

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

3011 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
CESO	4TH REVIEW	03-13-2023
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CESO	7TH REVIEW	07-19-2023
CESO	8TH REVIEW	08-09-2023

**REZONING PLANS
2021-256**

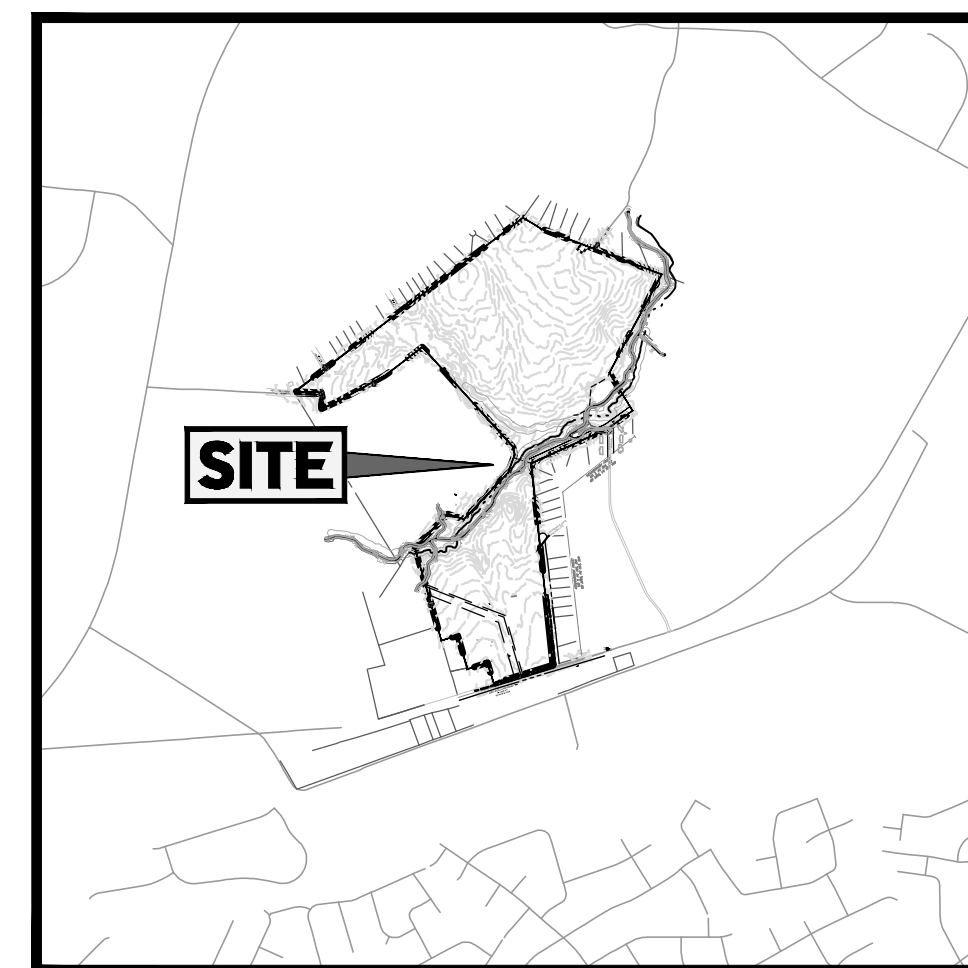
Project Number: 761304
Scale:
Drawn By: HHI
Checked By: EUL
Date: 04/10/2023
Issue: REVIEW SET

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@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
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)

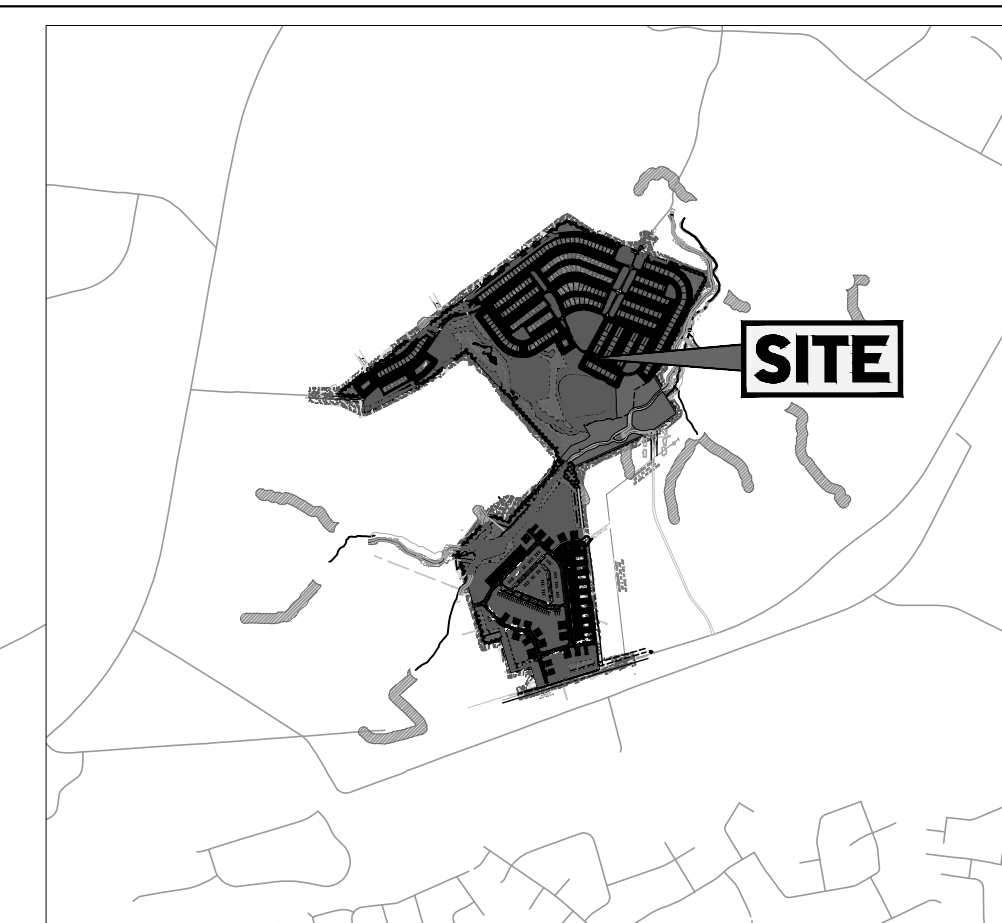
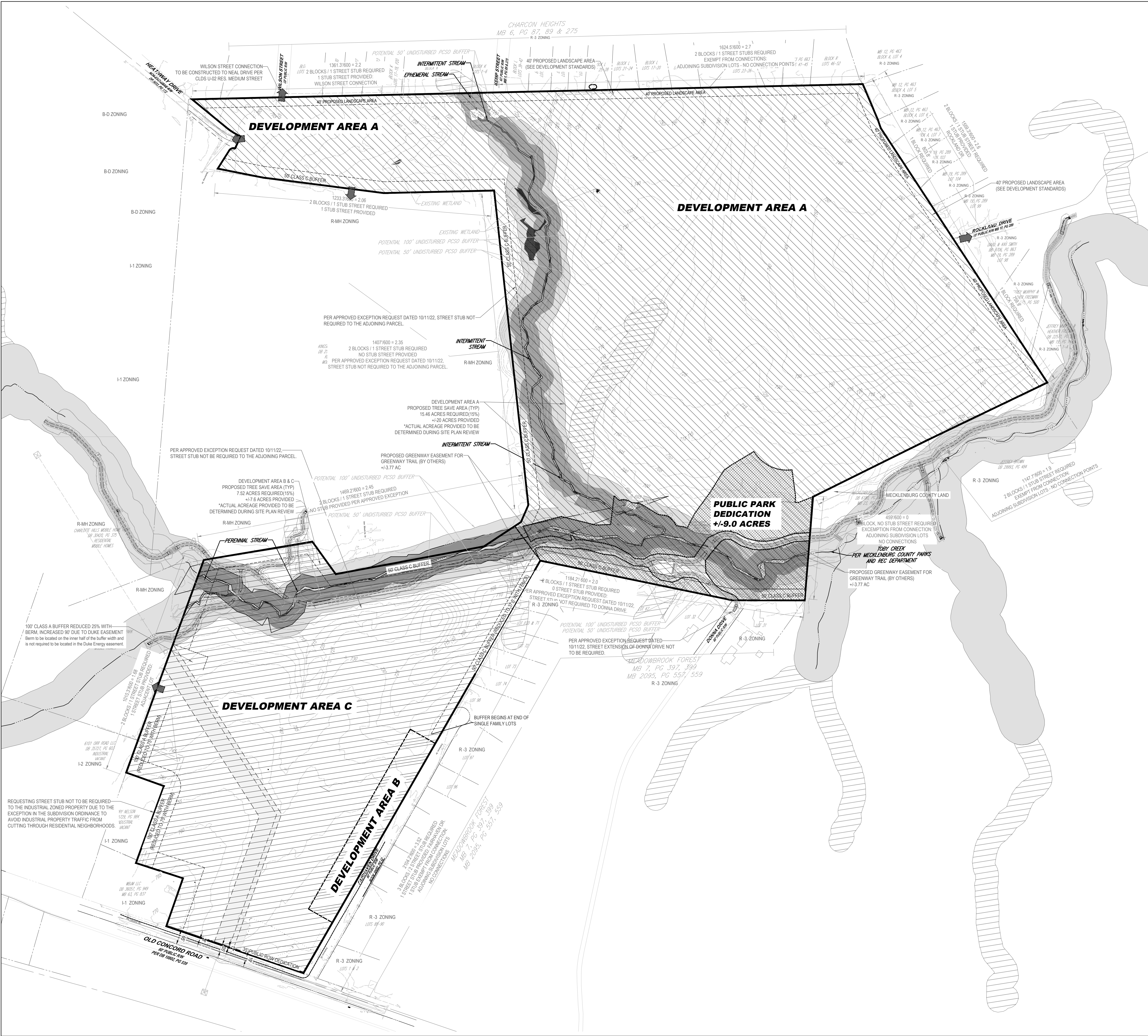
◆ **GEOTECHNICAL INVESTIGATION REPORT:**
WHITESTONE ASSOCIATES, INC.
35 TECHNOLOGY DRIVE
WARREN, NJ 07059
DATED: MMDDYY

◆ **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 CORRELATIONS BETWEEN SHEETS AND DRAWINGS.

W:\PROJECTS\RYAN HOMES-NVR - Blankenship Preliminary\Eng06-LA_PLAN\PLAN_ZONING\ZONING\NC212802 - Paper State Rezoning.dwg - 09/20/2023 - Eric Labone



VICINITY MAP
SCALE: 1" = 2,000'

DEVELOPMENT DATA TABLE

EXISTING PARCELS
PIN: 04907101, 04913101, 04906101, 04903208

TOTAL ACREAGE: 152.027

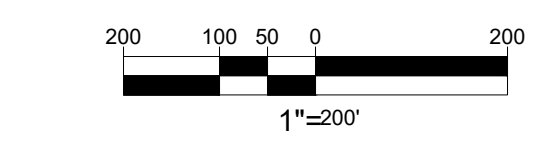
ZONING AND USES
EXISTING ZONING: R-3, R-4, R-6 (CD)
PROPOSED ZONING: MX-2 INNOVATIVE
EXISTING USES: VACANT
PROPOSED USES: SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, MULTIFAMILY

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	Lot Type	Total Acres	Req. Acres	Prop. Acres	Tree Save
DEVELOPMENT AREA A	310 SINGLE FAMILY DETACHED LOTS	103.05	10.31	10.31	±19.4%
	+19 ACRES PUBLIC PARK DEDICATION				
	REQ. PROP. TREE SAVE	10.31 AC (10%)	10.31 AC (10%)	±19.4%	
DEVELOPMENT AREA B	9 SINGLE FAMILY DETACHED LOTS	2.82	4.9	4.9	±16.4%
	OPEN SPACE AND TREE SAVE PART OF DEVELOPMENT AREA C				
	REQ. PROP. TREE SAVE	4.9 AC (10%)	4.9 AC (10%)	±16.4%	
DEVELOPMENT AREA C	330 MULTI-FAMILY AND SINGLE FAMILY ATTACHED (SEE DEVELOPMENT STANDARDS B.3.)	46.36	7.35	7.35	±16.4%
	PUBLIC PARK DEDICATION	+9.0 AC			
	REQ. PROP. TREE SAVE	7.35 AC (15%)	7.35 AC (15%)	±16.4%	

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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BLANKENSHIP
OLD CONCORD ROAD CHARLOTTE, NC 28213

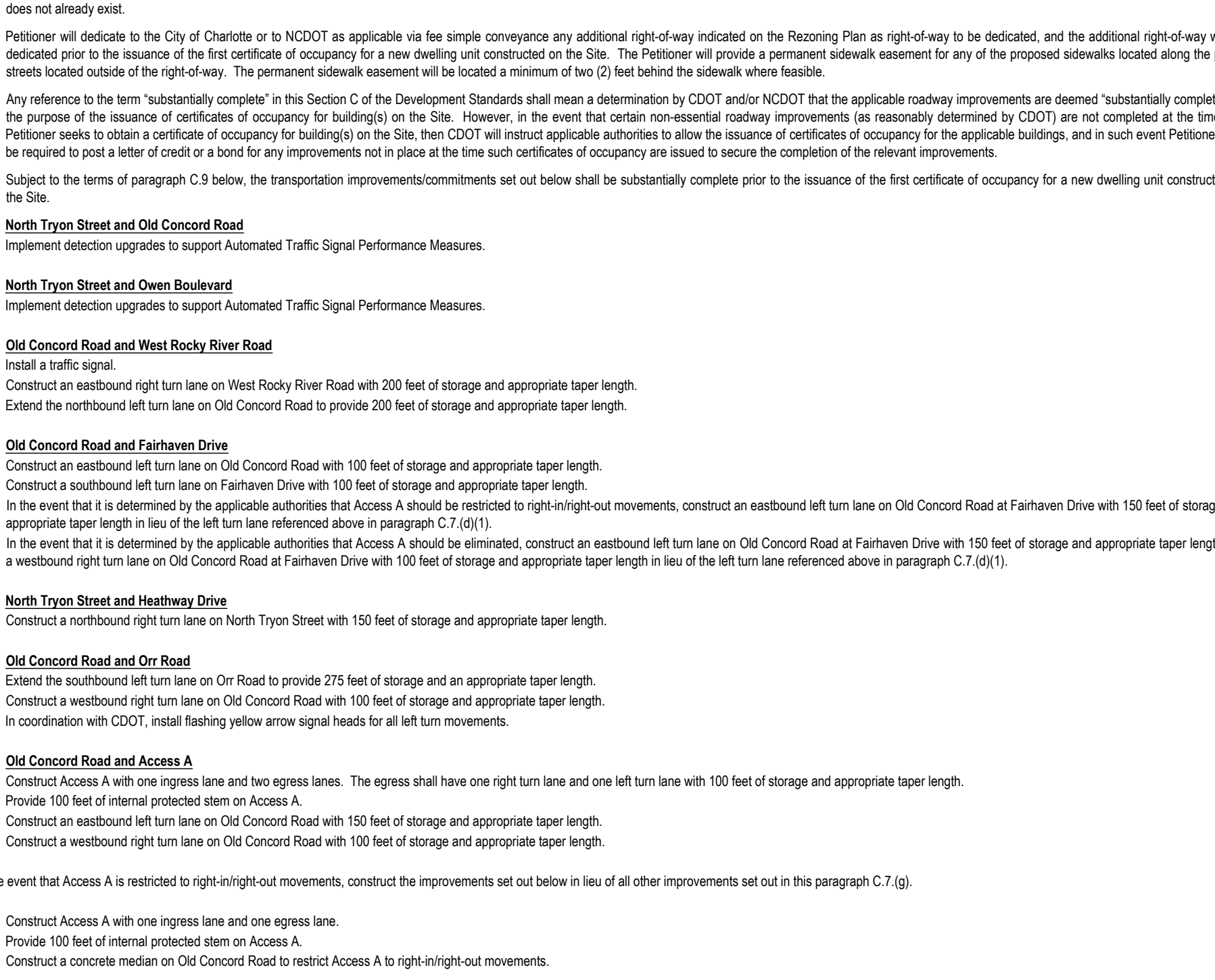
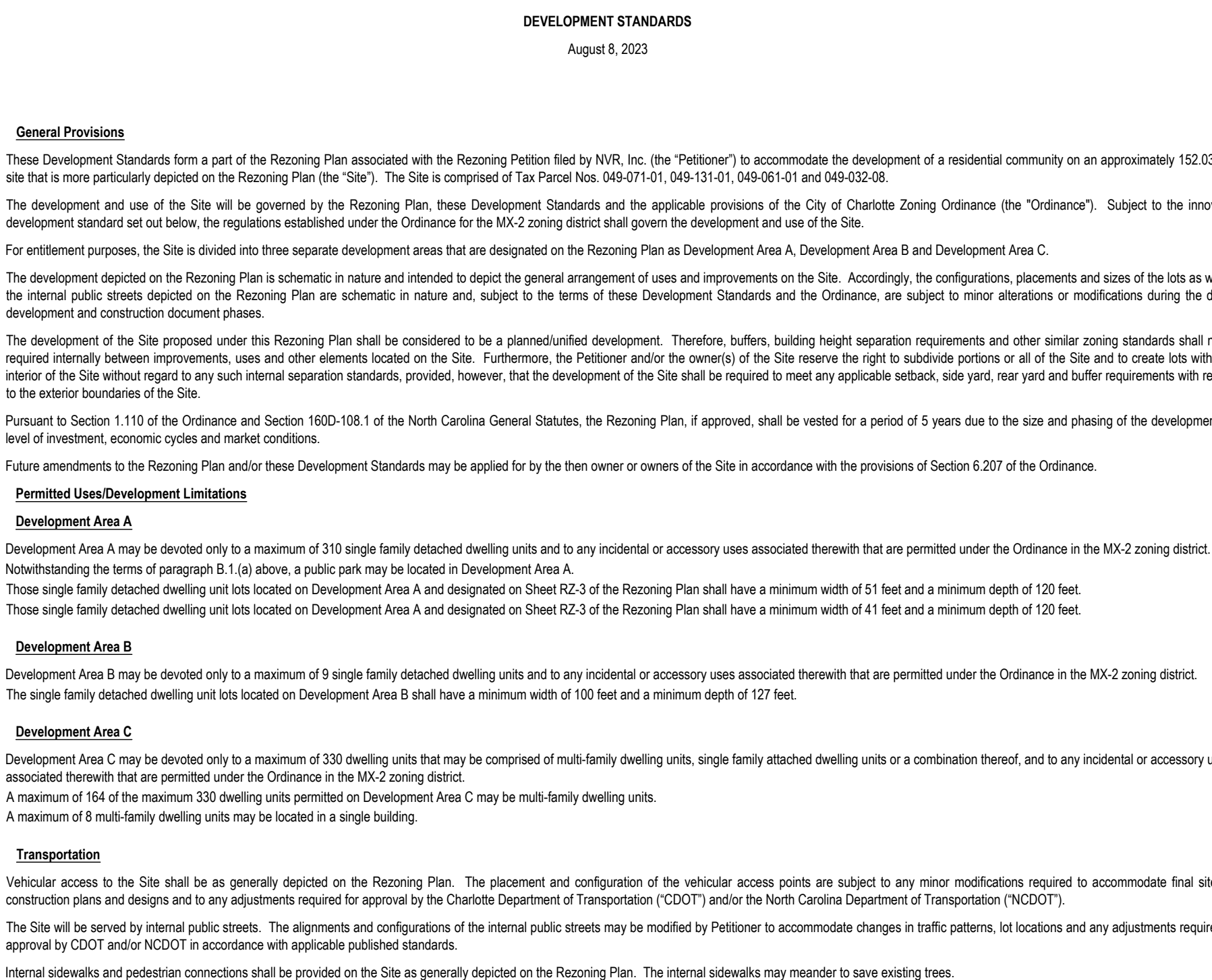
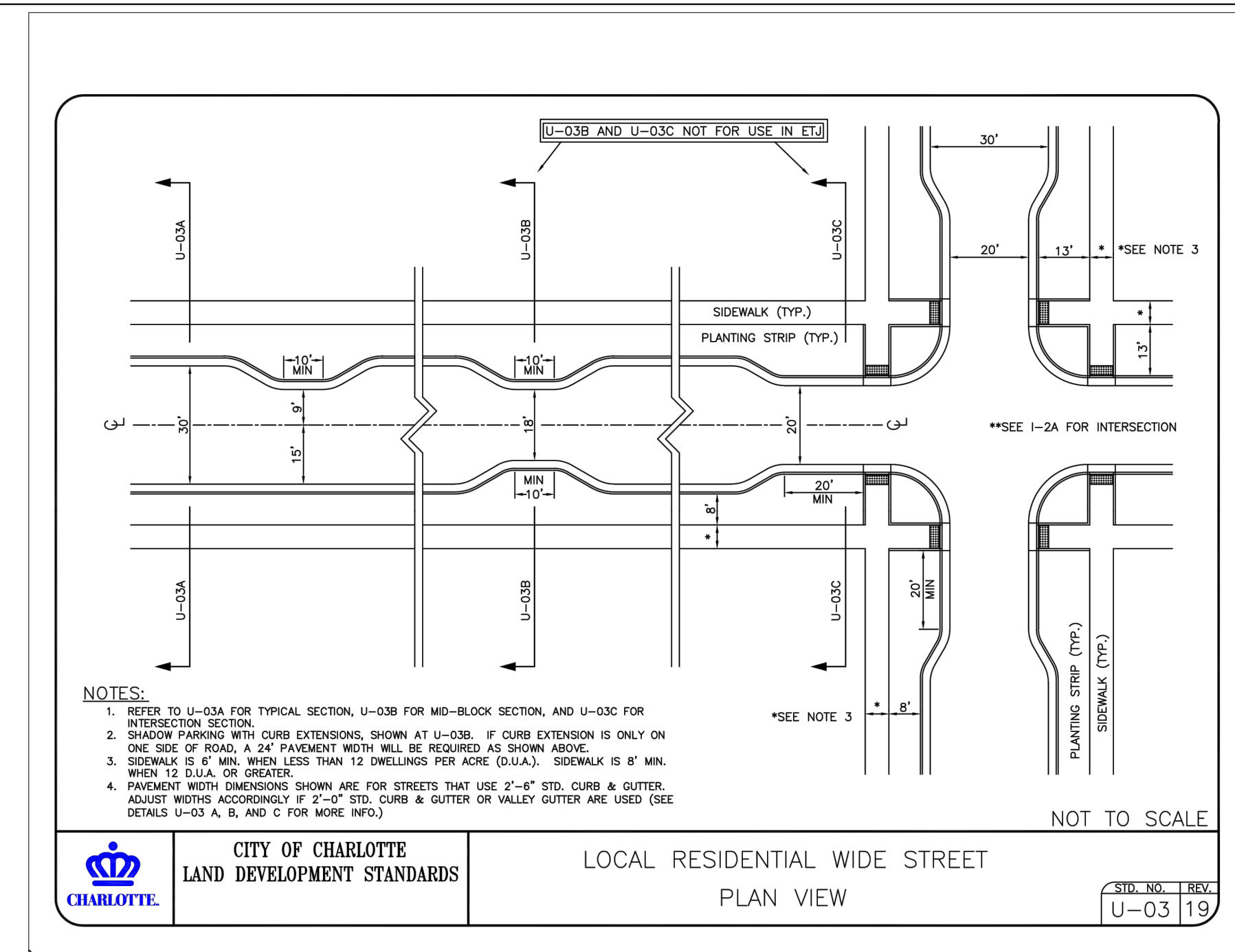
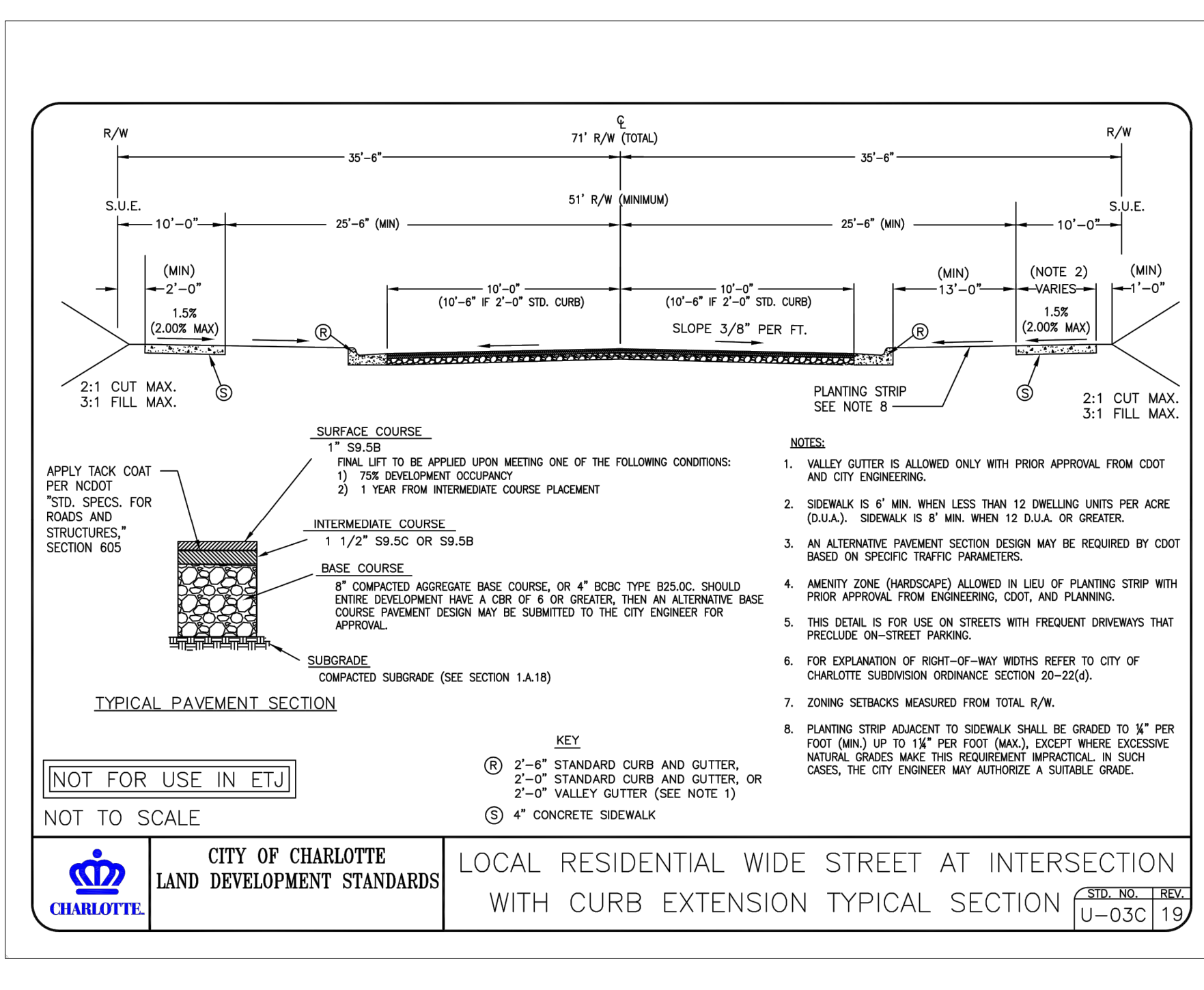
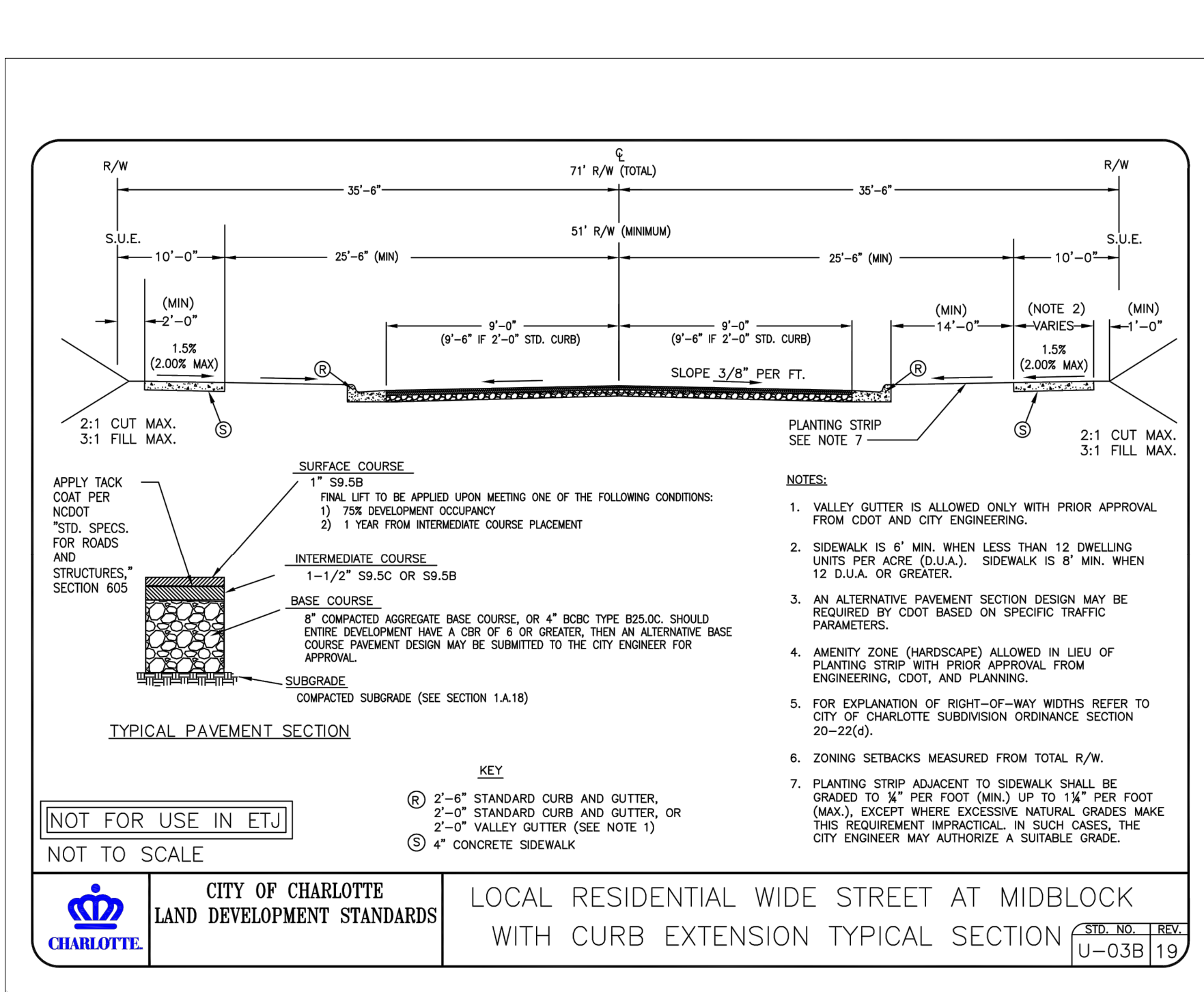
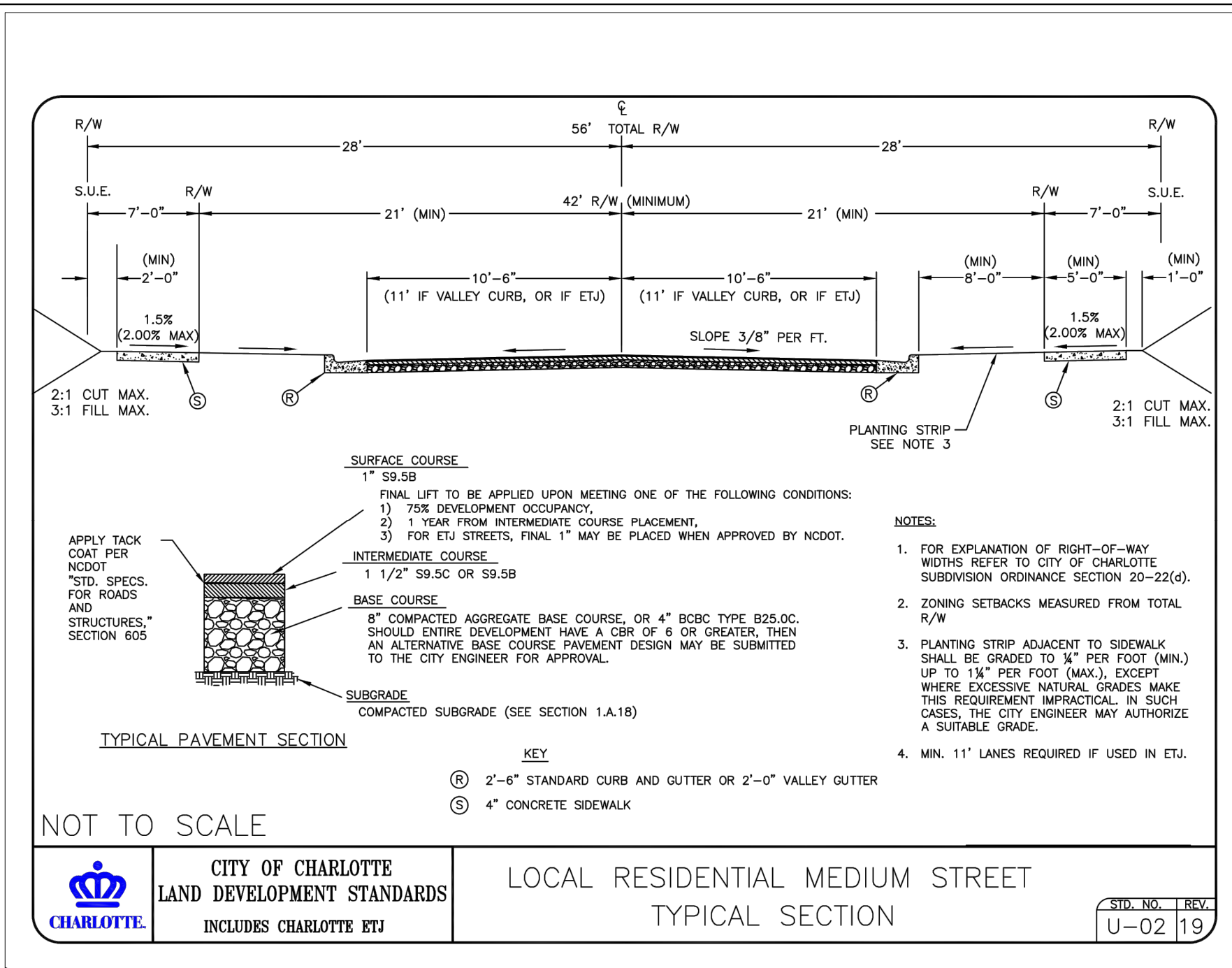
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REZONING PLANS 2021-256

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

Drawing Title:
TECHNICAL PLAN SHEET
RZ-1



- (4) Construct a westbound right turn lane on Old Concord Road at Access A with 100 feet of storage and appropriate taper length.
 (5) Construct an eastbound left turn lane on Old Concord Road at Fairhaven Drive with 150 feet of storage and appropriate taper length.
- In the event that Access A is eliminated, construct the improvements set out below in lieu of all other improvements set out in this paragraph C.7.(g).
- Construct an eastbound left turn lane on Old Concord Road at Fairhaven Drive with 150 feet of storage and appropriate taper length.
 - Construct a westbound right turn lane on Old Concord Road at Fairhaven Drive with 100 feet of storage and appropriate taper length.
- Subject to the approval of CDOT and any other applicable governmental authorities and the availability of existing right of way to accommodate the guardrail, Petitioner shall install a corten steel guardrail with a maximum length of 557 feet on the eastern side of Rockland Drive. The precise location of the guardrail and the actual length of the guardrail shall be determined by CDOT during the permitting process. In the event that CDOT or any other applicable governmental authorities do not approve the installation of the guardrail or if there is not existing right of way to accommodate the guardrail, then Petitioner shall have no obligation to install the guardrail. Additionally, in the event that the cost to install the guardrail as approved by CDOT and any other applicable governmental authorities exceeds \$40,000, then Petitioner shall have no obligation to install the guardrail.
 - All public roadway improvements will be subject to the standards and criteria of CDOT and NCDOT, as applicable, to the roadway improvements within their respective road system authority. It is understood that such improvements may be undertaken by Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad northeastern Mecklenburg area, by way of a private/public partnership effort or other public sector project support.
 - In the event that the construction and installation of any of the transportation improvements set out above in this Section C of the Development Standards requires the acquisition of additional right of way or easements to accommodate the construction and installation of any such transportation improvement, and in the event that the Petitioner cannot obtain such additional right of way or easements from the relevant property owner(s) after having exerted reasonable, good faith efforts to do so, then Petitioner shall not be required to construct and install such transportation improvement. In lieu of constructing and installing such transportation improvement, Petitioner shall pay to CDOT or to NCDOT as directed an amount equal to the cost of constructing and installing the relevant transportation improvement (which cost shall exclude the cost of the right of way or easements) upon the approval of CDOT and NCDOT.
 - Petitioner shall improve Wilson Street from the northern boundary of the Site to Neal Drive to the standards of a Local Residential Medium Street (CLDS U-02).
- D. Architectural Standards**
- The maximum height of the single family detached dwelling units constructed on the Site shall be 35 feet.
 - The maximum height of the single family attached dwelling units constructed on the Site shall be governed by the Ordinance.
 - The maximum height of a building containing multi-family dwelling units constructed on the Site shall be governed by the Ordinance.
 - A maximum of 8 multi-family dwelling units may be located in a single building.
 - The architectural and design standards set out below shall apply to the single family detached dwelling units constructed on Development Area B.
 - The setbacks for the lots located on Development Area B shall match the setbacks of the existing single family homes located directly across Fairhaven Drive from Development Area B.
 - Any garages located on Development Area B shall be either side loaded or rear loaded garages.
 - The architectural and design standards set out below shall apply to the single family attached dwelling units constructed on Development Area C.
 - The actual widths of the single family attached dwelling units constructed on the Site may vary from the widths depicted on the Rezoning Plan.
 - To provide privacy, all residential entrances within 15 feet of the sidewalk shall be raised from the average sidewalk grade a minimum of 24 inches.
 - Pitched roofs, if provided, shall be symmetrically sloped no less than 5:12, except that roofs for porches and attached sheds may be no less than 2:12, unless a flat roof architectural style is employed.
 - Each single family attached dwelling unit shall have a covered front stoop. The front stoop may be covered by an awning, canopy, roof extension or other architectural feature chosen by Petitioner.
 - All corner or end single family attached dwelling units that face a public or private street shall have a porch or stoop that wraps a portion of the front and side of the unit or provide blank wall provisions that limit the maximum blank wall to 15 feet on all building levels.
 - Garage doors visible from public or private streets shall minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or provide additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
 - Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets. This may be accomplished by connecting the walkways to the driveways for the single family attached dwelling units.
 - Each single family attached dwelling unit shall have a garage.
 - Buildings containing single family attached dwelling units may not contain more than 5 individual single family attached dwelling units.
- E. Streetscape and Buffers**
- 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.
 - Minimum 8 foot wide planting strips and minimum 5 foot wide sidewalks shall be installed along both sides of the Site's internal public streets.
 - Buffers shall be established on the Site as required by the Ordinance and as depicted on the Rezoning Plan, and such buffers shall conform to the standards of Section 12.302 of the Ordinance. Notwithstanding the foregoing, and pursuant to the Ordinance, Petitioner may reduce the required width of a buffer by 25% by installing a wall, fence or berm that meets the standards of Section 12.302(B) of the Ordinance as applicable.
 - A minimum 40 foot wide landscape area shall be established along those portions of Development Area A's boundary lines that are more particularly depicted on the Rezoning Plan. At a minimum, this 40 foot wide landscape area shall meet the tree and shrub requirements of a Class C buffer.
 - The buffers described above in paragraph E.3 and the landscape area described above in paragraph E.4 shall be maintained by the homeowners or property owners association.
 - In the event that an adjacent parcel of land is either rezoned to a zoning district or devoted to a use that eliminates or reduces the buffer requirements on the Site, Petitioner may reduce or eliminate, as the case may be, the relevant buffer areas set out on the Rezoning Plan accordingly.
- F. Environmental**
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
 - Development of the Site shall comply with the City of Charlotte Tree Ordinance.
 - The tree save areas depicted on the Rezoning Plan are conceptual and the actual tree save areas provided on the Site may differ from what is depicted on the Rezoning Plan provided that the Site complies with the requirements of the City of Charlotte Tree Ordinance.
 - As noted above in paragraph A.5, the development of the Site shall be considered to be a planned/unified development. Accordingly, the tree save requirements of the City of Charlotte Tree Ordinance shall be calculated and satisfied over the entire Site, rather than within each individual Development Area. As a result, each individual Development Area shall not be required to meet the tree save requirements of the City of Charlotte Tree Ordinance provided that the Site as a whole meets such tree save requirements.
 - Development within any SWIM/PCS Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Petitioner acknowledges intermittent/perennial stream delineation reports are subject to review and approval upon submission of development plans for permitting and are not approved with rezoning decisions.
- G. Park Site/Greenway Pedestrian Connection**
- Prior to the issuance of a certificate of occupancy for the 400th dwelling unit constructed on the Site and subject to the approval of Mecklenburg County, Petitioner shall construct a minimum 9 acre portion of Development Area A that is designated on Sheet RZ-3 of the Rezoning Plan (the "Park Site") to Mecklenburg County for a future public park. Prior to the conveyance of the Park Site to Mecklenburg County, Petitioner shall have the right to install and locate a storm water pipe or pipes and underground utilities through the Park Site and to reserve such easements over the Park Site that are necessary to maintain, repair and replace such storm water pipe or pipes and underground utilities.
 - The southerly 7 acres of the Park Site shall be a passive park, and the passive park shall count towards the Park Site's minimum tree save requirements and the Park Site's minimum open space requirements. The passive park shall meet the applicable requirements of the Tree Ordinance.
 - The northerly 2 acres of the Park Site shall be an active neighborhood park, and the active neighborhood park shall not count towards the Site's minimum tree save requirements but shall count towards the Site's minimum open space requirements.
 - Mecklenburg County shall be responsible for the design, installation and maintenance of any improvements to the active neighborhood park.
 - In the event that Mecklenburg County does not approve and accept the conveyance of the Park Site, then the Park Site shall be a part of the Site's tree save and open space areas, and the Park Site shall be owned and maintained by the Developer or a property owners association.
 - Petitioner shall construct a minimum 6 foot wide asphalt pedestrian connection from the Site to the future greenway trail to be constructed by Mecklenburg County generally from the western terminus of Road G to the future greenway trail as generally depicted on the Rezoning Plan. Notwithstanding the foregoing, the location of this pedestrian connection may be adjusted during the permitting process.
- H. Open Space/Amenities**
- A minimum of 10 percent of the Site shall be devoted to common open space.
 - A minimum of 3 acres in Development Area A shall be devoted to a community amenity area or amenity areas. The amenity area or amenity areas shall count towards the Site's open space requirement.
 - A minimum of four of the amenities set out below shall be located in the Development Area A.
 - Pool and cabana.
 - Playground structure.
 - Community gathering spaces.
 - Seating areas/benches.
 - An outdoor gym.
 - Enhanced landscaping.
 - Greenway connectivity.
 - Pickleball court(s).
 - A minimum of 3 acres in Development Area C shall be devoted to a community amenity area or amenity areas. The amenity area or amenity areas shall count towards the Site's open space requirement.
 - A minimum of four of the amenities set out below shall be located in Development Area C.
 - Dog park.
 - Playground structure.
 - Community gathering spaces.
 - Seating areas/benches.
 - Grills.
 - Enhanced landscaping.
 - Greenway connectivity.
 - Pickleball court(s).
- I. Innovative Development Standards**
- Pursuant to Section 11.209(b) of the Ordinance, the use of the innovative development standard set out below is approved concurrently with the approval of this Rezoning Petition.
 - The minimum setbacks in Development Area C shall be 20 feet from the back of sidewalk.
- J. Binding Effect of the Rezoning Documents and Definitions**
- 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.
 - Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development of the term.
 - Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.



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W:\PROJECTS\RYAN HOMES\NVR - Blankenship Preliminary\Eng06-LA_PLANNING_ZONE\REZONING\NC212802 - Paper\Stator Rezoning.dwg - 5/9/2023 - Eric Labore

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**REZONING PLANS
2021-256**

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Issue:	REVIEW SET

Drawing Title:

DEVELOPMENT
NOTES

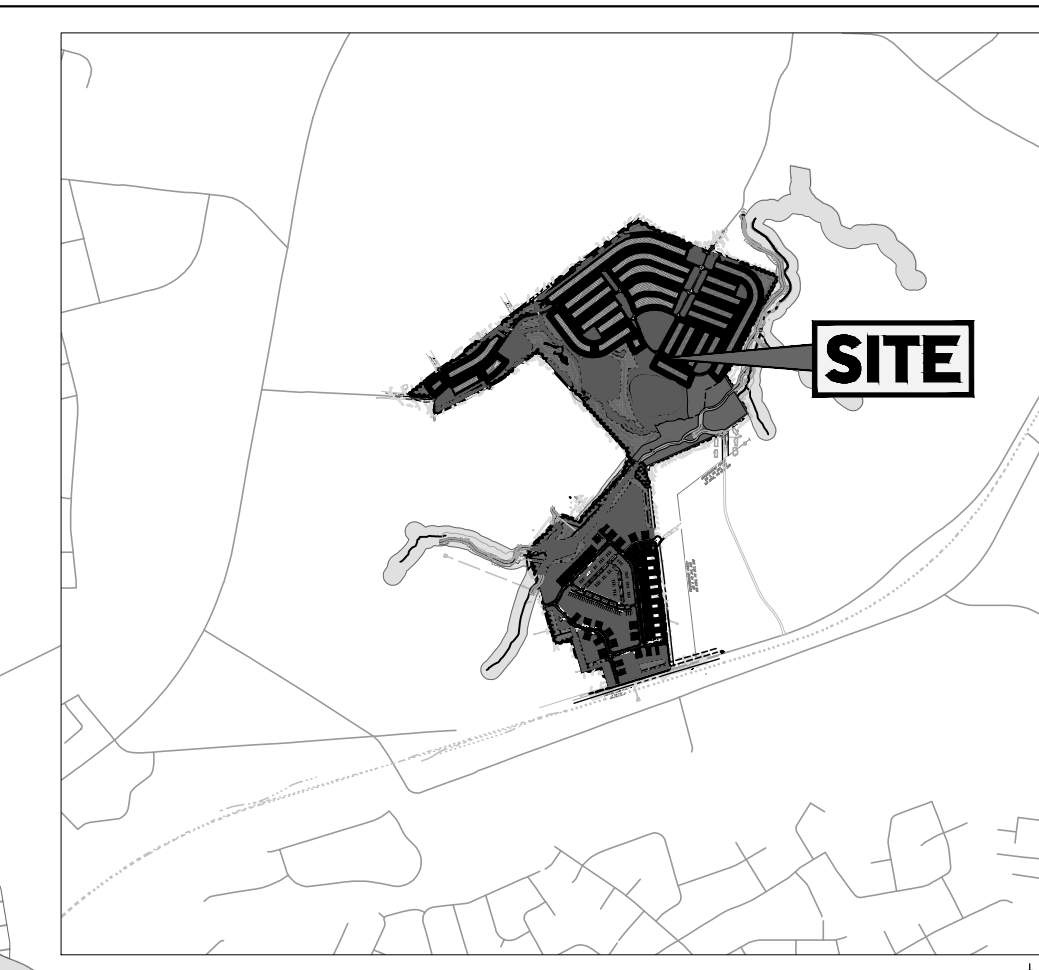
RZ-2



CESO
WWW.CESOINC.COM

3601 Rgby Rd., Suite 300
Mansfield, OH 43042
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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.

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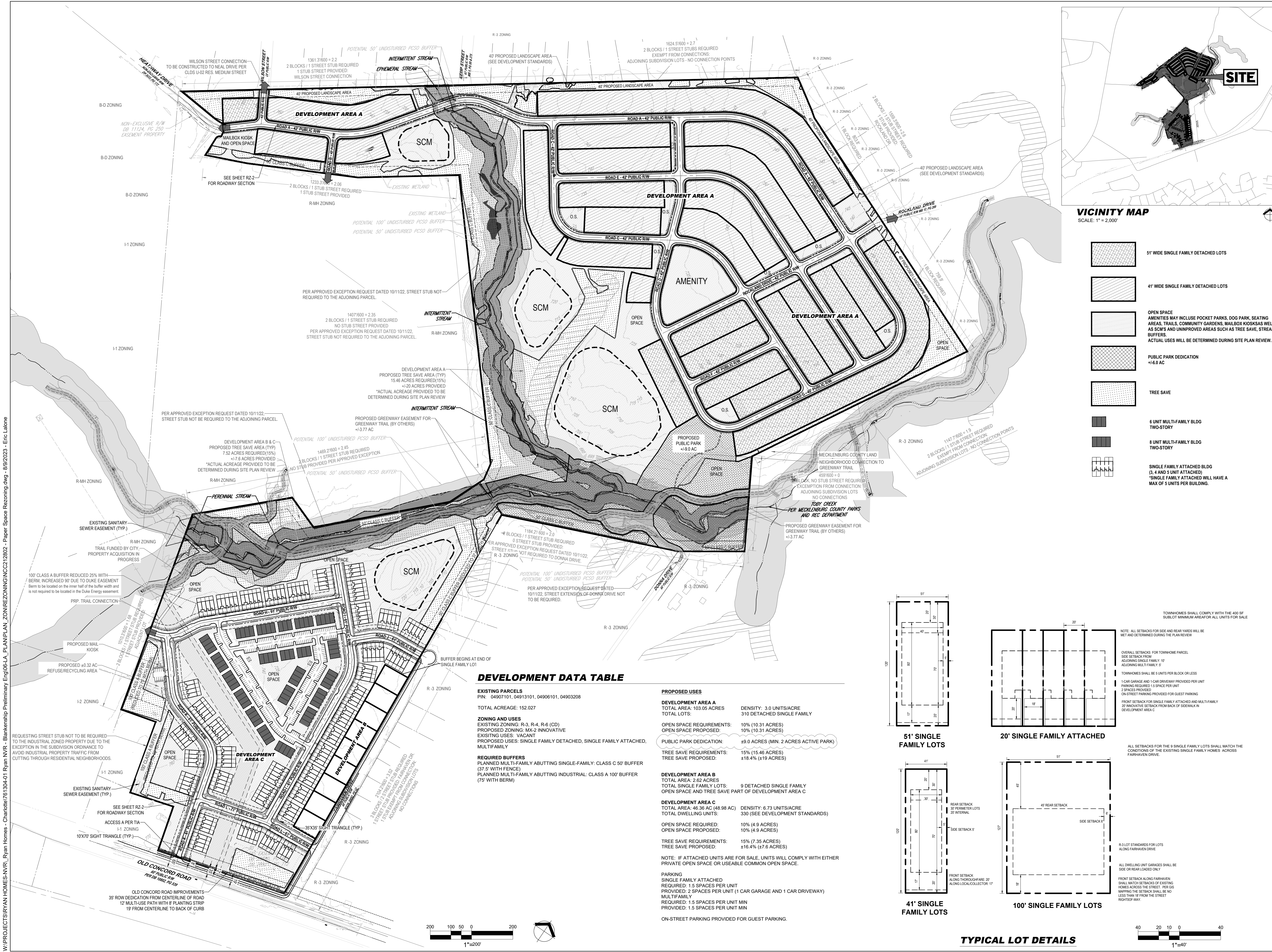
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CONCEPTUAL SITE PLAN
 RZ-3



DEVELOPMENT DATA TABLE

EXISTING PARCELS
 PIN: 04907101, 04913101, 04906101, 04903208
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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

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 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)

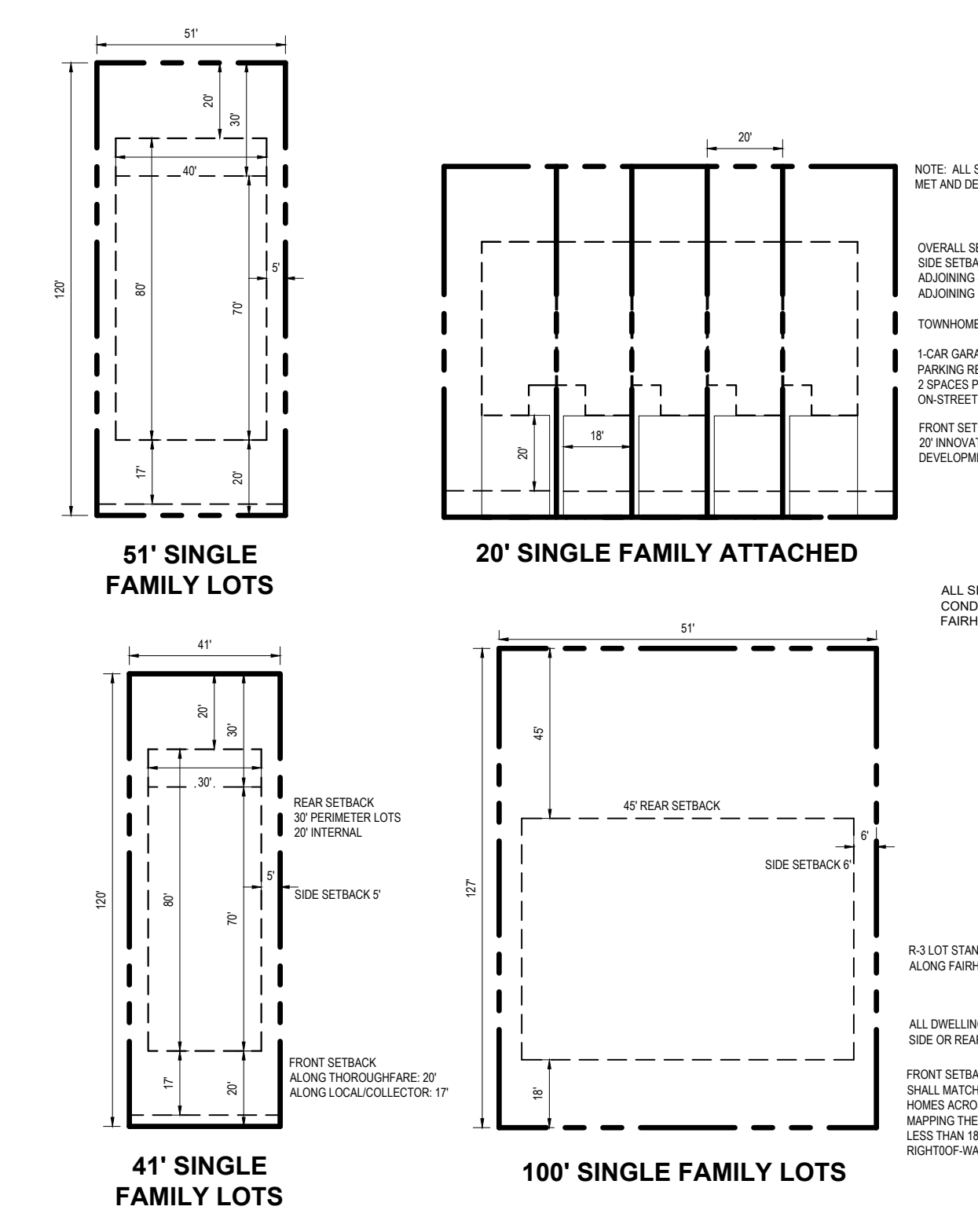
DEVELOPMENT AREA B
 TOTAL AREA: 2.62 ACRES
 TOTAL SINGLE FAMILY LOTS: 9 DETACHED SINGLE FAMILY
 OPEN SPACE AND TREE SAVE PART OF DEVELOPMENT AREA C

DEVELOPMENT AREA C
 TOTAL AREA: 46.36 AC (48.98 AC)
 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)

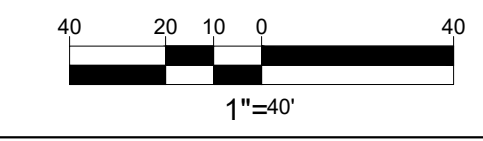
TREE SAVE REQUIREMENTS: 15% (7.35 ACRES)
TREE SAVE PROPOSED: 18.4% (19.9 ACRES)

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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