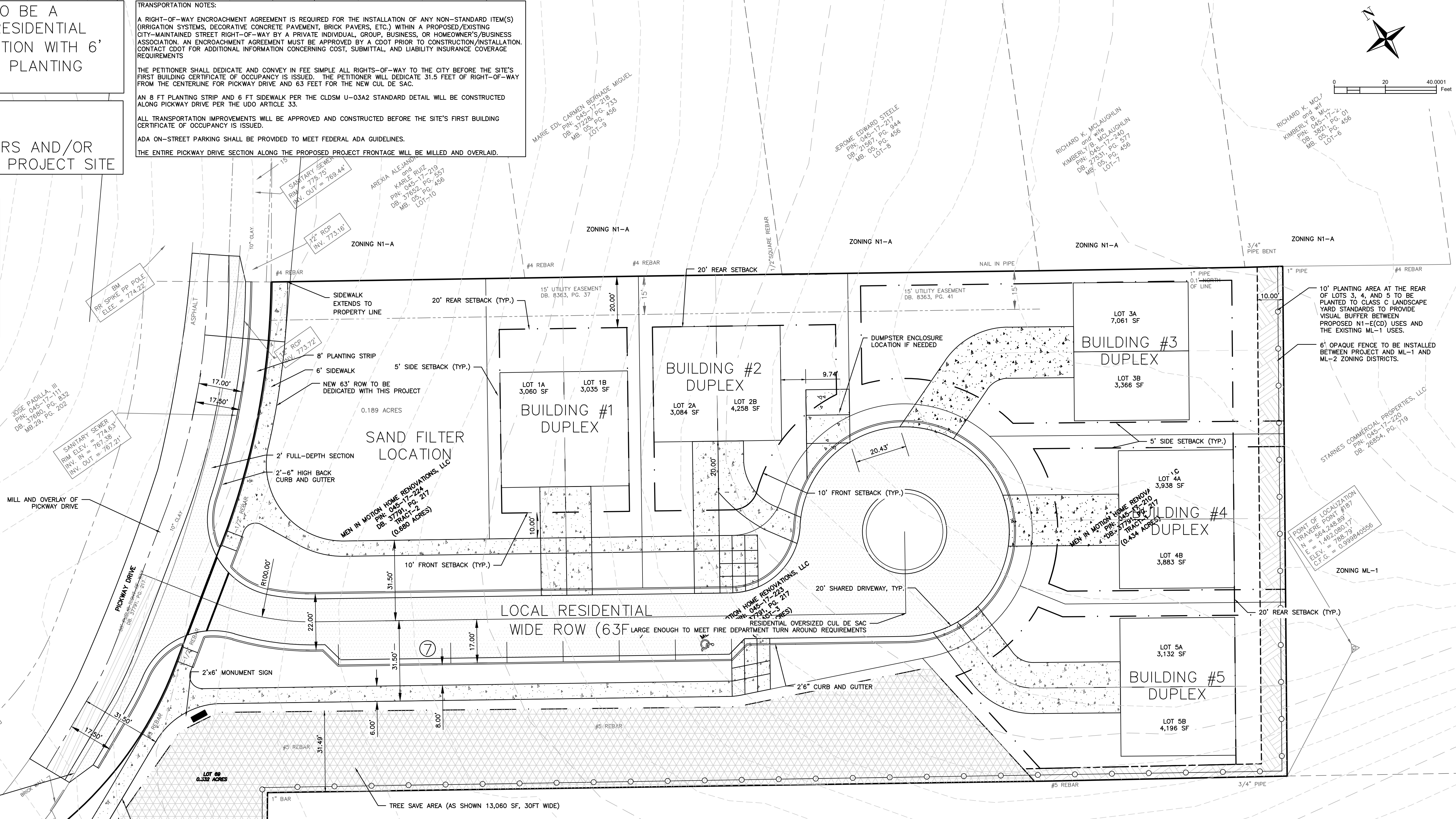


PICKWAY DRIVE TO BE A U-03A2 LOCAL RESIDENTIAL WIDE STREET SECTION WITH 6' SIDEWALK AND 8' PLANTING STRIP

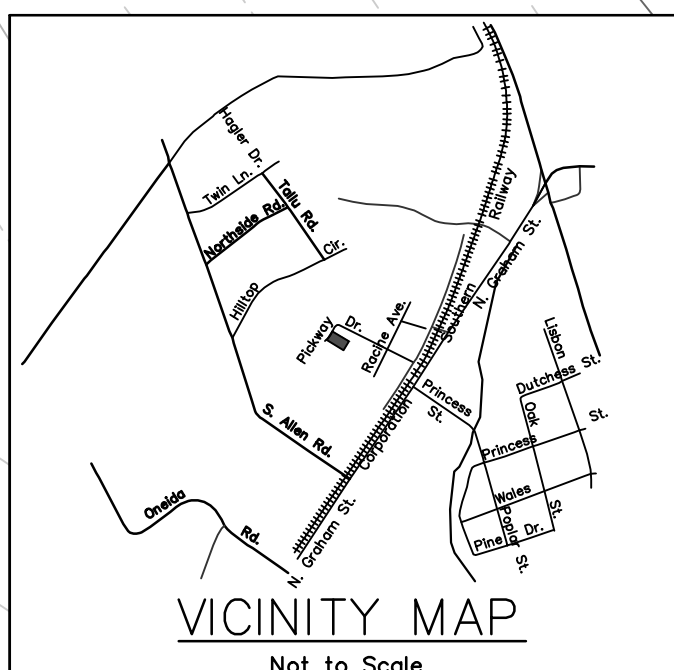
NOTE:
NO "SWIM" BUFFERS AND/OR FLOODPLAIN WITH PROJECT SITE

LOT NUMBER	% BUILDING COVERAGE
LOT 1A	37%
LOT 1B	37%
LOT 2A	36%
LOT 2B	26%
LOT 3A	19%
LOT 3B	30%
LOT 3C	35%
LOT 4A	37%
LOT 4B	32%
LOT 4C	27%

TRANSPORTATION NOTES:
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 HOMEOWNER'S/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY A CDOT PRIOR TO CONSTRUCTION/INSTALLATION. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL, AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
THE 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. THE PETITIONER WILL DEDICATE 31.5 FEET OF RIGHT-OF-WAY FROM THE CENTERLINE FOR PICKWAY DRIVE AND 6.3 FEET FOR THE NEW CUL DE SAC.
AN 8 FT PLANTING STRIP AND 6 FT SIDEWALK PER THE CLDSM U-03A2 STANDARD DETAIL WILL BE CONSTRUCTED ALONG PICKWAY DRIVE PER THE UDO ARTICLE 33.
ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
ADA ON-STREET PARKING SHALL BE PROVIDED TO MEET FEDERAL ADA GUIDELINES.
THE ENTIRE PICKWAY DRIVE SECTION ALONG THE PROPOSED PROJECT FRONTAGE WILL BE MILLED AND OVERLAD.



TRANSITION TO TIE TO EXISTING ADJACENT RESIDENTIAL PROPERTY DRIVEWAY (EXISTING RESIDENTIAL IMPROVEMENTS INFRINGE ON SUBJECT PROPERTY)



SITE NOTES:
CURRENT ZONING N1-A
PROPOSED ZONING N1-E(CD)
TREE SAVE 15% OF SITE - 15*1.99 = 0.299 ACRES = 13,024 SF (AS SHOWN 13,060 SF)
DRIVEWAYS: SHARED DRIVEWAYS AS SHOWN ARE 20' WIDE, AND ALL DRIVEWAYS ARE A MINIMUM OF 20FT FROM THE PUBLIC ROW/SIDEWALK. EACH UNIT IS 25FT WIDE OR WIDER. 2/3 = 40% - THEREFORE THE DRIVEWAYS MEET THE UDO SECTION 19.6.A.1.g.ii

DEVELOPMENT DATA TABLE	
SITE ACREAGE	1.986 ACRES
PARCEL NUMBER(S)	045-17-223, 045-17-224, 045-17-210
ZONING	CURRENT N1-A, PROPOSED N1-E(CD)
CURRENT USE	CURRENT: VACANT
PROPOSED USE	SINGLE FAMILY ATTACHED - FIVE DUPLEXES
MAXIMUM BUILDING HEIGHT	40'-0"
MAXIMUM NUMBER OF BUILDINGS	5 BUILDINGS, 10 UNITS
PARKING CALCULATIONS	MIN 1 SPACE/DWELLING UNIT = 10 SPACES, PROVIDED: 7 ON-STREET SPACES (1 HC), 10 GARAGE SPACES, 10 DRIVEWAY SPACES, 10
MAXIMUM BUILDING COVERAGE (%)	50% (LOTS LESS THAN 10,000 SF) - SEE SEPARATE TABLE THIS SHEET FOR TABULATION

GENERAL PROVISIONS:
1. THESE DEVELOPMENT STANDARDS FORM PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILES BY MEN IN MOTION HOME RENOVATIONS, LLC ("THE PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A DUPLEX AND TRIPLEX RESIDENTIAL DEVELOPMENT ON AN APPROXIMATELY 1.986 ACRE SITE LOCATED ON THE EAST SIDE OF PICKWAY DRIVE, WHICH IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN ("THE SITE"). THE SITE IS COMPRISED OF TAX PARCEL NUMBERS 045-17-223, 045-17-224, AND 045-17-210.
2. DEVELOPMENT OF THE SITE SHALL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS, AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE DEVELOPMENT ORDINANCE ("THE ORDINANCE"), UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE N1-E ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TAKING PLACE ON THE SITE. THE CONFIGURATIONS, PLACEMENTS, AND SIZES OF THE BUILDINGS, PARKING AREAS, OPEN SPACE AND RIGHT-OF-WAY IMPROVEMENTS DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE, AND THEREFORE ARE SUBJECT TO REFINEMENTS AS PART OF THE TOTAL DESIGN PROCESS.

PERMITTED USE NOTE:
DUPLEXES

ARCHITECTURAL STANDARDS NOTES:
UNITS WILL HAVE A 6' DEEP FRONT PORCH WITH A 24" RECESSING GARAGE DOOR. THE MATERIAL USED FOR THE BUILDINGS WILL BE A COMBINATION OF STONE AND HARDY BOARD.

STREETScape AND LANDSCAPING NOTES:
STREETScape STANDARDS TO BE DETERMINED BY CITY OF CHARLOTTE UNIFIED DEVELOPMENT ORDINANCE

ENVIRONMENTAL FEATURES NOTE:
TREE SAVE AREAS NOTED ABOVE - 13,024 SF REQUIRED/PROVIDED

ENVIRONMENTAL PROVISIONS PER ENVIRONMENTAL GENERAL DEVELOPMENT POLICIES

OTHER NOTES:
NO REQUEST FOR ROW ABANDONMENT
PROPERTY CORNER TIE POINTS AND UNDERGROUND UTILITIES - C100

LANDSCAPE NOTES:
10' PLANTING AREA AT THE REAR OF LOTS 3, 4, AND 5 TO BE PLANTED TO CLASS C LANDSCAPE YARD STANDARDS TO PROVIDE VISUAL BUFFER BETWEEN PROPOSED N1-E(CD) USES AND THE EXISTING ML-1 USES.

STORMWATER NOTES:
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.
FOR ADJOINING PARCELS RECEIVING STORMWATER DISCHARGE FROM THE PROPOSED BMP/WATER QUALITY FEATURE, THE PETITIONER SHALL ANALYZE THE ADEQUACY OF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS. IF THE EXISTING STORMWATER CONVEYANCE ON THE ADJOINING PARCELS IS FOUND TO BE INADEQUATE, THE PETITIONER SHALL MAKE A GOOD FAITH EFFORT WITH THE PROPERTY OWNER(S) TO IMPROVE THE STORMWATER CONVEYANCE OR MITIGATE THE STORMWATER DISCHARGE ON TO THE ADJOINING PARCELS.

REVISION	DATE	DESCRIPTION
1	1.8.2023	REVISED PER CITY COMMENTS DATED 11.29.23
2	1.17.2024	REVISED PER CITY COMMENTS DATED 12.20.23
3	1.23.2024	REVISED PER DRIVEWAY UDO CHANGES REQUESTED 1.19.24
4	1.30.24 AM	REVISED PER STAFF COMMENTS 1.30.24

PICKWAY TOWNHOMES (2023-095)
REZONING SITE LAYOUT PLAN
2541 PICKWAY DRIVE, CHARLOTTE, NC
MEN IN MOTION, LLC
PROJECT NO. 23006
PROJECT MANAGER: KYU

DAYLIGHT ENGINEERING

NCBELS LICENSE: P-2772
165 BRUMLEY AVE. NE, CONCORD, NC 28025 • (980) 234-7500 • WWW.DAYLIGHTENGINEERING.COM

ENGINEERS SEAL
NORTH CAROLINA PROFESSIONAL ENGINEERING BOARD
KATHERINE UNDERWOOD
02/01/2024
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