

DRAWING INDEX

GENERAL	ORIGINAL DATE	REVISION DATE
T0.01 COVER SHEET	01/31/2023	07/17/2023
CIVIL		
C1.01 SITE PLAN	01/31/2023	07/17/2023
C1.02 REZONING NOTES	01/31/2023	07/17/2023

SHEETS BY OTHERS

ALTA/NSPS LAND TITLE SURVEY PREPARED ON DEC. 2, 2022 FOR COSTELLO REI BY CLONINGER SURVEYING & MAPPING, PLLC

SITE INFORMATION

SITE LOCATION
 PARCEL NUMBERS: 04521308
 ETJ AREA CHARLOTTE

ZONING INFORMATION
 EXISTING ZONING: R-3
 OVERLAY DISTRICT: N/A
 PRINCIPAL USES: RESIDENTIAL

BUILDING INFORMATION:

SCOPE OF WORK: CONSTRUCTION OF TOWNHOME DEVELOPMENT
 FIRE ALARMS: N/A
 PARCEL ID: 04521308 & 04521223
 REQUESTED ZONING: R-8 (CD)
 SITE AREA: 26.22 AC.
 DENUDED LIMITS: 17.6± AC.

CODE REFERENCES

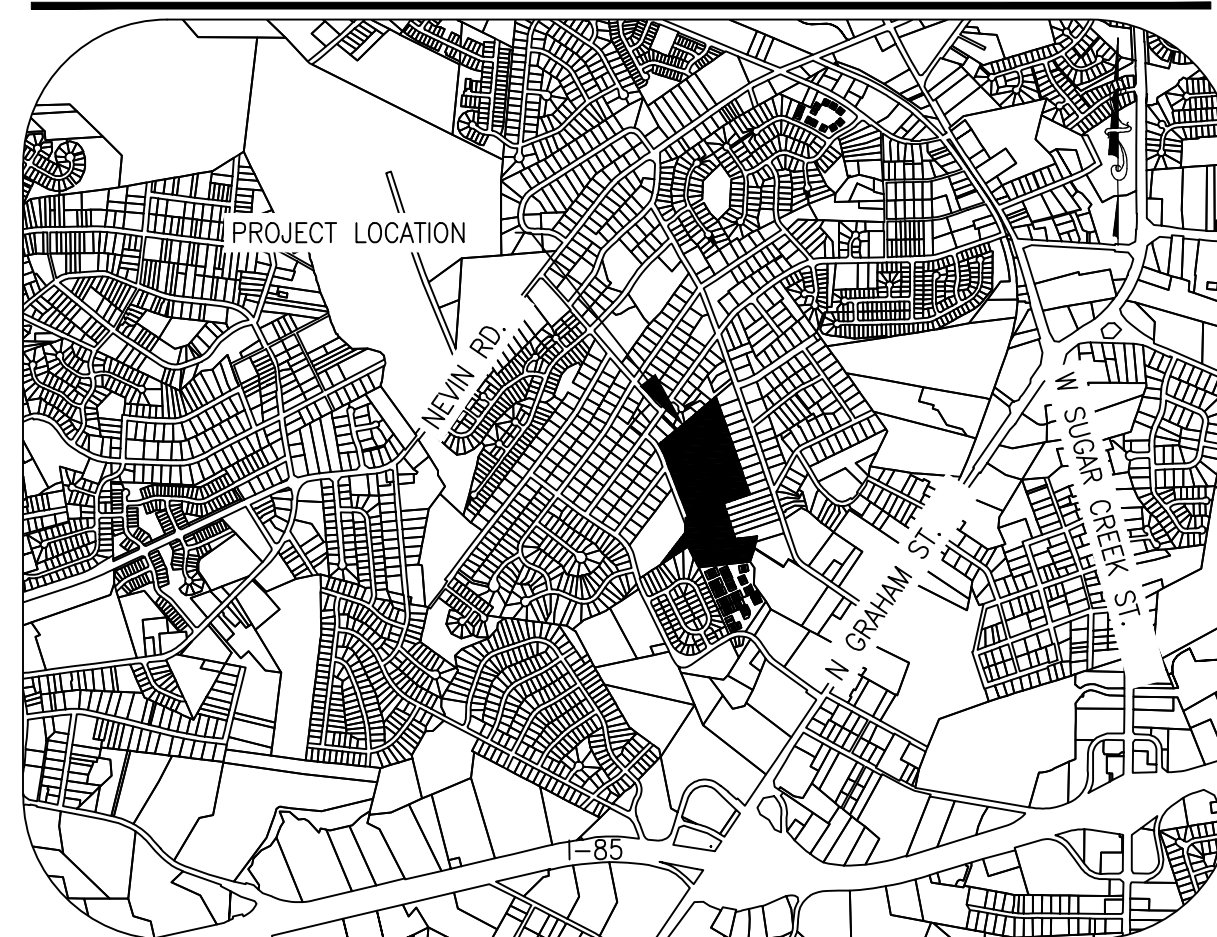
AMERICANS WITH DISABILITIES ACT – ACCESSIBILITY GUIDELINES, 2010 (ADAAG)
 MECKLENBURG COUNTY EROSION AND SEDIMENT CONTROL MANUAL
 NCDCEQ EROSION AND SEDIMENT CONTROL MANUAL – 2013
 CHARLOTTE WATER DESIGN MANUAL
 CITY OF CHARLOTTE ZONING ORDINANCE
 NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

CONTACTS

OWNER:
 BRIAN FOUSHEE
 ALYSSA FOUSHEE
 5120 ALLEN ROAD EAST
 CHARLOTTE, NC 28269
 PH. (704)578-0083
 BRIAN@MODELABREWING.COM

LANDSCAPE ARCHITECT:
 DEWBERRY ENGINEERS INC.
 TRISTAN M. MCMANNIS, PLA
 9300 HARRIS CORNERS PARKWAY
 SUITE 220
 CHARLOTTE, NC 28269
 PH. (704) 264-1233
 FAX (704) 509-9937
 TCMANNIS@DEWBERRY.COM

LOCATION MAP



ALLEN ROAD DEVELOPMENT

REZONING PLAN 5120 ALLEN ROAD E CHARLOTTE, NORTH CAROLINA

VICINITY MAP

SCALE: 1" = 250'



SUBMITTAL		SET NUMBER
<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> APPROVAL	<input type="checkbox"/> REVISION	
<input type="checkbox"/> BIDDING	<input type="checkbox"/> RECORD	



Dewberry Engineers Inc.
 9300 Harris Corners Pkwy - Suite 220
 Charlotte, NC 28269
 Phone: 704.509.9918
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 www.dewberry.com
 NCBELS #F-0929
 NCBOLA #C-478

ALLEN ROAD DEVELOPMENT
 REZONING PLAN
 5120 ALLEN ROAD E
 CHARLOTTE, NC 28269

SEAL

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

SCALE:

REVISIONS

No.	DATE	BY	Description

DRAWN BY: PMW
 APPROVED BY: TMM
 CHECKED BY: TMM
 DATE: JANUARY 31, 2023
 TITLE:

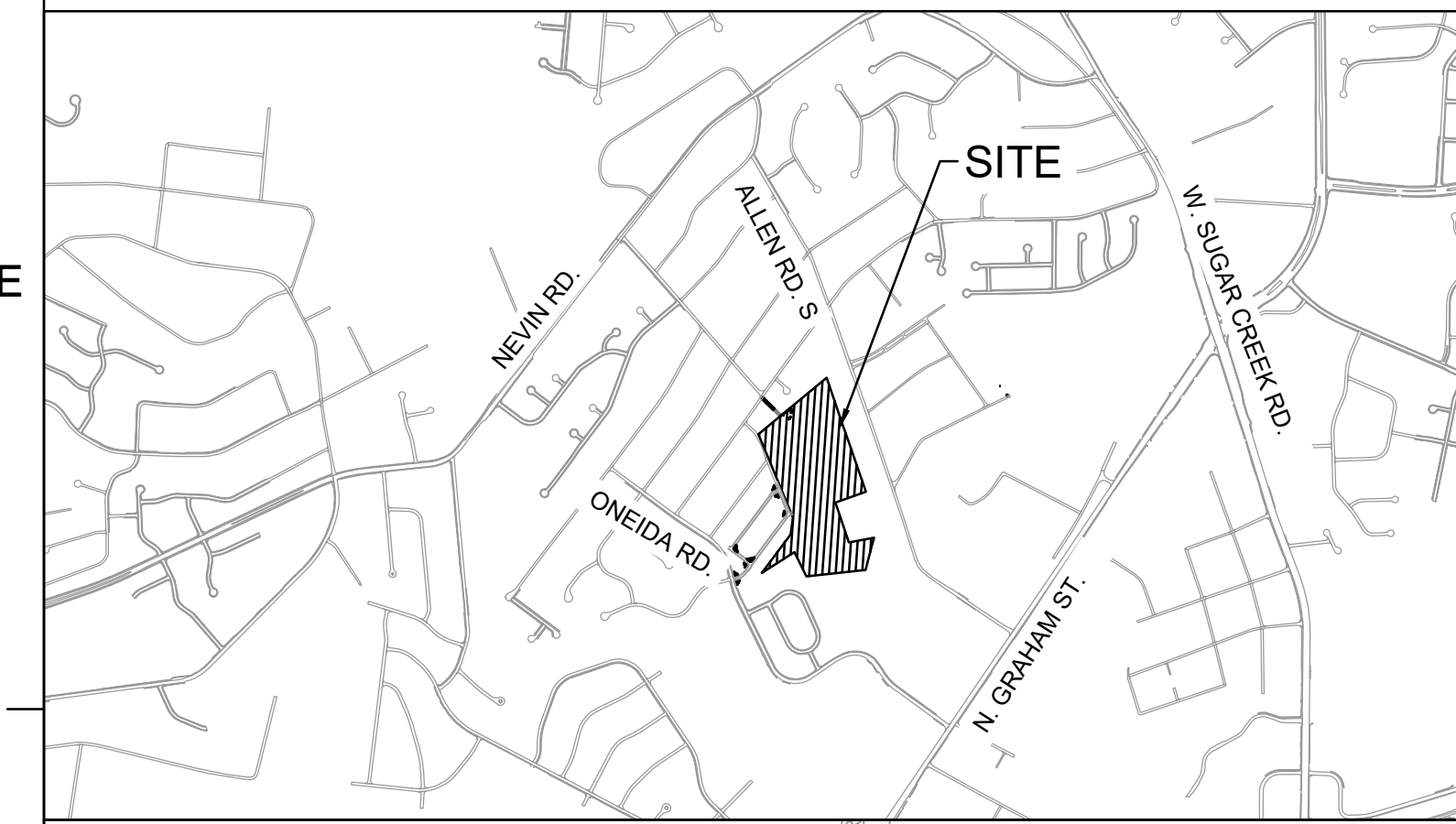
COVER SHEET

DEI PROJECT NO: 50159873

SHEET NO.

T0.01

VICINITY MAP
NTS



Development Data:

Address: 5120 Allen Rd. E
Charlotte, NC 28269

Tax Parcel Number: 04521224 & 04521223

Existing Zoning: R-3

Proposed Zoning: R-8 (CD)

Project Site Area: 26.22 ac

Dedicated R/W: 2.79 ac

Net Site Area: ±1.25 ac

Tree Preservation Area Required: 15% of 22.28 ac = 3.34 ac

Tree Preservation Provided: 3.38 ac through a combination of preservation, re-planting

Existing Uses: Single Family Home

Proposed Use: Single Family Attached (Townhomes)

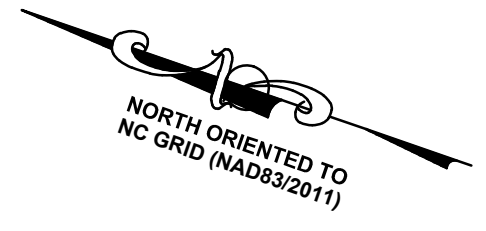
Proposed Units: 84 Townhomes

Proposed Density: 3.93 DUA

Lot Open Space Rqd: 400 SF private open space/unit

Lot Open Space Provided: 50% of lot area

see plan



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ALLEN ROAD DEVELOPMENT
REZONING PLAN
5120 ALLEN ROAD E
CHARLOTTE, NC 28269

R-8 Dimensional Requirements:

Maximum residential density: 8.0 DUA

Minimum lot area: 11,500 sf (quadplex)
9,500 sf (triplex)
6,500 sf (duplex)

Minimum lot width: 40'

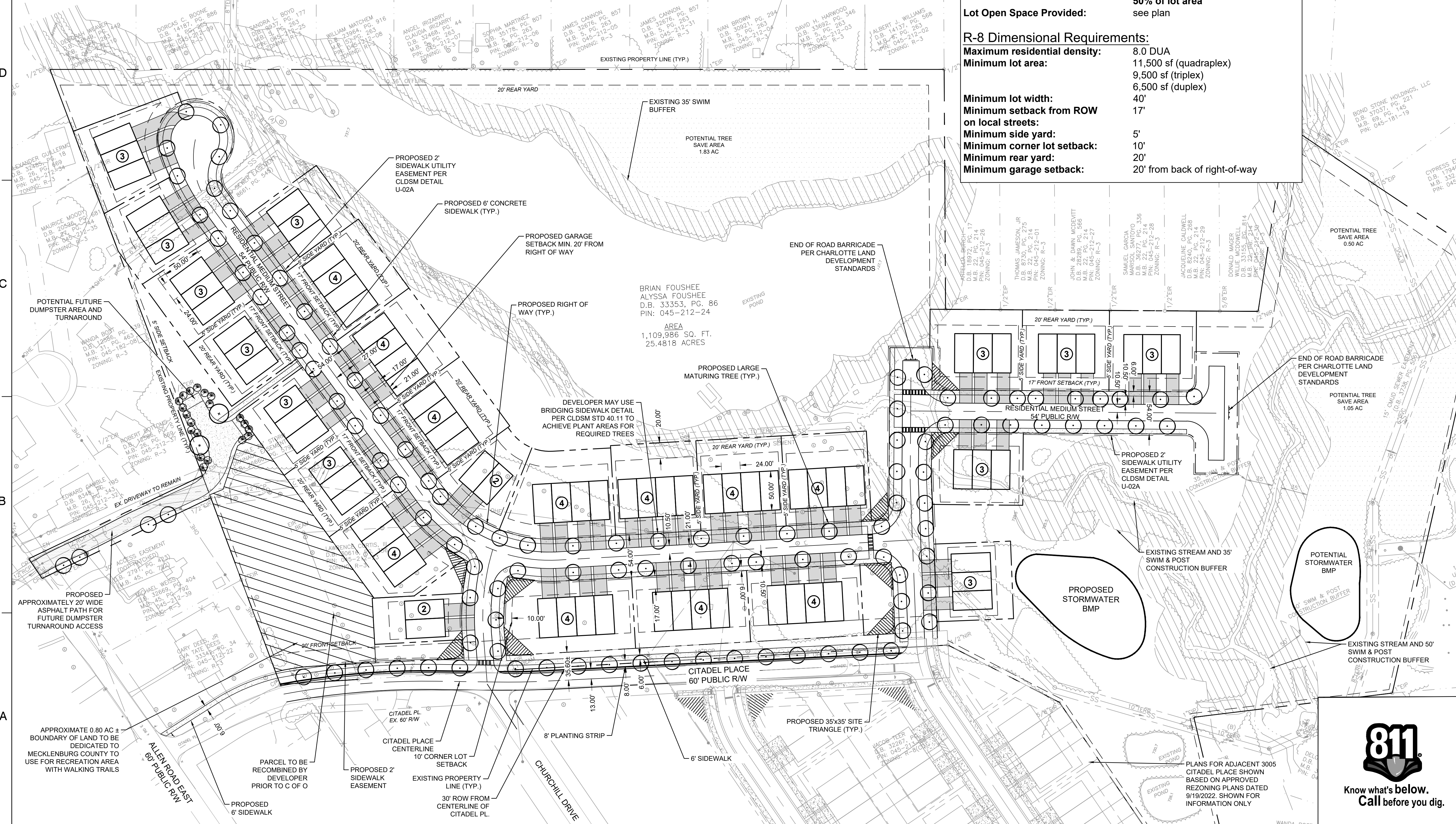
Minimum setback from ROW on local streets: 17'

Minimum side yard: 5'

Minimum corner lot setback: 10'

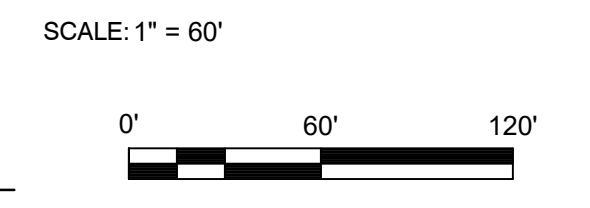
Minimum rear yard: 20'

Minimum garage setback: 20' from back of right-of-way



SEAL

PRELIMINARY - DO NOT USE FOR CONSTRUCTION



REVISIONS

No.	DATE	BY	Description
07/17/23		PMW	AGENCY COMMENTS
06/12/23		PMW	AGENCY COMMENTS

DRAWN BY: PMW
APPROVED BY: TMM
CHECKED BY: TMM
DATE: JANUARY 31, 2023

TITLE
PRELIMINARY SITE PLAN
R-8 (CD)
RZP_2023_011

DEI PROJECT NO: 50159873

SHEET NO.



C1.01

1

2

3

4

5

E

D

C

B

A

A. GENERAL PROVISIONS

- 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BRIAN FOUSHEE ("APPLICANT") TO REQUEST A REZONING FROM R-3 TO R-8 (CD) FOR AN APPROXIMATELY 25.48 ACRE SITE LOCATED GENERALLY ON THE WEST SIDE OF N GRAHAM ST. NORTH OF R-85, 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. 045-212-24. THIS PLAN IS GOVERNED BY THE ORDINANCE AND RULES IN PLACE AT TIME OF APPLICATION; 01/31/2023.
2. THE PROPOSED USES AND IMPROVEMENTS ON THE SUBJECT PROPERTY LINE INCLUDE PROPOSED TOWNHOUSE DEVELOPMENT INCLUDING INTERNAL ROADS, PARKING, COMMON OPEN SPACE, STORMWATER DETENTION BASIN, AND ALL OTHER ACCESSORY USES PERMITTED BY THE ORDINANCE.
3. SUBJECT TO TERMS AND REQUIREMENTS OF THE ORDINANCE AND THE TERMS AND CONDITIONS OF THE DEVELOPMENT STANDARDS AND THE REZONING PLAN, PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND PARKING AREAS MAY BE LOCATED ANYWHERE ON THIS SITE. THIS REZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND PARKING AREAS THAT MAY BE LOCATED ON THE SITE.
4. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THIS REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") IN EFFECT ON THE DATE OF THE APPLICATION.
5. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8 (CD) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
6. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS, INCLUDING ROADS, DETENTION POND AND OTHER INFRASTRUCTURE, DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FOR ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
7. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO THE SECTION 6.207 OF THE ORDINANCE. DEVELOPER TO AMEND WITHOUT JOINDER OF ALL OWNERS.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

- 2 THE REZONING SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 84 DWELLING UNITS AND TO ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-8 ZONING DISTRICT. THE NUMBER OF UNITS WILL VARY, DEPENDING ON THE FINAL MIX OF UNIT TYPES/SIZES. HOWEVER IN NO CASE SHALL THE TOTAL NUMBER EXCEED 81 UNITS.
2. ALL UNITS WILL BE STREET LOADED, ACCESSED FROM THE FRONT OF THE UNIT.
3. TRASH PICK UP WILL BE PROVIDED BY ROLL OUT CARTS.
4. IF A DUMPSTER IS PROVIDED MANEUVERING FOR TRASH PICK UP WILL NOT OCCUR IN THE REQUIRED SETBACK.
5. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE R-8 ZONING DISTRICT SET OUT IN THE ORDINANCE.

C. ROADWAY IMPROVEMENTS

- 1. AN 8' STREET YARD (MIN.) AND 6' SIDEWALK SHALL BE CONSTRUCTED ALONG CITADEL PLACE.
2. A 30' RIGHT OF WAY SHALL BE DEDICATED ALONG CITADEL PLACE FROM THE CENTERLINE OF THE ROAD.
3. AN 8' STREET YARD (MIN.) AND 6' SIDEWALK SHALL BE CONSTRUCTED ALONG ALL INTERNAL STREETS.
4. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO COMPLY WITH CDOT AND NCDOT REQUIREMENTS.
5. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. CDOT RIGHTS-OF-WAY IS SET AT 2-FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
6. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
7. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNER'S/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."

D. TRANSPORTATION

- 1. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE AND/OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
2. THE PETITIONER WILL CONSTRUCT A 6 FOOT SIDEWALK ON CITADEL PLACE ACROSS THE SITE FRONTAGE. INFRASTRUCTURE MAY BE BONDED IN ACCORDANCE WITH ORDINACE PROVISIONS.

E. SETBACKS, SIDE YARDS AND REAR YARDS

- 1. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR R-8 ZONING DISTRICT. ALL YARDS WILL BE PROVIDED BASED ON THE R-8 ZONING DISTRICT.
2. A 5' SIDE YARD AS MEASURED FROM THE WEST PROPERTY LINE AND EAST PROPERTY LINE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND REQUIRED UNDER THE ORDINANCE FOR R-8 ZONING DISTRICT. ALL YARDS WILL BE PROVIDED BASED ON THE R-8 ZONING DISTRICT.
3. A 17' FRONT SETBACK AS MEASURED FROM THE NORTH PROPERTY LINE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND REQUIRED UNDER THE ORDINANCE FOR R-8 (CD) ZONING DISTRICT.
4. NO STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN ANY SETBACK OR BUFFER AREAS.

F. SCREENING AND LANDSCAPING AREAS

- 1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
2. OPEN SPACE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING SITE PLAN.
3. THE DEVELOPER WILL PROVIDE ENHANCED SCREENING AROUND THE BMP UTILIZING APPROVED PLANTINGS.

G. ARCHITECTURAL STANDARDS

- 1. THE MAXIMUM HEIGHT OF ANY ONE-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL BE 40 FEET. THE HEIGHT IS PER THE ZONING ORDINANCE STANDARD FOR R-8 (CD).
2. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET.
3. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THEIR VISUAL IMPACT BY PROVIDING ARCHITECTURAL TREATMENTS SUCH AS TRANSLUCENT WINDOWS OR SHED ROOFS.
4. INDIVIDUAL UNITS SHALL BE CLEARLY IDENTIFIED THROUGH ARCHITECTURAL TREATMENTS SUCH AS BUILDING MATERIAL VARIATION, COLOR VARIATION, VERTICAL BANDING, INDIVIDUAL ROOF LINES OR USABLE PORCHES WHEN PROVIDED. VINYL MAY BE USED AS A SECONDARY BUILDING MATERIAL (MAXIMUM 25-30% OF BUILDING COVERAGE) BUT CANNOT BE THE PRIMARY BUILDING MATERIAL.
5. TOWNHOUSE AND ATTACHED SINGLE FAMILY BUILDING FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHOULD BE LIMITS TO 4 INDIVIDUAL UNITS OR FEWER.
6. PITCHED ROOFS, IF PROVIDED, SHALL BE SYMMETRICALLY SLOPED NO LESS THAN 5:12, EXCEPT THAT ROOFS FOR PORCHES AND ATTACHED SHEDS MAY BE NO LESS THAN 2:12, UNLESS A FLAT ROOF ARCHITECTURAL STYLE IS EMPLOYED.

H. LIGHTING

- 1. OUTDOOR LIGHTING FIXTURES INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE OUTDOOR ILLUMINATION PROVISIONS OF THE ORDINANCE.
2. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE WILL BE UNIFORM IN DESIGN.
3. ALL FREESTANDING LIGHT FIXTURES INSTALLED ON THE SITE SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.

I. SIGNS

- 1. ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

J. ENVIRONMENT/STORM WATER MANAGEMENT

- 1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
2. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.
3. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
4. PETITIONER ACKNOWLEDGES CONCERNS ABOUT DIESEL POWERED EQUIPMENT DURING CONSTRUCTION, AND SHALL MAKE GOOD FAITH EFFORTS TO EMPLOY CONTRACTORS USING DIESEL EQUIPMENT MEETING EPA TIER 4 STANDARDS DURING CONSTRUCTION WHERE POSSIBLE.
5. PETITIONER AGREES TO PROVIDE STORMWATER DETENTION AND ATTENUATION FOR THE 10-YEAR AND 25-YEAR STORM EVENTS.

K. BINDING EFFECT

- 1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THIS IS VESTED RIGHT FOR 2 YEARS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVICES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER.



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NCBOLA #C-478

ALLEN ROAD DEVELOPMENT
REZONING PLAN
5120 ALLEN ROAD E
CHARLOTTE, NC 28269

SEAL

PRELIMINARY - DO NOT USE FOR CONSTRUCTION

SCALE:

REVISIONS

Table with columns: No., DATE, BY, Description. Includes revision 1 dated 07/17/23 by PMW AGENCY COMMENTS and revision 2 dated 06/12/23 by PMW AGENCY COMMENTS.

Form fields for DRAWN BY (PMW), APPROVED BY (TMM), CHECKED BY (TMM), DATE (JANUARY 31, 2023), and TITLE.

REZONING NOTES
RZP_2023_011

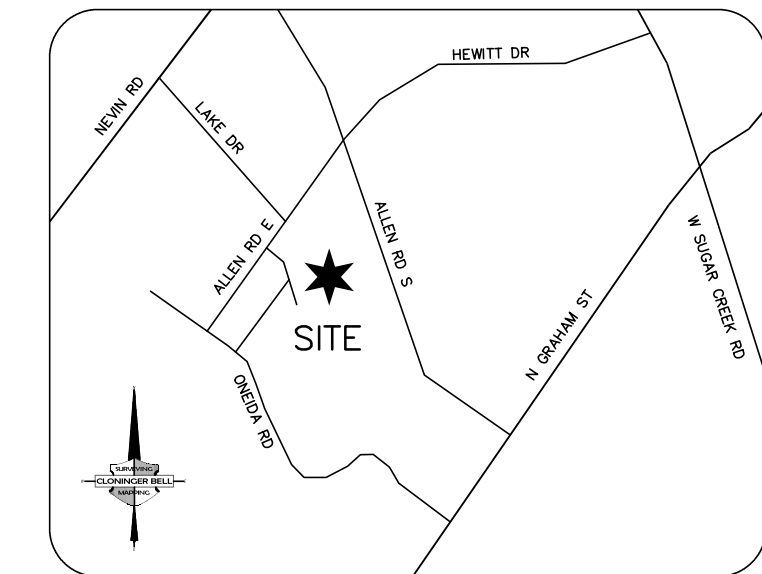
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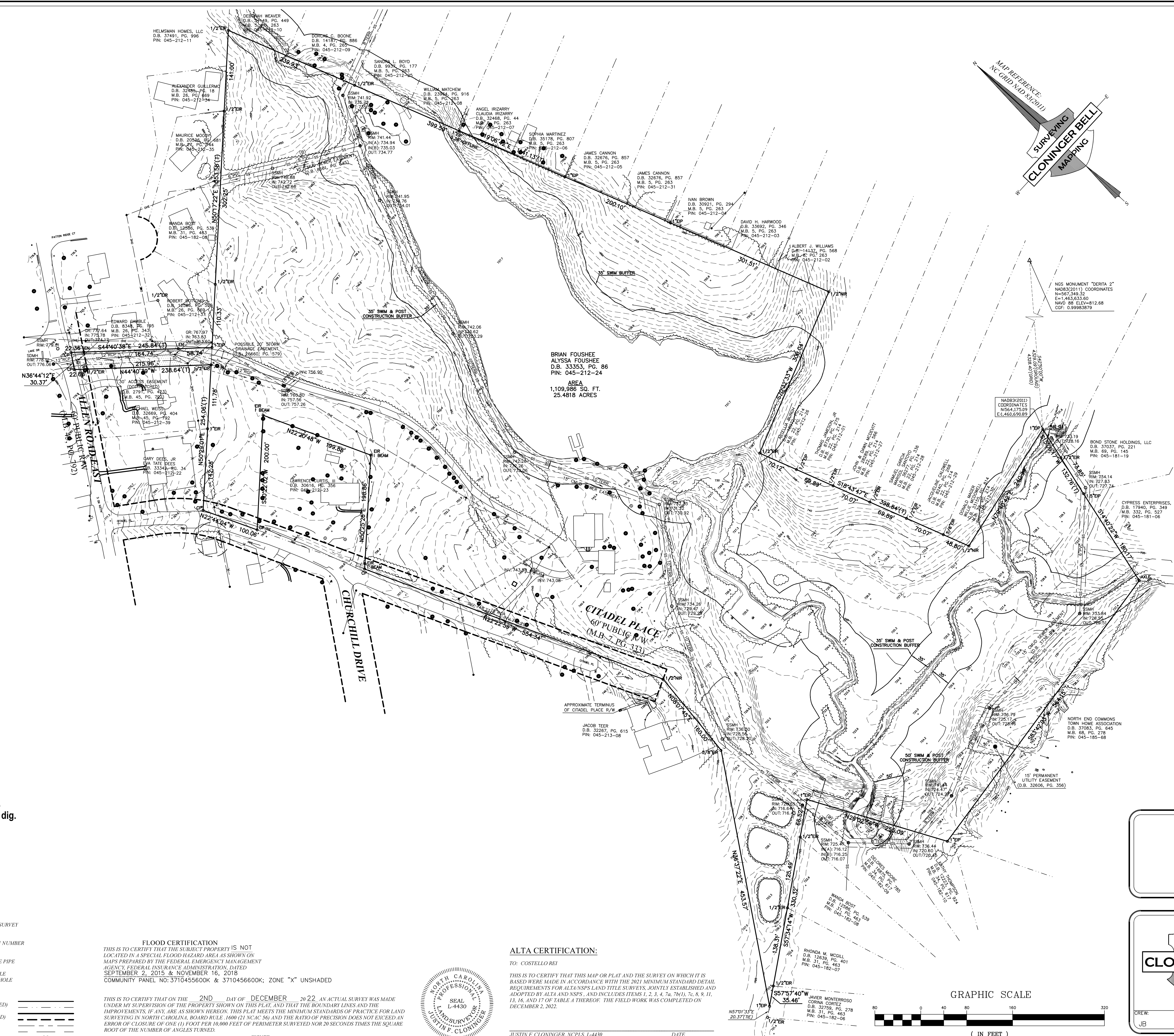
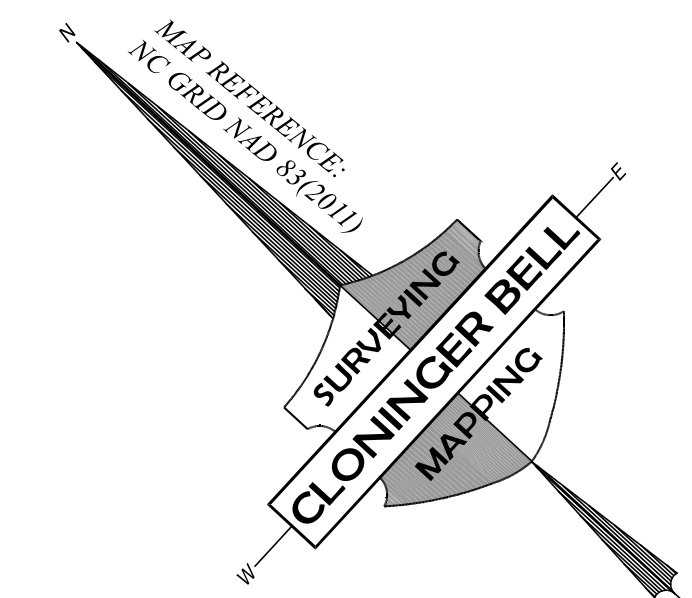
C1.02



Know what's below. Call before you dig.



VICINITY MAP
NOT TO SCALE



BRIAN FOUSHEE
ALYSSA FOUSHEE
D.B. 33353, PG. 86
PIN: 045-212-24
AREA
1,109,986 SQ. FT.
25.4818 ACRES

NGS MONUMENT "DERITA 2"
MARKS(2011) COORDINATES
N=567,545.32
E=1,463,633.60
MAG 88 ELEV=812.68
CGF: 0.99983879

- NOTES:**
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 2. ALL CORNERS MONUMENTED AS SHOWN.
 3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 5. ELEVATIONS BASED ON N.G.S. MONUMENT "DERITA 2", ELEVATION = 812.68 FEET, NAVD 88.
 6. CONTOUR INTERVAL = 1 FT
 7. TOPOGRAPHIC DATA IS SHOWN HEREON AS PROVIDED BY AVOIMAGE MAPPING SERVICES, INC.
 8. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ADJACENT PROPERTIES.
 10. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

- ZONING:**
- ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-3
- MINIMUM SETBACK: 30'
MINIMUM SIDE YARD: 6'
MINIMUM REAR YARD: 45'
MAXIMUM BUILDING HEIGHT: 40'
- NOTE: NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR, PURSUANT TO ALTA TABLE A ITEM 6. OWNER / DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.
- FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3369.

PARKING:

THERE WERE NO DELINEATED PARKING SPACES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.



- LEGEND:**
- CB - CATCH BASIN
 - CP - CALCULATED POINT
 - DB - DEED BOOK
 - DI - DROP INLET
 - DIP - DUCTILE IRON PIPE
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EN - EXISTING NAIL
 - MB - MAP BOOK
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - NN - NEW NAIL
 - PN - PARCEL IDENTIFICATION NUMBER
 - PG - PAGE
 - PVC - PLASTIC PIPE
 - RCP - REINFORCED CONCRETE PIPE
 - R/W - RIGHT-OF-WAY
 - SDMH - STORM DRAIN MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - (T) - TOTAL
 - TER - TERRACOTTA
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - EASEMENT
 - SETRACK
 - SANITARY SEWER LINE
 - STORM DRAIN LINE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY / FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015 & NOVEMBER 16, 2018. COMMUNITY PANEL NO: 3710455600K & 3710456600K; ZONE "X" UNSHADED

THIS IS TO CERTIFY THAT ON THE 2ND DAY OF DECEMBER 2022 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 36) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

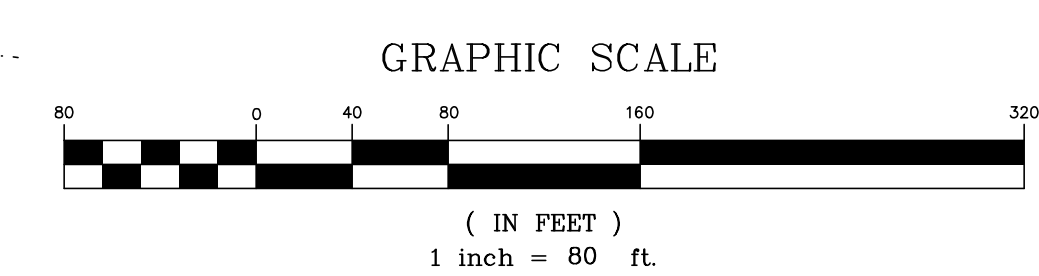
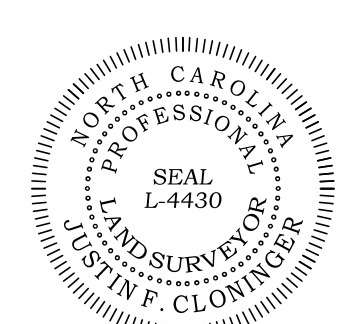
SIGNED: _____

ALTA CERTIFICATION:

TO: COSTELLO REI

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b, 7c, 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 2, 2022.

JUSTIN F. CLONINGER, NCPLS, L-4430
justine@cloningerbellsurveying.com



ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
COSTELLO REI
5120 ALLEN ROAD EAST
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 33353-86
TAX PARCEL: 045-212-24

CLONINGER BELL SURVEYING & MAPPING, PLLC
107 RIVERSIDE DR.
MCADENVILLE, NC 28101
704.864.9007
LICENSE P-2326

CREW: JB	DRAWN: DB	REVISED:	SCALE: 1"=80'	DATE: DEC. 2, 2022	FILE NO. 2276
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