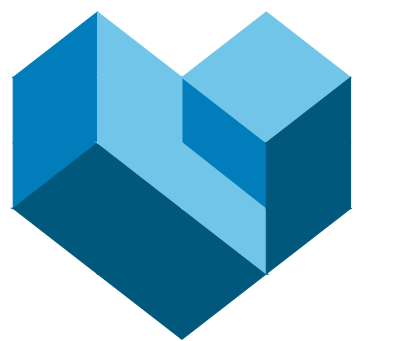


# NEWELL ASSEMBLAGE REZONING PLANS

FOR  
NVR, INC

PROPOSED  
**SUBDIVISION**  
LOCATION OF SITE  
OLD CONCORD ROAD, CHARLOTTE, NC  
PARCELS: 04913101, 04906101, 04907101, 04903208



**CESO**  
WWW.CESONC.COM

3051 Rgby Rd., Suite 300  
Merrimack, NH 03042  
Phone: 937.435.8584 Fax: 888.208.4826

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NVR, INC

BLANKENSHIP  
OLD CONCORD ROAD CHARLOTTE, NC 28213

Revisions / Submissions

BOHLER	1ST REVIEW	06-14-2022
BOHLER	2ND REVIEW	08-22-2022
CESO	3RD REVIEW	01-10-2023

**REZONING PLANS**  
**2021-256**

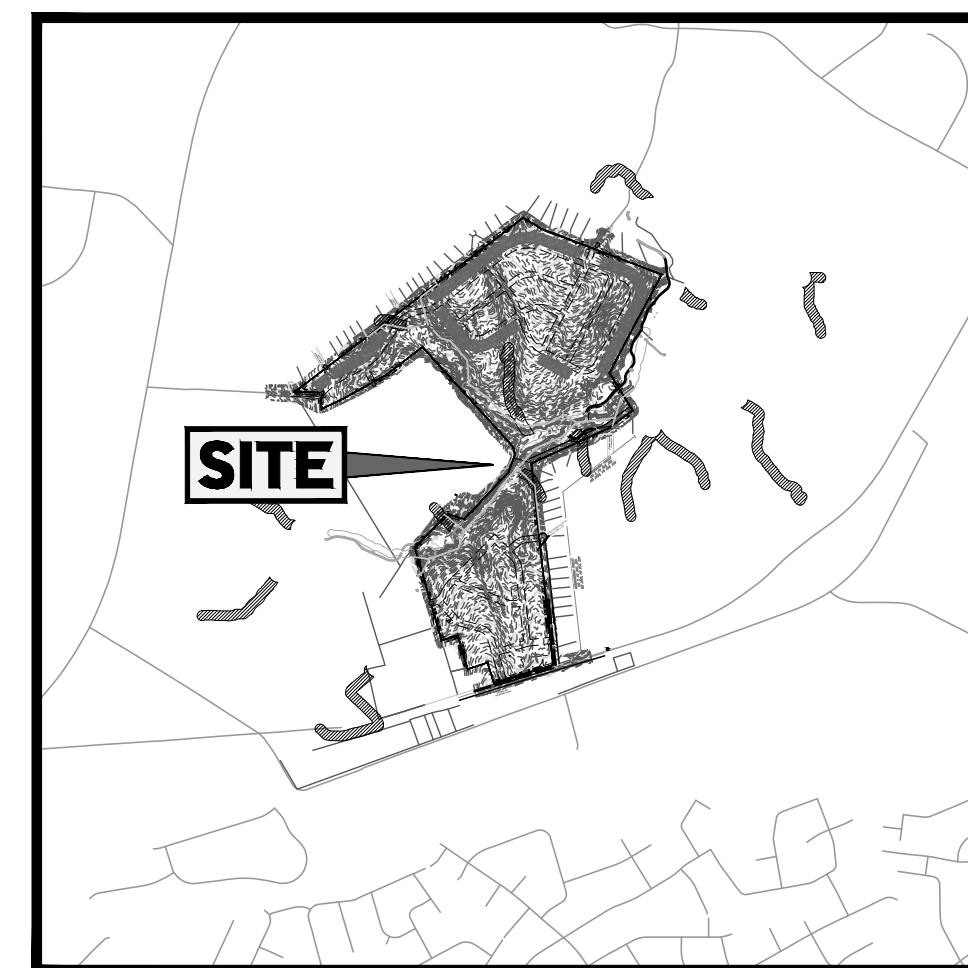
Project Number:	761304
Scale:	H=1
Drawn By:	HJI
Checked By:	EJL
Date:	01/10/2023
Issue:	REVIEW SET

Drawing Title:

COVER SHEET

RZ-0

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	RZ-0
TECHNICAL PLAN SHEET	RZ-1
DEVELOPMENT NOTES	RZ-2
CONCEPTUAL SITE PLAN	RZ-3



LOCATION MAP  
SCALE: N.T.S.

**OWNER**

MALCOLM B. BLANKENSHIP  
2250 GORBEY ROAD  
WOODLEAF, NC 27054  
MALCOLM B. BLANKENSHIP

**DEVELOPER**

NVR, INC  
10710 SIKES PLACE, STE. 100  
CHARLOTTE, NC 28277  
JOHN ESKRIDGE  
704-512-1282

PREPARED BY



**CONTACT**

ERIC J LALONE, PLA  
4601 PARK ROAD, CHARLOTTE, NC 28209  
(704) 521-7899  
ERIC.LALONE@CESONC.COM

**REFERENCES  
AND CONTACTS**

- REFERENCES**
- **BOUNDARY & TOPOGRAPHIC SURVEY:**  
BOHLER INC, PLLC  
1927 S. TRYON STREET, STE 700  
CHARLOTTE, NC 28203  
DATED: 01/05/2022  
JOB NC2212902 SURVEY JOB #N2212802  
ELEVATIONS: NAD83
  - **WETLAND AND STREAM INVESTIGATION REPORT:**  
LABELLA ASSOCIATES  
409 SOUTH TRYON STREET, STE. 1300  
CHARLOTTE, NC 28285  
DATED: 09/2021
  - **GOVERNING AGENCIES**
  - **PLANNING, ZONING COMMITTEE**  
CITY OF CHARLOTTE  
PLANNING DEPARTMENT  
600 E. 4TH STREET  
CHARLOTTE, NC 28202
  - **MECKLENBURG COUNTY/CHARLOTTE PARKS AND RECREATION**  
KATIE LLOYD  
MCRP  
5841 BROOKSHIRE BLVD.  
CHARLOTTE, NC 28216  
(980) 314-1000
  - **ROW JURISDICTION**
  - **CDOT**  
BRANDON BREZEAL, PE  
600 E. 4TH STREET  
CHARLOTTE, NC 28202

\* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, CESO DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

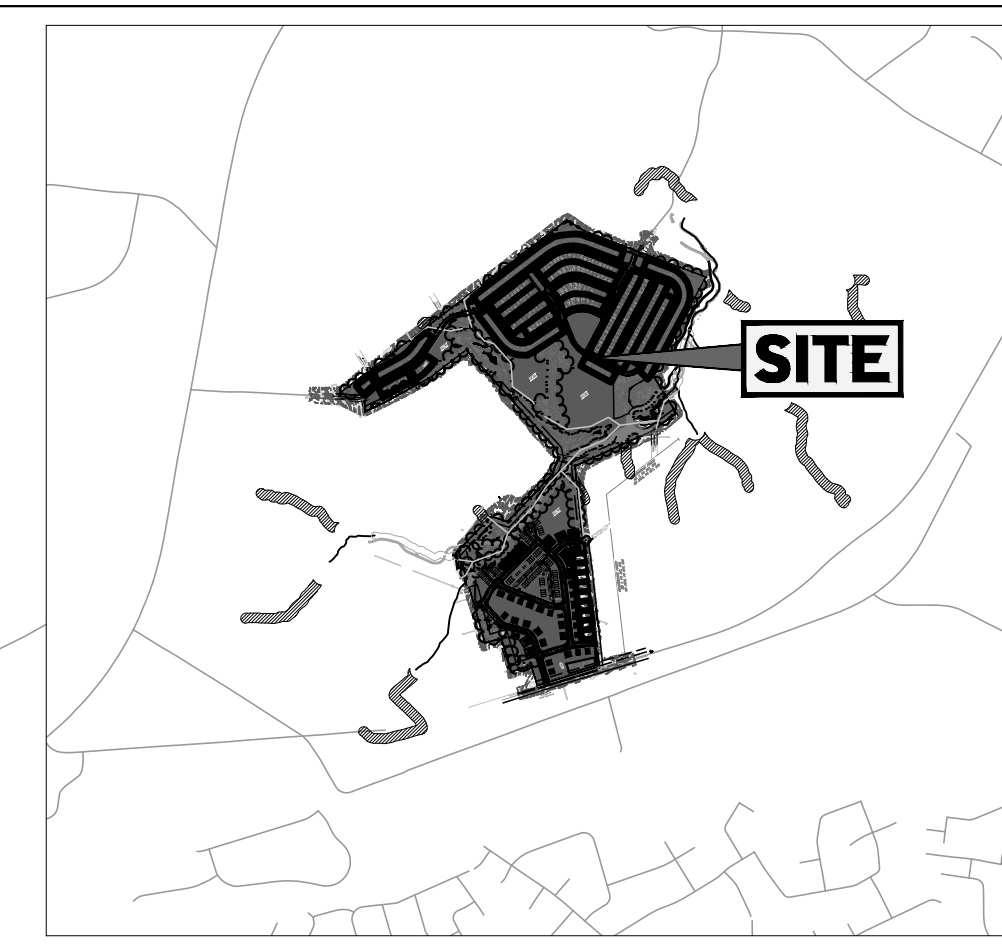
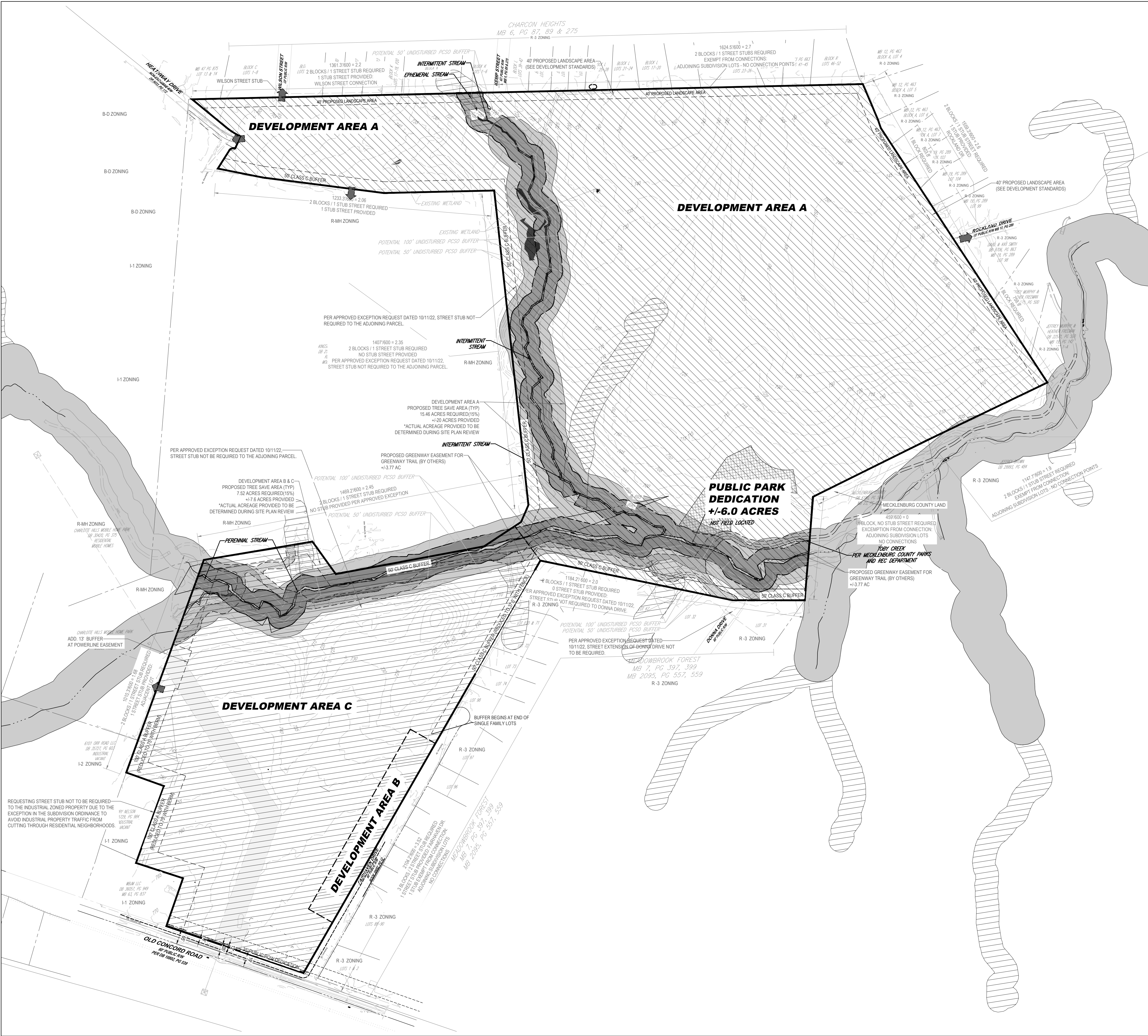
**REFERENCES**

- **BOUNDARY & TOPOGRAPHIC SURVEY:**  
CONTROL POINT ASSOCIATES, INC  
30 INDEPENDENCE BLVD., SUITE 100  
WARREN, NJ 07059  
DATED: MMDDYY (REV. X)  
JOB # (SURVEY JOB #  
ELEVATIONS: NAVD 1988 OR NGVD1929 OR ELSE (IDENTIFY SOURCE)
- **GEOTECHNICAL INVESTIGATION REPORT:**  
WHITESTONE ASSOCIATES, INC.  
35 TECHNOLOGY DRIVE  
WARREN, NJ 07059  
DATED: MMDDYY
- **ARCHITECTURAL PLAN:**  
KRAMER & SEINFELD  
1 FENW PLAZA  
NEW YORK, NY 11111  
DATED: MMDDYY

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**GENERAL NOTE**  
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL, STATE AND FEDERAL CODES.

W:\PROJECTS\RYAN HOMES\NVR - Blankenship Preliminary\Eng\06-LA - PLAN\PLAN\_ZONING\ZONING\NC212802 - Paper\State Rezoning.dwg - 11/10/2023 - Eric Lalone



VICINITY MAP  
SCALE: 1" = 2,000'

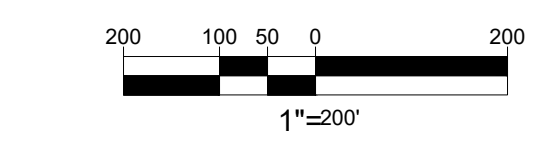
**DEVELOPMENT DATA TABLE**

EXISTING PARCELS  
PIN: 04907101, 04913101, 04906101, 04903208  
TOTAL ACREAGE: 152.027  
ZONING AND USES  
EXISTING ZONING: R-3, R-4, R-6 (CD)  
PROPOSED ZONING: MX-2  
EXISTING USES: VACANT  
PROPOSED USES: SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, MULTIFAMILY  
REQUIRED BUFFERS  
PLANNED MULTI-FAMILY ABUTTING SINGLE-FAMILY: CLASS C 50' BUFFER (37.5' WITH FENCE)  
PLANNED MULTI-FAMILY ABUTTING INDUSTRIAL: CLASS A 100' BUFFER (75' WITH BERM)

**DEVELOPMENT AREA DATA**

	<b>DEVELOPMENT AREA A</b> 310 SINGLE FAMILY LOTS 103.05 ACRES +7.6 ACRES PUBLIC PARK DEDICATION REQ PROP: 10.31 AC (10%) OPEN SPACE: 10.31 AC (10%) TREE SAVE: 15.46 AC (15%) ±19 AC (±18.4%)
	<b>DEVELOPMENT AREA B</b> 9 SINGLE FAMILY LOTS 2.82 ACRES OPEN SPACE AND TREE SAVE PART OF DEVELOPMENT AREA C.
	<b>DEVELOPMENT AREA C</b> 330 DWELLING UNITS 46.36 ACRES (+2.62 AC) REQ: 4.9 AC (10%) PROP: 4.9 AC (10%) OPEN SPACE: 7.36 AC (15%) TREE SAVE: ±7.6 AC (±16.4%)
	<b>PUBLIC PARK DEDICATION</b> +6.8 AC

NOTE:  
AREA CALCULATIONS AND LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION DURING THE SITE PLAN REVIEW PROCESS.  
SEE SHEET RZ-3 FOR TREE SAVE AND OPEN SPACE LOCATIONS



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NVR, INC

**BLANKENSHIP**  
OLD CONCORD ROAD CHARLOTTE, NC 28213

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CESO	3RD REVIEW	01-10-2023

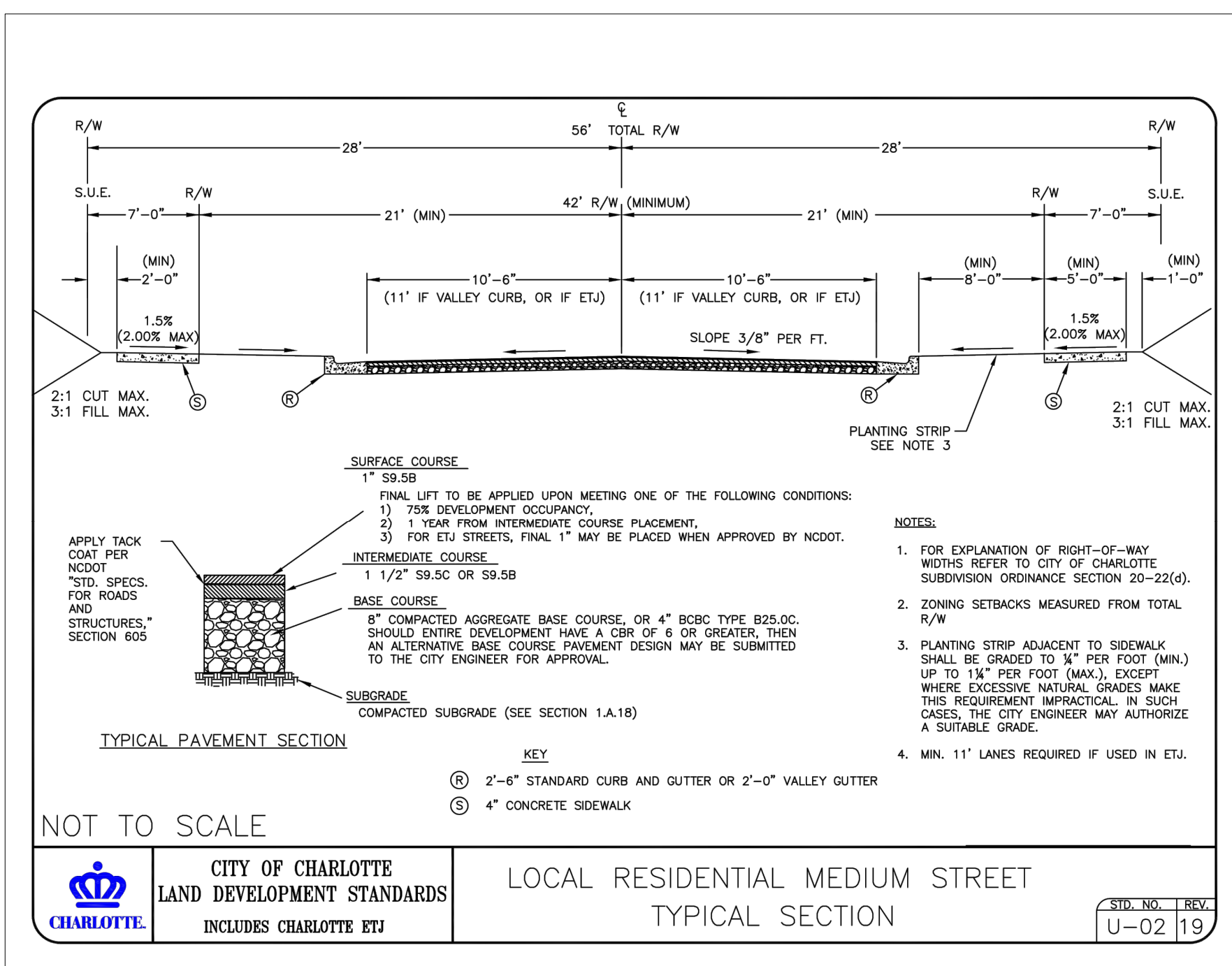
**REZONING PLANS 2021-256**

Project Number:	761304
Scale:	
Drawn By:	HJI
Checked By:	EJL
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Issue:	REVIEW SET

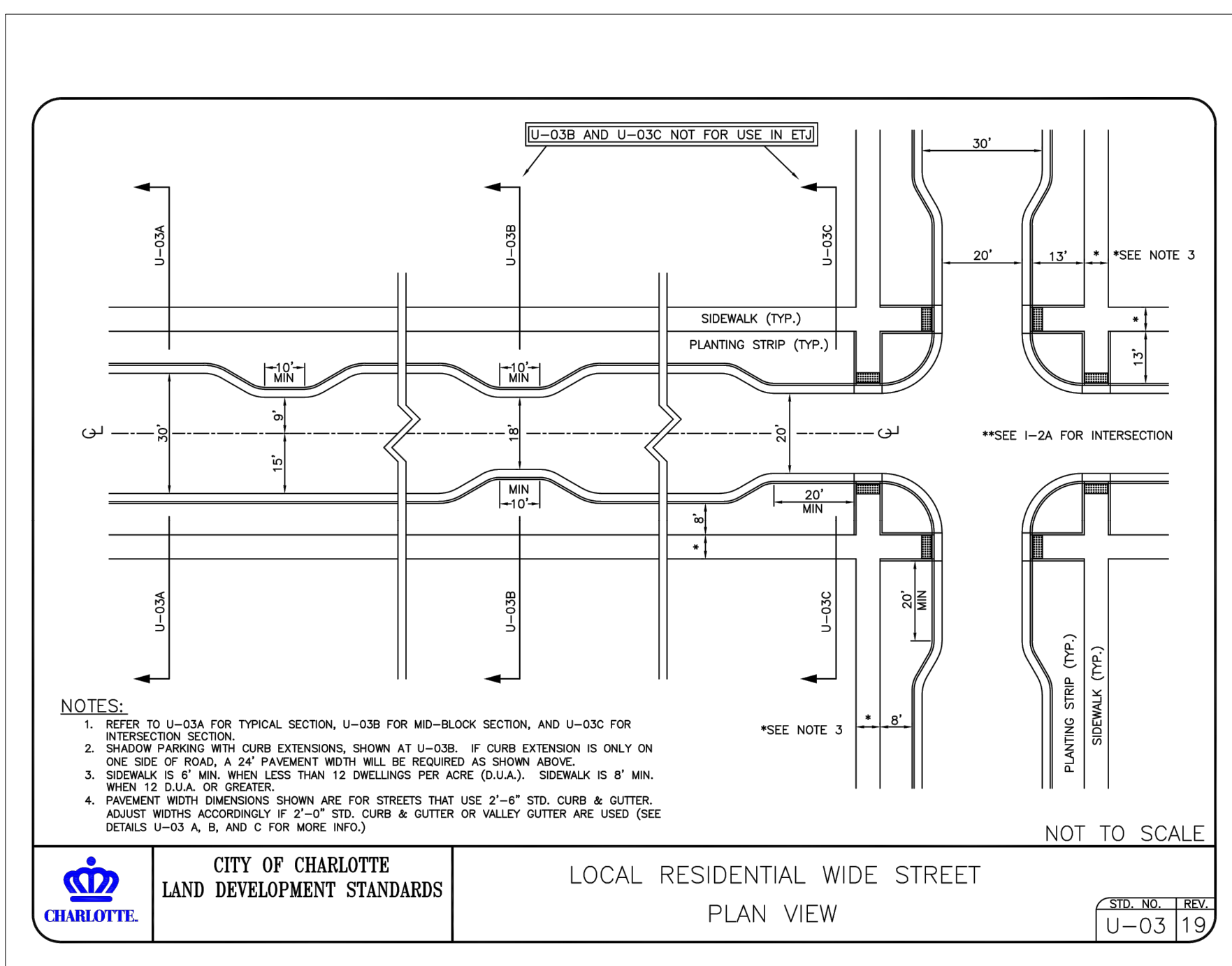
Drawing Title:  
**TECHNICAL PLAN SHEET**  
**RZ-1**



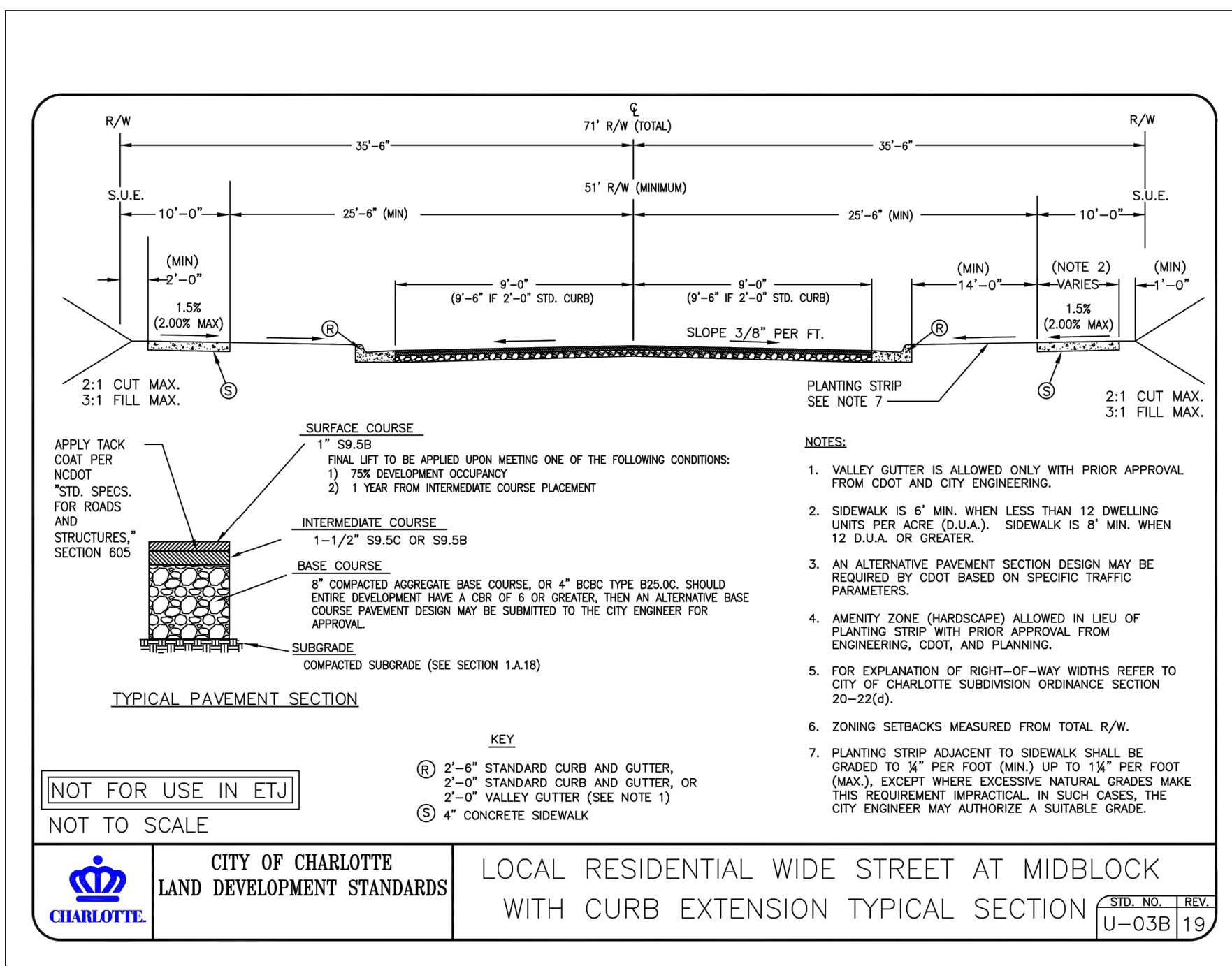
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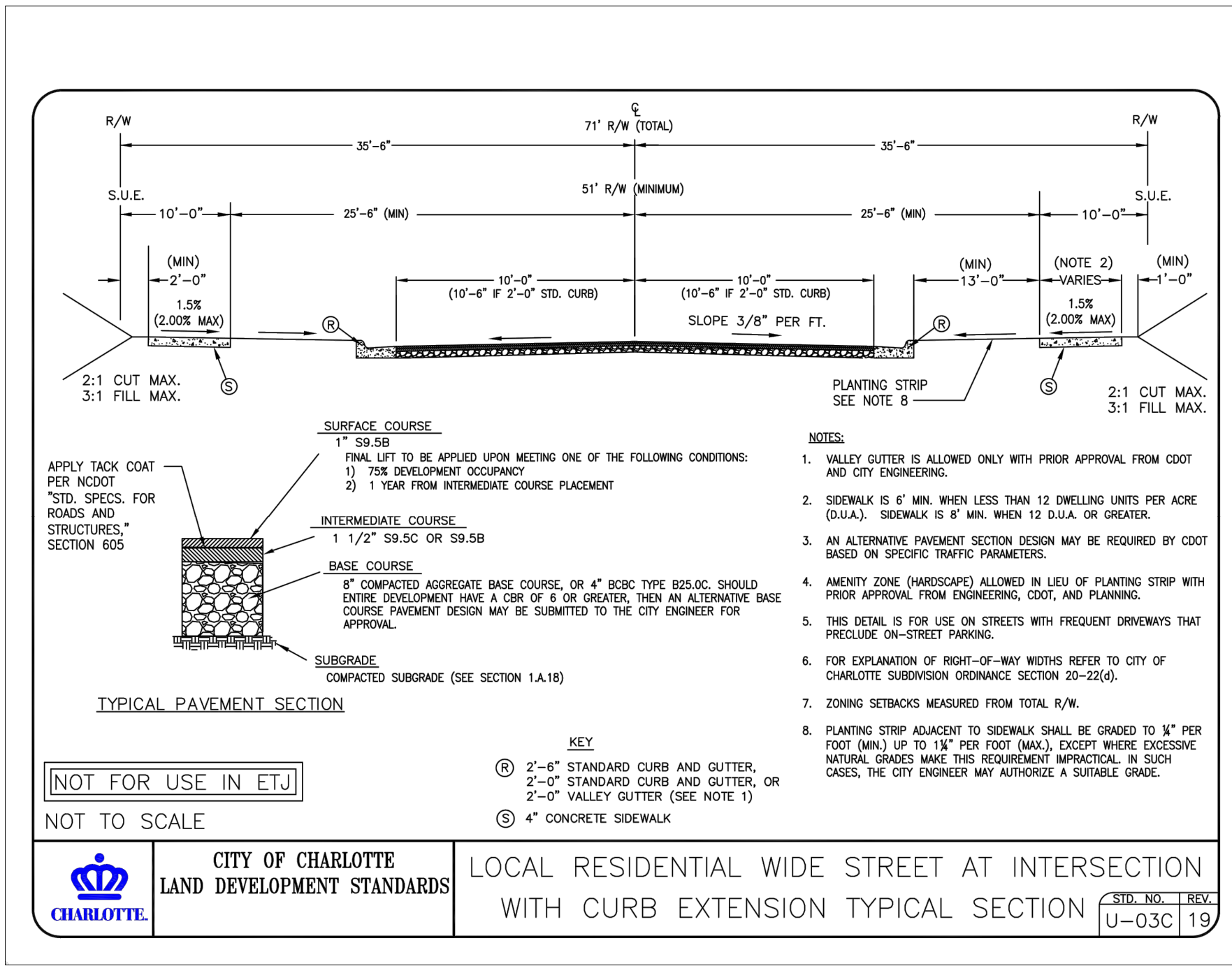
CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS LOCAL RESIDENTIAL MEDIUM STREET TYPICAL SECTION



CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS LOCAL RESIDENTIAL WIDE STREET PLAN VIEW



CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS LOCAL RESIDENTIAL WIDE STREET AT MIDBLOCK WITH CURB EXTENSION TYPICAL SECTION



CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS LOCAL RESIDENTIAL WIDE STREET AT INTERSECTION WITH CURB EXTENSION TYPICAL SECTION

DEVELOPMENT STANDARDS

JANUARY 9, 2022

A. GENERAL PROVISIONS

- 1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY NVR, INC. TO ACCOMMODATE THE DEVELOPMENT OF A RESIDENTIAL COMMUNITY ON AN APPROXIMATELY 152.03 ACRE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 049-071-01, 049-131-01, 049-061-01 AND 049-032-08.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

- 1. DEVELOPMENT AREA A (a) DEVELOPMENT AREA A MAY BE DEVOTED ONLY TO A MAXIMUM OF 310 SINGLE FAMILY DETACHED DWELLING UNITS AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE MX-2 ZONING DISTRICT.

C. TRANSPORTATION

- 1. VEHICULAR ACCESS TO THE SITE SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

D. ARCHITECTURAL STANDARDS

- 1. THE MAXIMUM HEIGHT OF THE SINGLE FAMILY DETACHED DWELLING UNITS CONSTRUCTED ON THE SITE SHALL BE GOVERNED BY THE ORDINANCE.

E. STREETScape AND BUFFERS

- 1. A MINIMUM 8 FOOT WIDE PLANTING STRIP AND A MINIMUM 12 FOOT WIDE MULTI-USE PATH SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON OLD CONCORD ROAD. THE MINIMUM 12 FOOT WIDE MULTI-USE PATH (OR PORTIONS THEREOF) MAY BE LOCATED IN A SIDEWALK UTILITY EASEMENT.

F. ENVIRONMENTAL

- 1. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

G. OPEN SPACE/AMENITIES

- 1. A MINIMUM OF 10 PERCENT OF THE SITE SHALL BE DEVOTED TO COMMON OPEN SPACE.

H. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- 1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

NVR, INC

BLANKENSHIP OLD CONCORD ROAD CHARLOTTE, NC 28213

Table with 3 columns: Revisions / Submissions, Name, Date. Includes entries for BOHLER 1ST REVIEW 06-14-2022, BOHLER 2ND REVIEW 09-22-2022, and CESO 3RD REVIEW 01-10-2023.

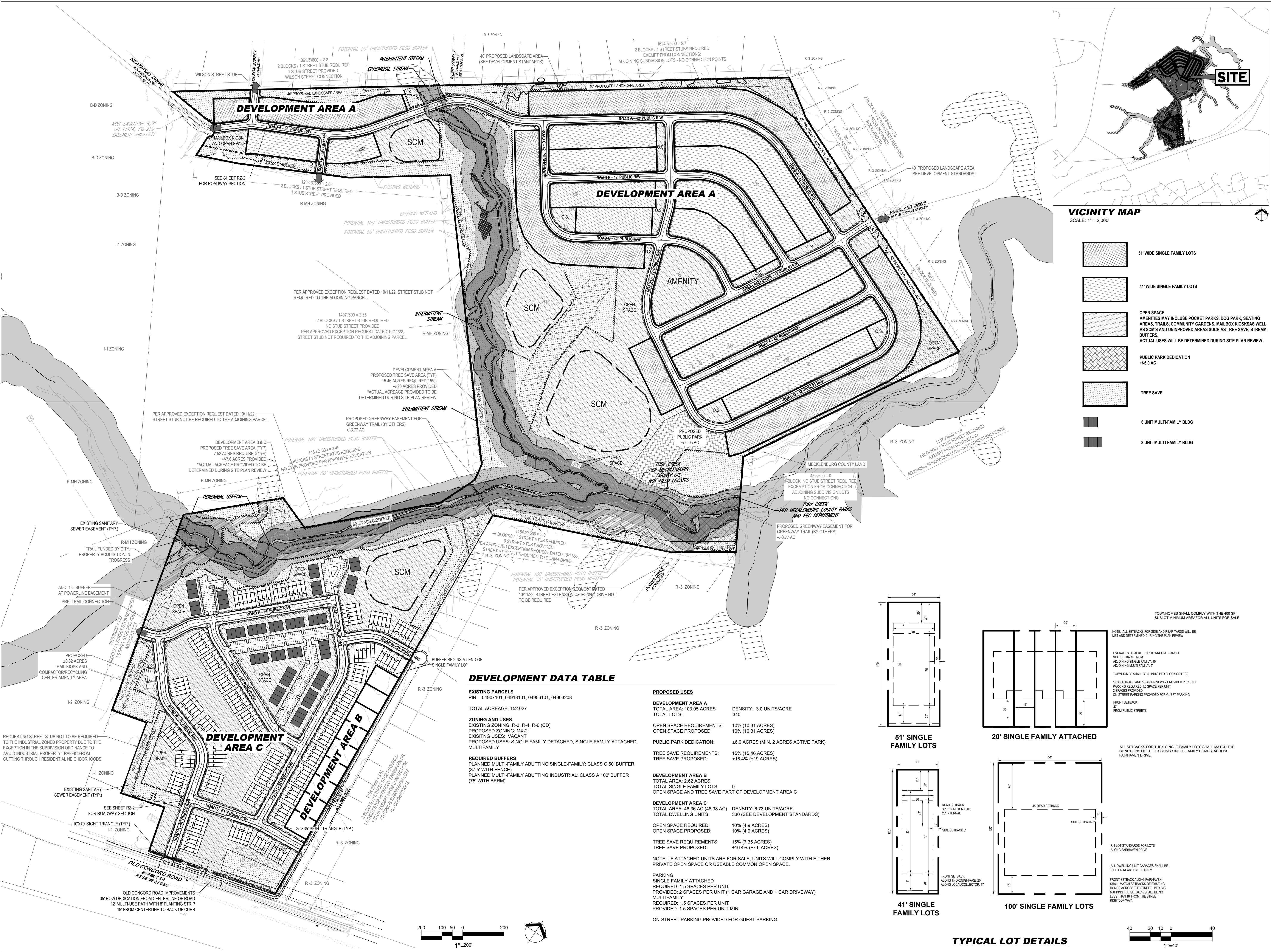
REZONING PLANS 2021-256

Table with 3 columns: Drawing Title, Description, Date. Includes entries for 'Development Standards' and 'Rezoning Plans'.

DEVELOPMENT NOTES

RZ-2

V:\PROJECTS\RYAN HOMES\NVR - Blankenship Preliminary\Eng\06-LA-PLAN\PLAN\_ZONING\NVR\06-LA-PLAN\_ZONING\NVR\06-LA-PLAN\_ZONING.dwg - 11/10/2023 - Eric Lalone



- 51' WIDE SINGLE FAMILY LOTS
- 41' WIDE SINGLE FAMILY LOTS
- OPEN SPACE  
AMENITIES MAY INCLUDE POCKET PARKS, DOG PARK, SEATING AREAS, TRAILS, COMMUNITY GARDENS, MAIL BOX KIOSKS AS WELL AS SCM'S AND UNIMPROVED AREAS SUCH AS TREE SAVE, STREAM BUFFERS. ACTUAL USES WILL BE DETERMINED DURING SITE PLAN REVIEW.
- PUBLIC PARK DEDICATION  
+16.0 AC
- TREE SAVE
- 6 UNIT MULTI-FAMILY BLDG
- 8 UNIT MULTI-FAMILY BLDG

**DEVELOPMENT DATA TABLE**

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TOTAL ACREAGE: 152.027

**ZONING AND USES**  
EXISTING ZONING: R-3, R-4, R-6 (CD)  
PROPOSED ZONING: MX-2  
EXISTING USES: VACANT  
PROPOSED USES: SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, MULTIFAMILY

**REQUIRED BUFFERS**  
PLANNED MULTI-FAMILY ABUTTING SINGLE-FAMILY: CLASS C 50' BUFFER (37.5' WITH FENCE)  
PLANNED MULTI-FAMILY ABUTTING INDUSTRIAL: CLASS A 100' BUFFER (75' WITH BERM)

**PROPOSED USES**

**DEVELOPMENT AREA A**  
TOTAL AREA: 103.05 ACRES  
DENSITY: 3.0 UNITS/ACRE  
TOTAL LOTS: 310

OPEN SPACE REQUIREMENTS: 10% (10.31 ACRES)  
OPEN SPACE PROPOSED: 10% (10.31 ACRES)

PUBLIC PARK DEDICATION: ±6.0 ACRES (MIN. 2 ACRES ACTIVE PARK)

TREE SAVE REQUIREMENTS: 15% (15.46 ACRES)  
TREE SAVE PROPOSED: ±18.4% (±19 ACRES)

**DEVELOPMENT AREA B**  
TOTAL AREA: 2.62 ACRES  
TOTAL SINGLE FAMILY LOTS: 9  
OPEN SPACE AND TREE SAVE PART OF DEVELOPMENT AREA C

**DEVELOPMENT AREA C**  
TOTAL AREA: 46.36 AC (48.98 AC)  
DENSITY: 6.73 UNITS/ACRE  
TOTAL DWELLING UNITS: 330 (SEE DEVELOPMENT STANDARDS)

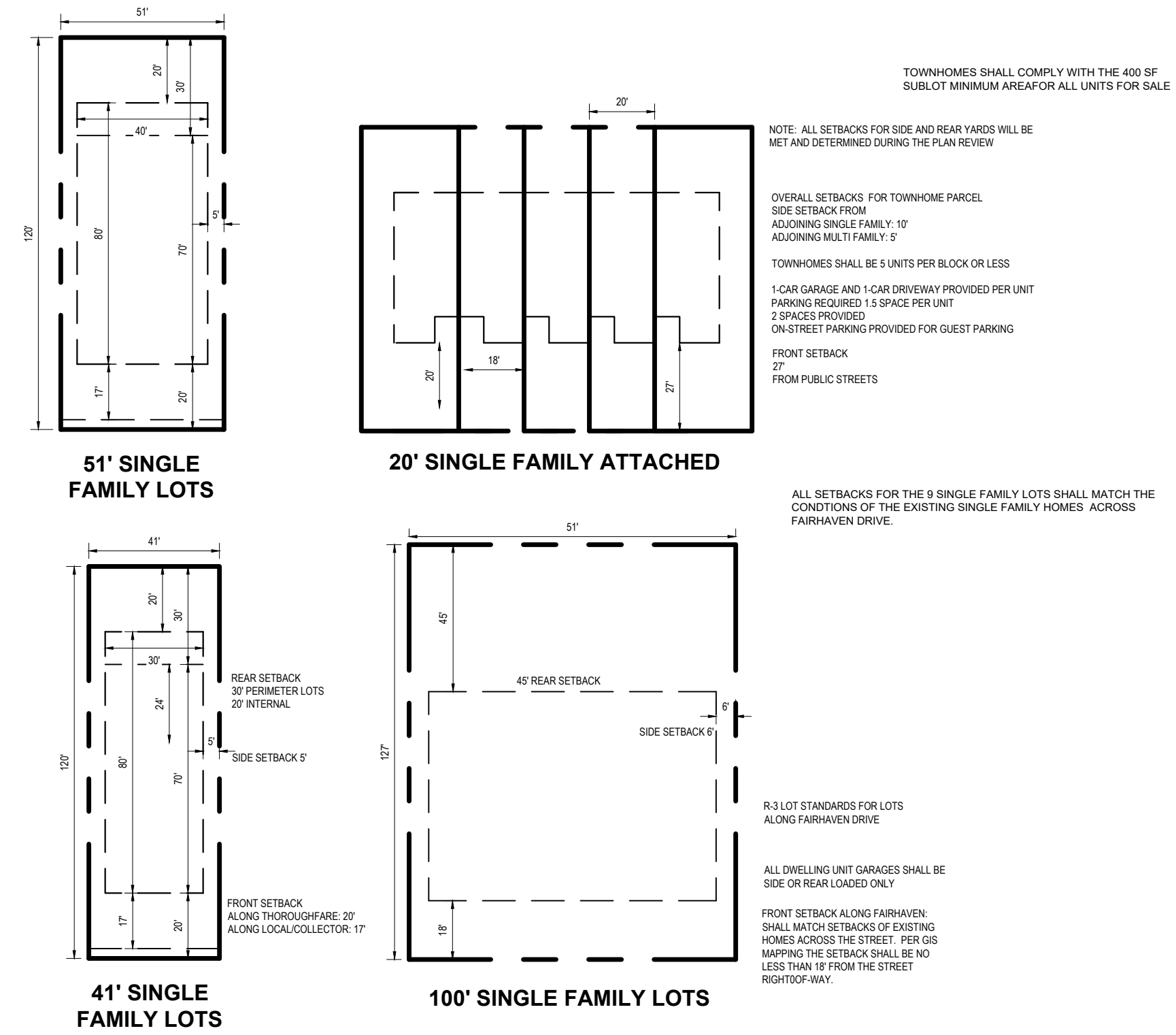
OPEN SPACE REQUIRED: 10% (4.9 ACRES)  
OPEN SPACE PROPOSED: 10% (4.9 ACRES)

TREE SAVE REQUIREMENTS: 15% (7.35 ACRES)  
TREE SAVE PROPOSED: ±18.4% (±7.6 ACRES)

NOTE: IF ATTACHED UNITS ARE FOR SALE, UNITS WILL COMPLY WITH EITHER PRIVATE OPEN SPACE OR USEABLE COMMON OPEN SPACE.

**PARKING**  
SINGLE FAMILY ATTACHED  
REQUIRED: 1.5 SPACES PER UNIT  
PROVIDED: 2 SPACES PER UNIT (1 CAR GARAGE AND 1 CAR DRIVEWAY)  
MULTIFAMILY  
REQUIRED: 1.5 SPACES PER UNIT  
PROVIDED: 1.5 SPACES PER UNIT MIN

ON-STREET PARKING PROVIDED FOR GUEST PARKING.



**TYPICAL LOT DETAILS**



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**BLANKENSHIP**  
OLD CONCORD ROAD CHARLOTTE, NC 28213

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**REZONING PLANS 2021-256**

Project Number: 761304  
Scale:  
Drawn By: HHI  
Checked By: EJJ  
Date: 01/10/2023  
Issue: REVIEW SET

**CONCEPTUAL SITE PLAN**

RZ-3