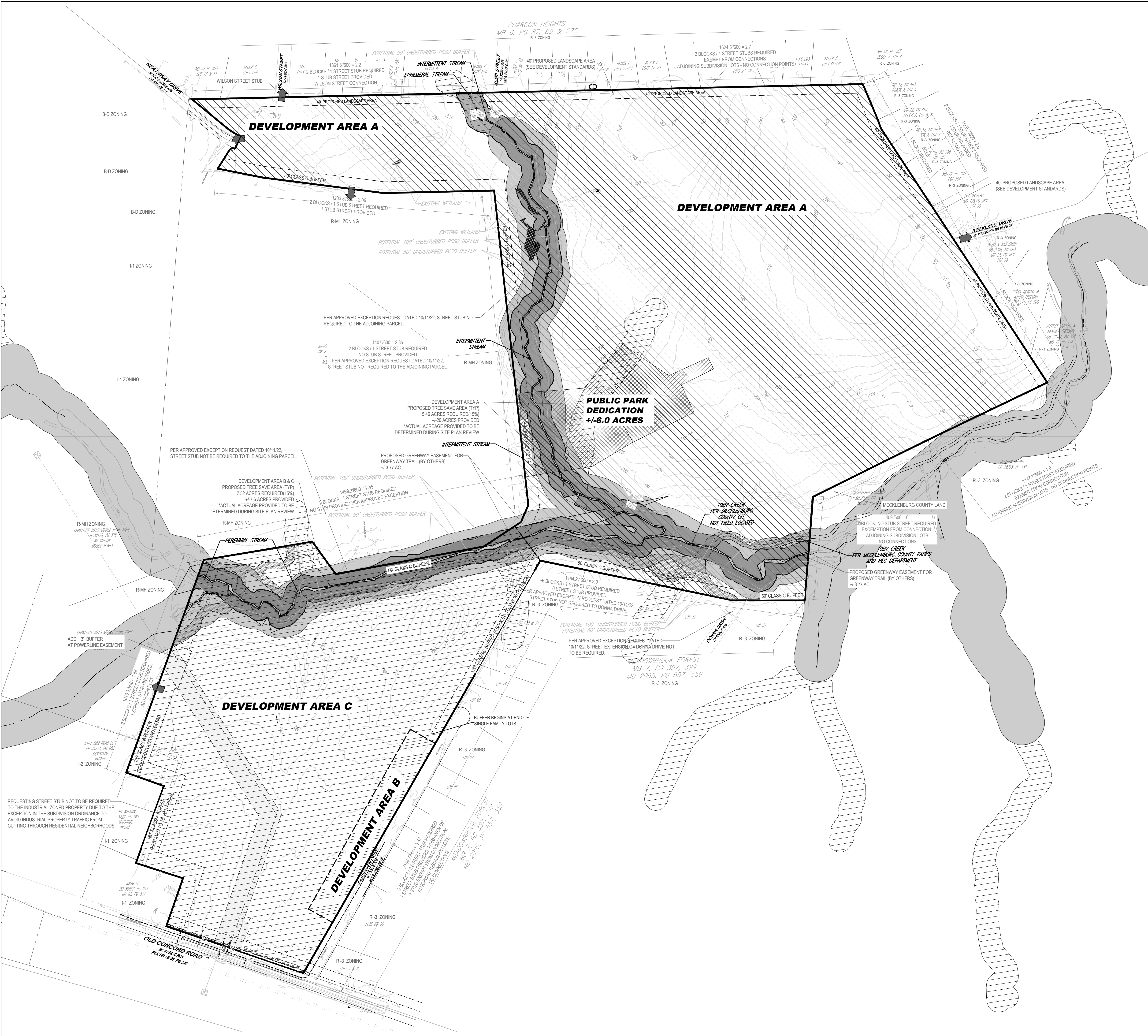
REFERENCES

- **BOUNDARY & TOPOGRAPHIC SURVEY:**
CONTROL POINT ASSOCIATES, INC
30 INDEPENDENCE BLVD., SUITE 100
WARREN, NJ 07059
DATED: MMDDYY (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: MMDDYY
- **ARCHITECTURAL PLAN:**
KRAMER & SEINFELD
1 FRENCH PLAZA
NEW YORK, NY 11111
DATED: MMDDYY

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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 ALL CORRELATIONS THEREON, SHALL BE AT HIS OWN RISK.

W:\PROJECTS\RYAN HOMES-NVR - Blankenship Preliminary\06-06-LA_PLAN\PLAN_ZONING\NVR\2021\2021-06-06-01 Ryan NVR - Blankenship Preliminary\06-06-LA_PLAN\PLAN_ZONING\NVR\2021\2021-06-06-01 Ryan NVR - Blankenship Preliminary.dwg - 06/20/23 - Eric Labone



VICINITY MAP
SCALE: 1" = 2,000'

DEVELOPMENT DATA TABLE

EXISTING PARCELS
PIN: 04907101, 04913101, 04906101, 04903208
TOTAL ACRES: 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

Area	Lot Type	Acres	Req.	Prop.
DEVELOPMENT AREA A	310 SINGLE FAMILY DETACHED LOTS	103.05		
	+1.6 ACRES PUBLIC PARK DEDICATION			
	OPEN SPACE	10.31 AC (10%)	10.31 AC (10%)	
DEVELOPMENT AREA B	9 SINGLE FAMILY DETACHED LOTS	2.82		
	OPEN SPACE AND TREE SAVE PART OF DEVELOPMENT AREA C.			
	DEVELOPMENT AREA C	330 MULTIFAMILY AND SINGLE FAMILY ATTACHED (SEE DEVELOPMENT STANDARDS B.3.)	46.36	
DEVELOPMENT AREA C	330 MULTIFAMILY AND SINGLE FAMILY ATTACHED (SEE DEVELOPMENT STANDARDS B.3.)	46.36		
	OPEN SPACE	4.9 AC (10%)	4.9 AC (10%)	
	TREE SAVE	7.35 AC (15%)	±7.6 AC (±16.4%)	
PUBLIC PARK DEDICATION				+6.0 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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BLANKENSHIP
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REZONING PLANS 2021-256

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Drawn By: HHI
Checked By: EJJ
Date: 04/10/2023
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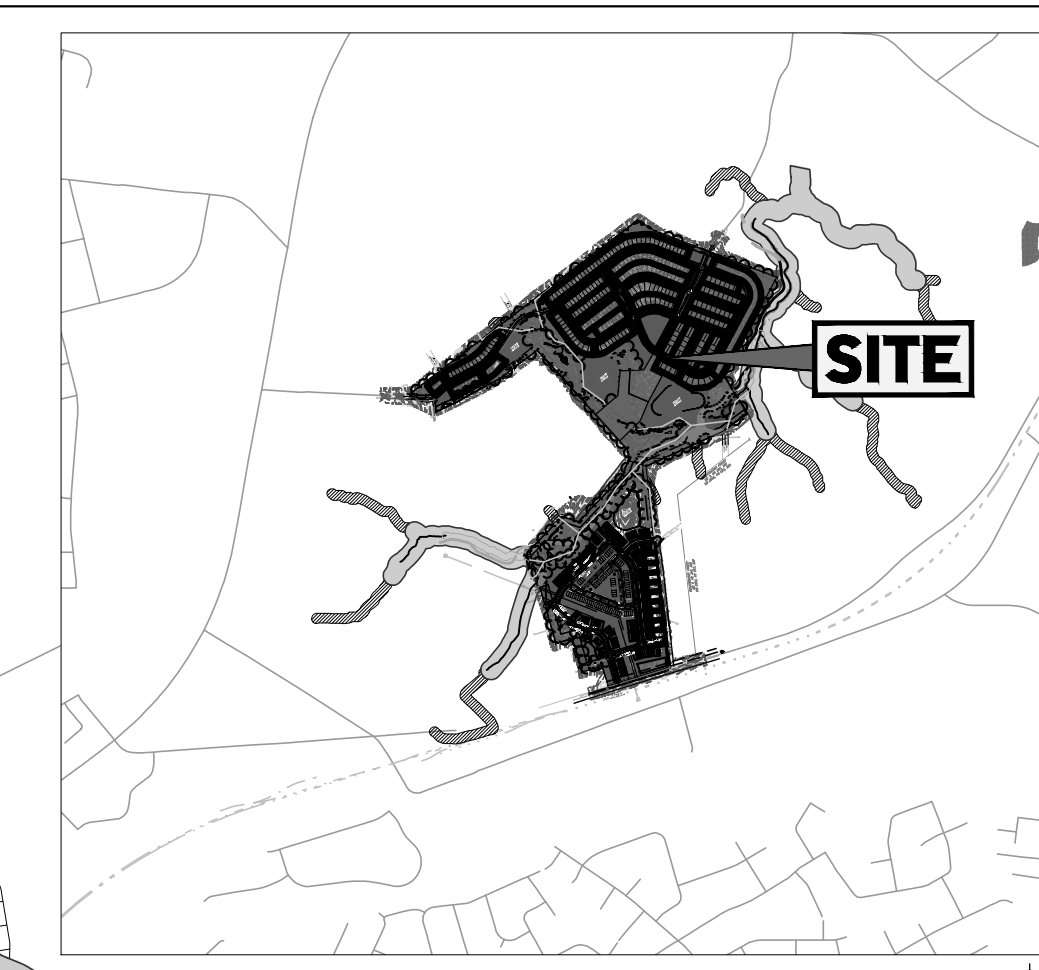
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TECHNICAL PLAN SHEET
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VICINITY MAP
SCALE: 1" = 2,000'

- 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
+1.6.0 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.

NVR, INC

BLANKENSHIP
OLD CONCORD ROAD CHARLOTTE, NC 28213

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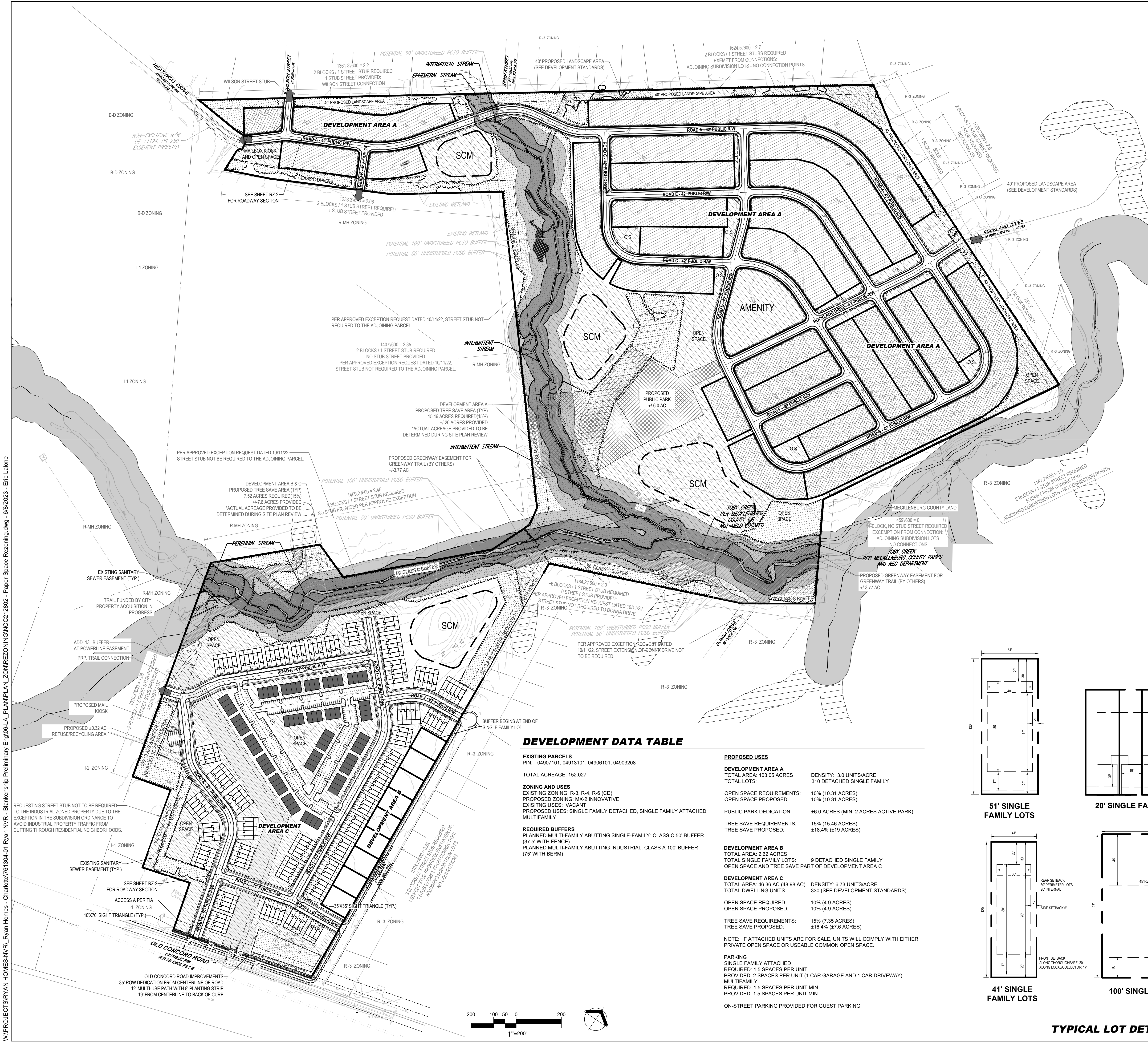
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2021-256

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 Scale:
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CONCEPTUAL SITE PLAN

RZ-3



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PROPOSED USES

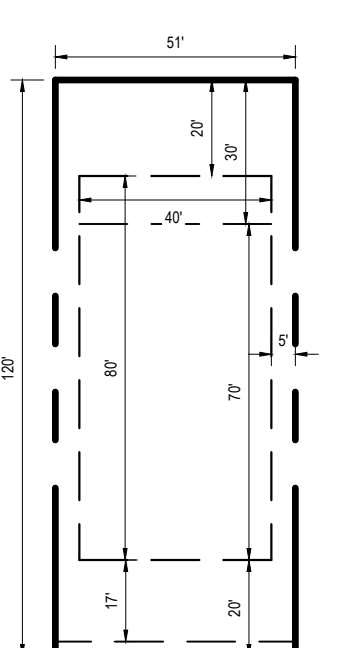
DEVELOPMENT AREA A
 TOTAL AREA: 103.05 ACRES
 TOTAL LOTS: 310 DETACHED SINGLE FAMILY
 DENSITY: 3.0 UNITS/ACRE
 OPEN SPACE REQUIREMENTS: 10% (10.31 ACRES)
 OPEN SPACE PROPOSED: 10% (10.31 ACRES)
 PUBLIC PARK DEDICATION: ±6.0 ACRES (MIN. 2 ACRES ACTIVE PARK)
 TREE SAVE REQUIREMENTS: 15% (15.46 ACRES)
 TREE SAVE PROPOSED: ±18.4% (±19 ACRES)

DEVELOPMENT AREA B
 TOTAL AREA: 2.62 ACRES
 TOTAL SINGLE FAMILY LOTS: 9 DETACHED SINGLE FAMILY
 OPEN SPACE AND TREE SAVE PART OF DEVELOPMENT AREA C

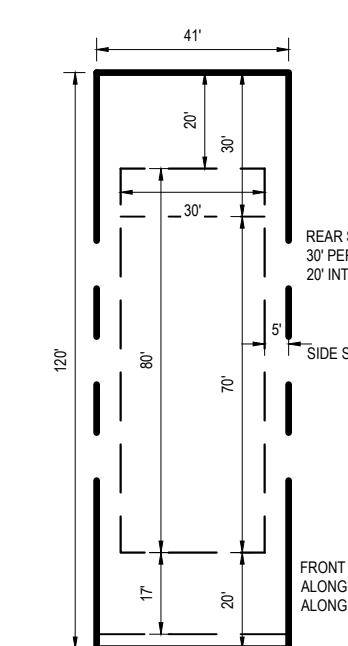
DEVELOPMENT AREA C
 TOTAL AREA: 46.36 AC (48.98 AC)
 DENSITY: 6.73 UNITS/ACRE
 TOTAL DWELLING UNITS: 330 (SEE DEVELOPMENT STANDARDS)
 OPEN SPACE REQUIRED: 10% (4.9 ACRES)
 OPEN SPACE PROPOSED: 10% (4.9 ACRES)
 TREE SAVE REQUIREMENTS: 15% (7.35 ACRES)
 TREE SAVE PROPOSED: ±18.4% (±7.6 ACRES)

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

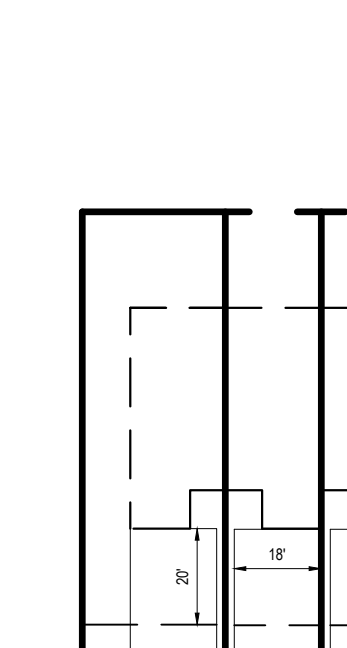
PARKING
 SINGLE FAMILY ATTACHED
 REQUIRED: 1.5 SPACES PER UNIT
 PROVIDED: 2 SPACES PER UNIT (1 CAR GARAGE AND 1 CAR DRIVEWAY)
 MULTIFAMILY
 REQUIRED: 1.5 SPACES PER UNIT MIN
 PROVIDED: 1.5 SPACES PER UNIT MIN
 ON-STREET PARKING PROVIDED FOR GUEST PARKING.



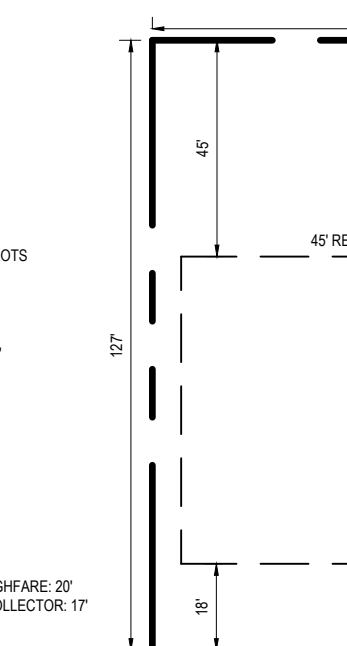
51' SINGLE FAMILY LOTS



41' SINGLE FAMILY LOTS



20' SINGLE FAMILY ATTACHED



100' SINGLE FAMILY LOTS

TYPICAL LOT DETAILS

NOTE: ALL SETBACKS FOR SIDE AND REAR YARDS WILL BE MET AND DETERMINED DURING THE PLAN REVIEW

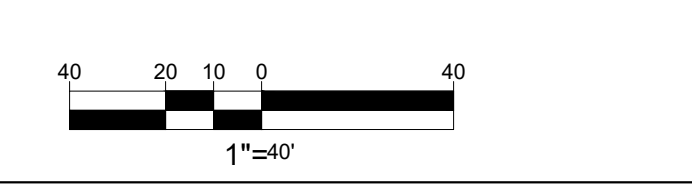
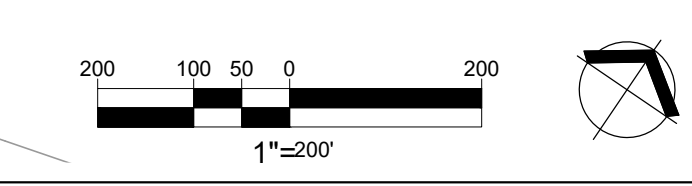
OVERALL SETBACKS FOR TOWNHOME PARCEL
 SIDE SETBACK FROM ADJOINING SINGLE FAMILY: 10'
 ADJOINING MULTI-FAMILY: 5'
 TOWNHOMES SHALL BE 3 UNITS PER BLOCK OR LESS
 1-CAR GARAGE AND 1-CAR DRIVEWAY PROVIDED PER UNIT
 PARKING REQUIRED: 1.5 SPACE PER UNIT
 2 SPACES PROVIDED
 ON-STREET PARKING PROVIDED FOR GUEST PARKING
 FRONT SETBACK FOR SINGLE FAMILY ATTACHED AND MULTI-FAMILY
 20' INNOVATIVE SETBACK FROM BACK OF SIDEWALK IN DEVELOPMENT AREA C

ALL SETBACKS FOR THE 9 SINGLE FAMILY LOTS SHALL MATCH THE CONDITIONS OF THE EXISTING SINGLE FAMILY HOMES ACROSS FARMWALK DRIVE.

R-3 LOT STANDARDS FOR LOTS ALONG FARMWALK DRIVE

ALL DWELLING UNIT GARAGES SHALL BE SIDE OR REAR LOADED ONLY

FRONT SETBACK ALONG FARMWALK SHALL MATCH SETBACKS OF EXISTING HOMES ACROSS THE STREET. PER GIS MAPPING THE SETBACK SHALL BE NO LESS THAN 18' FROM THE STREET RIGHT-OF-WAY.



V:\PROJECTS\RYAN HOMES\NVR - Blankenship Preliminary\Eng06-LA_PLAN\PLAN_ZONING\NVR\NVR - Blankenship Rezoning.dwg - 08/2023 - Eric Labare