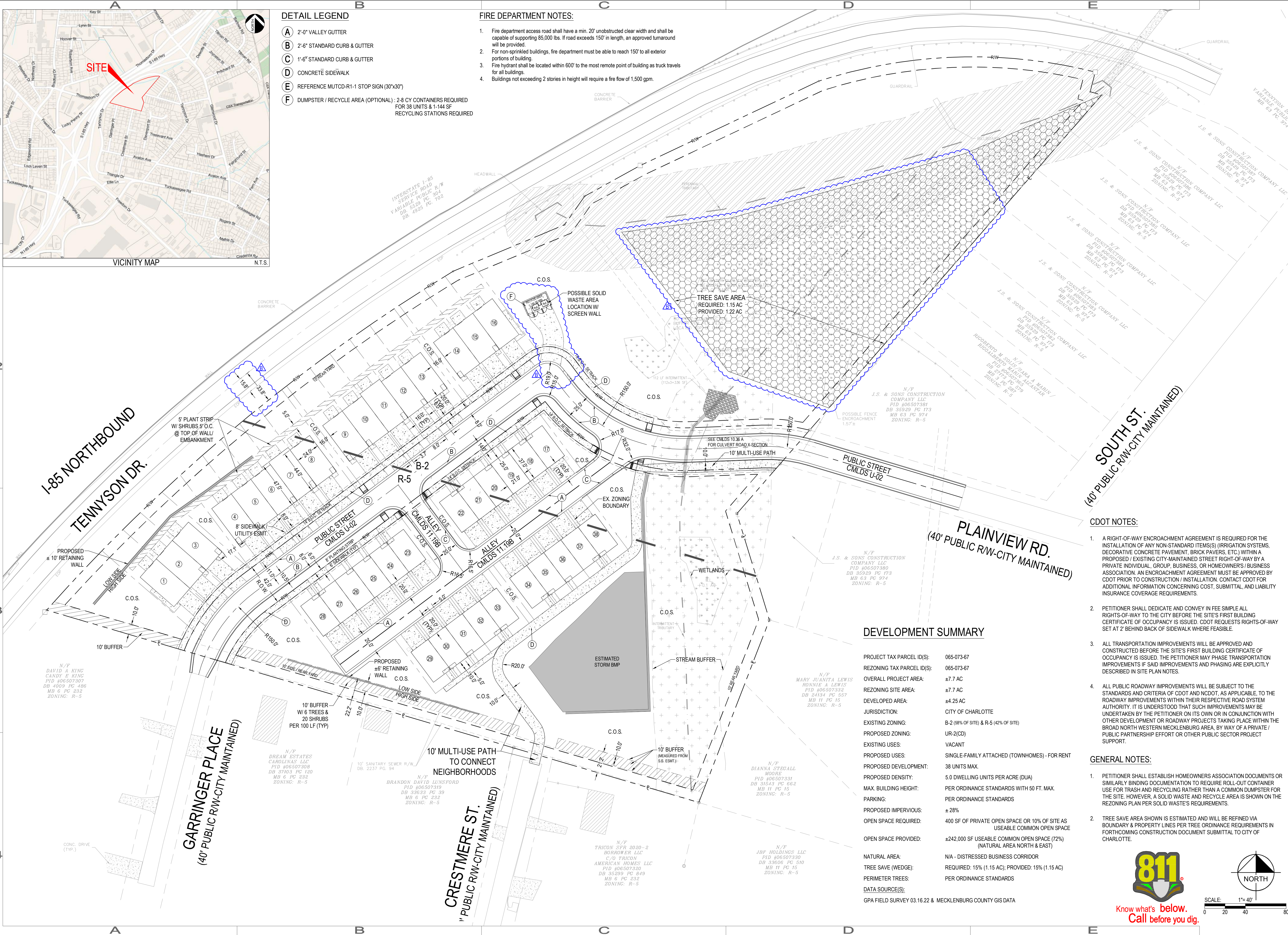


DETAIL LEGEND

- (A) 2'-0" VALLEY GUTTER
- (B) 2'-6" STANDARD CURB & GUTTER
- (C) 1'-6" STANDARD CURB & GUTTER
- (D) CONCRETE SIDEWALK
- (E) REFERENCE MUTCD-R1-1 STOP SIGN (30"x30")
- (F) DUMPSTER / RECYCLE AREA (OPTIONAL) : 2-8 CY CONTAINERS REQUIRED FOR 38 UNITS & 1-144 SF RECYCLING STATIONS REQUIRED

FIRE DEPARTMENT NOTES:

1. Fire department access road shall have a min. 20' unobstructed clear width and shall be capable of supporting 85,000 lbs. If road exceeds 150' in length, an approved turnaround will be provided.
2. For non-sprinkled buildings, fire department must be able to reach 150' to all exterior portions of building.
3. Fire hydrant shall be located within 600' to the most remote point of building as truck travels for all buildings.
4. Buildings not exceeding 2 stories in height will require a fire flow of 1,500 gpm.



DEVELOPMENT SUMMARY

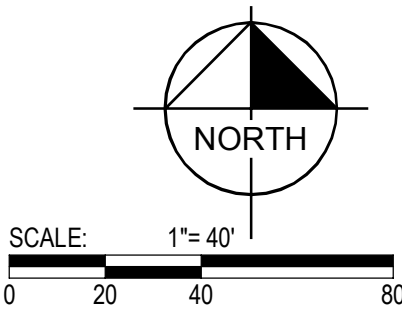
| | |
|----------------------------|--|
| PROJECT TAX PARCEL ID(S): | 065-073-67 |
| REZONING TAX PARCEL ID(S): | 065-073-67 |
| OVERALL PROJECT AREA: | ±7.7 AC |
| REZONING SITE AREA: | ±7.7 AC |
| DEVELOPED AREA: | ±4.25 AC |
| JURISDICTION: | CITY OF CHARLOTTE |
| EXISTING ZONING: | B-2 (88% OF SITE) & R-5 (42% OF SITE) |
| PROPOSED ZONING: | UR-2(CD) |
| EXISTING USES: | VACANT |
| PROPOSED USES: | SINGLE-FAMILY ATTACHED (TOWNHOMES) - FOR RENT |
| PROPOSED DEVELOPMENT: | 38 UNITS MAX. |
| PROPOSED DENSITY: | 5.0 DWELLING UNITS PER ACRE (DUA) |
| MAX. BUILDING HEIGHT: | PER ORDINANCE STANDARDS WITH 50 FT. MAX. |
| PARKING: | PER ORDINANCE STANDARDS |
| PROPOSED IMPERVIOUS: | ±28% |
| OPEN SPACE REQUIRED: | 400 SF OF PRIVATE OPEN SPACE OR 10% OF SITE AS USEABLE COMMON OPEN SPACE |
| OPEN SPACE PROVIDED: | ±242,000 SF USEABLE COMMON OPEN SPACE (72%) (NATURAL AREA NORTH & EAST) |
| NATURAL AREA: | N/A - DISTRESSED BUSINESS CORRIDOR |
| TREE SAVE (WEDGE): | REQUIRED: 15% (1.15 AC); PROVIDED: 15% (1.15 AC) |
| PERIMETER TREES: | PER ORDINANCE STANDARDS |
| DATA SOURCE(S): | GPA FIELD SURVEY 03.16.22 & MECKLENBURG COUNTY GIS DATA |

CDOT NOTES:

1. A RIGHT-OF-WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM(S) (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED / EXISTING CITY-MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS' / BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO CONSTRUCTION / INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
2. PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
3. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.
4. 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 THE PETITIONER ON ITS OWN OR IN CONJUNCTION WITH OTHER DEVELOPMENT OR ROADWAY PROJECTS TAKING PLACE WITHIN THE BROAD NORTH WESTERN MECKLENBURG AREA, BY WAY OF A PRIVATE / PUBLIC PARTNERSHIP EFFORT OR OTHER PUBLIC SECTOR PROJECT SUPPORT.

GENERAL NOTES:

1. PETITIONER SHALL ESTABLISH HOMEOWNERS ASSOCIATION DOCUMENTS OR SIMILARLY BINDING DOCUMENTATION TO REQUIRE ROLL-OUT CONTAINER USE FOR TRASH AND RECYCLING RATHER THAN A COMMON DUMPSTER FOR THE SITE. HOWEVER, A SOLID WASTE AND RECYCLE AREA IS SHOWN ON THE REZONING PLAN PER SOLID WASTE'S REQUIREMENTS.
2. TREE SAVE AREA SHOWN IS ESTIMATED AND WILL BE REFINED VIA BOUNDARY & PROPERTY LINES PER TREE ORDINANCE REQUIREMENTS IN FORTHCOMING CONSTRUCTION DOCUMENT SUBMITTAL TO CITY OF CHARLOTTE.



1927 SOUTH TRYON ST.
SUITE 106
CHARLOTTE, NC 28203
T: 704.780.4972
NC License #P-1370
© 2023

BLUE HEEL DEVELOPMENT
9606 BAILEY ROAD, SUITE 265
CORNELIUS, NC 28031

CLIENT:

NOTICE:
CONCEPT/SCHEMATIC DOCUMENTS
- PROJECT BUDGETING
USE OF THESE DOCUMENTS TO ESTABLISH SITE RELATED PROJECT BUDGET(S) IS SUBJECT TO CHANGE UPON COMPLETION OF CONSTRUCTION DOCUMENTS. BY DEFINITION, CONCEPT/SCHEMATIC DOCUMENTS DO NOT INCLUDE ALL SITE FEATURES THAT MAY AFFECT PROJECT COST. SUBSEQUENTLY, INFORMATION SHOWN SHOULD BE USED FOR "BUDGET PRICING" ONLY AND SHALL NOT BE CONSIDERED "BID" DOCUMENTS OR PRESENTED TO SUBCONTRACTORS FOR BIDS. ALLOWANCES/CONTINGENCIES WILL BE REQUIRED FOR TYPICAL SITE ELEMENTS NOT SHOWN OR ONLY PARTIALLY DETAILED.
ALL DOCUMENTS WITHOUT A SEAL/SIGNATURE & DATE SHALL BE CONSIDERED "CONCEPT/SCHEMATIC" REGARDLESS OF SHEET TITLE.

PROJECT:
TENNYSON
TOWNHOMES
PETITION 2022-125

SHEET:
SCHEMATIC SITE
OVERALL

| REV. | DATE | DESCRIPTION |
|------|----------|-----------------------------|
| B | 02.07.23 | Revised per 2nd City review |
| A | 01.17.23 | Revised per 1st City review |

DESIGNED: JDB
DRAWN:
CHECKED:
PROJECT: 1060004
DATE: 07.14.22

RZ-1

DETAIL LEGEND

- (A) 2'-0" VALLEY GUTTER
- (B) 2'-6" STANDARD CURB & GUTTER
- (C) 1'-6" STANDARD CURB & GUTTER
- (D) CONCRETE SIDEWALK
- (E) REFERENCE MUTCD-R1-1 STOP SIGN (30"x30")
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BANKS ENGINEERING
1927 SOUTH TRYON ST.
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blue heel
BLUE HEEL DEVELOPMENT
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CORNELIUS, NC 28031

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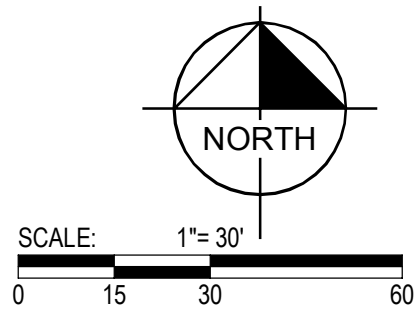
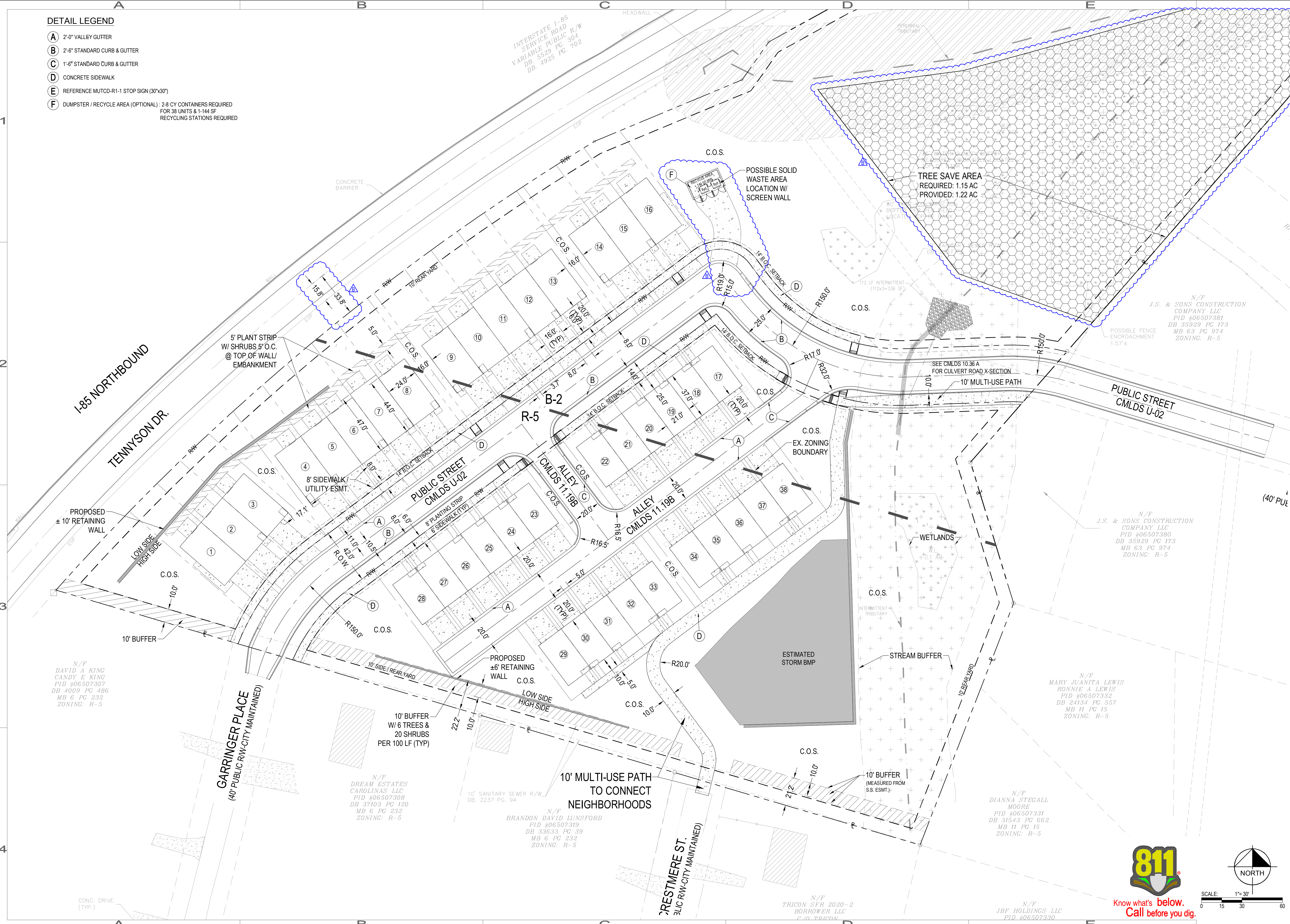
PROJECT: TENNYSON TOWNHOMES
PETITION 2022-125
610 TENNYSON DR.
Charlotte, NC 28208

SHEET: SCHEMATIC SITE

| REV. | DATE | DESCRIPTION |
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DESIGNED: JDB
DRAWN:
CHECKED:
PROJECT: 1060004
DATE: 07.14.22

RZ-2



February 07, 2023 - 10:00am By: Jay Banks

1

2

3

4

C:\Users\Jay Banks\Banks_Engineering\Dropbox\BEB PROJECTS\01000 BlueHeel Dev\004 Tennyson\DWG\RZ-1 to RZ-5 TECH DATA SCHEMATIC SITE.dwg

A

B

C

D

E

A

B

C

D

E

230117

I. GENERAL PROVISIONS

- a. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by BlueHeel Development, LLC (the "Petitioner") to accommodate a residential community on +/- 7.7 ac.
- b. Development and use of the Site shall be governed by the accompanying Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). The Rezoning Plan is intended to reflect the maximum development rights, building envelopes, the arrangements and locations of access points.
- c. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the UR-2 Zoning District shall govern all development taking place on the Site.
- d. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and improvements on the Rezoning Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and, subject to the terms of these Development Standards and the Ordinance, are subject to minor alterations or modifications during the design development and construction document phases. Alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development proposed or significantly alter the Rezoning Plan or these Development Standards, constitute changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

II. PERMITTED USES, MAXIMUM DEVELOPMENT & LIMITATIONS

- a. The Site may be developed with single-family attached (townhomes), together with any incidental and accessory uses related thereto that are allowed in the UR-2 zoning district.
- b. Development of the Rezoning Site shall comply with the dimensional standards of the UR-2 zoning district set out in the Ordinance and the dimensional standards noted in the Site Data table.

III. TRANSPORTATION

- a. Vehicular access will be as generally depicted on the Rezoning Plan. The placement(s) and configuration(s) of the vehicular access points shown on the Rezoning Plan are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT and/or City of Charlotte for approval.
- b. A non-vehicular cross-connection between Crestmere St. & Plainview Dr. has been provided by a 10' multi-use path.
- c. Parking for each unit will be provided via internal garage and driveway area. Two-car garages and a driveway which allows for two-side-by-side vehicles. Combined, each unit will effectively be able to accommodate 4 vehicles.
- d. The Petitioner shall construct a minimum of eight (8) foot wide planting strip and six (6) foot wide sidewalk along proposed public street frontages as generally depicted on the Rezoning Plan.
- e. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights-of-way to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- f. All transportation improvements will be approved and constructed before the site's first building certificate of occupancy is issued.
- g. 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 the Petitioner on its own or in conjunction with other development or roadway projects taking place within the broad south-central Mecklenburg area, by way of a private/public partnership effort or other public sector project support.

IV. ARCHITECTURAL STANDARDS

- a. Preferred Exterior Building Materials: All principal and accessory buildings shall be comprised of a combination of portions of brick, brick veneer, natural stone (or its synthetic equivalent), stucco, cementitious siding, and vinyl. If vinyl is used, it will be .042 inches minimum thickness.
- b. Prohibited Exterior Building Materials: EIFS or masonite.
- c. All residential entrances 15 feet of the public sidewalk must be raised from the average sidewalk grade twelve (12) to twenty-four (24) inches.
- d. 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.
- e. All units shall have enhanced entry doors and stoops. Corner/end units fronting public streets shall also have enhanced side elevations with entry doors and stoops.
- f. Garage doors visible from public or private streets should minimize the visual impact by providing a setback of 12 to 24 inches from the front wall plane or additional architectural treatments such as translucent windows or projecting elements over the garage door opening.
- g. Petitioner shall provide blank wall provisions that limit the maximum blank wall expanse to twenty (10) feet on all building levels., including but not limited to doors, windows, awnings, changes in materials, and/or architectural design elements.
- h. Walkways shall be provided to connect all residential entrances to sidewalks along public and private streets.
- i. Units shall be meaningfully differentiated between one another through a variety of methods including, but not limited to, forward offsets in the front wall of units, vertical height differences, or architectural differences in elevations (such as windows, doors, bays, trim or materials).
- j. The Petitioner shall establish Homeowners Association documents or similarly binding documentation to require roll-out container use for trash and recycling rather than a common dumpster for the Site.

V. SETBACKS, OPEN SPACE, BUFFERS AND SCREENING

- a. The Petitioner shall comply with Ordinance requirements by providing 50% open space as well as 10% of the site area shall be provided as Useable Common Open Space.

VI. FIRE

The Petitioner shall comply with the Fire Code, fire access road and fire hydrant location requirements.

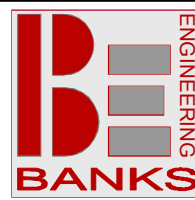
VII. ENVIRONMENTAL FEATURES

- a. The Petitioner shall satisfy the requirements of the Post Construction Stormwater Ordinance and City of Charlotte Tree Ordinance.
- b. The location, size and type of storm water management systems 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.
- c. Development within any SWIM/PCSO Buffer shall be coordinated with and subject to approval by Charlotte-Mecklenburg Storm Water Services and mitigated if required by City ordinance. Stream Delineation Reports are subject to review and approval by Charlotte Storm Water Services.

VIII. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

- a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner(s) of any part of the Site from time to time who may be involved in any future development thereof.



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CLIENT:

NOTICE:
CONCEPT/SCHEMATIC DOCUMENTS
- PROJECT BUDGETING

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PROJECT: TENNYSON TOWNHOMES
PETITION 2022-125
610 TENNYSON DR.
Charlotte, NC 28208

SHEET:

TECHNICAL DATA

| REV. | DATE | DESCRIPTION |
|------|----------|-----------------------------|
| B | 02.07.23 | Revised per 2nd City review |
| A | 01.17.23 | Revised per 1st City review |

| | |
|-----------|----------|
| DESIGNED: | JDB |
| DRAWN: | |
| CHECKED: | |
| PROJECT: | 1060004 |
| DATE: | 07.14.22 |

RZ-3

February 07, 2023, 9:57am By: Jay Banks

C:\Users\Jay Banks\Banks Engineering\Dropbox\BANKS ENGINEERING\PROJECTS\01000 Blueheel Dev\004 Tennyson\DWG\RZ-4 SITE RENDERING.dwg



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BLUE HEEL DEVELOPMENT
9606 DALLEY ROAD, SUITE 265
CORNELIUS, NC 28031

CLIENT:

NOTICE:
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USE OF THESE DOCUMENTS TO ESTABLISH
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PROJECT:
TENNYSON
TOWNHOMES

PETITION 2022-125

610 TENNYSON DR.
Charlotte, NC 28208

SHEET:

SITE RENDERING

| REV. | DATE | DESCRIPTION |
|------|----------|-----------------------------|
| B | 02.07.23 | Revised per 2nd City review |
| A | 01.17.23 | Revised per 1st City review |

DESIGNED: JDB

DRAWN:

CHECKED:

PROJECT: 1060004

DATE: 07.14.22

Know what's below.
Call before you dig.

NORTH

SCALE: 1"= 30'

RZ-4



1927 SOUTH TRYON ST.
SUITE 106
CHARLOTTE, NC 28203
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blue heel
BLUE HEEL DEVELOPMENT
9606 BAILEY ROAD, SUITE 265

CLIENT:

NOTICE:
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- PROJECT BUDGETING

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REGARDLESS OF SHEET TITLE

PROJECT: TENNYSON TOWNHOMES

PETITION 2022-125

610 TENNYSON DR.

SHEET:

AERIAL IMAGE
OVERALL

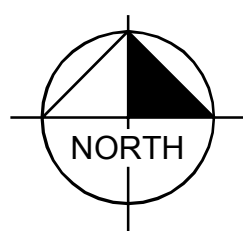
[illegible]

| | |
|-----------|----------|
| DESIGNED: | JDB |
| DRAWN: | |
| CHECKED: | |
| PROJECT: | 1060004 |
| DATE: | 07.14.22 |

RZ-5



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



SCALE: 1" = 40'

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 20, 40, and 80 at the bottom.



THIS PROPERTY IS LOCATED IN
FLOOD ZONE X AS SHOWN FROM
FEMA FLOOD MAP # 3710453500K
PANEL NO. 4535, REVISED
SEPTEMBER 2, 2015

OWNED BY: PETER K. THOMPSON
BRUCE J. THOMPSON

DEED BOOK 36789 PAGE 788
MECKLENBURG COUNTY REGISTER OF DEEDS

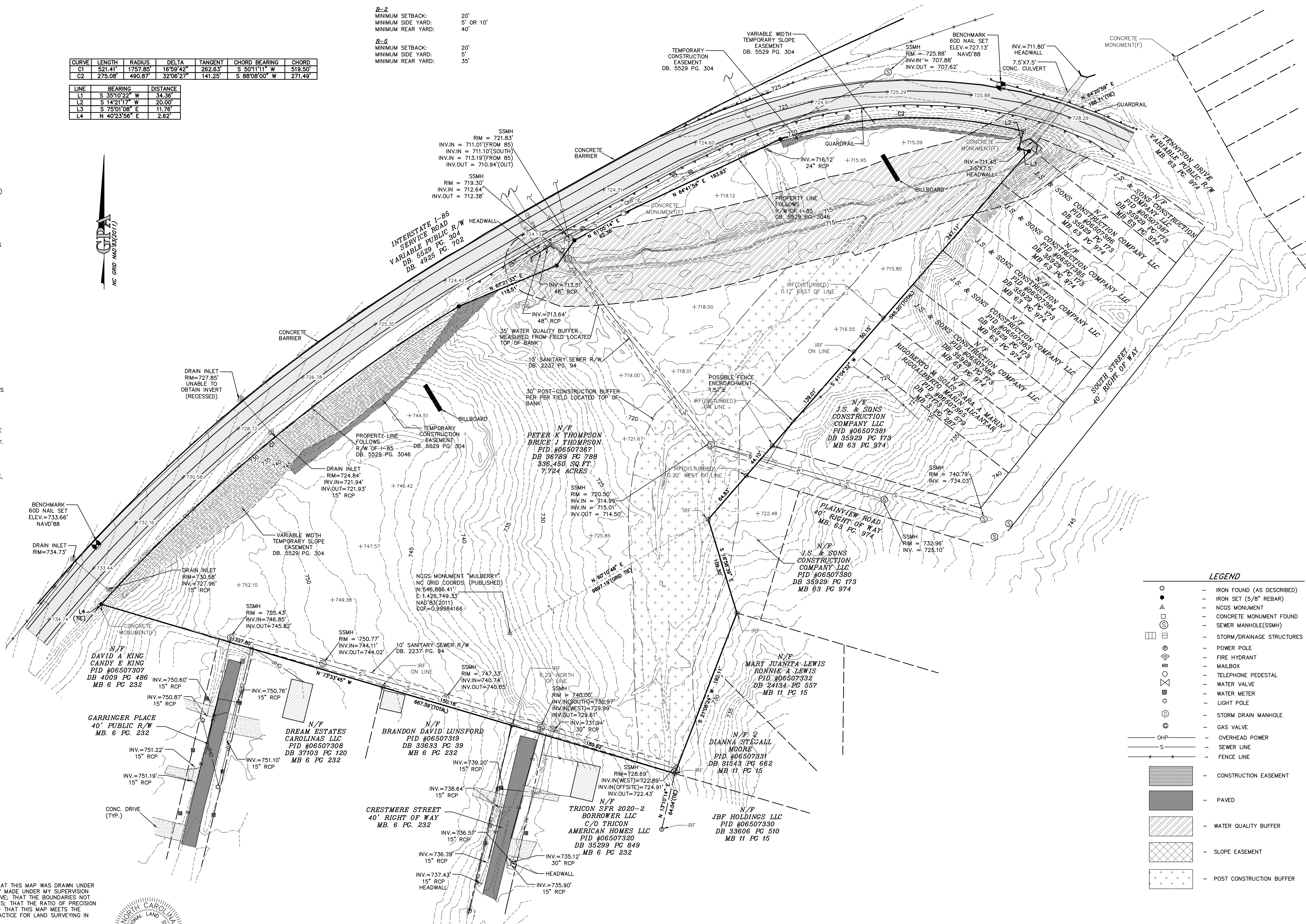
PROPERTY ZONED: B-2 AND R-5
PER MECKLENBURG COUNTY GIS

SETBACKS:
PER CHARLOTE UDO SECTION 9-125 AND 9-12

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 35°10'22" W | 34.36' |
| L2 | S 14°21'17" W | 20.00' |
| L3 | S 75°01'08" E | 11.76' |
| L4 | N 40°23'56" E | 2.62' |

- | | |
|-------------|--------|
| 1) DB 36789 | PG 788 |
| 2) MB 6 | PG 232 |
| 3) MB 11 | PG 15 |
| 4) MB 63 | PG 974 |

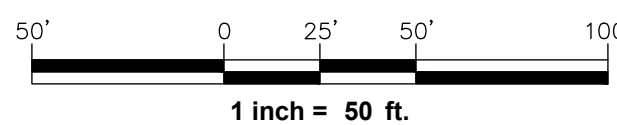
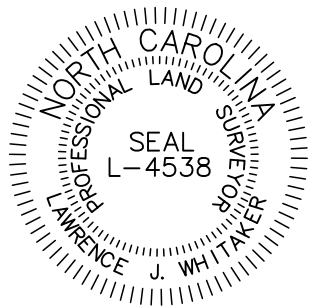
1. NORTH ORIENTATION IS BASED ON NAD 83(2011) NCGS GRID MONUMENT " MULBERRY".
HORIZONTAL DATUM IS NAD 83(2011) TAKEN FROM SAME NCGS MONUMENTS, ALL LOCATED WITH GPS USING THE NCGS VRS SYSTEM.
2. ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.
3. THESE PARCELS ARE SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.
4. IMPROVEMENTS SHOWN FOR THE PERFORMANCE OF THIS SURVEY.
5. NO ENVIRONMENTAL ISSUES WERE ADDRESSED DURING THE PERFORMANCE OF THIS SURVEY.
6. IRONS AT ALL CORNERS UNLESS NOTED OTHERWISE.
7. THIS SURVEY IS INVALID UNLESS IT CONTAINS THE ORIGINAL SIGNATURE AND SEAL OF THE ABOVE STATED SURVEYOR.
THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
9. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
10. THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE USED ONLY AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PLAT. THEY DO NOT CONSTITUTE A TITLE SEARCH.
11. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF LANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
12. NO LAND OR OTHER AREA IS DEDICATED FOR PUBLIC USE BY THIS PLAT UNLESS A DEDICATION IS EXPRESSLY STATED HEREON.
13. NO EVIDENCE OF RECENT EARTH MOVING WORK, CONSTRUCTION OR BUILDING ADDITIONS OR MODIFIED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
14. NO EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
15. CONTOURS ARE AT 1' INTERVALS AND BASED ON NAVD88 VERTICAL DATUM.







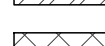
THIS 18TH DAY OF MAY, 2022.

PRELIMINARY

LAWRENCE J. WHITAKER, PLS L- 4538



| | | |
|-----------|---|---------------------------|
| ● | - | IRON FOUND (AS DESCRIBED) |
| ● | - | IRON SET (5/8" REBAR) |
| ▲ | - | NGCS MONUMENT |
| △ | - | CONCRETE MONUMENT FOUND |
| ⊗ | - | SEWER MANHOLE (SSMH) |
| ▢ | - | STORM/DRAINAGE STRUCTURES |
| ⊙ | - | POWER POLE |
| ⦿ | - | FIRE HYDRANT |
| ✉ | - | MAILBOX |
| ○ | - | TELEPHONE PEDESTAL |
| ⊗ | - | WATER VALVE |
| ⊗ | - | WATER METER |
| ☆ | - | LIGHT POLE |
| ① | - | STORM DRAIN MANHOLE |
| ⊗ | - | GAS VALVE |
| — OHP — | - | OVERHEAD POWER |
| — S — | - | SEWER LINE |
| — x — x — | - | FENCE LINE |

- | | |
|---|----------------------------|
|  | - CONSTRUCTION EASEMENT |
|  | - PAVED |
|  | - WATER QUALITY BUFFER |
|  | - SLOPE EASEMENT |
|  | - POST CONSTRUCTION BUFFER |

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| DATE | REVISION | BY |

