

NEWELL ASSEMBLAGE REZONING PLANS

FOR
NVR, INC

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



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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
CESO	4TH REVIEW	03-13-2023
CESO	5TH REVIEW	04-10-2023
CESO	6TH REVIEW	06-12-2023
CESO	7TH REVIEW	07-19-2023

**REZONING PLANS
2021-256**

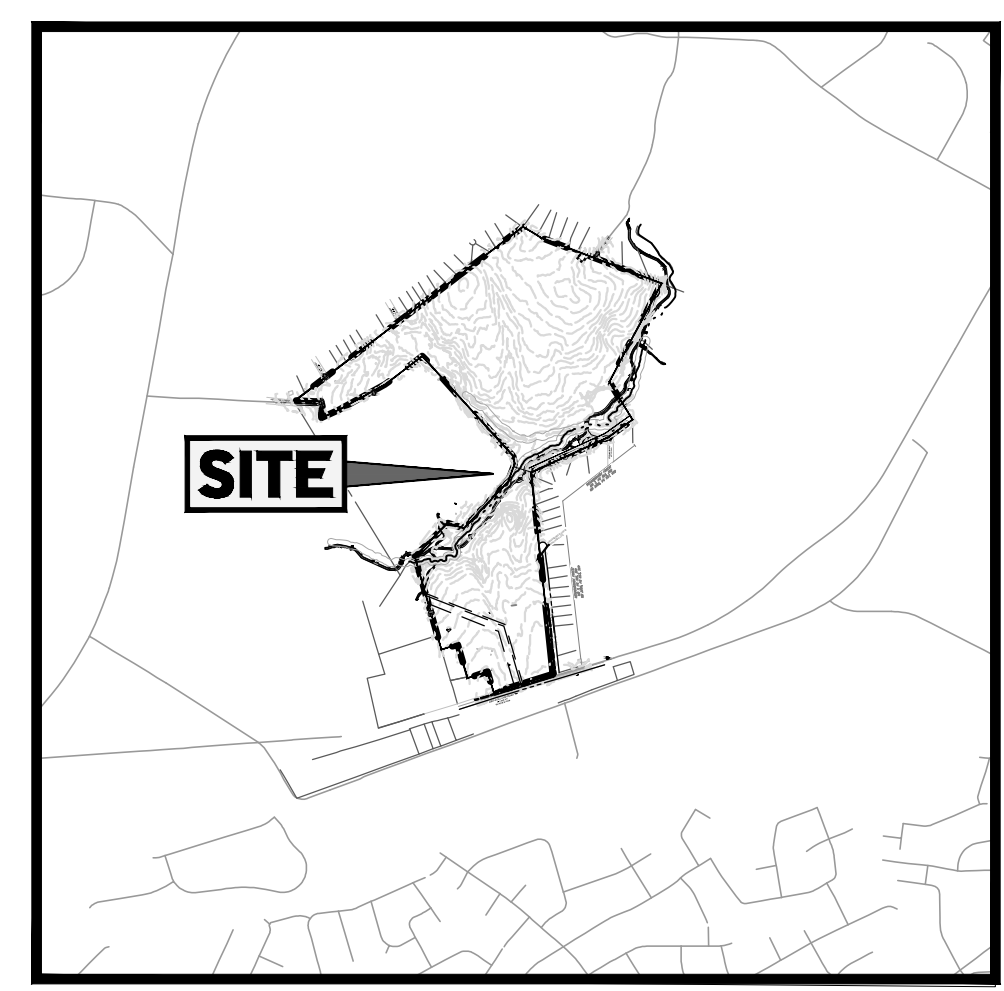
Project Number: 761304
 Scale: HHI
 Drawn By: HHI
 Checked By: EUL
 Date: 04/10/2023
 Issue: REVIEW SET

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@CESOINC.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
MCP
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.

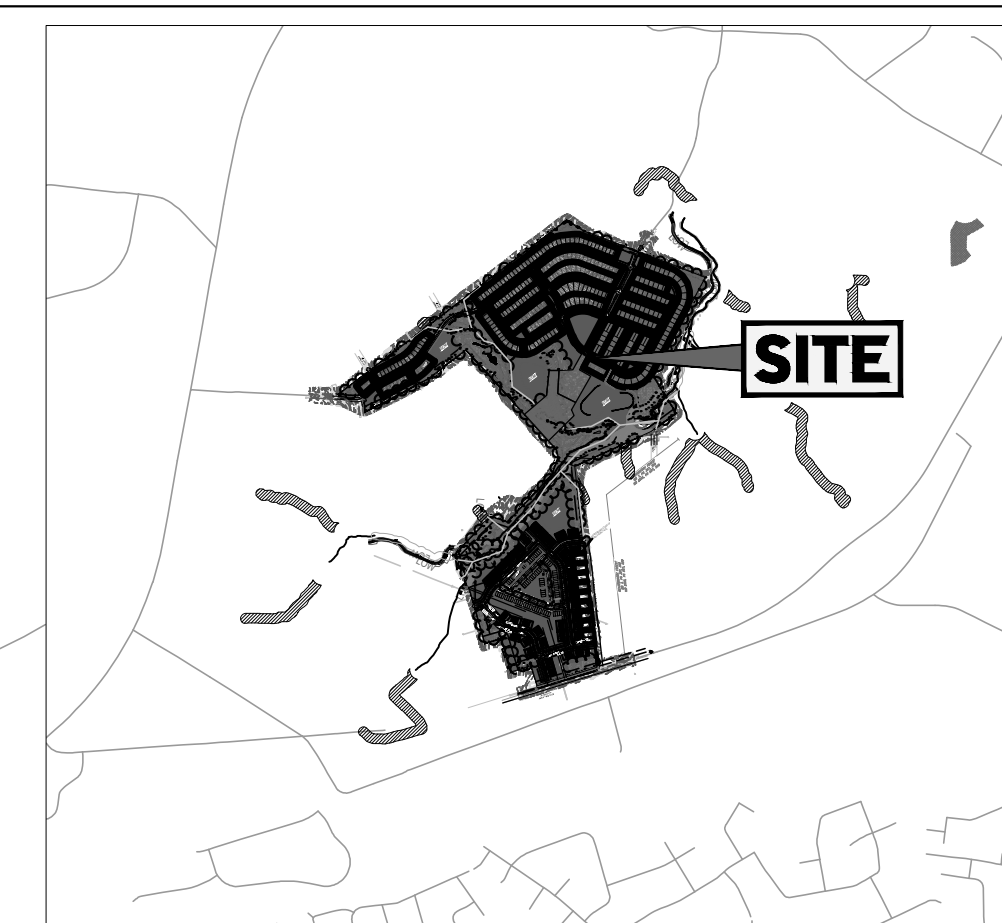
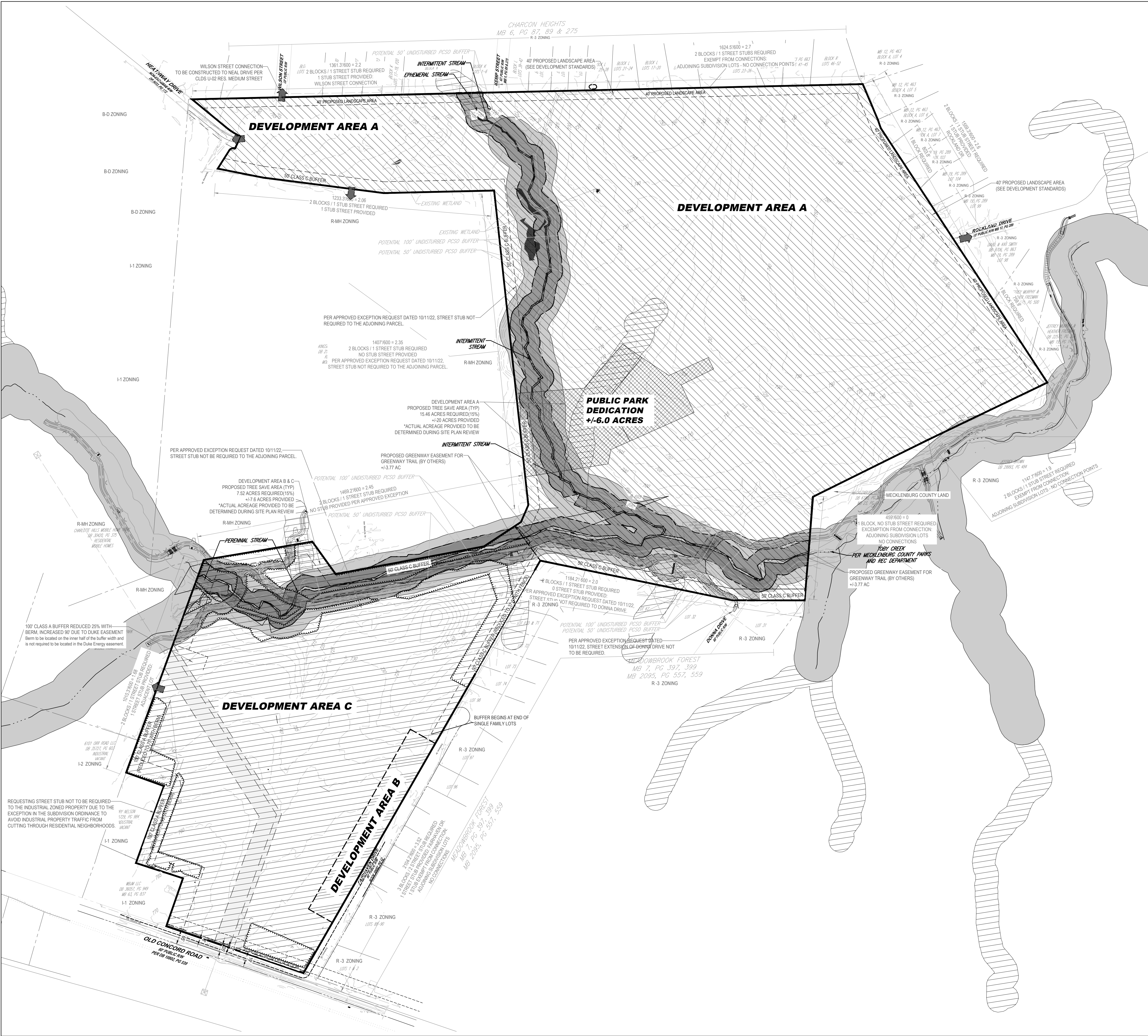
REFERENCES

- **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 FRENCH 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 ALL CONNECTIONS THEREON, SHALL BE AT HIS OWN RISK.

W:\PROJECTS\RYAN HOMES-NVR - Blankenship Preliminary\Eng06-LA - PLAN\PLAN_ZONING\NVR\2021-256 - Paper\Space Rezoning.dwg - 7/19/2023 - Eric Lalone



VICINITY MAP
SCALE: 1" = 2,000'

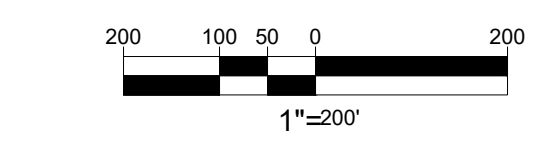
DEVELOPMENT DATA TABLE

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 INNOVATIVE
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

	DEVELOPMENT AREA A 310 SINGLE FAMILY DETACHED LOTS 103.05 ACRES +1.6 ACRES PUBLIC PARK DEDICATION REQ. PROP. OPEN SPACE 10.31 AC (10%) 10.31 AC (10%) TREE SAVE 15.46 AC (15%) ±19 AC (±18.4%)
	DEVELOPMENT AREA B 9 SINGLE FAMILY DETACHED LOTS 2.52 ACRES OPEN SPACE AND TREE SAVE PART OF DEVELOPMENT AREA C.
	DEVELOPMENT AREA C 330 MULTI-FAMILY AND SINGLE FAMILY ATTACHED (SEE DEVELOPMENT STANDARDS B.3.) 46.36 ACRES REQ. PROP. OPEN SPACE 4.9 AC (10%) 4.9 AC (10%) TREE SAVE 7.35 AC (15%) ±7.6 AC (±16.4%)
	PUBLIC PARK DEDICATION +6.0 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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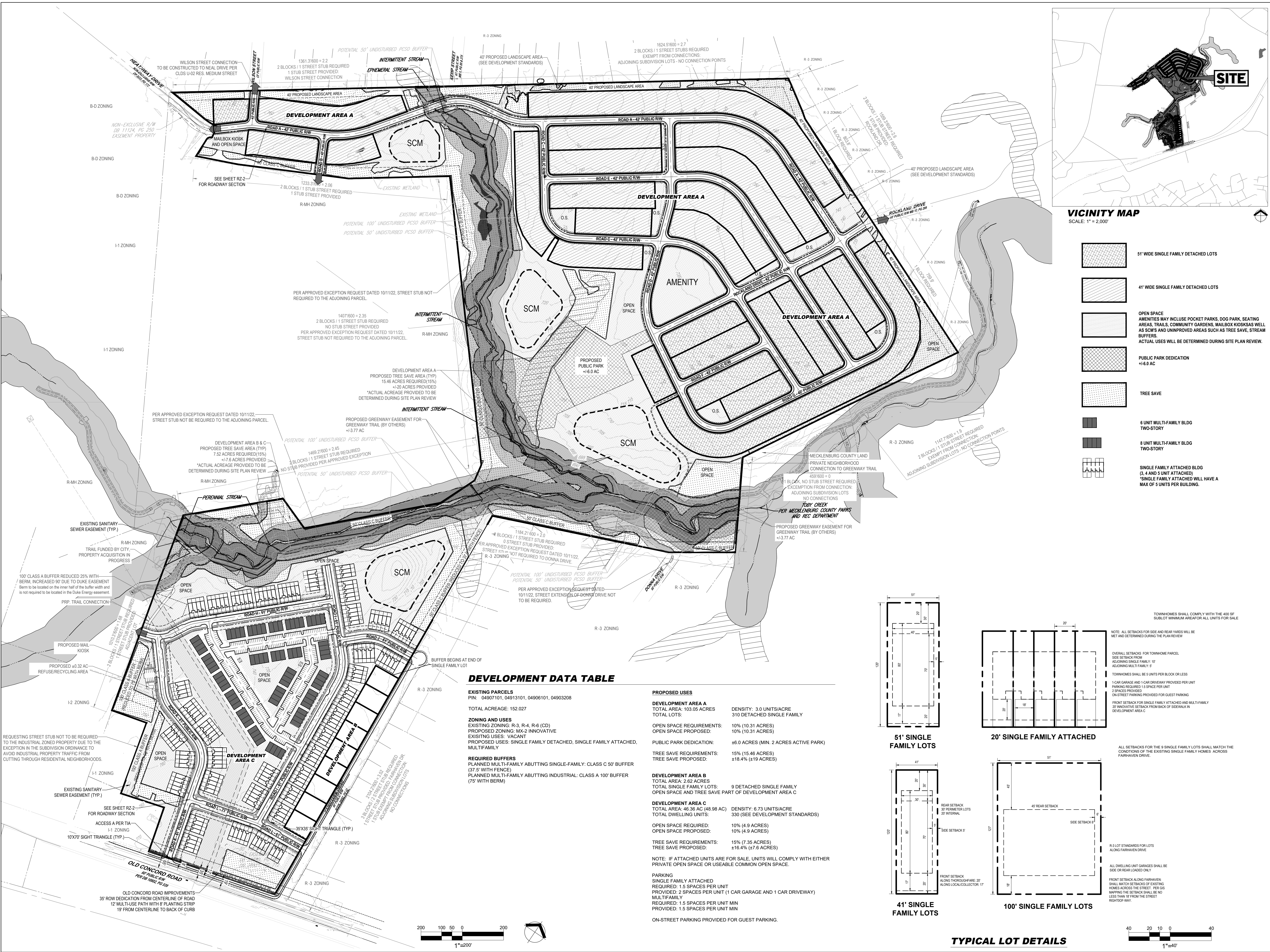
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REZONING PLANS 2021-256

Project Number:	761304
Scale:	
Drawn By:	HHL
Checked By:	EJL
Date:	04/10/2023
Issue:	REVIEW SET

Drawing Title:
TECHNICAL PLAN SHEET
RZ-1

V:\PROJECTS\RYAN HOMES\NVR - Blankenship Preliminary\Eng06-LA-PLAN\PLAN_ZONING\ZONING\NC212802 - Paper Space Rezoning.dwg - 7/19/2023 - Eric Lalone



VICINITY MAP
SCALE: 1" = 2,000'

- 51' WIDE SINGLE FAMILY DETACHED LOTS
- 41' WIDE SINGLE FAMILY DETACHED LOTS
- OPEN SPACE
AMENITIES MAY INCLUDE POCKET PARKS, DOG PARK, SEATING AREAS, TRAILS, COMMUNITY GARDENS, MAILBOX KIOSKS AS WELL AS SCMS 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
TWO-STORY
- 8 UNIT MULTI-FAMILY BLDG
TWO-STORY
- SINGLE FAMILY ATTACHED BLDG
(3, 4 AND 5 UNIT ATTACHED)
SINGLE FAMILY ATTACHED WILL HAVE A MAX OF 5 UNITS PER BUILDING.

DEVELOPMENT DATA TABLE

EXISTING PARCELS
PIN: 04907101, 04913101, 04906101, 04903208

TOTAL ACRES: 152.027

ZONING AND USES
EXISTING ZONING: R-3, R-4, R-6 (CD)
PROPOSED ZONING: MIX-2 INNOVATIVE
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
TOTAL LOTS: 310 DETACHED SINGLE FAMILY
DENSITY: 3.0 UNITS/ACRE

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 DETACHED SINGLE FAMILY
OPEN SPACE AND TREE SAVE PART OF DEVELOPMENT AREA C

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

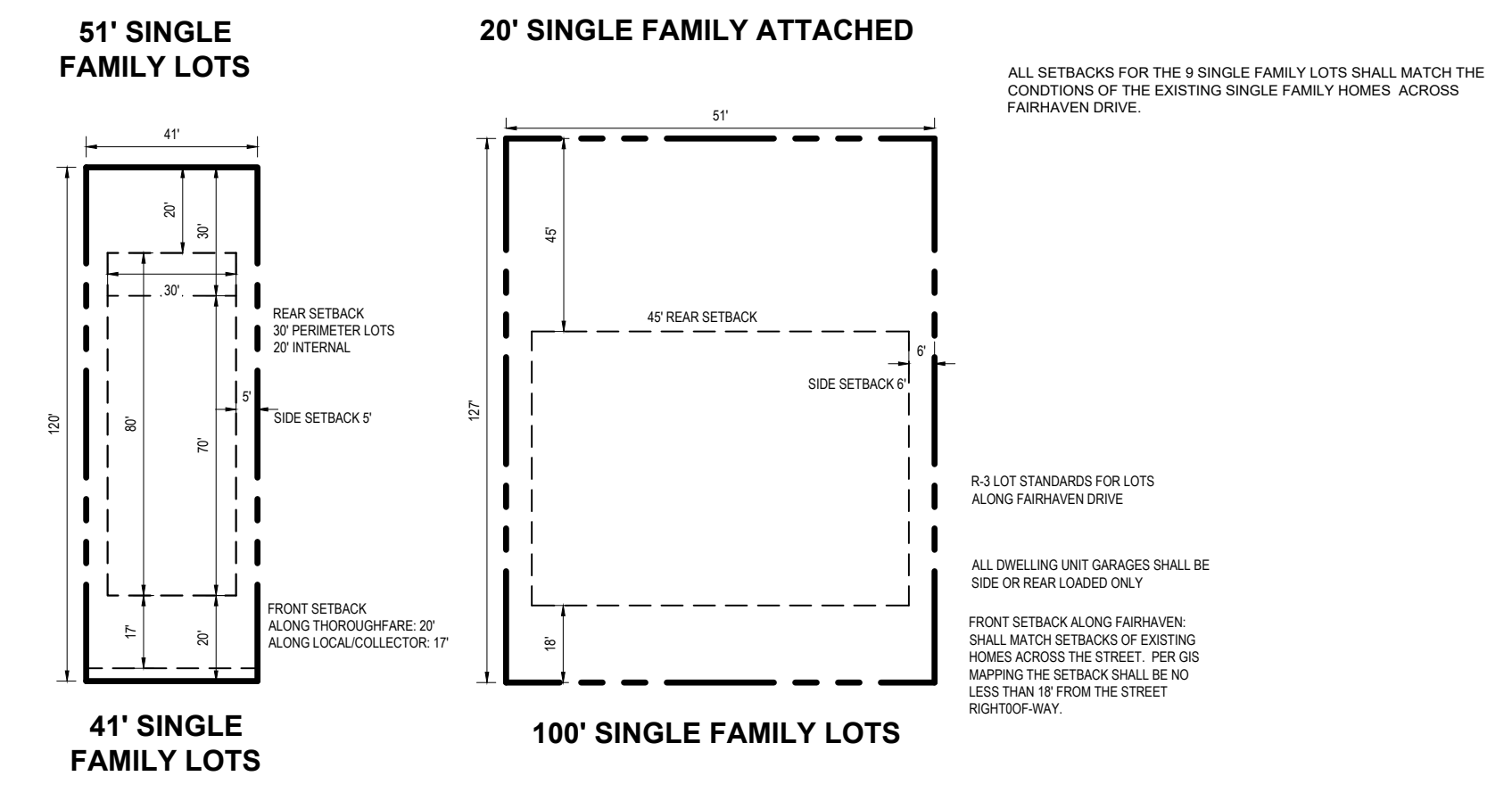
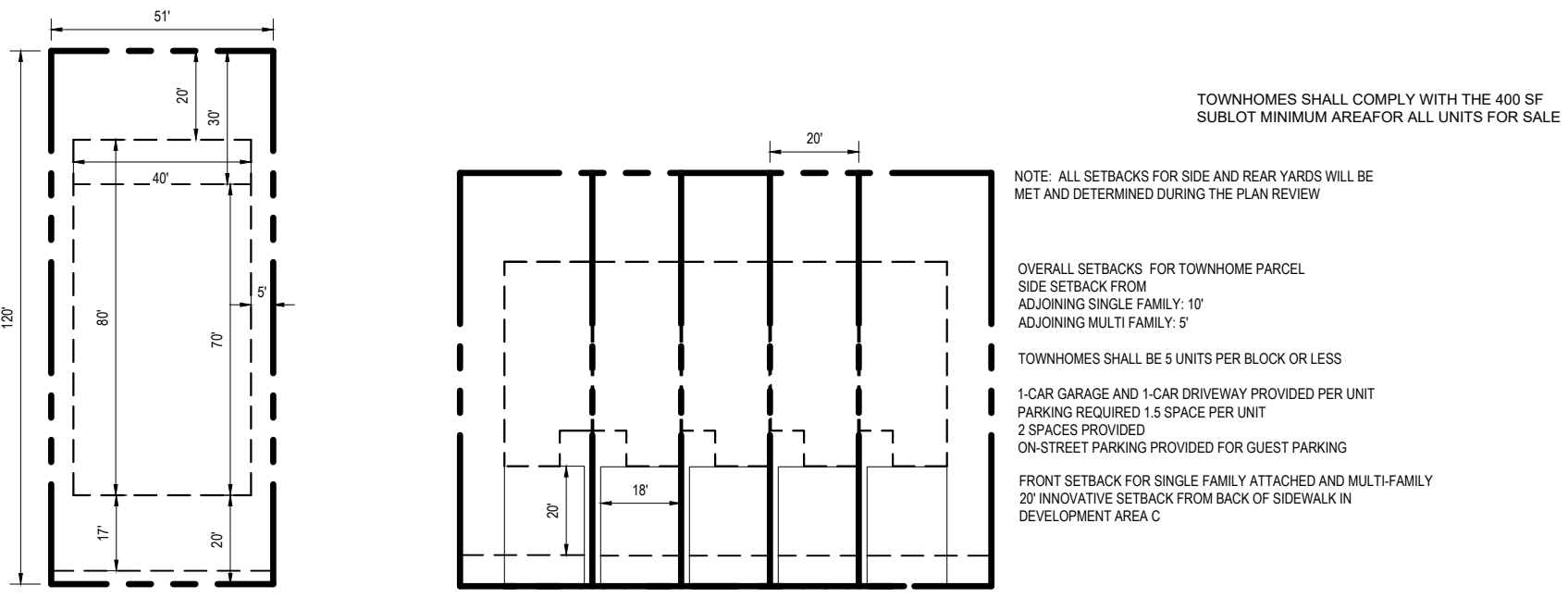
OPEN SPACE REQUIRED: 10% (4.9 ACRES)
OPEN SPACE PROPOSED: 10% (4.9 ACRES)

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 MIN
PROVIDED: 1.5 SPACES PER UNIT MIN

ON-STREET PARKING PROVIDED FOR GUEST PARKING.



TYPICAL LOT DETAILS



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REZONING PLANS 2021-256

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Drawn By: HHI
Checked By: EJJ
Date: 04/10/2023
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Drawing Title:
CONCEPTUAL SITE PLAN
RZ-3