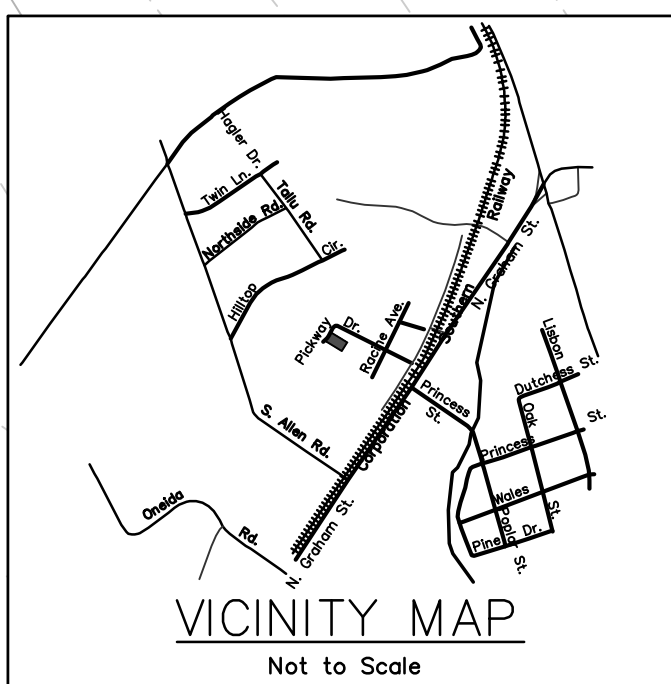
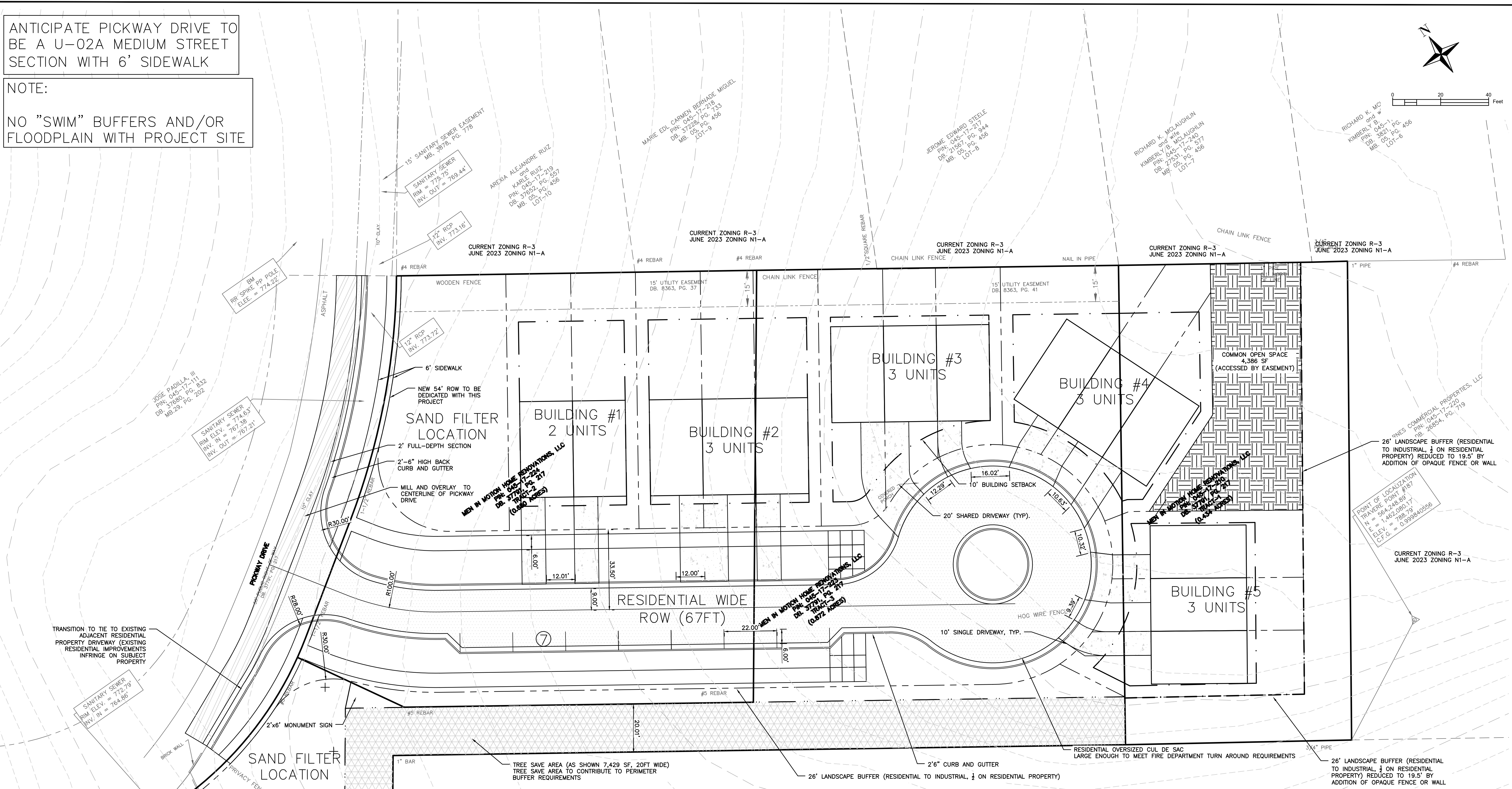
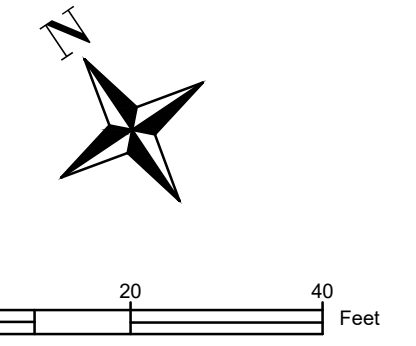


ANTICIPATE PICKWAY DRIVE TO BE A U-02A MEDIUM STREET SECTION WITH 6' SIDEWALK

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



CURRENT ZONING I-2
JUNE 2023 ZONING ML-2

SITE NOTES:
CURRENT UDO ZONING R-3
JUNE 2023 UDO ZONING N1-A
PROPOSED ZONING N1-E

BUFFER ADJACENT TO INDUSTRIAL:
52 FT
50% ON RESIDENTIAL PROPERTY, SHOWN AS 26 FT.
REDUCE BY 25% IF AN OPAQUE WALL OR FENCE IS PROVIDED
THEREFORE, PERIMETER BUFFER .75*26 = 19.5 FT BETWEEN RESIDENTIAL AND EXISTING INDUSTRIAL

ON-SITE OPEN SPACE REQUIRED: 250 FT PER UNIT = 250*14 = 3,500 SF OF PRIVATE OPEN SPACE, COMMON OPEN SPACE, PUBLIC OPEN SPACE OR ANY COMBINATION THEREOF (4-10) (AS SHOWN 3,672 SF)

* RESIDENTIAL TREE PRESERVATION 5% OF SITE = .05*1.98 = .0995 ACRES = 4,334 SF (AS SHOWN 5,174 SF)

GENERAL PROVISIONS NOTES:
DEVELOPMENT OF THE SITE IS PER THE STANDARDS DEPICTED BY THE SITE PLAN AND PER THE CITY OF CHARLOTTE ZONING ORDINANCE. THE EXACT PLACEMENT/SIZE OF ELEMENTS IS SUBJECT TO VARY DURING CONSTRUCTION.

ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL IN CITY OF CHARLOTTE ZONING ORDINANCE.

PERMITTED USE NOTE:
SINGLE FAMILY ATTACHED HOME(S) ONLY

TRANSPORTATION NOTES:
67' 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:
• MATERIAL:
• SCALE:
• TREATMENT:
• FENCE/WALL STANDARDS:

STREETSCAPE AND LANDSCAPING NOTE:
STREETSCAPE STANDARDS TO BE DETERMINED BY CITY OF CHARLOTTE LAND ORDINANCE

ENVIRONMENTAL FEATURES NOTE:
TREE SAVE AREAS NOTED ABOVE - 7429 SF

ENVIRONMENTAL PROVISIONS PER ENVIRONMENTAL GENERAL DEVELOPMENT POLICIES:

OPEN SPACE NOTE:
COMMON, 4,386 SF ACCESSED BY EASEMENT

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	EXISTING UDO ZONING R-3 BY JUNE 2023 N1-A, PROPOSED N1-E
USES	CURRENT AND FUTURE: SINGLE FAMILY RESIDENTIAL (ATTACHED)
# RESIDENTIAL UNITS BY HOUSING TYPE	2 TO 3
RESIDENTIAL DENSITY	GROSS LAND AREA * DENSITY # FOR R-3 DISTRICT = 1.986 AC * 3 UNITS/AC = 5.958 UNITS
SF NON RESIDENTIAL USES BY TYPE	NA
FLOOR AREA RATIO	NA
MAXIMUM BUILDING HEIGHT	40' BY SIDE YARD LINE, 48' BY FRONT BUILDING LINE
MAXIMUM NUMBER OF BUILDINGS	5 BUILDINGS
# PARKING SPACES	MIN 1 SPACE/DWELLING UNIT = 14 SPACES
AMOUNT OF OPEN SPACE	250 FT PER UNIT = 250*14 = 3,500 SF OF ANY COMBINATION THEREOF OF OPEN SPACE (AS SHOWN 3,672 SF)

REVISION	DATE	DESCRIPTION

PICKWAY TOWNHOMES
REZONING SITE LAYOUT PLAN

2541 PICKWAY DRIVE, CHARLOTTE, NC
MEN IN MOTION, LLC
PROJECT NO. 23006
PROJECT MANAGER: NWU



ENGINEERS SEAL

NICHOLAS D. BUYSIE
7/10/2023

C200

NCBELS LICENSE: P-2772
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