

		<u>ORIGINAL DATE</u>	<u>REVISED DATE</u>
GENERAL			
T0.01	COVER SHEET	08/16/2021	06/23/2022
CIVIL			
C1.01	SITE PLAN	08/16/2021	06/23/2022
C1.02	REZONING NOTES	08/16/2021	06/23/2022

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

SITE LOCATION  
PARCEL NUMBERS: 04521308  
ETJ AREA CHARLOTTE

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

SCOPE OF WORK:	CONSTRUCTION OF TOWNHOME DEVELOPMENT
FIRE ALARMS:	N/A
PARCEL ID:	04521308
ZONING:	R-8 (CD)
SITE AREA:	7.480 AC.
DENUDED LIMITS:	7.480 AC.

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

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"/> APPROVAL <input type="checkbox"/> BIDDING	<input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> REVISION <input type="checkbox"/> RECORD	

CONCEPTUAL SITE PLAN  
3005 CITADEL PLACE  
CHARLOTTE, NORTH CAROLINA

04521301  
JOHN M JR RHAME  
DB 07383 PG 365  
ZONING: R-3  
ACREAGE: 0.484 AC  
USE : RESIDENTIAL

04521302  
JOHUA DAVID MARKS  
DB 34271 PG 287  
ZONING: R-3  
ACREAGE: 0.436 AC  
USE : RESIDENTIAL

04521303  
EMILY L AND RANDALL OWEN  
GARROTT  
DB 35010 PG 566  
ZONING: R-3  
ACREAGE: 0.434 AC  
USE : RESIDENTIAL

04521304  
CHARLES T HOMES  
DB 02772 PG 372  
ZONING: R-3  
ACREAGE: 0.444 AC  
USE : RESIDENTIAL

04521305  
DENISE MASCARENAS AND  
SOMSAINTH KHAMSA  
DB 17897 PG 109  
ZONING: R-3  
ACREAGE: 0.435 AC  
USE : RESIDENTIAL

04521306  
AMALIA N AQUINO  
DB 32176 PG 374  
ZONING: R-3  
ACREAGE: 0.436 AC  
USE : RESIDENTIAL

04521307  
NERY & MARINO RODRIGUEZ  
DB 19389 PG 882  
ZONING: R-3  
ACREAGE: 0.393 AC  
USE : RESIDENTIAL

04521224  
BRIAN & ALIISA FOUSHEE  
DB 33553 PG 86  
ZONING: R-3  
ACREAGE: 25.40 AC  
USE : SINGLE FAMILY  
RESIDENTIAL

04521308  
JACOB TEER  
DB 32287 PG 615  
ZONING: R-3  
ACREAGE: 7.480 AC  
USE : VACANT/SINGLE  
FAMILY HOME

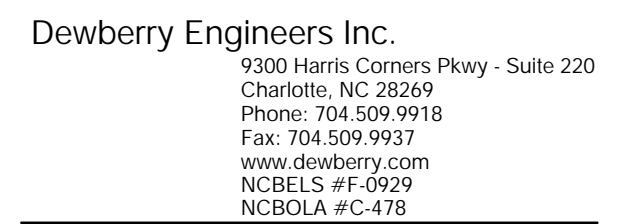
CHURCHILL DR.  
CITADEL PL.  
OAKLEA RD.  
GARVIS DR.

PROJECT LOCATION

**811**  
Know what's below.  
Call before you dig.



Know what's **below.**  
**Call** before you dig.



3005 CITADEL PLACE

CONCEPTUAL SITE PLAN

3005 CITADEL PLACE  
CHARLOTTE, NORTH CAROLINA

SEAL

PRELIMINARY NOT  
FOR CONSTRUCTION

KEY PLAN:

SCALE:

REVISONS			
<u>6</u>	06/23/22	PMW	AGENCY COMMENTS
<u>5</u>	06/03/22	TMM	DUMPSTER REV.
<u>4</u>	05/16/22	PMW	AGENCY COMMENTS
<u>3</u>	04/11/22	PMW	AGENCY COMMENTS
<u>2</u>	03/21/22	TMM	CLIENT COMMENTS
<u>1</u>	08/20/21	PMW	CLIENT COMMENTS
NO.	DATE	BY	DESCRIPTION

DRAWN BY PMW

APPROVED BY TMM

— CHECKED BY TMM

DATE AUGUST 20, 2021

---

TITLE \_\_\_\_\_

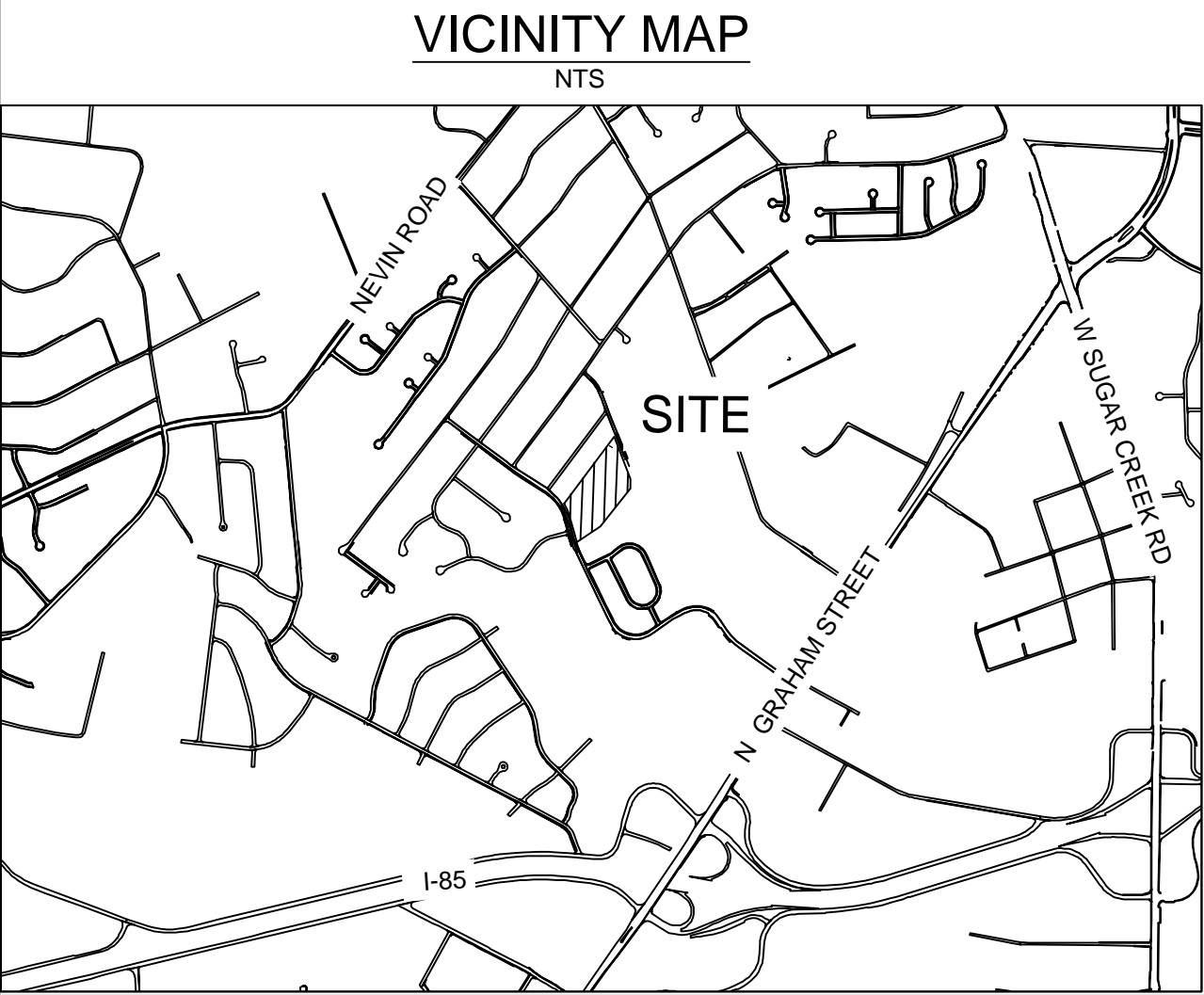
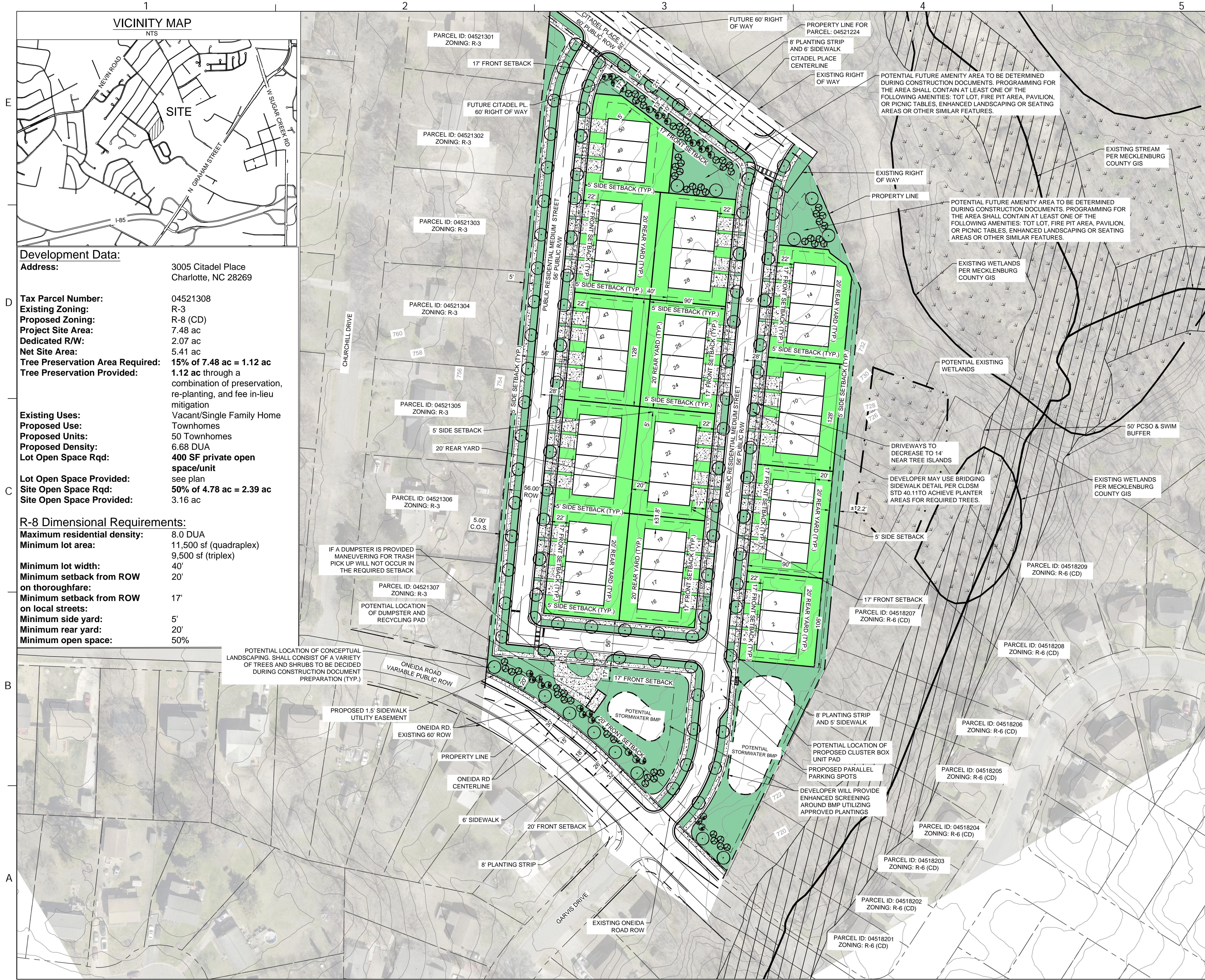
## RZP\_2021\_234

DEI PROJECT NO: 50142462

SHEET NO.

# T0.01





**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:** 3.16 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.)

IF A DUMPSTER IS PROVIDED MANEUVERING FOR TRASH PICK UP WILL NOT OCCUR IN THE REQUIRED SETBACK

POTENTIAL LOCATION OF DUMPSTER AND RECYCLING PAD

PROPOSED 1.5' SIDEWALK UTILITY EASEMENT

ONEIDA RD. EXISTING 60' ROW

PROPERTY LINE

ONEIDA RD CENTERLINE

6' SIDEWALK

20' FRONT SETBACK

8' PLANTING STRIP

EXISTING ONEIDA ROAD ROW

PARCEL ID: 04521301  
ZONING: R-3

17' FRONT SETBACK

FUTURE CITADEL PL. 60' RIGHT OF WAY

PARCEL ID: 04521302  
ZONING: R-3

PARCEL ID: 04521303  
ZONING: R-3

PARCEL ID: 04521304  
ZONING: R-3

PARCEL ID: 04521305  
ZONING: R-3

5' SIDE SETBACK

20' REAR YARD

PARCEL ID: 04521306  
ZONING: R-3

5.00' C.O.S.

PARCEL ID: 04521307  
ZONING: R-3

POTENTIAL LOCATION OF DUMPSTER AND RECYCLING PAD

ONEIDA ROAD VARIABLE PUBLIC ROW

PROPERTY LINE

ONEIDA RD CENTERLINE

6' SIDEWALK

20' FRONT SETBACK

8' PLANTING STRIP

EXISTING ONEIDA ROAD ROW

FUTURE 60' RIGHT OF WAY

PROPERTY LINE FOR PARCEL: 04521224

8' PLANTING STRIP AND 6' SIDEWALK

CITADEL PLACE CENTERLINE

EXISTING RIGHT OF WAY

POTENTIAL FUTURE AMENITY AREA TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS. PROGRAMMING FOR THE AREA SHALL CONTAIN AT LEAST ONE OF THE FOLLOWING AMENITIES: TOT LOT, FIRE PIT AREA, PAVILION, OR PICNIC TABLES, ENHANCED LANDSCAPING OR SEATING AREAS OR OTHER SIMILAR FEATURES.

EXISTING RIGHT OF WAY

PROPERTY LINE

POTENTIAL FUTURE AMENITY AREA TO BE DETERMINED DURING CONSTRUCTION DOCUMENTS. PROGRAMMING FOR THE AREA SHALL CONTAIN AT LEAST ONE OF THE FOLLOWING AMENITIES: TOT LOT, FIRE PIT AREA, PAVILION, OR PICNIC TABLES, ENHANCED LANDSCAPING OR SEATING AREAS OR OTHER SIMILAR FEATURES.

EXISTING WETLANDS PER MECKLENBURG COUNTY GIS

POTENTIAL EXISTING WETLANDS

DRIVEWAYS TO DECREASE TO 14' NEAR TREE ISLANDS

DEVELOPER MAY USE BRIDGING SIDEWALK DETAIL PER CLDSM STD 40.11 TO ACHIEVE PLANTER AREAS FOR REQUIRED TREES.

±12.2'

5' SIDE SETBACK

17' FRONT SETBACK

PARCEL ID: 04518207  
ZONING: R-6 (CD)

PARCEL ID: 04518209  
ZONING: R-6 (CD)

PARCEL ID: 04518208  
ZONING: R-6 (CD)

PARCEL ID: 04518206  
ZONING: R-6 (CD)

PARCEL ID: 04518205  
ZONING: R-6 (CD)

PARCEL ID: 04518204  
ZONING: R-6 (CD)

PARCEL ID: 04518203  
ZONING: R-6 (CD)

PARCEL ID: 04518202  
ZONING: R-6 (CD)

PARCEL ID: 04518201  
ZONING: R-6 (CD)

8' PLANTING STRIP AND 5' SIDEWALK

POTENTIAL LOCATION OF PROPOSED CLUSTER BOX UNIT PAD

PROPOSED PARALLEL PARKING SPOTS

DEVELOPER WILL PROVIDE ENHANCED SCREENING AROUND BMP UTILIZING APPROVED PLANTINGS

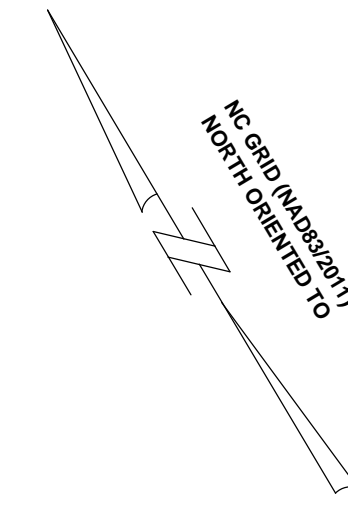
POTENTIAL STORMWATER BMP

POTENTIAL STORMWATER BMP

EXISTING STREAM PER MECKLENBURG COUNTY GIS

50' PCSO & SWIM BUFFER

EXISTING WETLANDS PER MECKLENBURG COUNTY GIS



**Dewberry**  
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: 1" = 50'  
0' 50' 100'

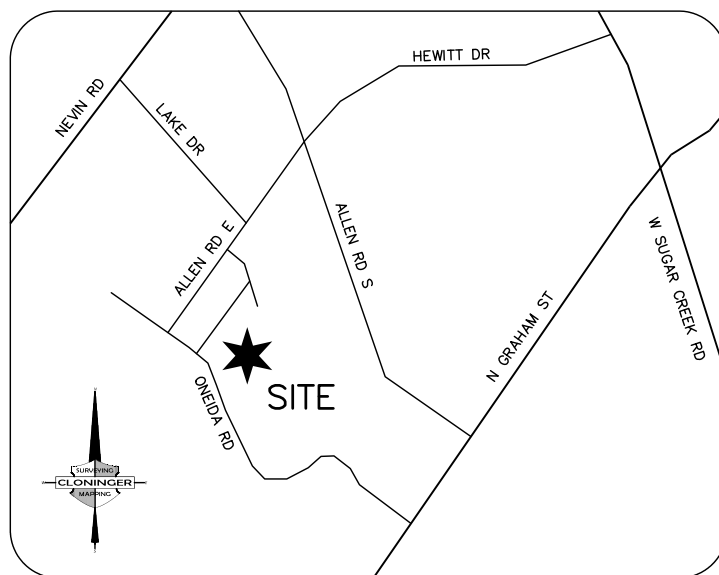
REVISIONS			
NO.	DATE	BY	DESCRIPTION
△	06/23/22	PMW	AGENCY COMMENTS
△	06/03/22	TMM	DUMPSTER REV.
△	05/16/22	PMW	AGENCY COMMENTS
△	04/11/22	PMW	AGENCY COMMENTS
△	03/21/22	TMM	CLIENT COMMENTS
△	08/20/21	PMW	CLIENT COMMENTS

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-WAY 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

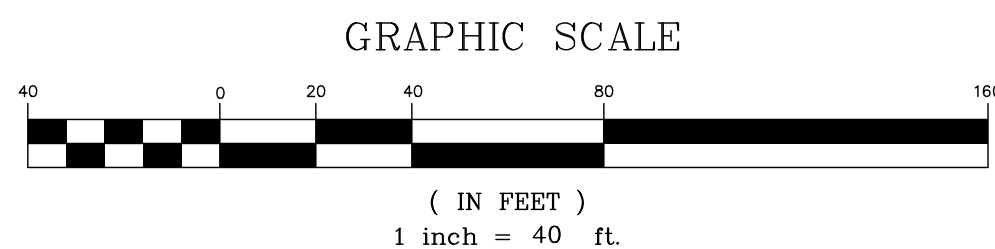
FOR FURTHER INFORMATION CONTACT THE  
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT.

LEGEND:

CB - CATCH BASIN  
D.B. - DRED BASIN  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EN - EXISTING NAIL  
FE - FIRE EXTINGUISHER  
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  
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.



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

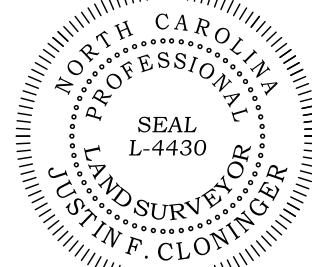
DATE

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