

DRAWING INDEX

GENERAL		ORIGINAL DATE	REVISED DATE
TO.01	COVER SHEET	08/16/2021	06/23/2022

CIVIL		ORIGINAL DATE	REVISED DATE
C1.01	SITE PLAN	08/16/2021	06/23/2022
C1.02	REZONING NOTES	08/16/2021	06/23/2022

SHEETS BY OTHERS

ALTAL/NSPS LAND TITLE SURVEY PREPARED FOR BLUE HEEL DEVELOPMENT BY CLONINGER SURVEYING & MAPPING, PLLC

SITE INFORMATION

SITE LOCATION
 PARCEL NUMBERS: 04521308
 ETJ AREA CHARLOTTE

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

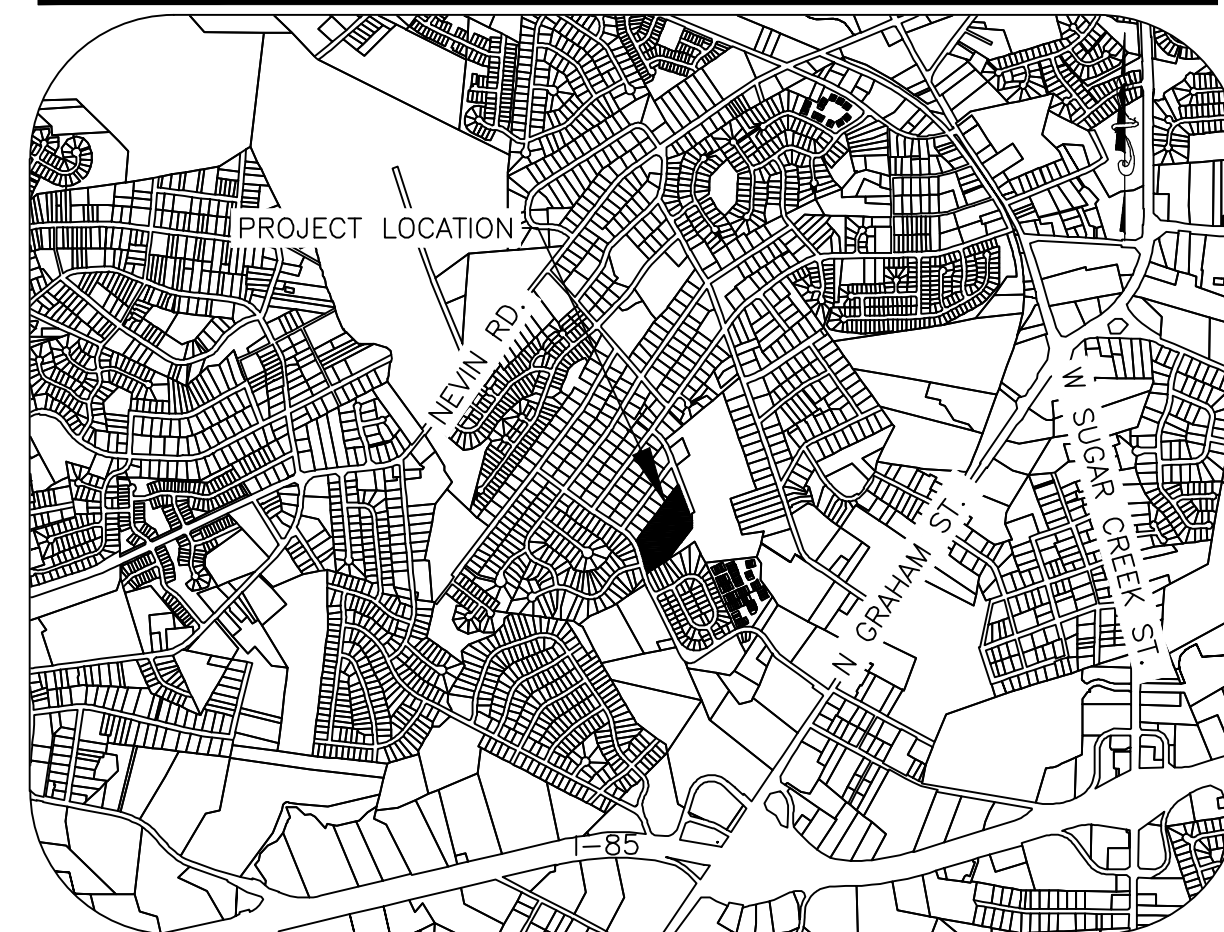
BUILDING INFORMATION:

SCOPE OF WORK: CONSTRUCTION OF TOWNHOME DEVELOPMENT
 FIRE ALARMS: N/A
 PARCEL ID: 04521308
 ZONING: R-8 (CD)
 SITE AREA: 7.480 AC.
 DENUDED LIMITS: 7.480 AC.

CODE REFERENCES

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

LOCATION MAP



CONTACTS

OWNER:
 BLUE HEEL DEVELOPMENT
 CARE OF MATT GALLAGHER
 9606 BAILEY ROAD
 SUITE 235
 CORNELIUS, NC 28031
 PH. (704)634-5140
 MATT@BLUEHEELDEVELOPMENT.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
 TCMANNIS@DEWBERRY.COM

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

CITADEL PLACE TOWNHOMES

CONCEPTUAL SITE PLAN 3005 CITADEL PLACE CHARLOTTE, NORTH CAROLINA

VICINITY MAP

SCALE: 1" = 250'



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 9300 Harris Corners Pkwy - Suite 220
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 NCBELS #F-0929
 NCBOLA #C-478

3005 CITADEL PLACE

CONCEPTUAL SITE PLAN
3005 CITADEL PLACE
CHARLOTTE, NORTH CAROLINA

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

KEY PLAN:

SCALE:

REVISIONS

NO.	DATE	BY	DESCRIPTION
△	06/23/22	PMW	AGENCY COMMENTS
△	06/03/22	TMM	DUMPSTER REV.
△	05/16/22	PMW	AGENCY COMMENTS
△	04/11/22	PMW	AGENCY COMMENTS
△	03/21/22	TMM	CLIENT COMMENTS
△	08/20/21	PMW	CLIENT COMMENTS

DRAWN BY: PMW
 APPROVED BY: TMM
 CHECKED BY: TMM
 DATE: AUGUST 20, 2021

TITLE

COVER SHEET

RZP_2021_234

DEI PROJECT NO: 50142462

SHEET NO.

T0.01



Know what's below.
Call before you dig.

E

D

C

B

A

A. GENERAL PROVISIONS

1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY BLUE HEEL DEVELOPMENT ("APPLICANT") TO REQUEST A REZONING FROM R-3 TO R-8 (CD) FOR AN APPROXIMATELY 7.48 ACRE SITE LOCATED GENERALLY ON THE SIDE OF N GRAHAM ST, NORTH OF I-85, IN CHARLOTTE, MECKLENBURG COUNTY, NC, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NO. 045-213-08. THIS PLAN IS GOVERNED BY THE ORDINANCE AND RULES IN PLACE AT TIME OF APPLICATION; 09/29/2021.
2. THE PROPOSED USES AND IMPROVEMENTS ON THE SUBJECT PROPERTY LINE INCLUDE PROPOSED TOWNHOUSE DEVELOPMENT INCLUDING INTERNAL ROADS, PARKING, COMMON OPEN SPACE, STORMWATER DETENTION BASINS, AND ALL OTHER ACCESSORY USES PERMITTED BY THE ORDINANCE.
3. SUBJECT TO TERMS AND REQUIREMENTS OF THE ORDINANCE AND THE TERMS AND CONDITIONS OF THE DEVELOPMENT STANDARDS AND THE REZONING PLAN, PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND PARKING AREAS MAY BE LOCATED ANYWHERE ON THIS SITE. THIS REZONING PLAN DOES NOT LIMIT THE NUMBER OF PRINCIPAL BUILDINGS, ACCESSORY STRUCTURES AND PARKING AREAS THAT MAY BE LOCATED ON THE SITE.
4. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THIS REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") IN EFFECT ON THE DATE OF THE APPLICATION.
5. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE R-8 (CD) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
6. 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 SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS, INCLUDING ROADS, DETENTION POND AND OTHER INFRASTRUCTURE, DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FOR ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
7. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO THE SECTION 6.207 OF THE ORDINANCE. DEVELOPER TO AMEND WITHOUT JOINDER OF ALL OWNERS.

B. PERMITTED USES/DEVELOPMENT LIMITATIONS

1. THE REZONING SITE MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING A MAXIMUM OF 50 DWELLING UNITS AND TO ANY INCIDENTAL OR ACCESSORY USES RELATING THERETO THAT ARE PERMITTED IN THE R-8 ZONING DISTRICT. THE NUMBER OF UNITS WILL VARY, DEPENDING ON THE FINAL MIX OF UNIT TYPES/SIZES. HOWEVER IN NO CASE SHALL THE TOTAL NUMBER EXCEED 50 UNITS.
2. ALL UNITS WILL BE STREET LOADED, ACCESSED FROM THE FRONT OF THE UNIT.
3. TRASH PICK UP WILL BE PROVIDED BY ROLL OUT CARTS.
4. IF A DUMPSTER IS PROVIDED MANEUVERING FOR TRASH PICK UP WILL NOT OCCUR IN THE REQUIRED SETBACK.
5. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE R-8 ZONING DISTRICT SET OUT IN THE ORDINANCE.

C. ROADWAY IMPROVEMENTS

1. AN 8' STREET YARD (MIN.) AND 6' SIDEWALK SHALL BE CONSTRUCTED ALONG CITADEL PLACE AND ONEIDA ROAD.
2. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO COMPLY WITH CDOT AND NCDOT REQUIREMENTS.
3. DEDICATION AND FEE SIMPLE CONVEYANCE OF ALL RIGHTS-OF-WAY TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. CDOT RIGHTS-OF-WAY IS SET AT 2-FEET BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
4. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED AS NEEDED. THE PETITIONER MAY PHASE TRANSPORTATION IMPROVEMENTS IF SAID IMPROVEMENTS AND PHASING ARE EXPLICITLY DESCRIBED IN SITE PLAN NOTES.

D. TRANSPORTATION

1. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE AND/OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
2. THE PETITIONER WILL CONSTRUCT A 6 FOOT SIDEWALK ON ONEIDA ROAD ACROSS THE SITE FRONTAGE. INFRASTRUCTURE MAY BE BONDED IN ACCORDANCE WITH ORDINACE PROVISIONS.

E. SETBACKS, SIDE YARDS AND REAR YARDS

1. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL SATISFY OR EXCEED THE SETBACK, REAR YARD AND SIDE YARD REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE FOR R-8 ZONING DISTRICT. ALL YARDS WILL BE PROVIDED BASED ON THE R-8 ZONING DISTRICT.
2. A 5' SIDE YARD AS MEASURED FROM THE WEST PROPERTY LINE AND EAST PROPERTY LINE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND REQUIRED UNDER THE ORDINANCE FOR R-8 ZONING DISTRICT. ALL YARDS WILL BE PROVIDED BASED ON THE R-8 ZONING DISTRICT.
3. A 17' FRONT SETBACK AS MEASURED FROM THE NORTH PROPERTY LINE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN AND REQUIRED UNDER THE ORDINANCE FOR R-8 (CD) ZONING DISTRICT.
4. NO STORM WATER DETENTION FACILITIES MAY BE LOCATED WITHIN ANY SETBACK OR BUFFER AREAS.

F. SCREENING AND LANDSCAPING AREAS

1. SCREENING SHALL CONFORM WITH THE STANDARDS AND TREATMENTS SPECIFIED IN SECTION 12.303 OF THE ORDINANCE.
2. OPEN SPACE WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING SITE PLAN.
3. THE DEVELOPER WILL PROVIDE ENHANCED SCREENING AROUND THE BMP UTILIZING APPROVED PLANTINGS.

G. ARCHITECTURAL STANDARDS

1. THE MAXIMUM HEIGHT OF ANY ONE-FAMILY ATTACHED DWELLING UNIT CONSTRUCTED ON THE SITE SHALL BE 40 FEET. THE HEIGHT IS PER THE ZONING ORDINANCE STANDARD FOR R-8 (CD).
2. ALL CORNER/END UNITS THAT FACE A PUBLIC OR PRIVATE STREET SHALL PROVIDE BLANK WALL PROVISIONS THAT LIMIT THE MAXIMUM BLANK WALL EXPANSE TO 10 FEET.
3. GARAGE DOORS VISIBLE FROM PUBLIC OR PRIVATE STREETS SHALL MINIMIZE THEIR VISUAL IMPACT BY PROVIDING ARCHITECTURAL TREATMENTS SUCH AS CARRIAGE STYLE HARDWARE, TRANSLUCENT WINDOWS, OR SHED ROOFS.
4. INDIVIDUAL UNITS SHALL BE CLEARLY IDENTIFIED THROUGH ARCHITECTURAL TREATMENTS SUCH AS BUILDING MATERIAL VARIATION, COLOR VARIATION, VERTICAL BANDING, INDIVIDUAL ROOF LINES OR USABLE PORCHES WHEN PROVIDED.
5. TOWNHOUSE AND ATTACHED SINGLE FAMILY BUILDING FRONTING PUBLIC OR PRIVATE NETWORK REQUIRED STREETS SHOULD BE LIMITS TO 4 INDIVIDUAL UNITS OR FEWER.
6. 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.

H. LIGHTING

1. OUTDOOR LIGHTING FIXTURES INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE OUTDOOR ILLUMINATION PROVISIONS OF THE ORDINANCE.
2. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE WILL BE UNIFORM IN DESIGN.
3. ALL FREESTANDING LIGHT FIXTURES INSTALLED ON THE SITE SHALL BE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT PROPERTIES.

I. SIGNS

1. ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

J. ENVIRONMENT/STORM WATER MANAGEMENT

1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE.
2. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.
3. 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.
4. PETITIONER ACKNOWLEDGES CONCERNS ABOUT DIESEL POWERED EQUIPMENT DURING CONSTRUCTION, AND SHALL MAKE GOOD FAITH EFFORTS TO EMPLOY CONTRACTORS USING DIESEL EQUIPMENT MEETING EPA TIER 4 STANDARDS DURING CONSTRUCTION WHERE POSSIBLE.

K. BINDING EFFECT

1. 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 THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THIS IS VESTED RIGHT FOR 2 YEARS.
2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF THE PETITIONER.



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 NCBOLA #C-478

3005 CITADEL PLACE

CONCEPTUAL SITE PLAN

3005 CITADEL PLACE
CHARLOTTE, NORTH CAROLINA

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

KEY PLAN:

SCALE:

REVISIONS

NO.	DATE	BY	DESCRIPTION
△	06/23/22	PMW	AGENCY COMMENTS
△	06/03/22	TMM	DUMPSTER REV.
△	05/16/22	PMW	AGENCY COMMENTS
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△	03/21/22	TMM	CLIENT COMMENTS
△	08/20/21	PMW	CLIENT COMMENTS

DRAWN BY PMW

APPROVED BY TMM

CHECKED BY TMM

DATE AUGUST 20, 2021

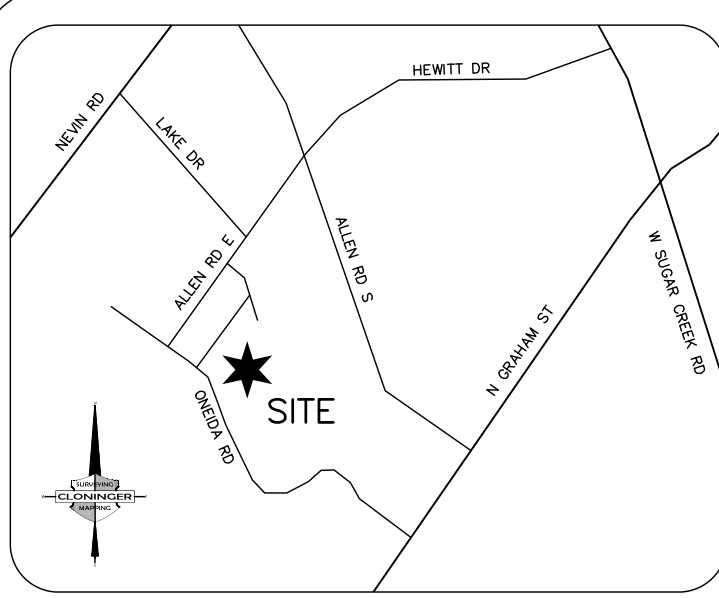
TITLE

REZONING NOTES
RZP_2021_234

DEI PROJECT NO: 50142462

SHEET NO.

C1.02



VICINITY MAP
NOT TO SCALE

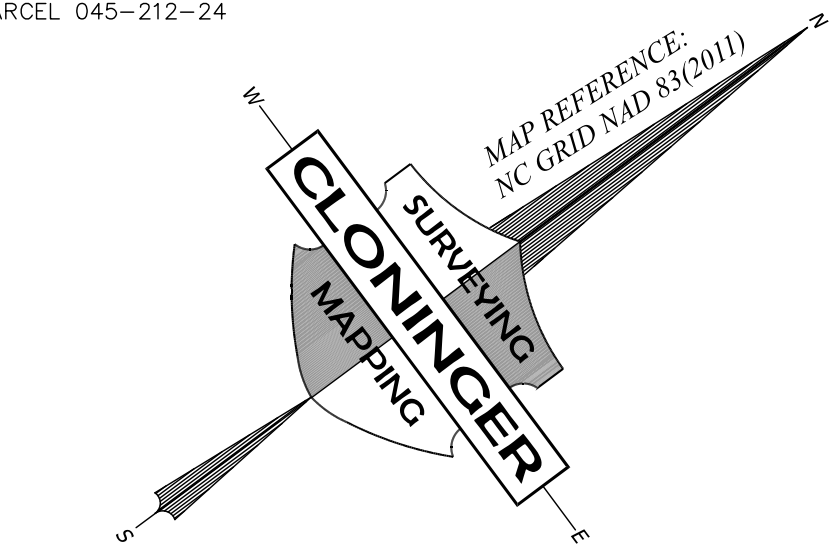
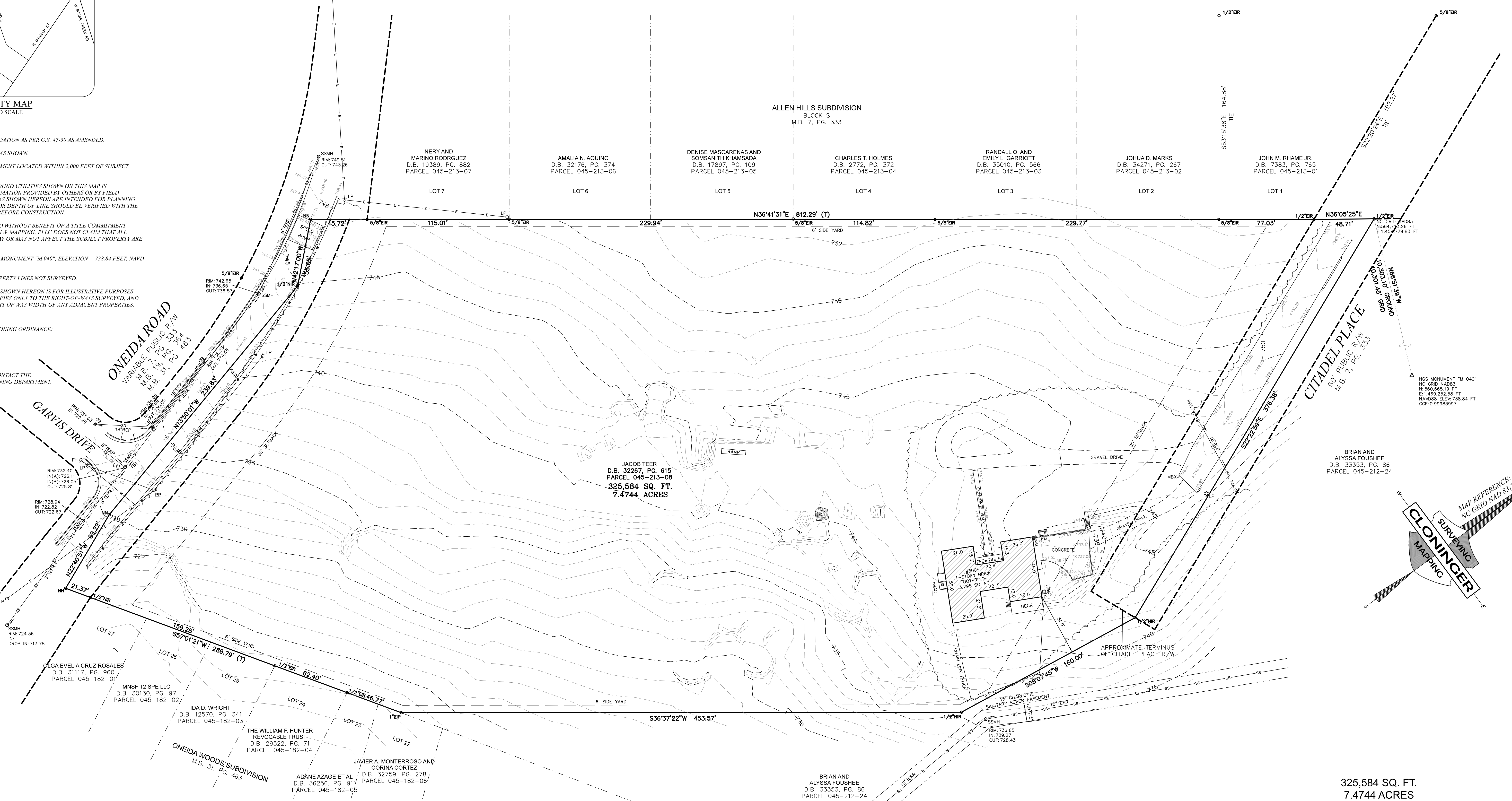
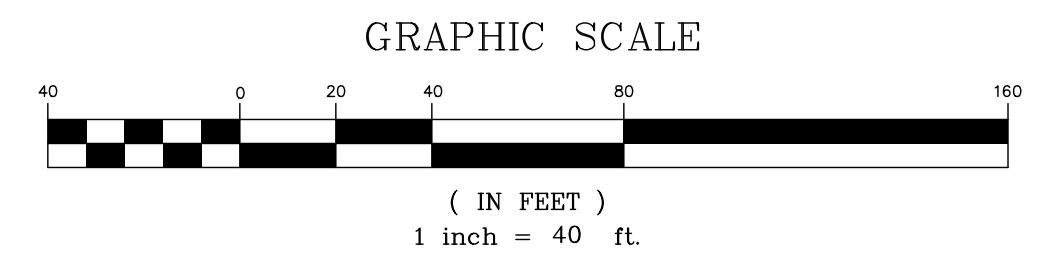
- NOTES:**
1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 2. ALL CORNERS MONUMENTED AS SHOWN.
 3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY 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. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 6. ELEVATIONS BASED ON N.G.S. MONUMENT "M 040", ELEVATION = 738.84 FEET, NAVD 88.
 7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 8. 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.

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

MINIMUM SETBACK: 30 FT
MINIMUM SIDE YARD: 6 FT
MINIMUM REAR YARD: 45 FT

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT.

- LEGEND:**
- CB - CATCH BASIN
 - D.B. - DEED BOOK
 - EIP - EXISTING IRON PIPE
 - EIR - EXISTING IRON ROD
 - EN - EXISTING NAIL
 - FR - FIRE HYDRANT
 - HVAC - HEATING, VENTILATION, AIR COND.
 - LP - LIGHT POLE
 - M.B. - MAP BOOK
 - NIR - NEW IRON ROD
 - NN - NEW NAIL
 - PP - POWER BOX
 - PL - POLE
 - PM - POWER METER
 - PP - POWER POLE
 - RCP - REINFORCED CONCRETE PIPE
 - R.W. - RIGHT-OF-WAY
 - SSMH - SANITARY SEWER MANHOLE
- PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
SANITARY SEWER LINE
OVERHEAD ELECTRIC LINE
WATER LINE - APPROXIMATE
FENCE



325,584 SQ. FT.
7.4744 ACRES

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
BLUE HEEL DEVELOPMENT
3005 CITADEL PL.
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC
DEED REFERENCE: 32267-615
PARCEL: 045-213-08

SURVEYING
CLONINGER
MAPPING

CLONINGER SURVEYING & MAPPING, PLLC
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LICENSE P-2326

CREW: JH/CJB	DRAWN: CEB	REVISED:	SCALE: 1"=40'	DATE: JULY 30, 2021	FILE NO. 1092
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