

DRAWING INDEX

GENERAL		ORIGINAL DATE	REVISED DATE
T0.01	COVER SHEET	08/16/2021	05/16/2022
CIVIL			
C1.01	SITE PLAN	08/16/2021	05/16/2022
C1.02	REZONING NOTES	08/16/2021	05/16/2022

SHEETS BY OTHERS

ALTAL/NSPS LAND TITLE SURVEY PREPARED FOR BLUE  
HEEL DEVELOPMENT BY CLONINGER SURVEYING &  
MAPPING, PLLC

SITE INFORMATION

SITE LOCATION:  
PARCEL NUMBERS: 04521308  
ETJ AREA CHARLOTTE

ZONING INFORMATION:  
EXISTING ZONING DISTRICT: 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  
ZONING: R-8 (CD)  
SITE AREA: 7.480 AC.  
DENUDE LIMITS: 7.480 AC.

CODE REFERENCES

AMERICANS WITH DISABILITIES ACT – ACCESSIBILITY GUIDELINES, 2010 (ADAAG)  
NCDEQ EROSION AND SEDIMENT CONTROL MANUAL – 2013  
CHARLOTTE WATER DESIGN MANUAL  
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

CITADEL PLACE  
TOWNHOMES

CONCEPTUAL SITE PLAN  
3005 CITADEL PLACE  
CHARLOTTE, NORTH CAROLINA

VICINITY MAP

SCALE: 1" = 250'

LOCATION MAP

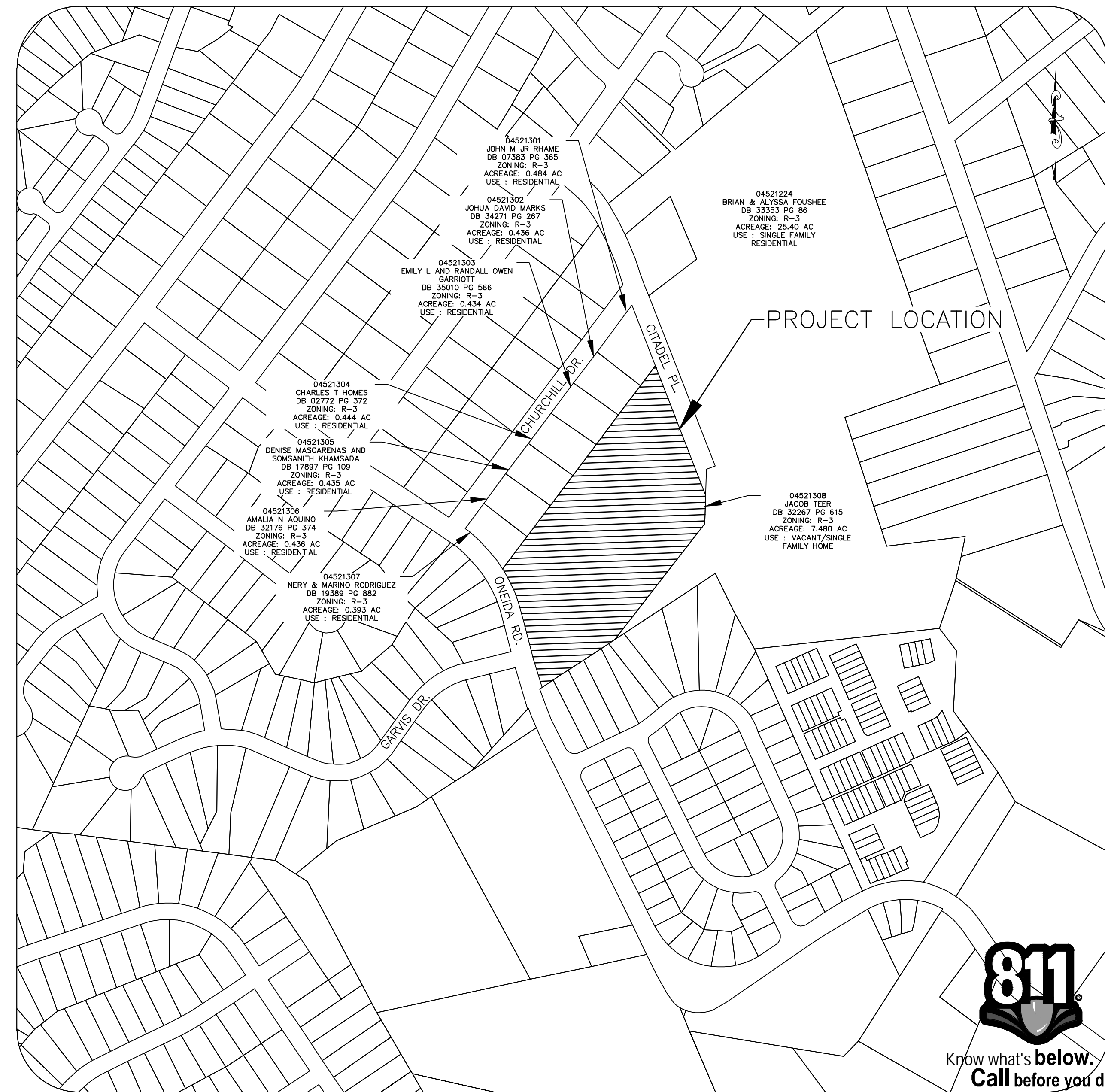
SCALE: NTS

CONTACTS

OWNER:  
BLUE HEEL DEVELOPMENT  
CARE OF MATT GALLAGHER  
9606 BAILEY ROAD  
SUITE 235  
CORNELIUS, NC 28031  
PH. (704)634-5140  
MATT@BLUEHEELDEVELOPMENT.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  
TMCMANNIS@DEWBERRY.COM

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  
Fax: 704.509.9937  
www.dewberry.com  
NCBELS #F-0929  
NCBOLA #C-478

3005 CITADEL PLACE

CONCEPTUAL SITE PLAN  
3005 CITADEL PLACE  
CHARLOTTE, NORTH CAROLINA

SEAL

PRELIMINARY NOT  
FOR CONSTRUCTION

KEY PLAN:

SCALE:

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	05/16/22	PMW	AGENCY COMMENTS
2	04/11/22	PMW	AGENCY COMMENTS
3	03/21/22	TMM	CLIENT COMMENTS
4	08/20/21	PMW	CLIENT COMMENTS

DRAWN BY: PMW  
APPROVED BY: TMM  
CHECKED BY: TMM  
DATE: AUGUST 20, 2021  
TITLE:

COVER SHEET

RZP\_2021\_234

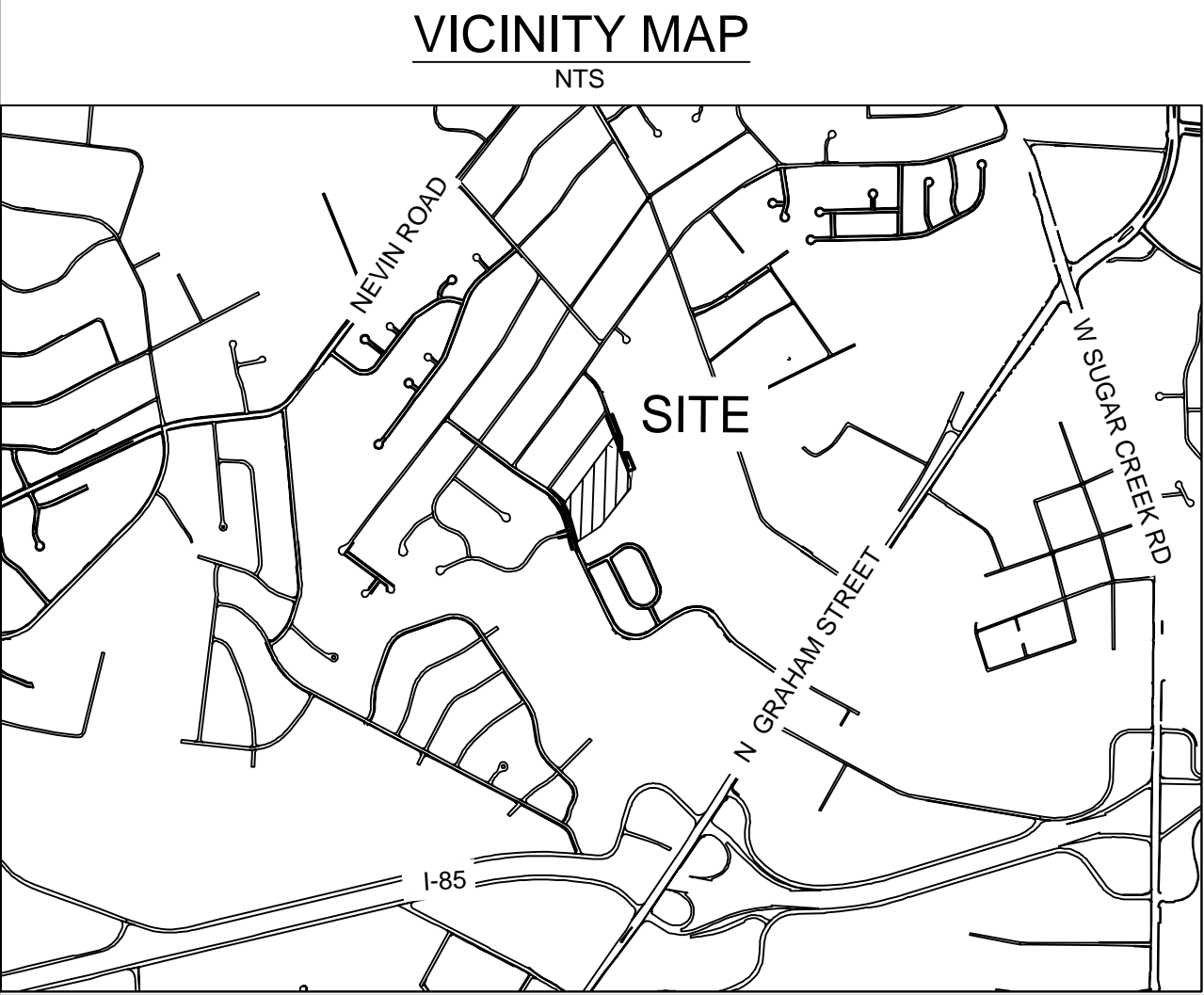
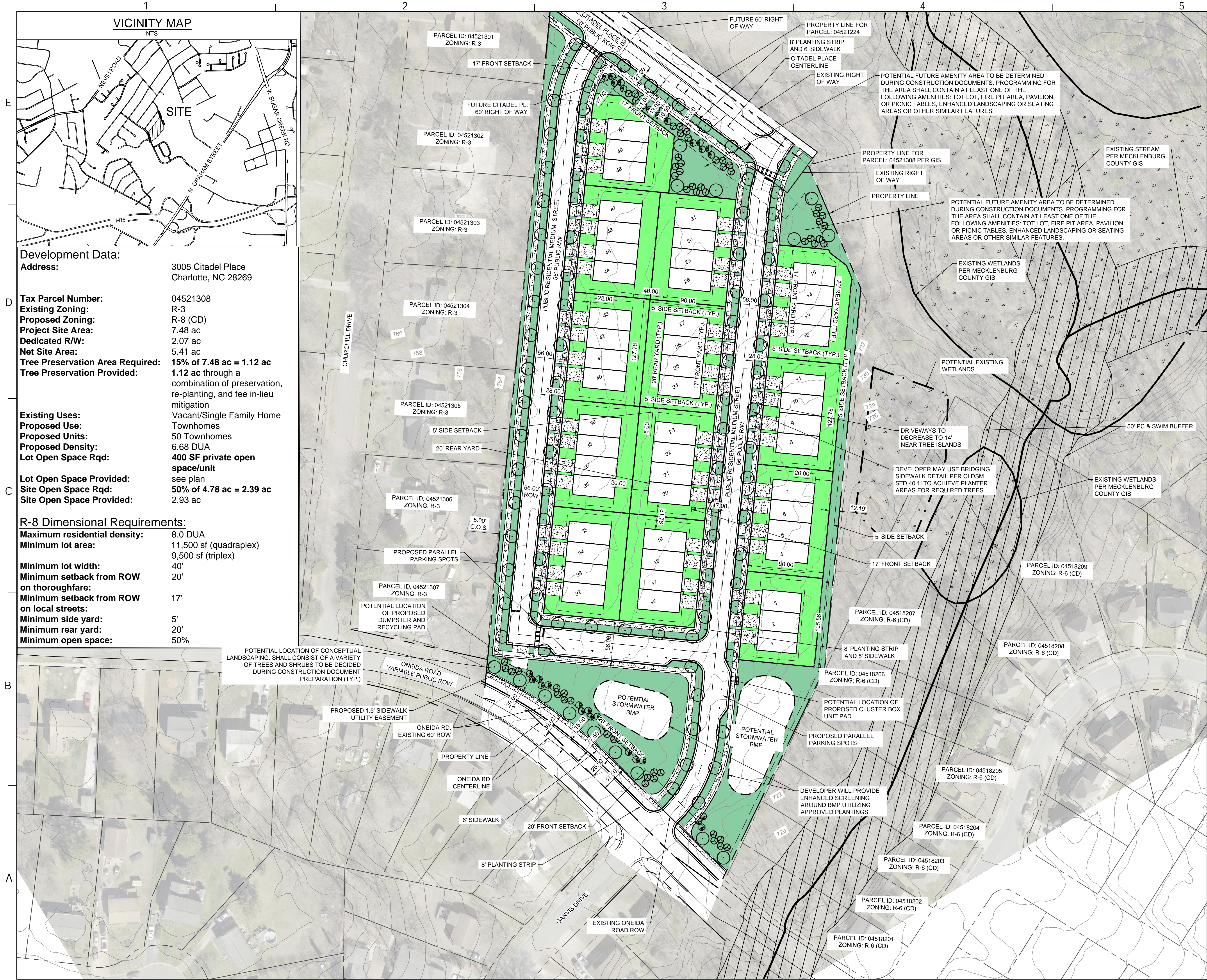
DEI PROJECT NO: 50142462

SHEET NO.

T0.01



Know what's below.  
Call before you dig.



**Development Data:**  
**Address:** 3005 Citadel Place  
Charlotte, NC 28269

**Tax Parcel Number:** 04521308  
**Existing Zoning:** R-3  
**Proposed Zoning:** R-8 (CD)  
**Project Site Area:** 7.48 ac  
**Dedicated R/W:** 2.07 ac  
**Net Site Area:** 5.41 ac  
**Tree Preservation Area Required:** 15% of 7.48 ac = 1.12 ac  
**Tree Preservation Provided:** 1.12 ac through a combination of preservation, re-planting, and fee in-lieu mitigation  
**Existing Uses:** Vacant/Single Family Home Townhomes  
**Proposed Use:** 50 Townhomes  
**Proposed Units:** 6.68 DUA  
**Proposed Density:** 400 SF private open space/unit  
**Lot Open Space Rqd:** see plan  
**Site Open Space Rqd:** 50% of 4.78 ac = 2.39 ac  
**Site Open Space Provided:** 2.93 ac

**R-8 Dimensional Requirements:**  
**Maximum residential density:** 8.0 DUA  
**Minimum lot area:** 11,500 sf (quadraplex)  
9,500 sf (triplex)  
**Minimum lot width:** 40'  
**Minimum setback from ROW on thoroughfare:** 20'  
**Minimum setback from ROW on local streets:** 17'  
**Minimum side yard:** 5'  
**Minimum rear yard:** 20'  
**Minimum open space:** 50%

POTENTIAL LOCATION OF CONCEPTUAL LANDSCAPING. SHALL CONSIST OF A VARIETY OF TREES AND SHRUBS TO BE DECIDED DURING CONSTRUCTION DOCUMENT PREPARATION (TYP.)



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NCBELS #F-0929  
NCBOLA #C-478

3005 CITADEL PLACE

CONCEPTUAL SITE PLAN

3005 CITADEL PLACE  
CHARLOTTE, NORTH CAROLINA

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

KEY PLAN:

SCALE: 1" = 50'



REVISIONS

NO.	DATE	BY	DESCRIPTION
△	05/16/22	PMW	AGENCY COMMENTS
△	04/11/22	PMW	AGENCY COMMENTS
△	03/21/22	TMM	CLIENT COMMENTS
△	08/20/21	PMW	CLIENT COMMENTS

DRAWN BY: PMW  
APPROVED BY: TMM  
CHECKED BY: TMM  
DATE: AUGUST 20, 2021  
TITLE:

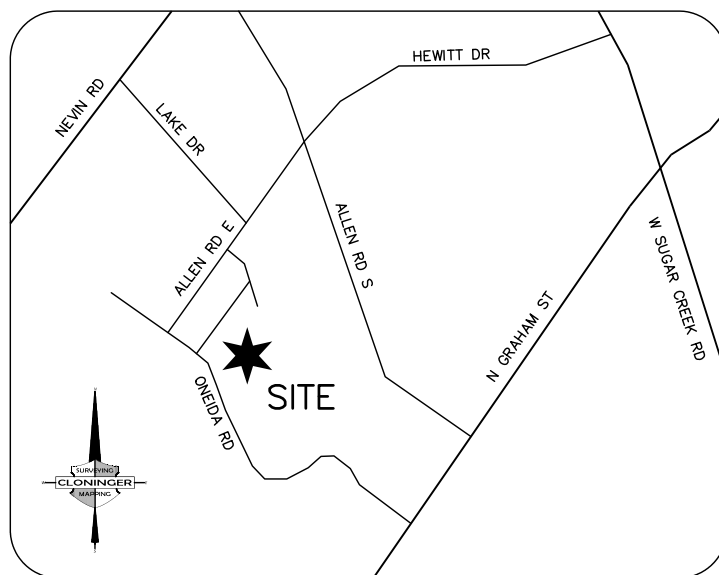
SITE PLAN  
R-8 (CD)  
RZP\_2021\_234

DEI PROJECT NO: 50142462

SHEET NO.

C1.01





VICINITY MAP  
NOT TO SCALE

#### 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. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "M 040", ELEVATION = 738.84 FEET, NAVD 88.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. 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 ANY ADJACENT PROPERTIES.

#### ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: R-3

MINIMUM SETBACK: 30 FT  
MINIMUM SIDE YARD: 6 FT  
MINIMUM REAR YARD: 45 FT

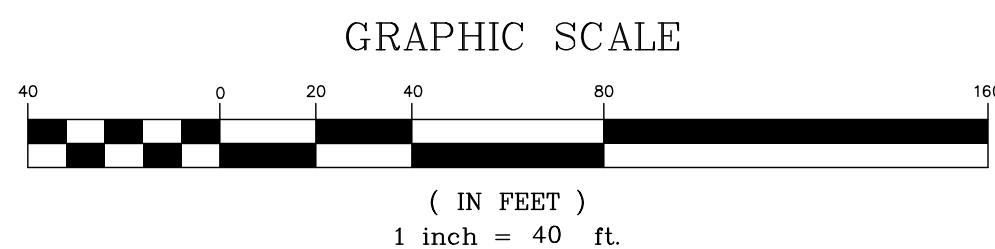
FOR FURTHER INFORMATION CONTACT THE  
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT.

#### LEGEND:

CB - CATCH BASIN  
D.B. - DRED BASIN  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EN - EXISTING NAIL  
FE - FIRE HYDRANT  
HVAC - HEATING, VENTILATION, AIR COND.  
LP - LIGHT POLE  
MB - MAP BOOK  
NIR - NEW IRON ROD  
NN - NEW NAIL  
PB - POWER BOX  
PG - PILE  
PM - POWER METER  
PP - POWER POLE  
RCP - REINFORCED CONCRETE PIPE  
R/W - RIGHT-OF-WAY  
SSMH - SANITARY SEWER MANHOLE  
PROJECT LINE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
RIGHT-OF-WAY (NOT SURVEYED)  
EASEMENT  
SETBACK  
SANITARY SEWER LINE  
OVERHEAD ELECTRIC LINE  
WATER LINE, APPROXIMATE  
FENCE



Know what's below.  
Call before you dig.



ALLEN HILLS SUBDIVISION  
BLOCK 5  
M.B. 7, PG. 333

NERY AND  
MARINO RODRIGUEZ  
D.B. 19389, PG. 882  
PARCEL 045-213-07

AMALIA N. AQUINO  
D.B. 32176, PG. 374  
PARCEL 045-213-06

DENISE MASCARENAS AND  
SOMSANITH KHAMSA  
D.B. 17897, PG. 109  
PARCEL 045-213-05

CHARLES T. HOLMES  
D.B. 2772, PG. 372  
PARCEL 045-213-04

RANDALL O. AND  
EMILY L. GARRIOTT  
D.B. 35010, PG. 566  
PARCEL 045-213-03

JOHUA D. MARKS  
D.B. 34271, PG. 267  
PARCEL 045-213-02

JOHN M. RHAME JR.  
D.B. 7383, PG. 765  
PARCEL 045-213-01

JACOB TEER  
D.B. 32267, PG. 615  
PARCEL 045-213-08  
325,584 SQ. FT.  
7.4744 ACRES

BRIAN AND  
ALYSSA FOUSHEE  
D.B. 33353, PG. 86  
PARCEL 045-212-24

BRIAN AND  
ALYSSA FOUSHEE  
D.B. 33353, PG. 86  
PARCEL 045-212-24

#### ALTA CERTIFICATION:

TO: BLUE HEEL DEVELOPMENT

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(1), 7c, 8, 9 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 30, 2021.

#### PRELIMINARY

JUSTIN F. CLONINGER  
NCPLS, L-4430  
justin@cloningersurveying.com

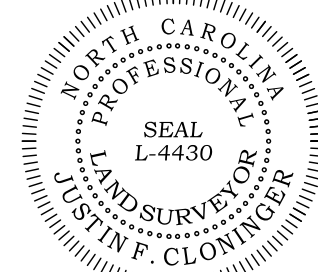
DATE

#### 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.  
COMMUNITY PANEL NO: 3710455600K, ZONE X

THIS IS TO CERTIFY THAT ON THE 30th DAY OF JULY 2021, 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 56) 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



325,584 SQ. FT.  
7.4744 ACRES

ALTA/NSPS LAND TITLE SURVEY  
PREPARED FOR  
BLUE HEEL DEVELOPMENT  
3005 CITADEL PL.  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
DEED REFERENCE: 32267-615  
PARCEL: 045-213-08



CLONINGER SURVEYING & MAPPING, PLLC  
201 W. 2nd AVENUE, SUITE C  
GASTONIA, NC 28052  
704.864.9007  
LICENSE P-2326

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
JH/CJB	CEB		1"=40'	JULY 30, 2021	1092