

DRAWING INDEX

GENERAL

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CIVIL

C1.01	SITE PLAN	01/31/2023	09/21/2023
C1.02	REZONING NOTES	01/31/2023	09/21/2023

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 checked="" 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
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

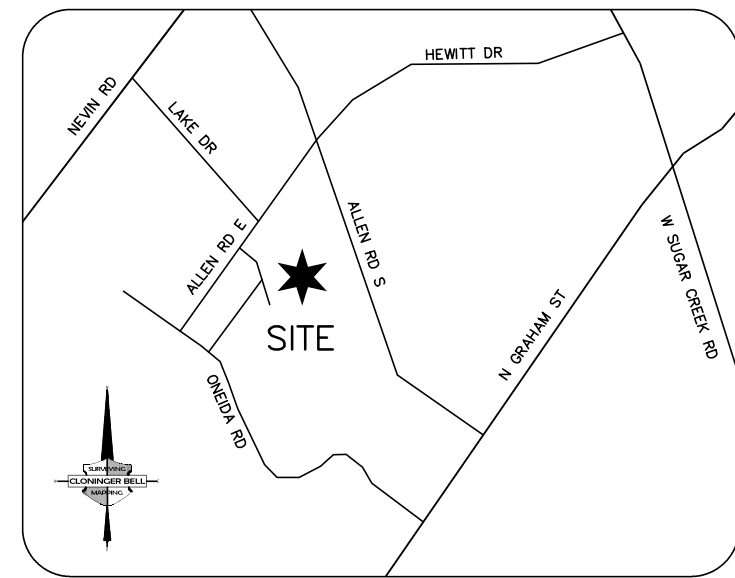
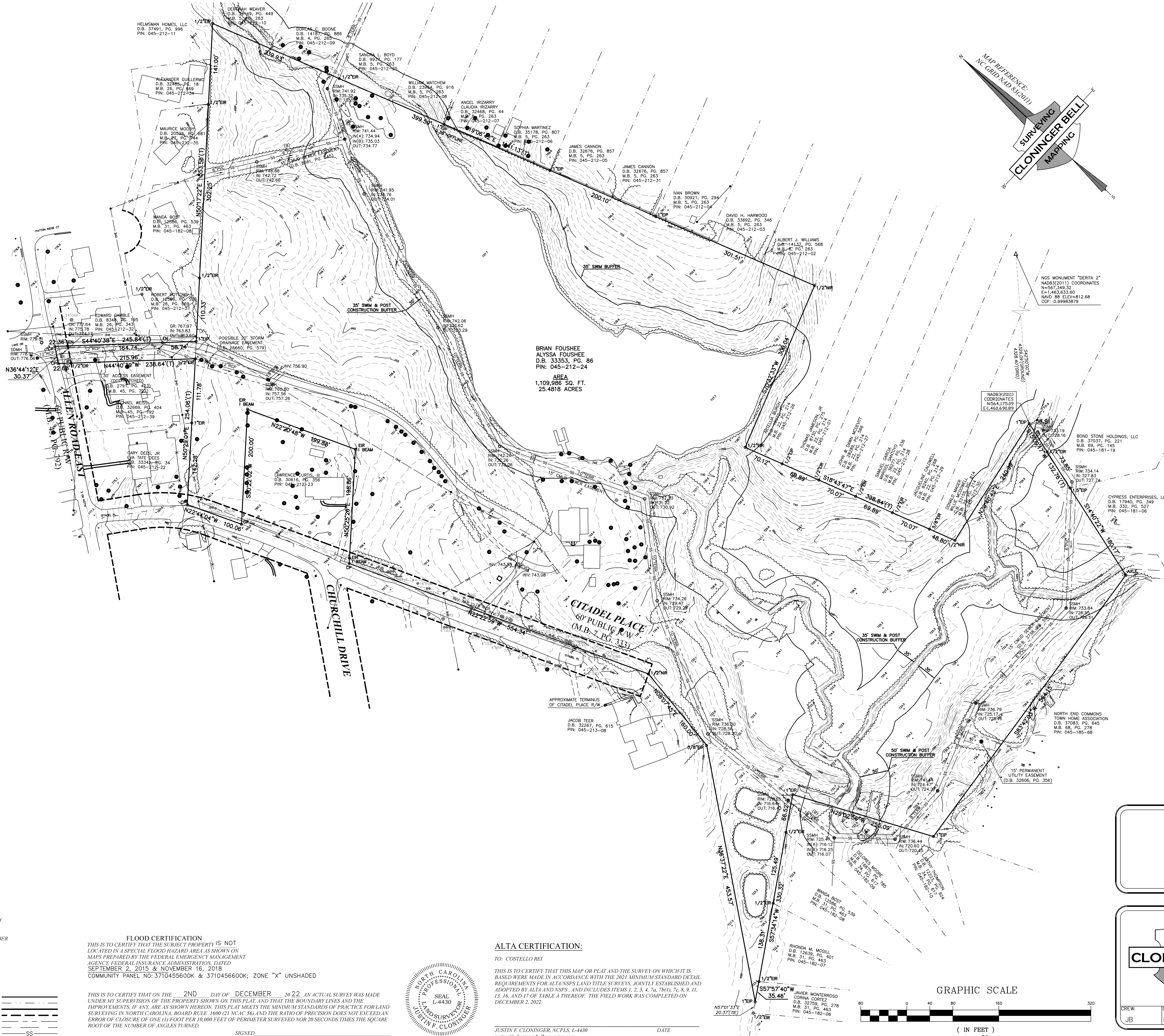
TITLE

COVER SHEET

DEI PROJECT NO: 50159873

SHEET NO.

T0.01



- 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'

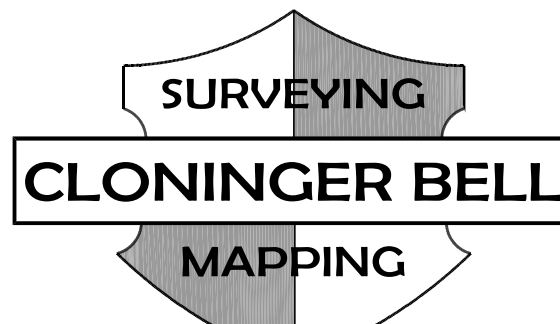
NOTE: NO ZONING REPORT HAS BEEN PROVIDED TO THE SURVEYOR, PURSUANT TO ALTA TABLE A ITEM 6. OWNER / DEVELOPER TO VERIFY ZONING REQUIREMENTS PRIOR TO FURTHER DEVELOPMENT OF SITE.

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



Know what's below.
Call before you dig.

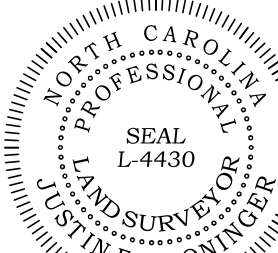
- LEGEND:**
- CB - CATCH BASIN
 - CP - CALCULATED POINT
 - DB - DEED BOOK
 - DI - DROP INLET
 - DIP - DUCTILE IRON PIPE
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EN - EXISTING NAIL
 - MB - MAP BOOK
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - NN - NEW NAIL
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PG - 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

GRAPHIC SCALE

