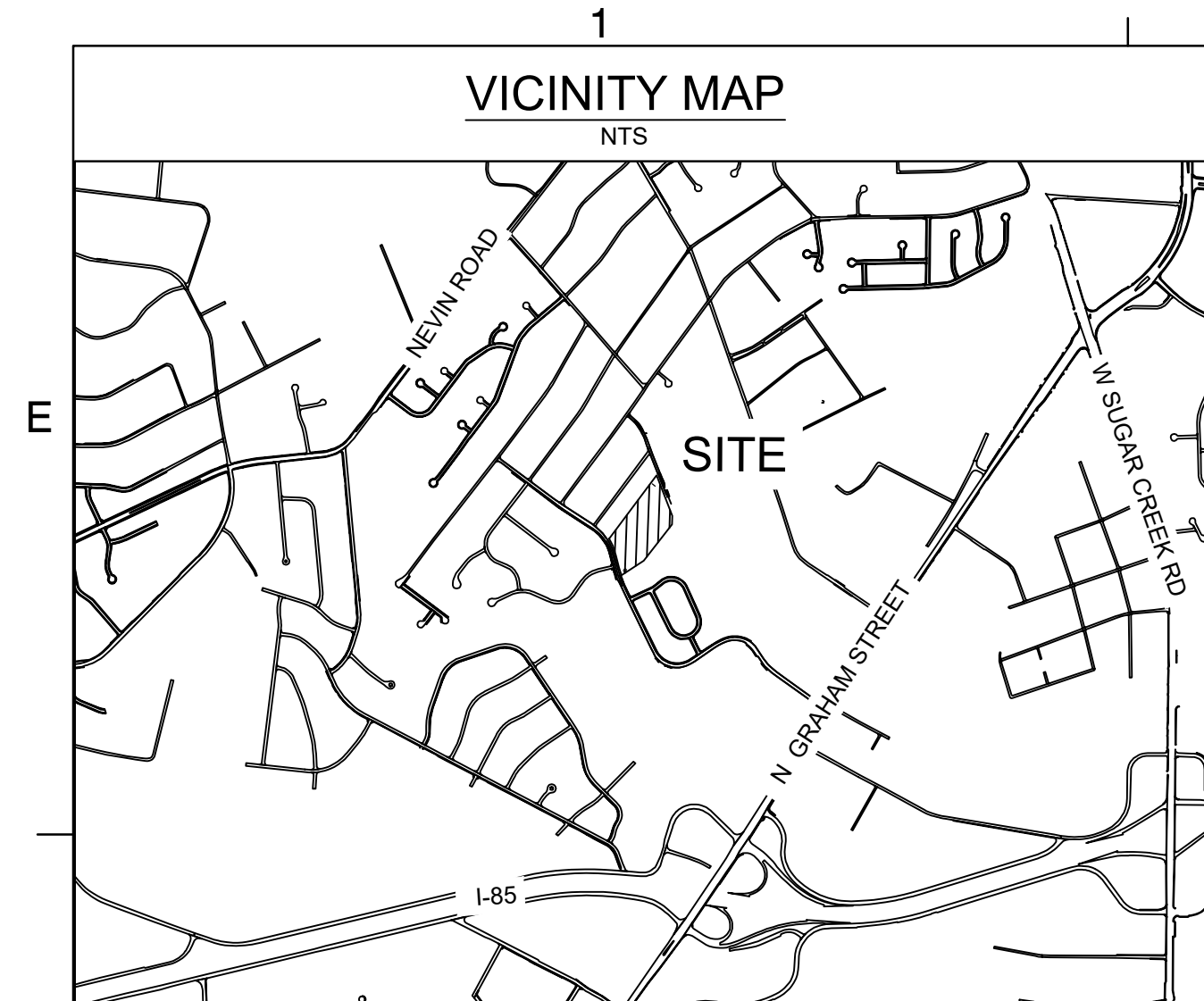


# T0.01





## Development Data:

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

D	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

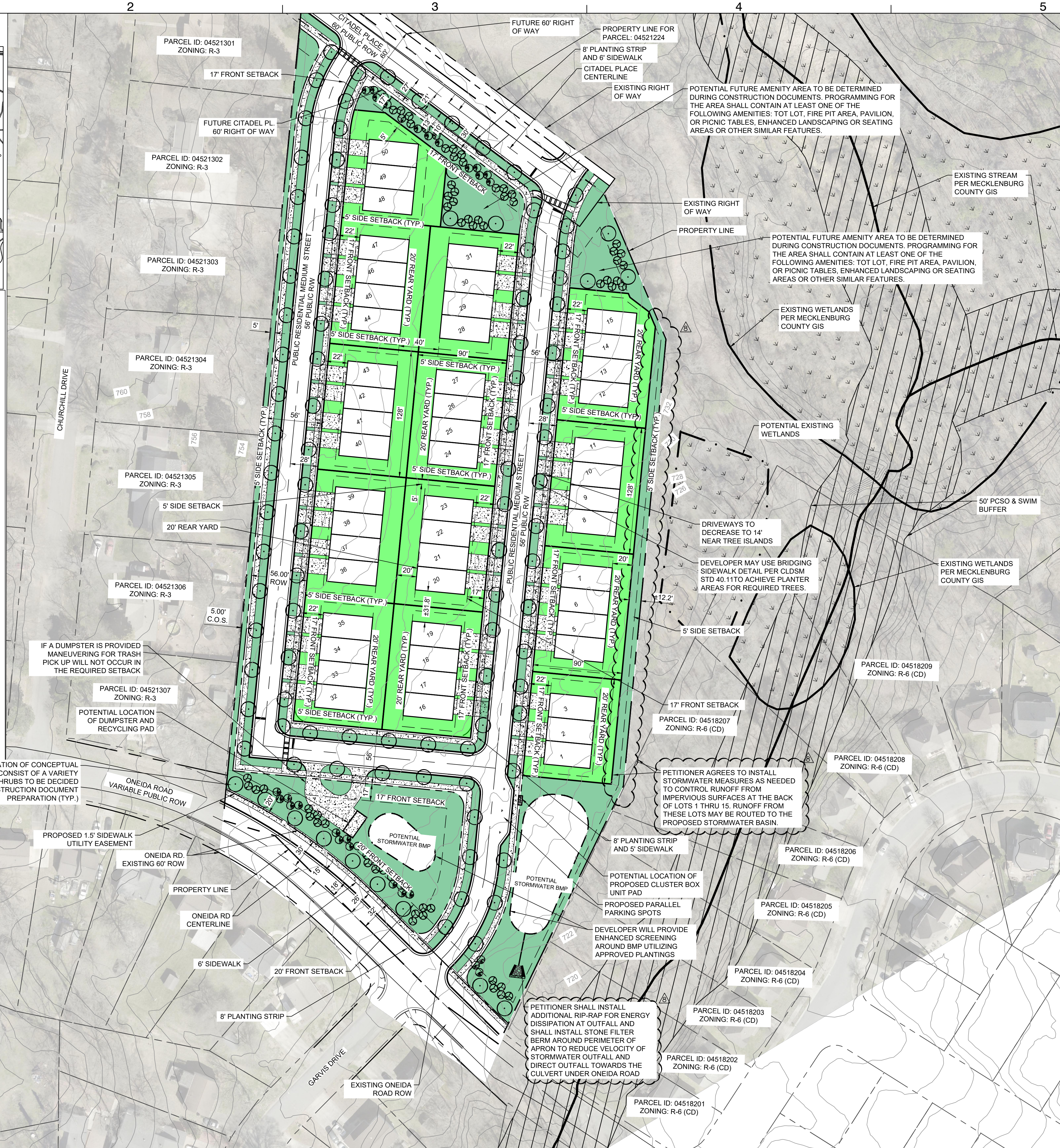
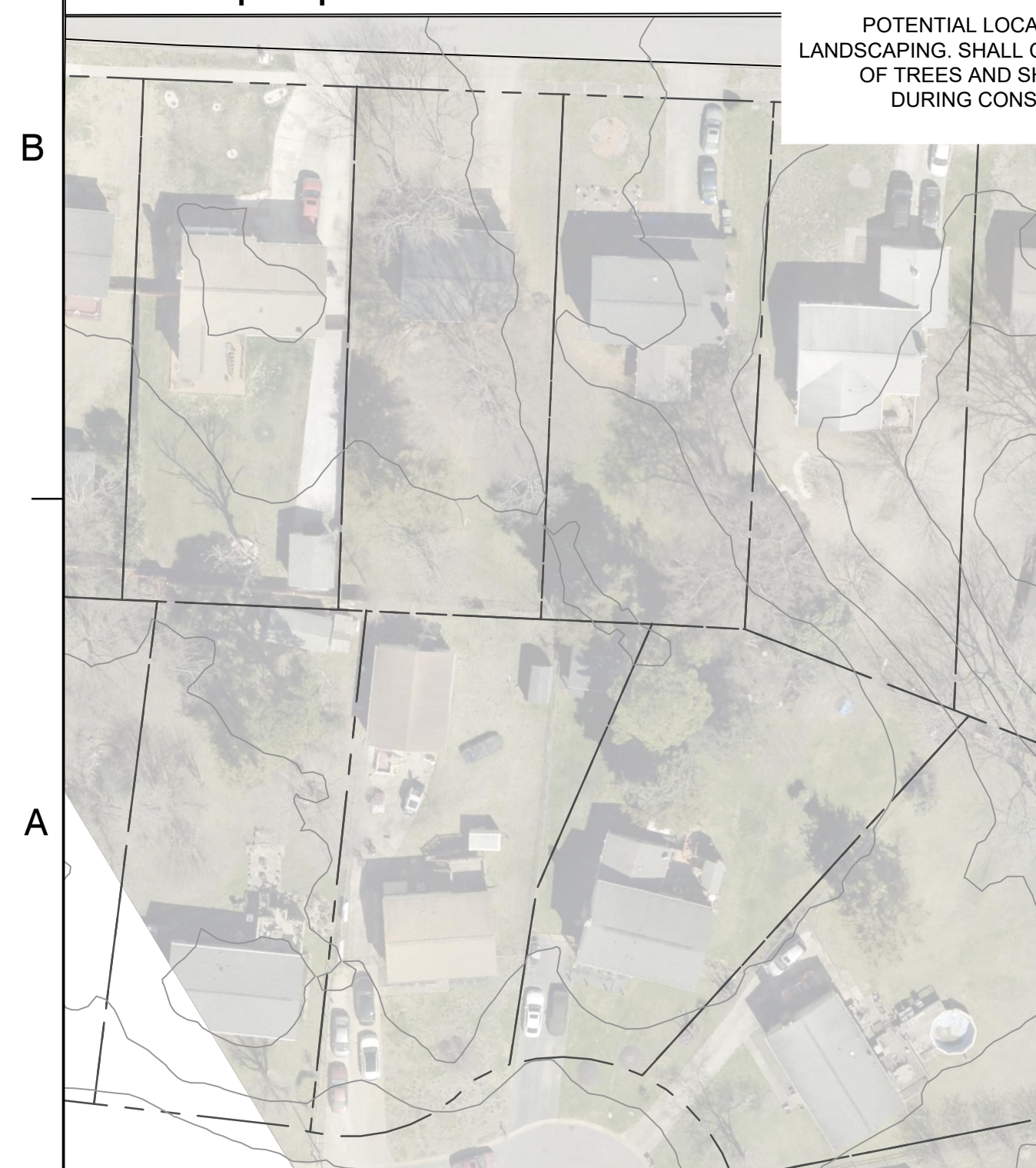
<b>Existing Uses:</b>	Warehouse
<b>Proposed Use:</b>	Vacant/Single Family Home
<b>Proposed Units:</b>	Townhomes
<b>Proposed Density:</b>	50 Townhomes
<b>Lot Open Space Rqd:</b>	6.68 DUA
	<b>400 SF private open</b>

C	Lot Open Space Provided:	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:

<b>Maximum residential density:</b>	8.0 DUA
<b>Minimum lot area:</b>	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%



**Dewberry Engineers Inc.**  
9300 Harris Corners Pkwy - Suite 220  
Charlotte, NC 28269  
Phone: 704.509.9918  
Fax: 704.509.9937  
[www.dewberry.com](http://www.dewberry.com)  
NCBELS #F-0929  
NCBQI A #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
8	08/22/22	PMW	AGENCY COMMENT
7	07/12/22	PMW	AGENCY COMMENT
6	06/23/22	PMW	AGENCY COMMENT
5	06/03/22	TMM	DUMPSTER REV.
4	05/16/22	PMW	AGENCY COMMENT
3	04/11/22	PMW	AGENCY COMMENT
2	03/21/22	TMM	CLIENT COMMENT
1	08/20/21	PMW	CLIENT COMMENT

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



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







NOTES:

- ZONING:

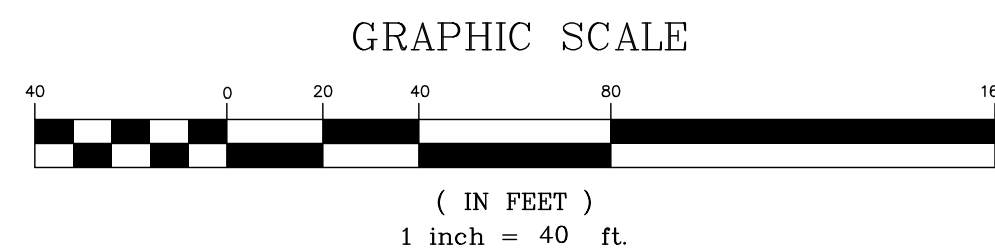
FOR FURTHER INFORMATION CONTACT THE  
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT.

### LEGEND

CB - CATCH BASIN  
D.B. - DEED BOOK  
EIP - EXISTING IRON PIPE  
ER - EXISTING IRON ROD  
EV - EXISTING V.H.E.  
FH - FIRE HYDRANT  
HFAC - HEATING, VENTILATION, AIR COND.  
M.B. - MAP BOOK  
NIR - NEW IRON ROD  
NN - NEW N.H.P.  
PB - POWER BOX  
PG - PACE  
PM - POWER METER  
PP - POWER POLE  
RCP - REINFORCED CONCRETE PIPE  
ROW - RIGHT-OF-WAY  
SSM - SANITARY SEWER MANHOLE  
PROPERTY LINE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
RIGHT-OF-WAY (NOT SURVEYED)  
EASEMENT  
SEWBACK  
SANITARY SEWER LINE  
OVERHEAD ELECTRIC LINE  
WATER LINE APPROXIMATE



Know what's below.  
Call before you dig



ALLEN HILLS SUBDIVISION  
BLOCK S  
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 045-213-0

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

MAP REFERENCE:  
NC GRID NAD 83(2011)

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

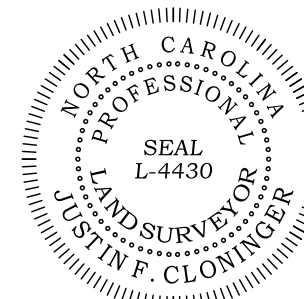
JUSTIN F. CLONINGER  
NCPLS, L-4430  
justinc@cloningersurveying.com

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 20 21, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE CORNER MONUMENTS, IF ANY, ARE CORRECT. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA. BOARD RULE 1600 (2) 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*



**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	CJB		1"=40'	JULY 30, 2021	1092