

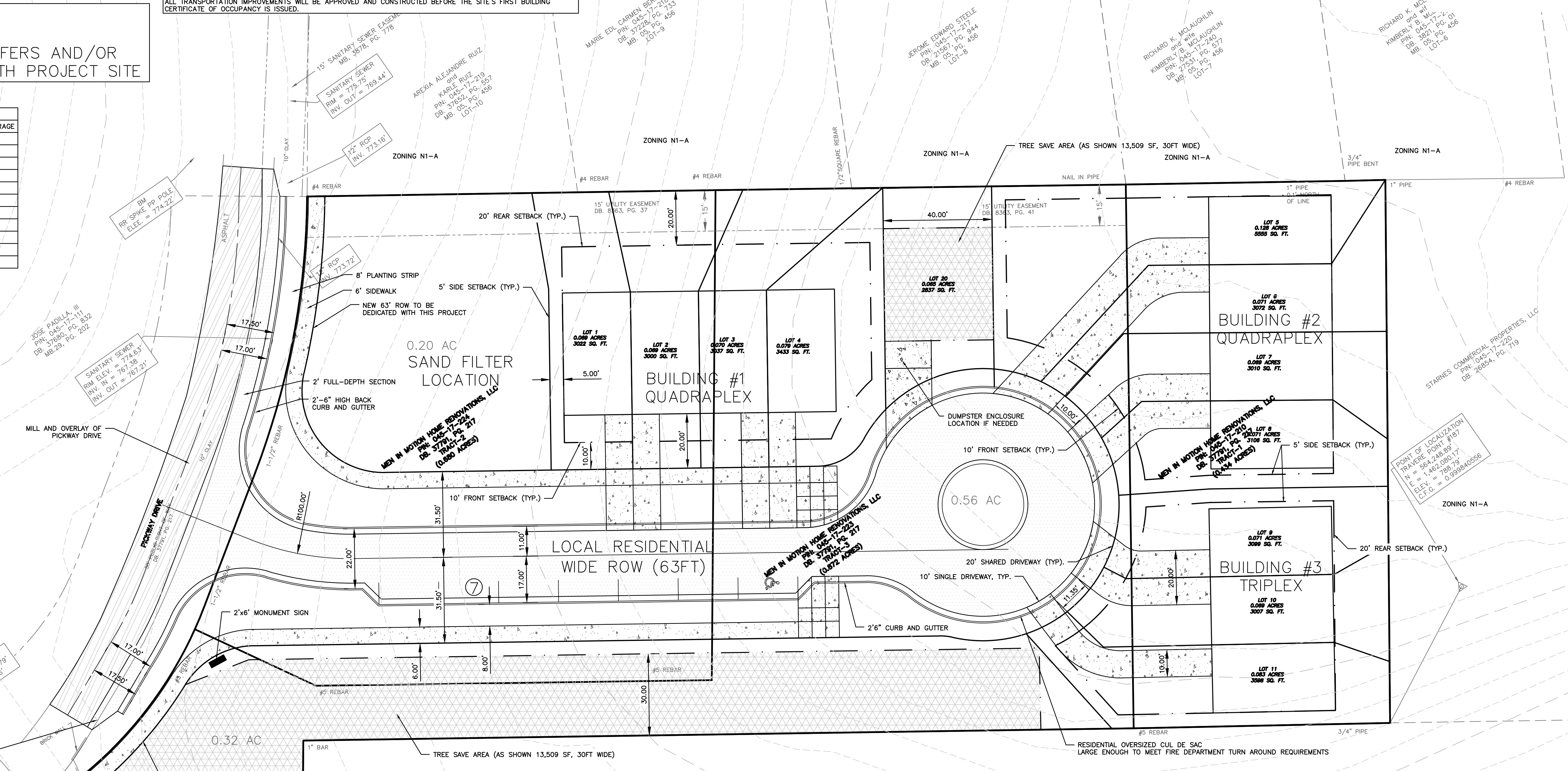
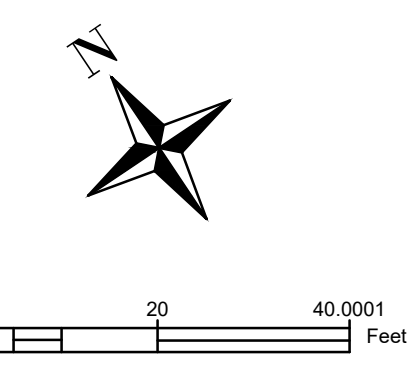
ANTICIPATE PICKWAY DRIVE TO BE A U-03A2 LOCAL RESIDENTIAL WIDE STREET SECTION WITH 6' SIDEWALK AND 8' PLANTING STRIP

NOTE:

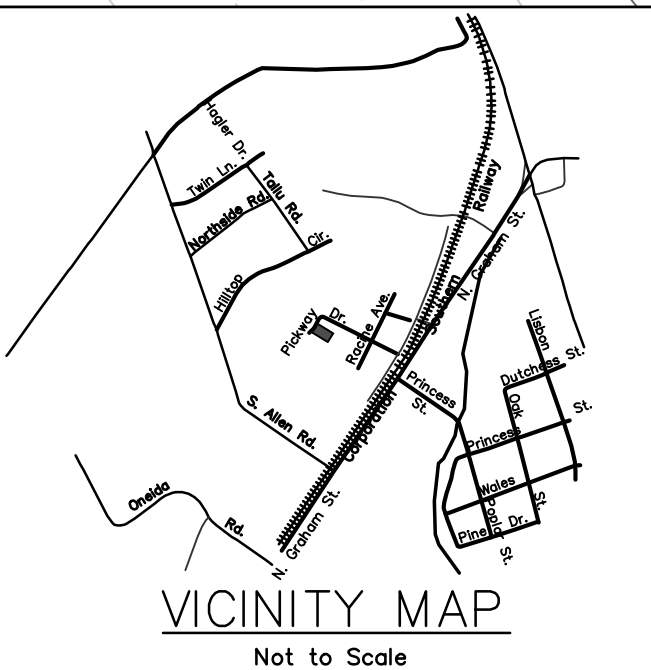
NO "SWIM" BUFFERS AND/OR FLOODPLAIN WITH PROJECT SITE

LOT NUMBER	% BUILDING COVERAGE
LOT 1	37%
LOT 2	38%
LOT 3	37%
LOT 4	33%
LOT 5	20%
LOT 6	37%
LOT 7	37%
LOT 8	36%
LOT 9	36%
LOT 10	37%
LOT 11	31%

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.



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



GENERAL PROVISIONS NOTES:  
 A. PURPOSE THE PURPOSE OF THIS ARTICLE IS TO REGULATE AND LIMIT THE CONTINUED EXISTENCE OF STRUCTURES, USES, LOTS, SITE ELEMENTS, OR SIGNS THAT DO NOT CONFORM TO THESE REGULATIONS BUT WERE LAWFULLY ESTABLISHED BY ORDINANCE REGULATIONS PRIOR TO THE EFFECTIVE DATE OF THIS ORDINANCE, AND ANY SUBSEQUENT AMENDMENTS.  
 B. AUTHORITY TO CONTINUE  
 1. ANY STRUCTURE, USE, LOT, SITE ELEMENT, OR SIGN THAT LEGALLY EXISTED AS OF THE EFFECTIVE DATE OF THIS ORDINANCE AND HAS BEEN MADE NONCONFORMING AS OF THE EFFECTIVE DATE OF THIS ORDINANCE MAY CONTINUE SUBJECT TO THE PROVISIONS OF THIS ARTICLE.  
 2. ANY USE, STRUCTURE, LOT, SITE ELEMENT, OR SIGN THAT LEGALLY EXISTED AFTER THE EFFECTIVE DATE AND HAS BEEN MADE NONCONFORMING DUE TO A SUBSEQUENT AMENDMENT OF THIS ORDINANCE AFTER THAT EFFECTIVE DATE MAY CONTINUE SUBJECT TO THE PROVISIONS OF THIS ARTICLE.  
 C. BURDEN ON PROPERTY OWNER THE BURDEN OF ESTABLISHING A NONCONFORMITY UNDER THE PROVISIONS OF THIS ORDINANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER OR OPERATOR OF THE NONCONFORMING STRUCTURE, USE, LOT, SITE ELEMENT, OR SIGN, BASED UPON THE EVIDENCE PRESENTED. THE ZONING ADMINISTRATOR WILL MAKE A DETERMINATION OF THE VALIDITY OF THE NONCONFORMING STATUS.

SITE NOTES:  
 CURRENT ZONING N1-A  
 PROPOSED ZONING N1-E(CD)  
 TREE SAVE 15% OF SITE - 154.99 = 0.299 ACRES = 13,024 SF (AS SHOWN 13,509 SF)  
 DRIVEWAYS: INDIVIDUAL DRIVEWAYS AS SHOWN ARE 10' WIDE SHARED AND SINGLE DRIVEWAYS AS SHOWN ARE 20' WIDE, AND ALL DRIVEWAYS ARE A MINIMUM OF 20FT FROM THE PUBLIC ROW/SIDEWALK. EACH UNIT IS 25FT WIDE.  $\frac{1}{8} = 40\%$  - THEREFORE THE DRIVEWAYS MEET THE UDO SECTION 19.6.A.1.a.ii

PERMITTED USE NOTE:  
 TRIPLEXES AND QUADRAPLEXES

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 - ONE TRIPLEX AND TWO QUADRAPLEX
MAXIMUM BUILDING HEIGHT	40'-0"
MAXIMUM NUMBER OF BUILDINGS	3 BUILDINGS, 11 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.	

REVISION	DATE	DESCRIPTION

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

ENGINEERS SEAL  
 NORTH CAROLINA PROFESSIONAL ENGINEER  
 SEAL  
 033470  
 10/26/2023  
 CATHERINE W. UNDERWOOD

NCBELS LICENSE: P-2772  
 57 UNION STREET, SOUTH, CONCORD, NC 28025 · (860) 234-7500 · WWW.DAYLIGHTENG.COM

C200