

**Development Data:**  
**Address:** 5120 Allen Rd. E  
Charlotte, NC 28269

**Tax Parcel Number:** 04521224 & 04521223

**Existing Zoning:** R-3

**Proposed Zoning:** R-8 (CD)

**Project Site Area:** 26.22 ac

**Dedicated R/W:** 2.79 ac

**Dedicated Area to Meck County:** ±0.82 ac

**Net Site Area:** 21.36 ac

**Tree Preservation Area Required:** 15% of 22.28 ac = 3.34 ac

**Tree Preservation Provided:** 3.38 ac through a combination of preservation, re-planting

**Existing Uses:** Single Family Home

**Proposed Use:** Single Family Attached (Townhomes)

**Proposed Units:** 80 Townhomes

**Proposed Density:** 3.75 DUA

**Lot Open Space Rqd:** 400 SF private open space/unit

**Lot Open Space Provided:** 50% of lot area

**See plan**

**R-8 Dimensional Requirements:**

**Maximum residential density:** 8.0 DUA

**Minimum lot area:** 11,500 sf (quadrplex)  
9,500 sf (triplex)  
6,500 sf (duplex)

**Minimum lot width:** 40'

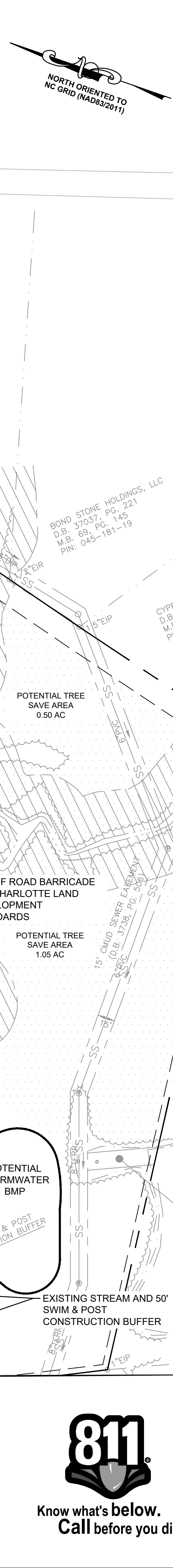
**Minimum setback from ROW on local streets:** 17'

**Minimum side yard:** 5'

**Minimum corner lot setback:** 10'

**Minimum rear yard:** 20'

**Minimum garage setback:** 20' from back of right-of-way



**Dewberry**

Dewberry Engineers Inc.  
6500 Harris Corners Pkwy - Suite 220  
Charlotte, NC 28269  
Phone: 704.509.9918  
Fax: 704.509.9937  
www.dewberry.com  
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: 1" = 60'

0' 60' 120'

**REVISIONS**

No.	DATE	BY	Description
1	10/19/23	PMW	AGENCY COMMENTS
2	09/21/23	DLJ	AGENCY COMMENTS
3	07/17/23	PMW	AGENCY COMMENTS
4	06/12/23	PMW	AGENCY COMMENTS

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

TITLE: **PRELIMINARY SITE PLAN R-8 (CD) RZP\_2023\_011**

DEI PROJECT NO: 50159673

SHEET NO.

**811**  
Know what's below.  
Call before you dig.

**C1.01**





REZONING PETITION FILED BY BRIAN FOUSHEE ( A  
R-8 (CD) FOR AN APPROXIMATELY 25.48 ACRE SITE

3. THE DEVELOPER WILL PROVIDE ENHANCED SCREENING AROUND THE BMP UTILIZING APPROVED PLANTINGS.

# C1.02



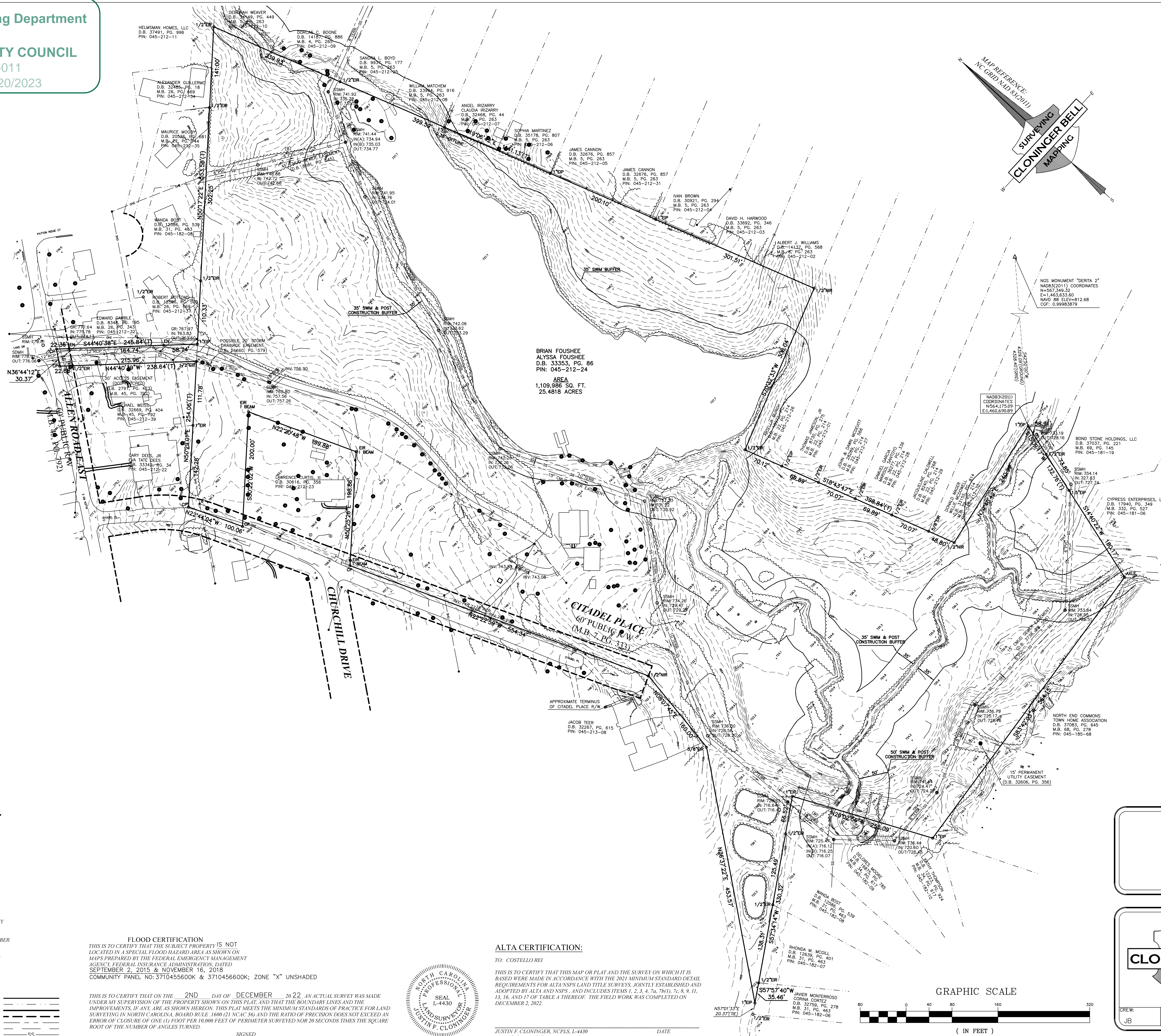


## Planning Department

**APPROVED BY CITY COUNCIL**

RZP-2023-011

Approved: 11/20/2023



NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NOS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS, AS SHOWN HEREON, ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "DERITA 2", ELEVATION = 812.68 FEET, NAVD 88.
6. CANTOUR INTERVAL = 1 FT
7. TOPOGRAPHIC DATA IS SHOWN HEREON AS PROVIDED BY ATOIMAGE MAPPING SERVICES, INC.
8. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAY SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF AN ADJACENT PROPERTY.
10. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLOXONER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL UTILITIES OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: R-3

MINIMUM SETBACK: 30'  
MINIMUM SIDE YARD: 6'  
MINIMUM REAR YARD: 45'  
MAXIMUM BUILDING HEIGHT: 40'

NOTE: NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR, PURSUANT TO ALTA TABLE A ITEM 6. OWNER / DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.

FOR FURTHER INFORMATION CONTACT THE  
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT  
AT 704-336-3569.

PARKING:

THERE WERE NO DELINEATED PARKING SPACES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

ALTA/NSPS LAND TITLE SURVEY

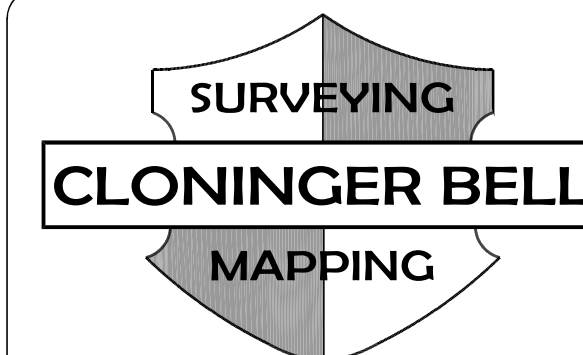
PREPARED FOR

COSTELLO REI

5120 ALLEN ROAD EAST  
CITY OF CHARLOTTE MECKLENBURG COUNTY N.C.

DEED REFERENCE: 33353-86

TAX PARCEL: 045-212-24



CLONINGER BELL  
SURVEYING & MAPPING, PLLC  
107 RIVERSIDE DR.  
MCADENVILLE, NC 28101  
704.864.9007  
LICENSE P-2326

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
JB	DB		1"=80'	DEC 2, 2022	2276

### LEGEND

CB - CATCH BASIN  
CP - CALCULATED POINT  
DB - DEED BOOK  
DD - DROP INLET  
DP - DUCTILE IRON PIPE  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EN - EXISTING NAIL  
M - MAP BOOK  
N.G.S. - NATIONAL GEODETIC SURVEY  
NR - NEW IRON ROD  
N - NEW NAIL  
PIN - PARCEL IDENTIFICATION NUMBER  
PG - PAGE  
PVC - PLASTIC PIPE  
RCP - REINFORCED CONCRETE PIPE  
RW - RIGHT-OF-WAY  
SDMH - STORM DRAIN MANHOLE  
SSMH - SANITARY SEWER MANHOLE  
T - TOTAL  
TERR - TERRACOTA  
PROPERTY LINE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
RIGHT-OF-WAY (NOT SURVEYED)  
EASEMENT  
SETBACK  
SANITARY SEWER LINE  
STORM DRAIN LINE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT  
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON  
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT  
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED  
SEPTEMBER 2, 2015 & NOVEMBER 16, 2018  
COMMUNITY PANEL NO: 3710455600K & 3710456600K; ZONE "X" UNSHADED

THIS IS TO CERTIFY THAT ON THE 2ND DAY OF DECEMBER 2022 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 36) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

*SIGNED*

ALTA CERTIFICATION:

TO: COSTELLO REM

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b(1), 7c, 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 2, 2022.

JUSTIN F. CLONINGER, NCPLS, L-4430  
justinc@cloningerbellsurveying.com

---

*DATA*

GRAPHIC SCALE

( IN FEET )  
1 inch = 80 ft



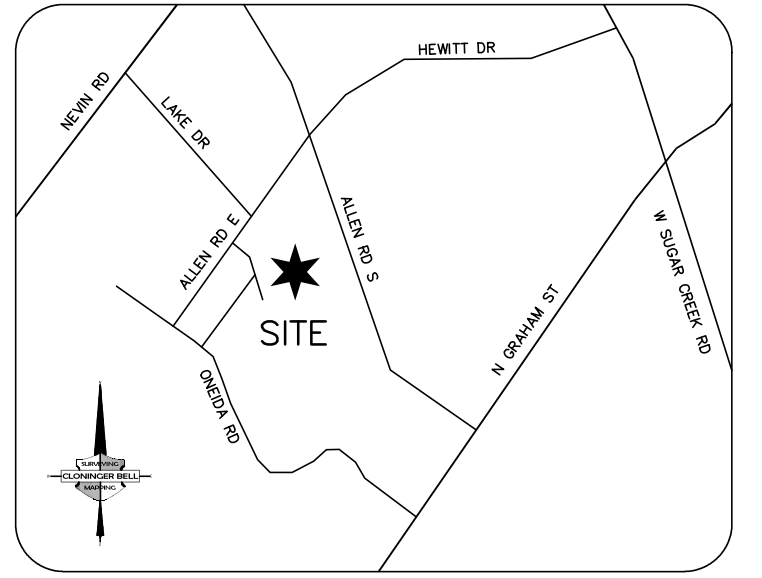
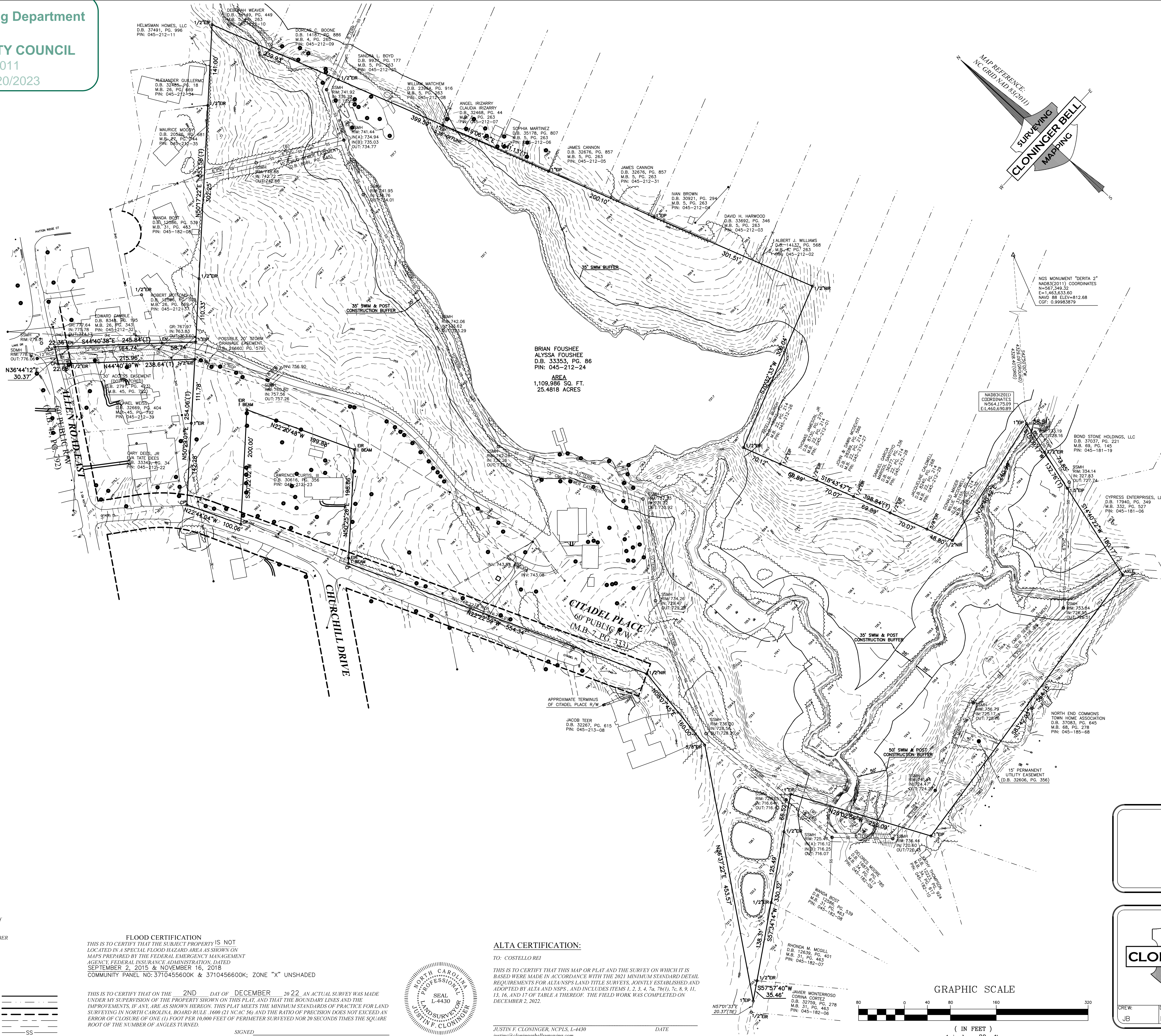


Planning Department

APPROVED BY CITY COUNCIL

RZP-2023-011

Approved: 11/20/2023



- NOTES:**
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
  2. ALL CORNERS MONUMENTED AS SHOWN.
  3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
  4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
  5. ELEVATIONS BASED ON N.G.S. MONUMENT "DERITA 2", ELEVATION = 812.68 FEET, NAVD 88.
  6. CONTOUR INTERVAL = 1 FT
  7. TOPOGRAPHIC DATA IS SHOWN HEREON AS PROVIDED BY AVOIMAGE MAPPING SERVICES, INC.
  8. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
  9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
  10. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

**ZONING:**

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: R-3

MINIMUM SETBACK: 30'  
MINIMUM SIDE YARD: 6'  
MINIMUM REAR YARD: 45'  
MAXIMUM BUILDING HEIGHT: 40'

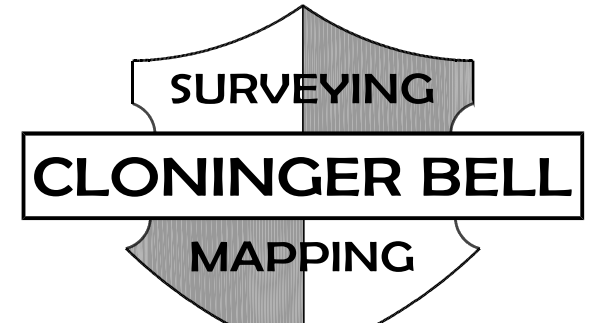
**NOTE:** NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR, PURSUANT TO ALTA TABLE A ITEM 6. OWNER / DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.

FOR FURTHER INFORMATION CONTACT THE  
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT  
AT 704-336-3369.

**PARKING:**

THERE WERE NO DELINEATED PARKING SPACES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

ALTA/NSPS LAND TITLE SURVEY  
PREPARED FOR  
**COSTELLO REI**  
5120 ALLEN ROAD EAST  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.  
DEED REFERENCE: 33353-86  
TAX PARCEL: 045-212-24



CLONINGER BELL  
SURVEYING & MAPPING, PLLC  
107 RIVERSIDE DR.  
MCADENVILLE, NC 28101  
704.864.9007  
LICENSE P-2326

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
JB	DB		1"=80'	DEC. 2, 2022	2276



Know what's below.  
Call before you dig.

- LEGEND:**
- CB - CATCH BASIN
  - CP - CALCULATED POINT
  - DB - DEED BOOK
  - DI - DROP INLET
  - DIP - DUCTILE IRON PIPE
  - EIP - EXISTING IRON PIPE
  - EIR - EXISTING IRON ROD
  - EN - EXISTING NAIL
  - MB - MAP BOOK
  - N.G.S. - NATIONAL GEODETIC SURVEY
  - NIR - NEW IRON ROD
  - NN - NEW NAIL
  - PIN - PARCEL IDENTIFICATION NUMBER
  - PG - PAGE
  - PVC - PLASTIC PIPE
  - RCP - REINFORCED CONCRETE PIPE
  - R/W - RIGHT-OF-WAY
  - SSMH - STORM DRAIN MANHOLE
  - SSMH - SANITARY SEWER MANHOLE
  - (T) - TOTAL
  - TER - TERRACOTTA
  - PROPERTY LINE
  - PROPERTY LINE (NOT SURVEYED)
  - RIGHT-OF-WAY
  - RIGHT-OF-WAY (NOT SURVEYED)
  - EASEMENT
  - SETRACK
  - SANITARY SEWER LINE
  - STORM DRAIN LINE

**FLOOD CERTIFICATION**

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015 & NOVEMBER 16, 2018. COMMUNITY PANEL NO: 3710455600K & 3710456600K; ZONE "X" UNSHADED

THIS IS TO CERTIFY THAT ON THE 2ND DAY OF DECEMBER 2022 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE, 1600 (21 NCAC 36) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED



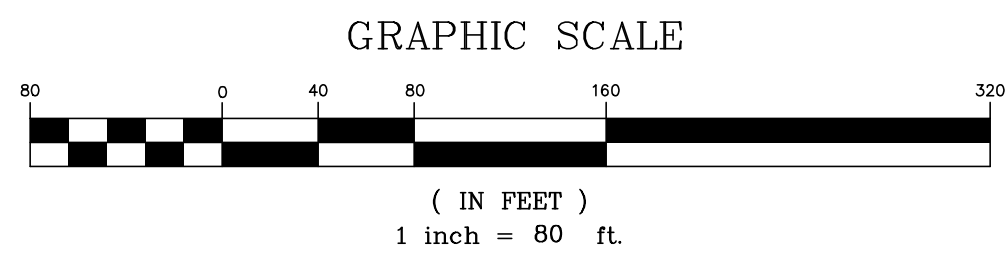
**ALTA CERTIFICATION:**

TO: COSTELLO REI

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b, 7c, 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 2, 2022.

JUSTIN F. CLONINGER, NCPLS, L-4430  
justine@cloningerbellsurveying.com

DATE





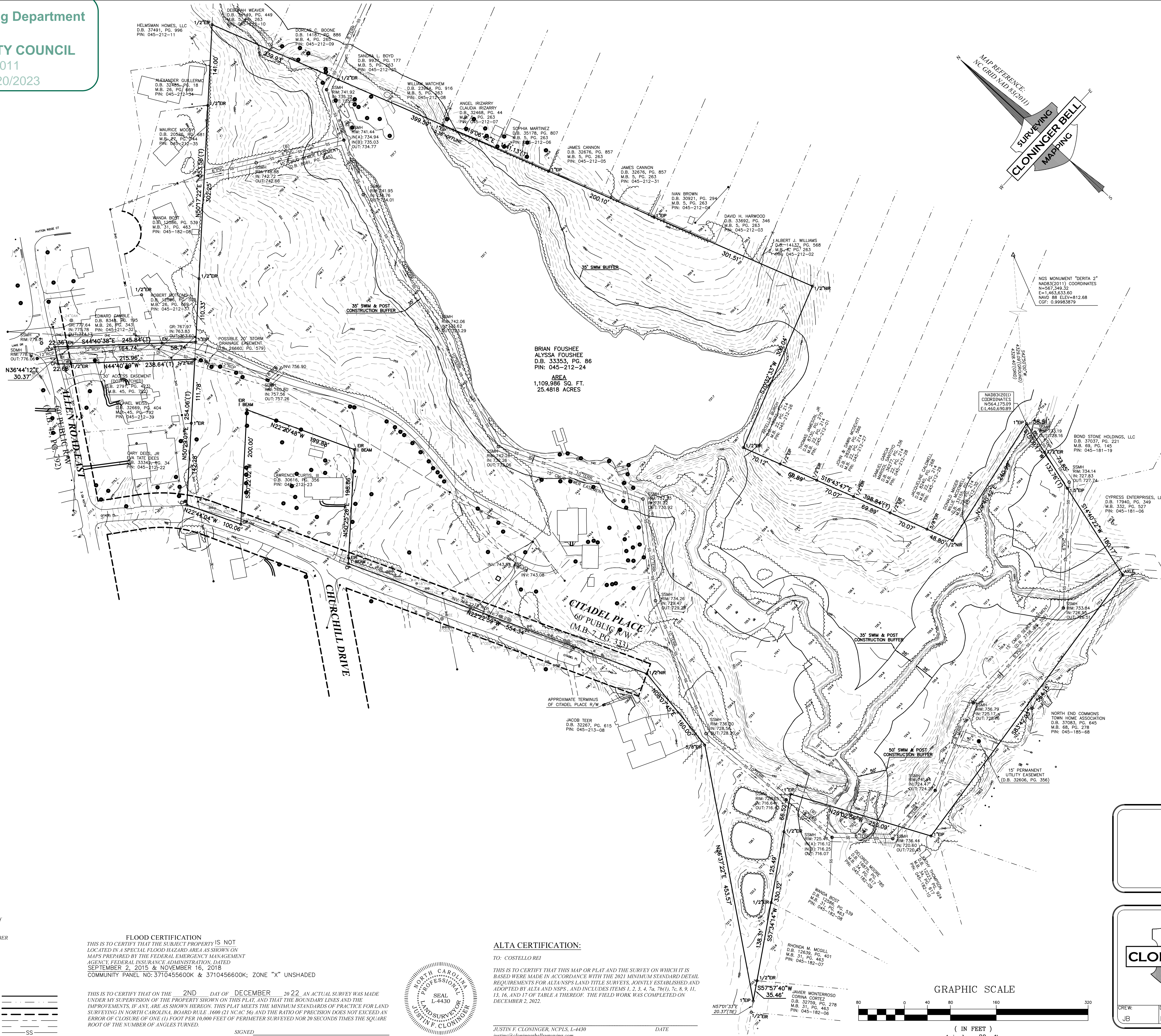


Planning Department

APPROVED BY CITY COUNCIL

RZP-2023-011

Approved: 11/20/2023



NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "DERITA 2", ELEVATION = 812.68 FEET, NAVD 88.
6. CONTOUR INTERVAL = 1 FT
7. TOPOGRAPHIC DATA IS SHOWN HEREON AS PROVIDED BY AVOIMAGE MAPPING SERVICES, INC.
8. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
10. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER BELL SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:  
SUBJECT PROPERTY ZONED: R-3  
MINIMUM SETBACK: 30'  
MINIMUM SIDE YARD: 6'  
MINIMUM REAR YARD: 45'  
MAXIMUM BUILDING HEIGHT: 40'

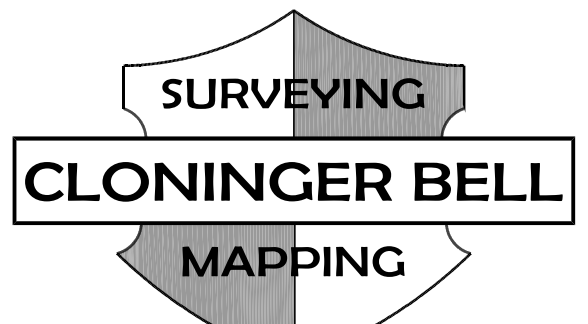
NOTE: NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR, PURSUANT TO ALTA TABLE A ITEM 6. OWNER / DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.

FOR FURTHER INFORMATION CONTACT THE  
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT  
AT 704-336-3369.

PARKING:

THERE WERE NO DELINEATED PARKING SPACES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

ALTA/NSPS LAND TITLE SURVEY  
PREPARED FOR  
**COSTELLO REI**  
5120 ALLEN ROAD EAST  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.  
DEED REFERENCE: 33353-86  
TAX PARCEL: 045-212-24



CLONINGER BELL  
SURVEYING & MAPPING, PLLC  
107 RIVERSIDE DR.  
MCADENVILLE, NC 28101  
704.864.9007  
LICENSE P-2326

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO.
JB	DB		1"=80'	DEC. 2, 2022	2276

LEGEND:

- CB - CATCH BASIN
- CP - CALCULATED POINT
- DB - DEED BOOK
- DI - DROP INLET
- DIP - DUCTILE IRON PIPE
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EN - EXISTING NAIL
- MB - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- NIR - NEW IRON ROD
- NN - NEW NAIL
- PIN - PARCEL IDENTIFICATION NUMBER
- PG - PAGE
- PVC - PLASTIC PIPE
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT-OF-WAY
- SSMH - STORM DRAIN MANHOLE
- SSMH - SANITARY SEWER MANHOLE
- (T) - TOTAL
- TER - TERRACOTTA
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SEWAGE
- SANITARY SEWER LINE
- STORM DRAIN LINE

FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 2, 2015 & NOVEMBER 16, 2018. COMMUNITY PANEL NO: 3710455600K & 3710456600K; ZONE "X" UNSHADED

THIS IS TO CERTIFY THAT ON THE 2ND DAY OF DECEMBER 2022 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 36) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

ALTA CERTIFICATION:

TO: COSTELLO REI

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b, 7c, 8, 9, 11, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 2, 2022.

JUSTIN F. CLONINGER, NCPLS, L-4430  
justine@cloningerbellsurveying.com

DATE

GRAPHIC SCALE

