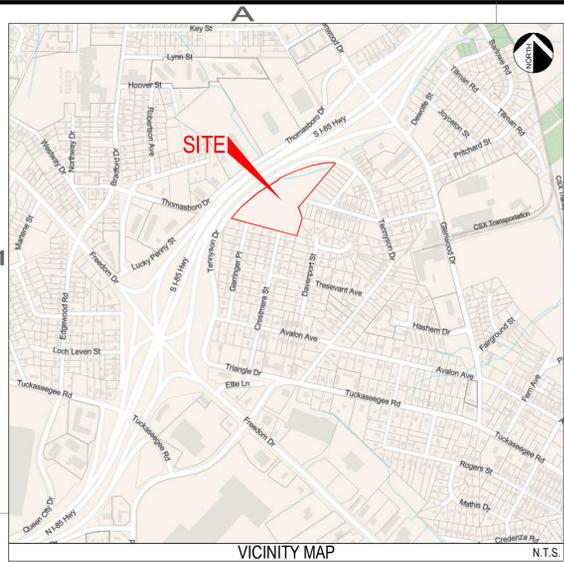
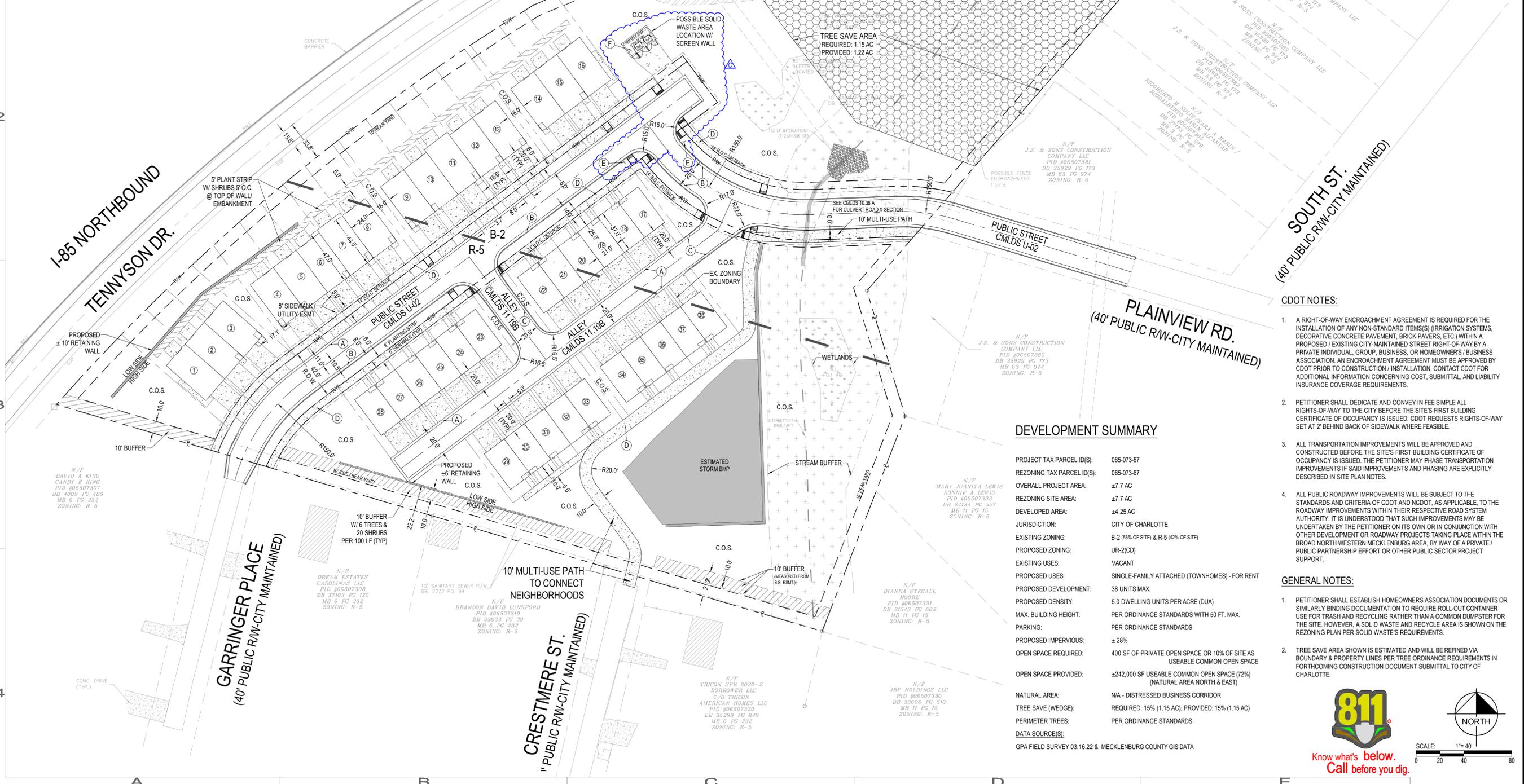


March 22, 2023 - 12:59pm By: Jay Banks



- 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.



- CDOT NOTES:**
1. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS(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.
  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 PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
  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.

**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 (88% 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
DATA SOURCE(S):	GPA FIELD SURVEY 03.16.22 & MECKLENBURG COUNTY GIS DATA

- 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.



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 CHARLOTTE, NC 28203  
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**blue heel DEVELOPMENT**  
 BLUE HEEL DEVELOPMENT  
 9606 DAILEY ROAD, SUITE 285  
 CORNELIUS, NC 28031

**NOTICE: CONCEPT/SCHEMATIC DOCUMENTS - PROJECT BUDGETING**  
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ALL DOCUMENTS WITHOUT A SEAL/SIGNATURE & DATE SHALL BE CONSIDERED "CONCEPT/SCHEMATIC" REGARDLESS OF SHEET TITLE.

**PROJECT:** TENNYSON TOWNHOMES  
**PETITION 2022-125**  
 610 TENNYSON DR.  
 Charlotte, NC 28208

**SHEET:** SCHEMATIC SITE 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-1**

C:\Users\jrbanks\OneDrive\Dropbox\BANKS ENGINEERING\Dropbox\BANKS ENGINEERING\Projects\2023\1060004\Tennyson\DWG\RZ-1\1060004-RZ-1-SCHEMATIC SITE.dwg

March 22, 2023 - 12:58pm By: Jay Banks

C:\Users\Jay.Banks\Banks Engineering\Dropbox\BANKS ENGINEERING\PROJECTS\10600 Business Dev\004 - Tennyson\DWG\RZ-2\TECH DATA\SCHEMATIC SITE.dwg

**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 30 UNITS & 1-144 SF RECYCLING STATIONS REQUIRED



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BLUE HEEL DEVELOPMENT  
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CORNELIUS, NC 28031

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PROJECT: TENNYSON TOWNHOMES  
PETITION 2022-125  
610 TENNYSON DR.  
Charlotte, NC 28208

**SCHEMATIC SITE**

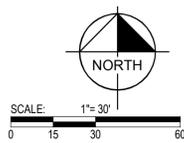
REV.	DATE	DESCRIPTION
C	03.21.23	Revised per 3rd City review
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A	01.17.23	Revised per 1st City review

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

RZ-2



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230301

I. GENERAL PROVISIONS

- a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by BlueHeel Development, LLC (the "Petitioner") to accommodate a residential community on +/- 7.7 ac.
- b. Development and use of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect the maximum development rights, building envelopes, the arrangements and locations of access points.
- c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 Zoning District shall govern all development taking place on the Site.
- d. 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 Rezoning Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. PERMITTED USES, MAXIMUM DEVELOPMENT & LIMITATIONS

- a. The Site may be developed with single-family attached (townhomes), together with any incidental and accessory uses related thereto that are allowed in the UR-2 zoning district.
- b. Development of the Rezoning Site shall comply with the dimensional standards of the UR-2 zoning district set out in the Ordinance and the dimensional standards noted in the Site Data table.

III. TRANSPORTATION

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placement(s) and configuration(s) of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT and/or City of Charlotte for approval.
- b. A non-vehicular cross-connection between Crestmere St. & Plainview Dr. has been provided by a 10' multi-use path.
- c. Parking for each unit will be provided via internal garage and driveway area. Two-car garages and a driveway which allows for two-side-by-side vehicles. Combined, each unit will effectively be able to accommodate 4 vehicles.
- d. The Petitioner shall construct a minimum of eight (8) foot wide planting strip and six (6) foot wide sidewalk along proposed public street frontages as generally depicted on the Rezoning Plan.
- e. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- f. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
- g. 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 south-central Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

IV. ARCHITECTURAL STANDARDS

- a. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), stucco, cementitious siding, and vinyl. If vinyl is used, it will be .042 inches minimum thickness.
- b. Prohibited Exterior Building Materials: EIFS or masonry.
- c. All residential entrances 15 feet of the public sidewalk must be raised from the average sidewalk grade twelve (12) to twenty-four (24) inches.
- d. 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.
- e. All units shall have enhanced entry doors and stoops. Corner/end units fronting public streets shall also have enhanced side elevations with entry doors and stoops.
- f. Garage doors visible from public or private streets should shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- g. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty ten (10) feet on all building levels, including but not limited to doors, windows, awnings, changes in materials, and/or architectural design elements.
- h. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
- i. Units shall be meaningfully differentiated between one another through a variety of methods including, but not limited to, forward offsets in the front wall of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim or materials).
- j. The 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.

V. SETBACKS, OPEN SPACE, BUFFERS AND SCREENING

- a. The Petitioner shall comply with Ordinance requirements by providing 50% open space as well as 10% of the site area shall be provided as Useable Common Open Space.

VI. FIRE

The Petitioner shall comply with the Fire Code, fire access road and fire hydrant location requirements.

VII. ENVIRONMENTAL FEATURES

- a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
- b. The location, size and type of storm water management systems 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.
- c. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner(s) of any part of the Site from time to time who may be involved in any future development thereof.



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BLUE HEEL DEVELOPMENT  
9606 DAILEY ROAD, SUITE 285  
CORNELIUS, NC 28031

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- PROJECT BUDGETING

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PROJECT:  
TENNYSON  
TOWNHOMES  
PETITION 2022-125  
610 TENNYSON DR.  
Charlotte, NC 28208

SHEET:  
TECHNICAL DATA

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-3

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

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CLIENT:

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 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  
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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

**RZ-4**



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CLIENT:  
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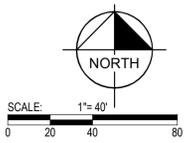
PROJECT:  
 TENNYSON TOWNHOMES  
 PETITION 2022-125  
 610 TENNYSON DR.  
 Charlotte, NC 28208

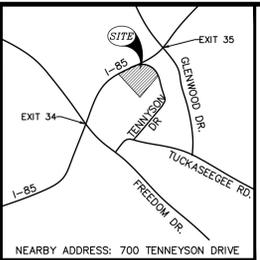
SHEET:  
 AERIAL IMAGE OVERALL

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: 1066004  
 DATE: 07.14.22

RZ-5





**FLOOD NOTE:**  
THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN FROM FEMA FLOOD MAP # 3710453500K PANEL NO. 4535, REVISED SEPTEMBER 2, 2015

**TITLE REFERENCE:**  
OWNED BY: PETER K. THOMPSON  
BRUCE J. THOMPSON  
DEED BOOK 36789 PAGE 788  
MECKLENBURG COUNTY REGISTER OF DEEDS

**ZONING:**  
PROPERTY ZONED: B-2 AND R-5  
PER MECKLENBURG COUNTY GIS

**SETBACKS:**  
PER CHARLOTE UDO SECTION 9-125 AND 9-12

**B-2**  
MINIMUM SETBACK: 20'  
MINIMUM SIDE YARD: 5' OR 10'  
MINIMUM REAR YARD: 40'

**R-5**  
MINIMUM SETBACK: 20'  
MINIMUM SIDE YARD: 5'  
MINIMUM REAR YARD: 35'

**VICINITY MAP (NTS)**

- REFERENCES:**
- 1) DB 36789 PG 788
  - 2) MB 6 PG 232
  - 3) MB 11 PG 15
  - 4) MB 63 PG 974

MECKLENBURG COUNTY REGISTER OF DEEDS.

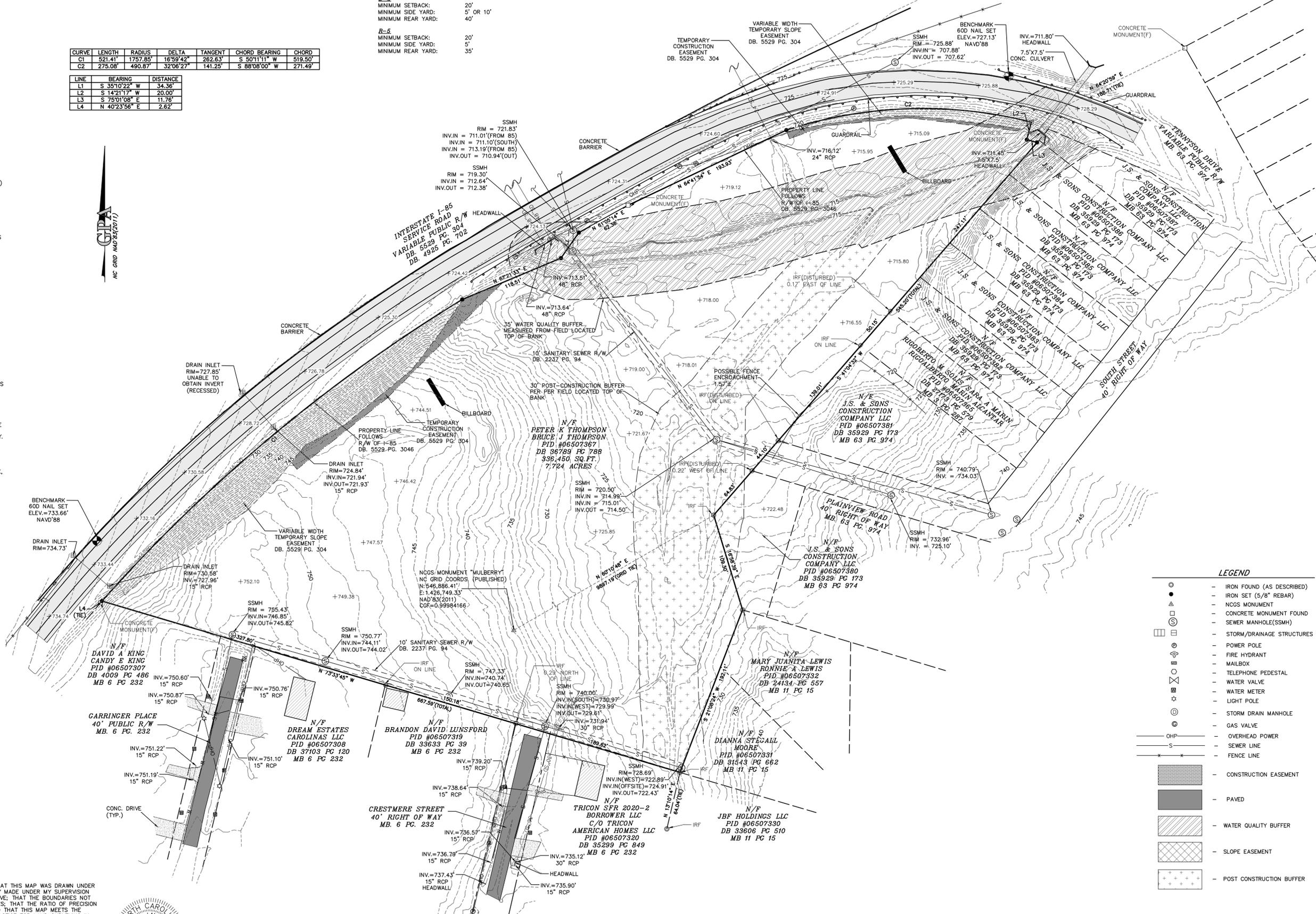
**SURVEY NOTES:**

1. NORTH ORIENTATION IS BASED ON NAD 83(2011) NCGS GRID MONUMENT "MULBERRY". HORIZONTAL DATUM IS NAD83(2011) TAKEN FROM SAME NCGS MONUMENTS. ALL LOCATED WITH GPS USING THE NCGS VRS SYSTEM.
2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
3. THESE PARCELS ARE SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
4. IMPROVEMENTS SHOWN FOR THE PERFORMANCE OF THIS SURVEY.
5. NO ENVIRONMENTAL ISSUES WERE ADDRESSED DURING THE PERFORMANCE OF THIS SURVEY.
6. IRONS AT ALL CORNERS UNLESS NOTED OTHERWISE.
7. THIS SURVEY IS INVALID UNLESS IT CONTAINS THE ORIGINAL SIGNATURE AND SEAL OF THE ABOVE STATED SURVEYOR.
8. AREA WAS DETERMINED BY THE COORDINATE METHOD.
9. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
10. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
11. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
12. NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREON.
13. NO EVIDENCE OF RECENT EARTH MOVING WORK, CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. NO EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
15. CONTOURS ARE AT 1' INTERVALS AND BASED ON NAVD'88 VERTICAL DATUM.

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	521.41'	1757.85'	16°59'42"	262.63'	S 50°11'11" W	519.50'
C2	275.08'	490.87'	32°08'27"	141.25'	S 88°08'00" W	271.49'

LINE	BEARING	DISTANCE
L1	S 35°10'22" W	34.36'
L2	S 14°21'17" W	20.00'
L3	S 75°01'08" E	11.76'
L4	N 40°23'56" E	2.62'



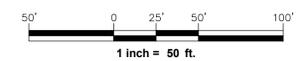
**LEGEND**

	- IRON FOUND (AS DESCRIBED)
	- IRON SET (5/8" REBAR)
	- NCGS MONUMENT
	- CONCRETE MONUMENT FOUND
	- SEWER MANHOLE (SSMH)
	- STORM/ DRAINAGE STRUCTURES
	- POWER POLE
	- FIRE HYDRANT
	- MAILBOX
	- TELEPHONE PEDESTAL
	- WATER VALVE
	- WATER METER
	- LIGHT POLE
	- STORM DRAIN MANHOLE
	- GAS VALVE
	- OVERHEAD POWER
	- SEWER LINE
	- FENCE LINE
	- CONSTRUCTION EASEMENT
	- PAVED
	- WATER QUALITY BUFFER
	- SLOPE EASEMENT
	- POST CONSTRUCTION BUFFER

I, LAWRENCE J. WHITAKER, PLS CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS AND PLATS REFERENCED ABOVE; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS BROKEN LINES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).



THIS 18TH DAY OF MAY, 2022.  
**PRELIMINARY**  
LAWRENCE J. WHITAKER, PLS L-4538



GPA INC.  
SERVING SOUTH CAROLINA AND NORTH CAROLINA  
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"Integrity Without Boundaries"

SCALE  
1"=50'  
F.L.D. BK. PG.  
JOB NO.  
220020  
DATE  
3/16/2022  
DRAWN BY  
CJP  
CHECKED BY  
DLG

SHOWING PARCEL # 06507387  
OWNED BY  
PETER K. & BRUCE J. THOMPSON  
LOCATED IN THE CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NORTH CAROLINA  
**BOUNDARY/ TOPOGRAPHIC SURVEY**

PREPARED FOR DEVELOPMENT  
8646 BAILEY ROAD, SUITE 28831  
CORNELIUS, NC 28031  
704-834-9140



**RZ-6**

DATE	REVISION	BY