

DRAWING INDEX

GENERAL		ORIGINAL DATE	REVISION DATE
T0.01	COVER SHEET	01/31/2023	09/21/2023
CIVIL			
C1.01	SITE PLAN	01/31/2023	09/21/2023
C1.02	REZONING NOTES	01/31/2023	09/21/2023

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
NCEQ EROSION AND SEDIMENT CONTROL MANUAL – 2013
CHARLOTTE WATER DESIGN MANUAL
CITY OF CHARLOTTE ZONING ORDINANCE
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

ALLEN ROAD DEVELOPMENT

REZONING PLAN
5120 ALLEN ROAD E
CHARLOTTE, NORTH CAROLINA

VICINITY MAP

SCALE: 1" = 250'

LOCATION MAP

SCALE: NTS



CONTACTS

OWNER:
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CHALROTTE, 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
TMCMANNIS@DEWBERRY.COM

SUBMITTAL		SET NUMBER
☒ PRELIMINARY	☐ CONSTRUCTION	
☐ APPROVAL	☐ REVISION	
☐ BIDDING	☐ RECORD	



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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

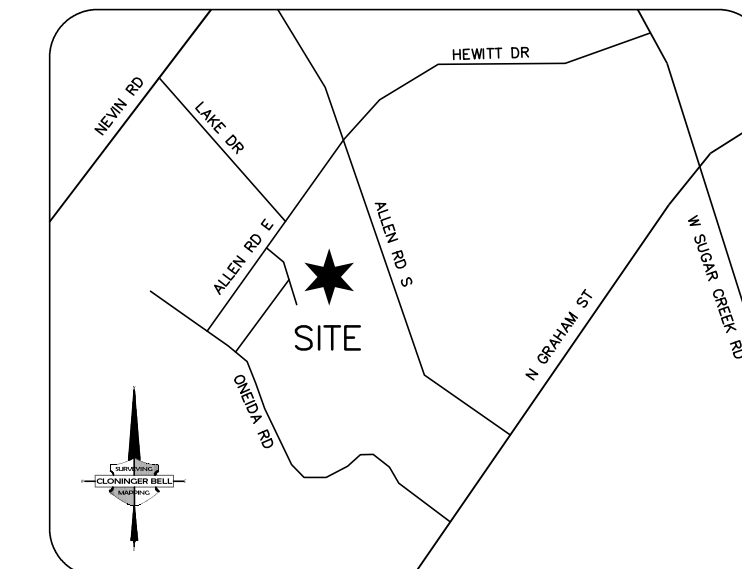
DRAWN BY PMW
APPROVED BY TMM
CHECKED BY TMM
DATE JANUARY 31, 2023
TITLE

COVER SHEET

DEI PROJECT NO: 50159873

SHEET NO.

T0.01



PLOTTED: 8/1/2023C:\CARLSON PROJECTS\30\3085\DWG\2276.DWG