

## DRAWING INDEX

## GENERAL

T0.01	COVER SHEET	01/31/2023	06/12/2023
-------	-------------	------------	------------

## CIVIL

C1.01	SITE PLAN	01/31/2023	06/12/2023
C1.02	REZONING NOTES	01/31/2023	06/12/2023

## SHEETS BY OTHERS

ALTA/NSPS LAND TITLE SURVEY PREPARED ON DEC. 2,  
2022 FOR COSTELLO REI BY CLONINGER  
SURVEYING & MAPPING, PLLC

## SITE INFORMATION

SITE LOCATION  
PARCEL NUMBERS: 04521308  
ETJ AREA CHARLOTTE

### ZONING INFORMATION

EXISTING ZONING: R-3  
OVERLAY DISTRICT: N/A  
PRINCIPAL USES: RESIDENTIAL

**BUILDING INFORMATION:**

SCOPE OF WORK: CONSTRUCTION OF TOWNHOME DEVELOPMENT  
FIRE ALARMS: N/A  
PARCEL ID: 04521308 & 04521223  
REQUESTED ZONING: R-8 (CD)  
SITE AREA: 26.22 AC.  
DENUDED LIMITS: 17.6± AC.

## CODE REFERENCES

AMERICANS WITH DISABILITIES ACT – ACCESSIBILITY GUIDELINES, 2010 (ADAAG)  
MECKLENBURG COUNTY EROSION AND SEDIMENT CONTROL MANUAL  
NCDEQ EROSION AND SEDIMENT CONTROL MANUAL – 2013  
CHARLOTTE WATER DESIGN MANUAL  
CITY OF CHARLOTTE ZONING ORDINANCE  
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION

## LOCATION MAP

SCALE: NTS

## CONTACTS

OWNER:  
BRIAN FOUSHEE  
ALYSSA FOUSHEE  
5120 ALLEN ROAD EAST  
CHALLOTTE, NC 28269  
PH. (704)578-0083  
BRIAN@MODELABREWING.COM

LANDSCAPE ARCHITECT:  
DEWBERRY ENGINEERS INC.  
TRISTAN M. MCMANNIS, PLA  
9300 HARRIS CORNERS PARKWAY  
SUITE 220  
CHARLOTTE, NC 28269  
PH. (704) 264-1233  
FAX (704) 509-9937  
TMCMMANNIS@DEWBERRY.COM

SUBMITTAL		SET NUMBER
<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> APPROVAL <input type="checkbox"/> BIDDING	<input type="checkbox"/> CONSTRUCTION <input type="checkbox"/> REVISION <input type="checkbox"/> RECORD	

# ALLEN ROAD DEVELOPMENT

REZONING PLAN  
5120 ALLEN ROAD E  
CHARLOTTE, NORTH CAROLINA

### VICINITY MAP

SCALE: 1" = 250'

# ALLEN ROAD DEVELOPMENT

## REZONING PLAN

5120 ALLEN ROAD E  
CHARLOTTE, NC 28269



**Dewberry Engineers Inc.**  
9300 Harris Corners Pkwy - Suite 220  
Charlotte, NC 28269  
Phone: 704.509.9918  
Fax: 704.509.9937  
[www.dewberry.com](http://www.dewberry.com)  
NCBELS #F-0929  
NCBOLA #C-478

SEAL

PRELIMINARY - DO  
NOT USE FOR  
CONSTRUCTION

SCALE:

## REVISIONS

No.	DATE	BY	Description

DRAWN BY PMW

APPROVED BY TMM

CHECKED BY TMM

DATE JANUARY 31, 2023

TITLE

COVER SHEET

DEI PROJECT NO: 50159873

SHEET NO.

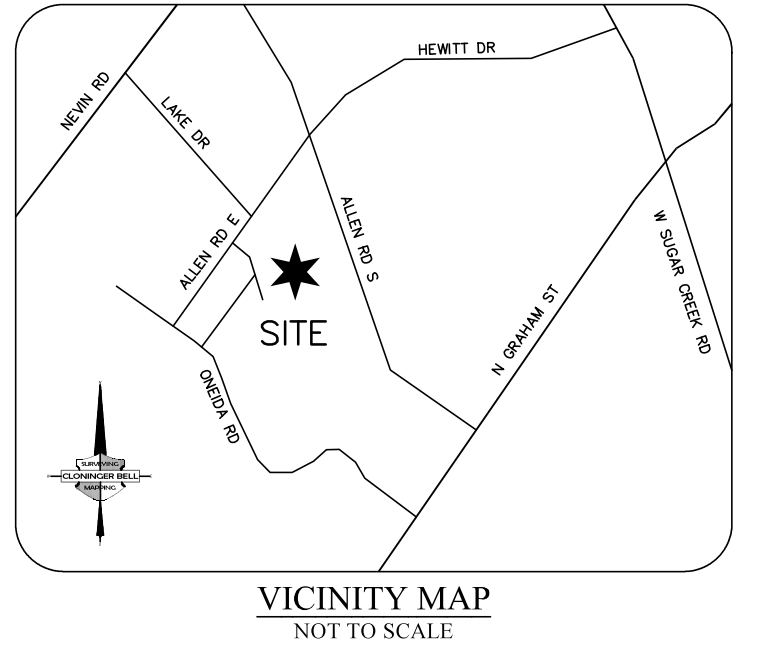
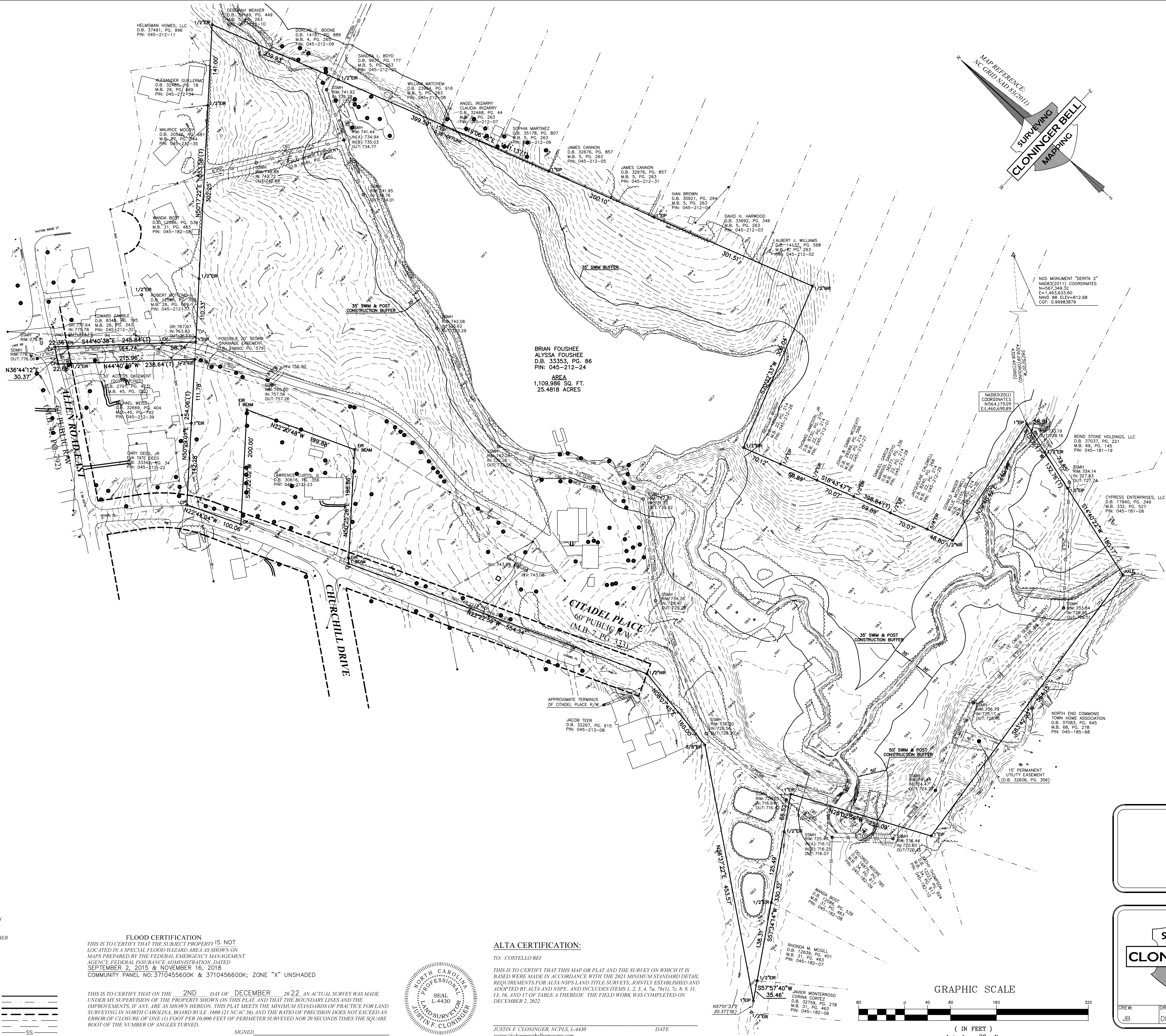
# T0.01



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







- 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 AYOIMAGE 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'

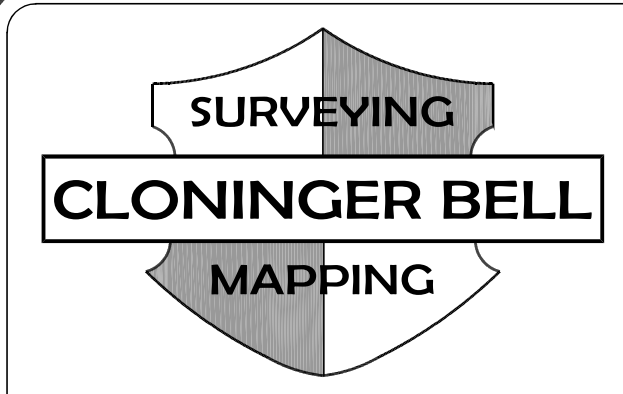
NOTE: NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR, PURSUANT TO ALTA TABLE A ITEM 6. OWNER / DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.

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: JB	DRAWN: DB	REVISED:	SCALE: 1"=80'	DATE: DEC. 2, 2022	FILE NO. 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 - PIGE
  - 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 \_\_\_\_\_

