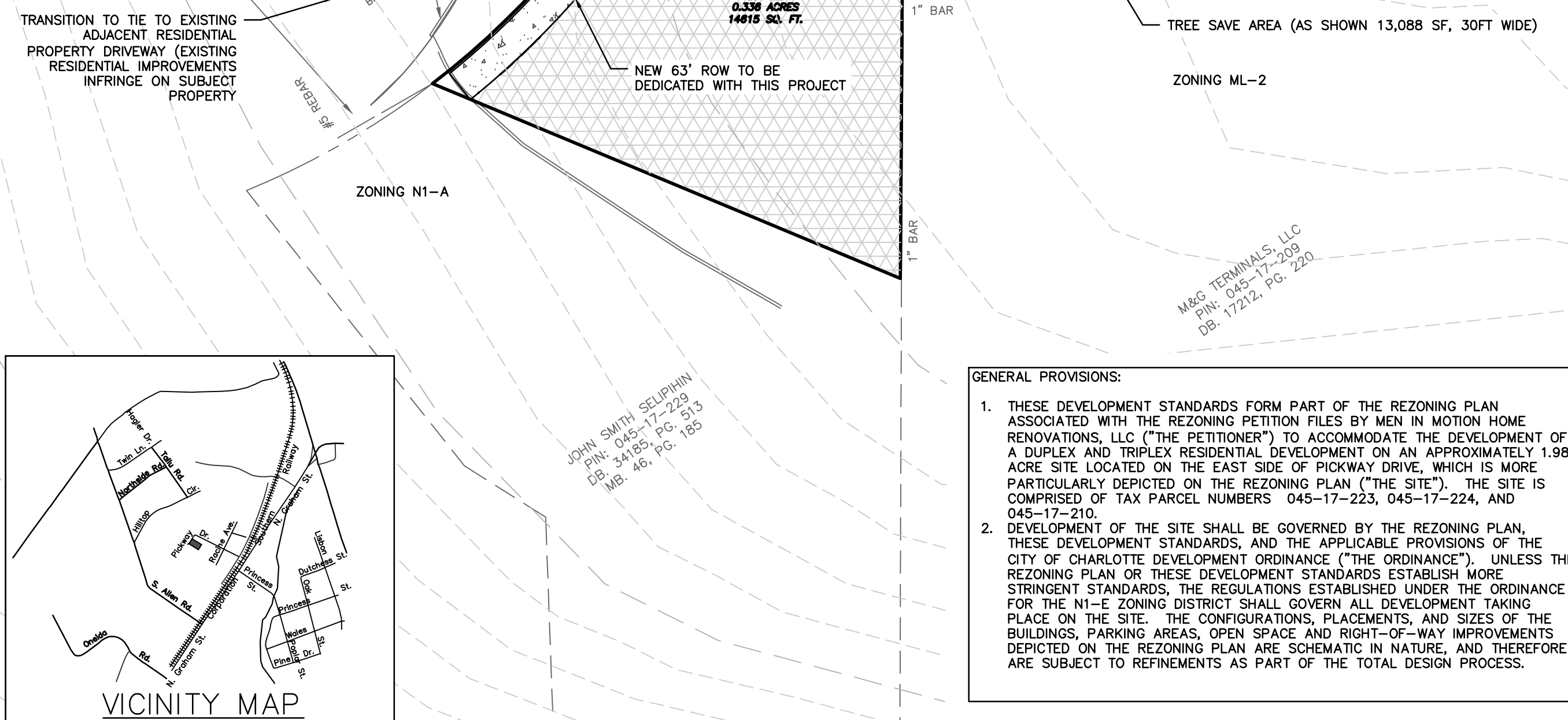
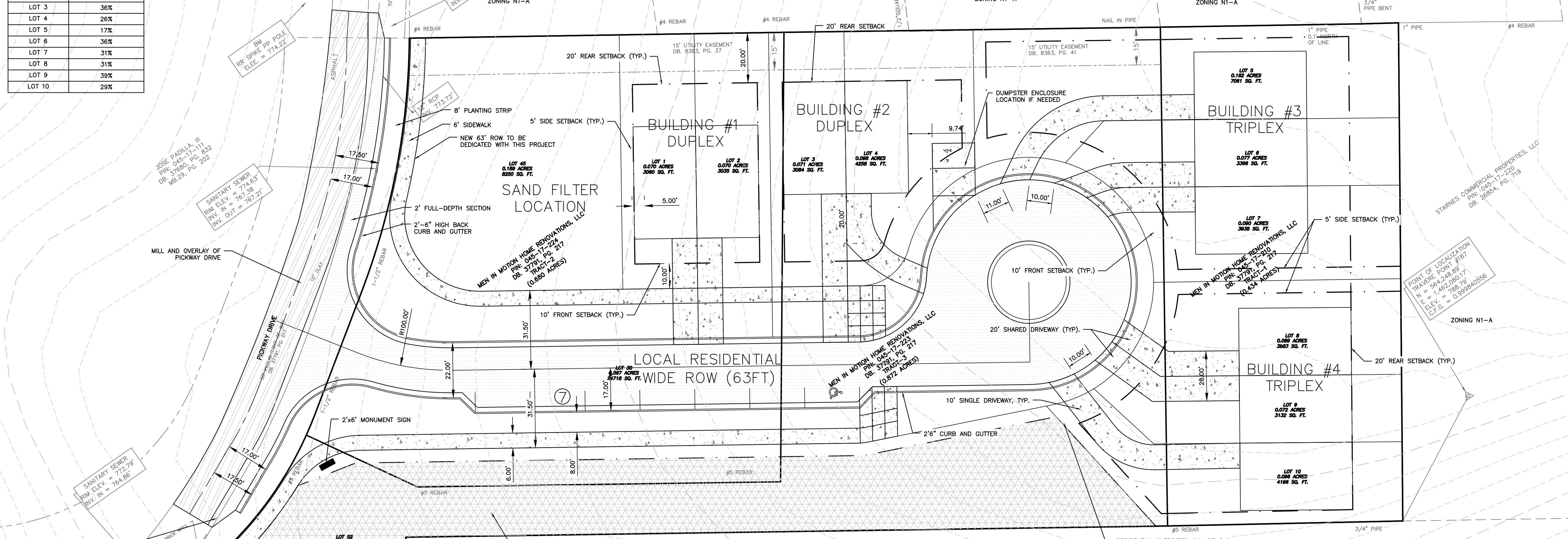
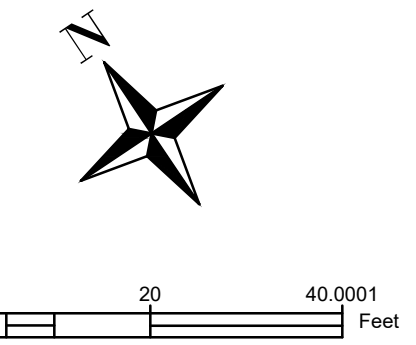


ANTICIPATE PICKWAY DRIVE TO BE A U-03A2 LOCAL RESIDENTIAL WIDE STREET SECTION WITH 6' SIDEWALK AND 8' PLANTING STRIP

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

LOT NUMBER	% BUILDING COVERAGE
LOT 1	37%
LOT 2	37%
LOT 3	36%
LOT 4	26%
LOT 5	17%
LOT 6	36%
LOT 7	31%
LOT 8	31%
LOT 9	39%
LOT 10	29%

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. CDOT REQUESTS RIGHTS-OF-WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.  
ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.



**SITE NOTES:**  
CURRENT ZONING N1-A  
PROPOSED ZONING N1-E(CD)  
TREE SAVE 15% OF SITE - 151,99 = 0.299 ACRES = 13,024 SF (AS SHOWN 13,088 SF)  
DRIVEWAYS:  
INDIVIDUAL DRIVEWAYS AS SHOWN ARE 10' WIDE  
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.  $\frac{1}{2}$  = 40% - THEREFORE THE DRIVEWAYS MEET THE UDO SECTION 19.6.A.1.a.ii

**PERMITTED USE NOTE:**  
TRIPLEXES AND DUPLEXES

**TRANSPORTATION NOTES:**  
63' WIDE RESIDENTIAL ROW AND RESIDENTIAL CUL DE SAC PROPOSED FOR SITE ACCESSIBILITY FROM PICKWAY DRIVE. SHARED AND SINGLE DRIVEWAYS FOR DWELLING UNITS. CHANGES CONTROLLED BY NCDOT/CITY REVIEW AND STANDARDS

**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 NOTE:**  
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

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 - TWO DUPLEX AND TWO TRIPLEX
MAXIMUM BUILDING HEIGHT	40'-0"
MAXIMUM NUMBER OF BUILDINGS	4 BUILDINGS, 10 UNITS
PARKING CALCULATIONS	MIN 1 SPACE/DWELLING UNIT = 11 SPACES, PROVIDED: 7 ON-STREET SPACES (1 HC), 11 GARAGE SPACES, 11 DRIVEWAY SPACES
MAXIMUM BUILDING COVERAGE (%)	40% (LOTS GREATER THAN 10,000 SF) - SEE SEPARATE TABLE THIS SHEET FOR TABULATION

**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.

**GENERAL PROVISIONS:**

- 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.
- 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.

REVISION	DATE	DESCRIPTION
1.0000	12.08.23 PM	REVISED PER CITY COMMENTS DATED 11.29.23

**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-27772  
57 UNION STREET SOUTH, CONCORD, NC 28025 • (980) 234-7500 • WWW.DAYLIGHTENG.COM

ENGINEERS SEAL  
KATHY CARROLL  
Professional Engineer  
No. 38170  
12/08/2023  
Charlotte, NC  
KATHY CARROLL  
12/08/2023

**C200**