

PROFESSIONAL SEAL

REVISION RECORD

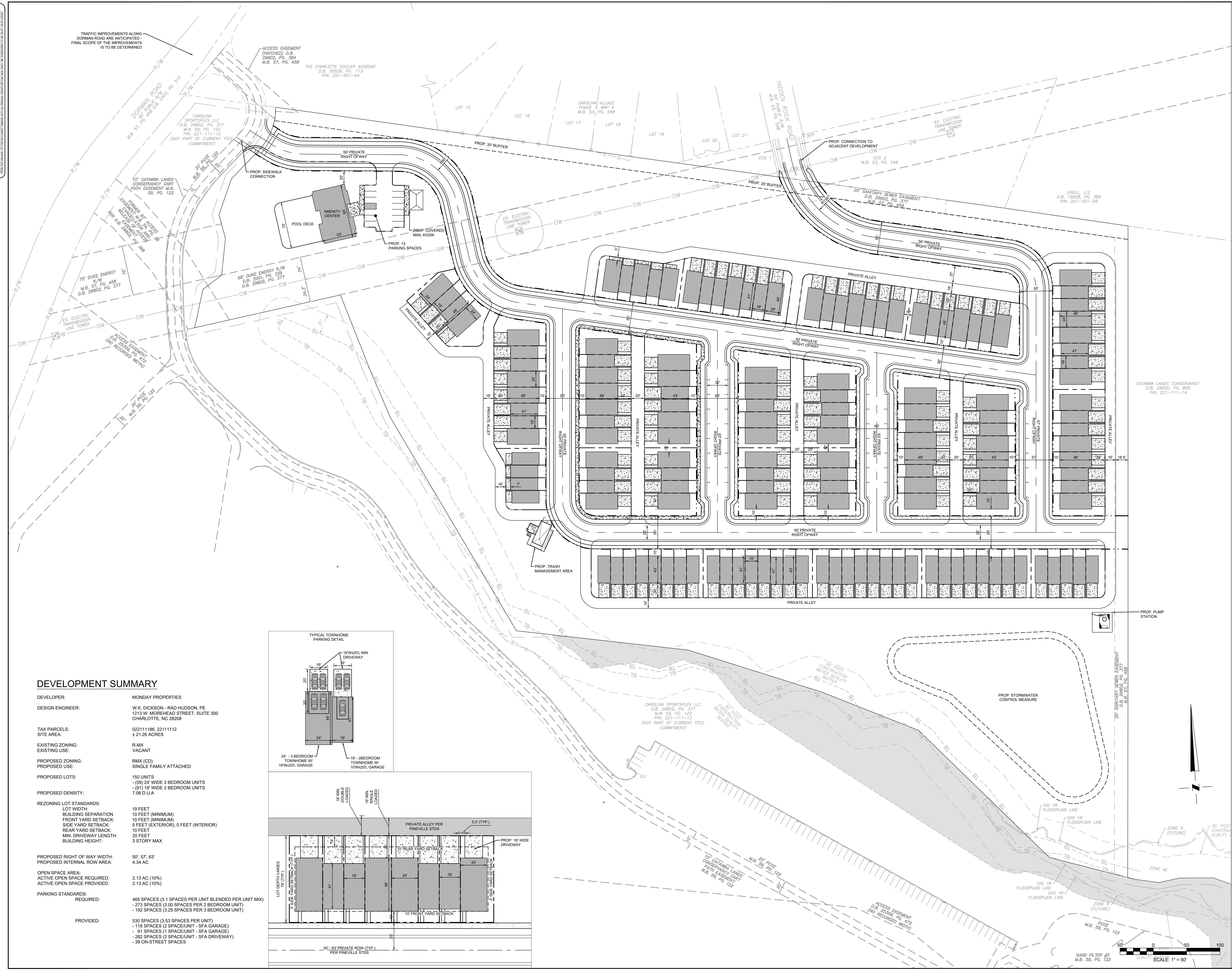
NO.	DATE	DESCRIPTION	BY

PROJECT NAME:  
DORMAN ROAD DEVELOPMENT  
FOR  
MONDAY PROPERTIES  
13315 DORMAN RD  
PINEVILLE, NC 28134

DRAWING TITLE:  
OVERALL SITE PLAN

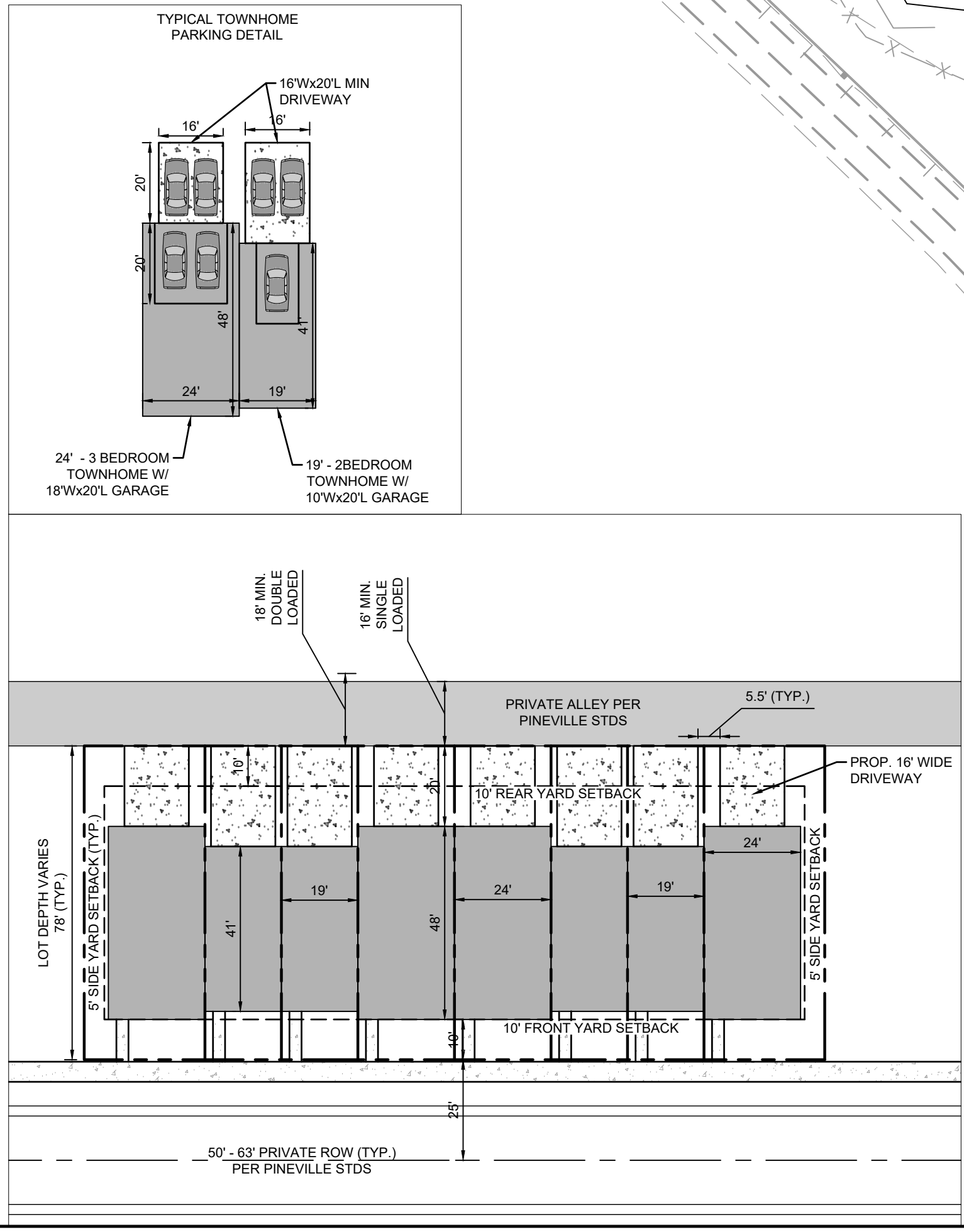
PLOT DATE: 8/30/2024

PROJ. MGR.: WGB  
DESIGN BY: RBB/ODR  
DRAWN BY: RBB/ODR  
PROJ. DATE: 2024/08/30  
DRAWING NUMBER:  
**C-3.0**  
WKD PROJ. NO.:  
2024020900WK

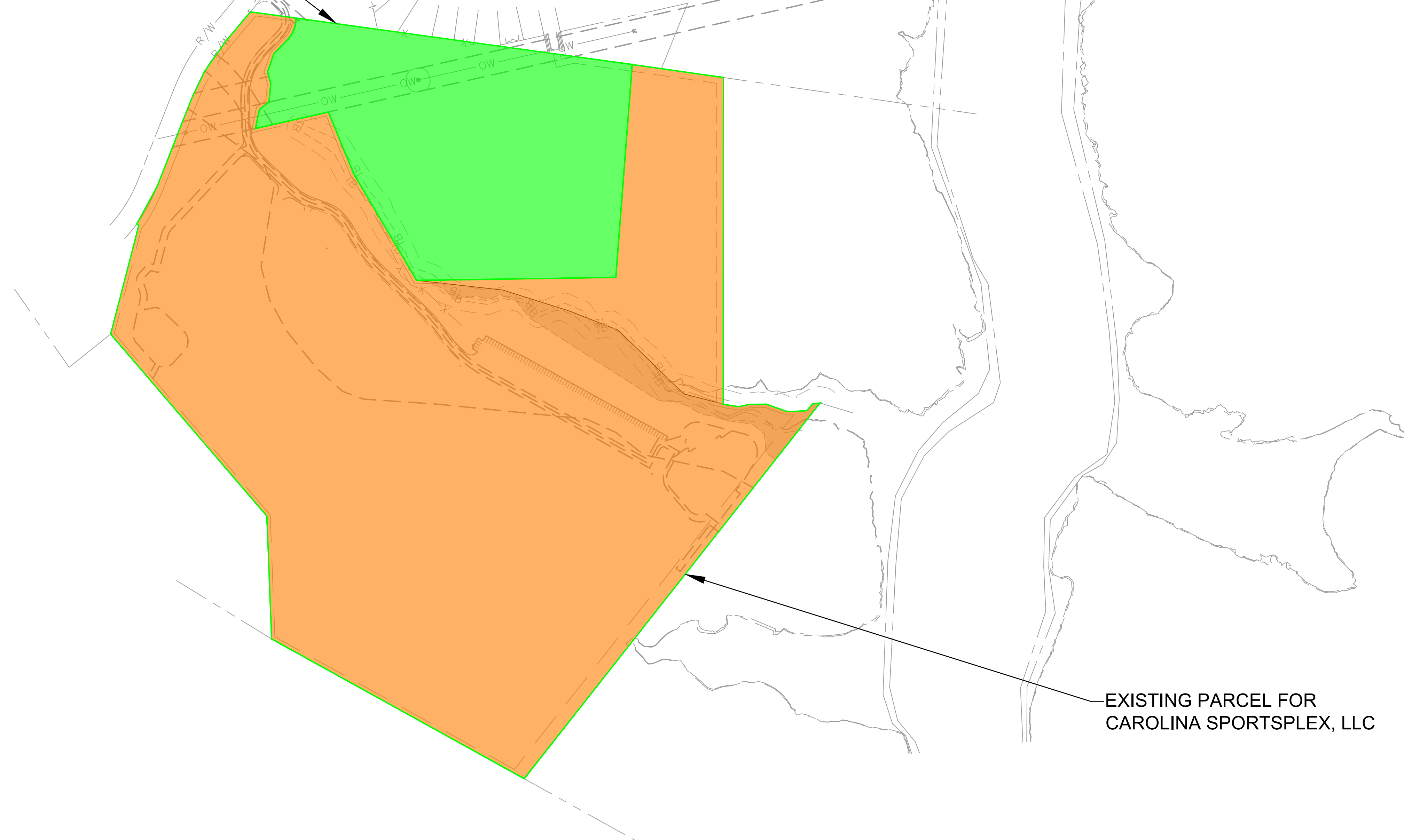


**DEVELOPMENT SUMMARY**

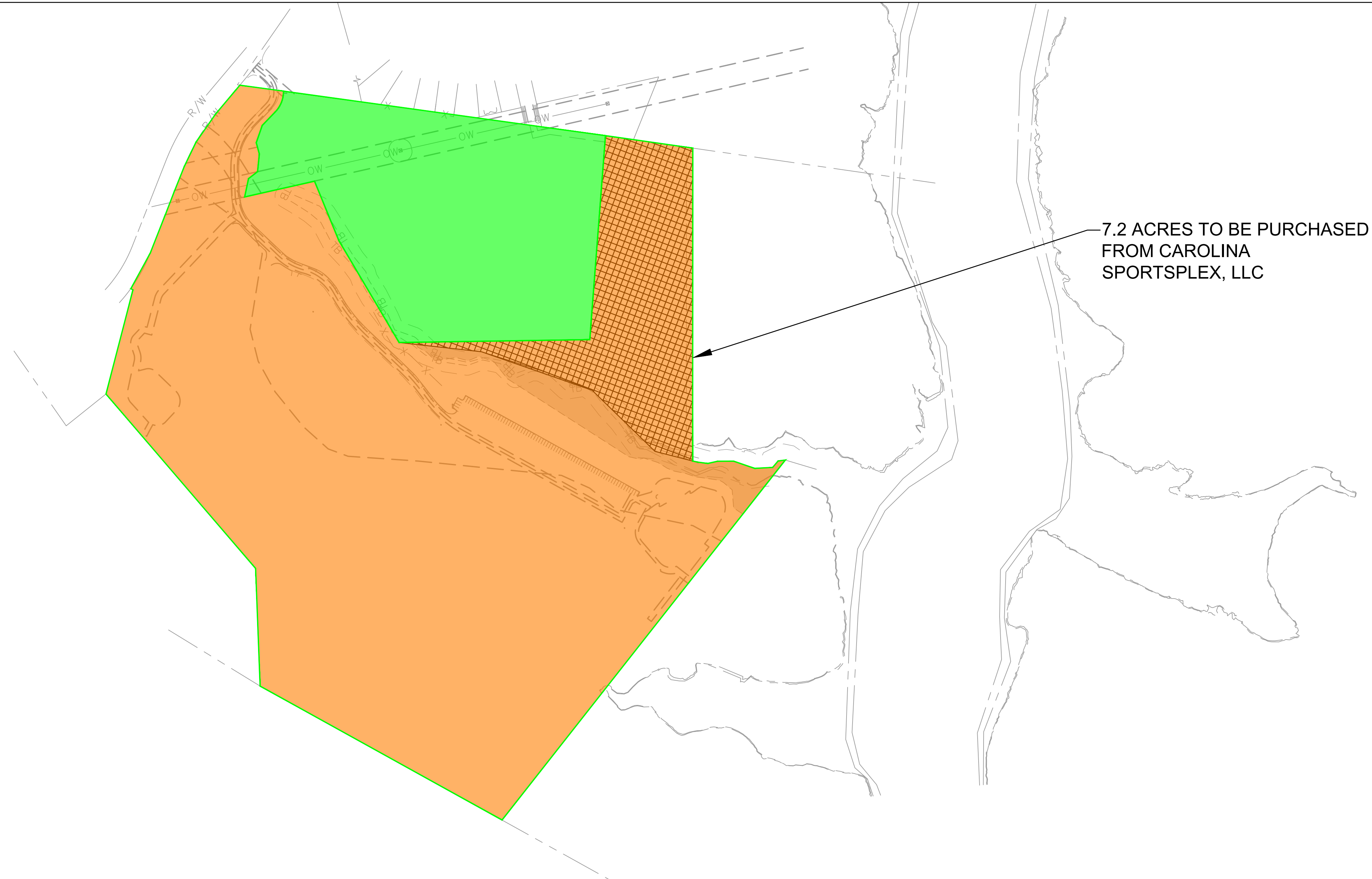
**DEVELOPER:** MONDAY PROPERTIES  
**DESIGN ENGINEER:** W.K. DICKSON - RAD HUDSON, PE  
 1213 W. MOREHEAD STREET, SUITE 300  
 CHARLOTTE, NC 28203  
**TAX PARCELS:** 022111186, 221111112  
**SITE AREA:** ± 21.28 ACRES  
**EXISTING ZONING:** R-MX  
**EXISTING USE:** VACANT  
**PROPOSED ZONING:** RMX (CD)  
**PROPOSED USE:** SINGLE FAMILY ATTACHED  
**PROPOSED LOTS:** 150 UNITS  
 - (59) 24' WIDE 3 BEDROOM UNITS  
 - (91) 19' WIDE 2 BEDROOM UNITS  
**PROPOSED DENSITY:** 7.06 D.U.A.  
**REZONING LOT STANDARDS:**  
 LOT WIDTH: 19 FEET  
 BUILDING SEPARATION: 10 FEET (MINIMUM)  
 FRONT YARD SETBACK: 10 FEET (MINIMUM)  
 SIDE YARD SETBACK: 5 FEET (EXTERIOR), 0 FEET (INTERIOR)  
 REAR YARD SETBACK: 10 FEET  
 MIN. DRIVEWAY LENGTH: 20 FEET  
 BUILDING HEIGHT: 3 STORY MAX  
**PROPOSED RIGHT OF WAY WIDTH:** 50', 57', 63'  
**PROPOSED INTERNAL ROW AREA:** 4.34 AC  
**OPEN SPACE AREA:**  
 ACTIVE OPEN SPACE REQUIRED: 2.13 AC (10%)  
 ACTIVE OPEN SPACE PROVIDED: 2.13 AC (10%)  
**PARKING STANDARDS:**  
 REQUIRED: 465 SPACES (3.1 SPACES PER UNIT BLENDED PER UNIT MIX)  
 - 273 SPACES (3.00 SPACES PER 2 BEDROOM UNIT)  
 - 192 SPACES (3.25 SPACES PER 3 BEDROOM UNIT)  
 PROVIDED:  
 530 SPACES (3.53 SPACES PER UNIT)  
 - 118 SPACES (2 SPACES/UNIT - SFA GARAGE)  
 - 91 SPACES (1 SPACE/UNIT - SFA GARAGE)  
 - 282 SPACES (2 SPACES/UNIT - SFA DRIVEWAY)  
 - 39 ON-STREET SPACES



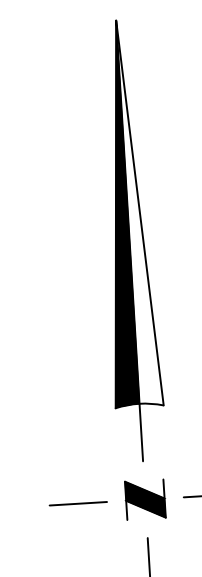
EXISTING PARCEL FOR DUKE  
ENERGY CAROLINAS, LLC



EXISTING PARCEL FOR  
CAROLINA SPORTSPLEX, LLC



7.2 ACRES TO BE PURCHASED  
FROM CAROLINA  
SPORTSPLEX, LLC



200 0 200 400  
SCALE: 1" = 200'

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**WK DICKSON**  
community infrastructure consultants  
1213 W. MOREHEAD STREET  
SUITE 300  
CHARLOTTE, NC 28203  
(704) 334-5348  
(704) 334-0078  
WWW.WKDICKSON.COM  
NC LICENSE NO. F-0374

PROFESSIONAL SEAL

REVISION RECORD		BY
NO.	DATE	DESCRIPTION

PRELIMINARY - DO NOT USE FOR CONSTRUCTION PLOT DATE: 9/9/2024

PROJECT NAME:  
13315 DORMAN ROAD  
FOR  
MONDAY PROPERTIES  
13315 DORMAN RD  
PINEVILLE, NC 28134  
DRAWING TITLE:  
NEW PROPERTY LINE

PROJ. MGR.: WGB  
DESIGN BY: RBB/ODR  
DRAWN BY: RBB/ODR  
PROJ. DATE: 2024/09/09  
DRAWING NUMBER:  
**C3.1**  
WKD PROJ. NO.:  
2024020900WK



4 SIDE ELEVATION (10000)  
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (10000)  
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION (10000)  
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION (10000)  
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION (10000)  
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (11000)  
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION (11000)  
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION (11000)  
SCALE: 1/8" = 1'-0"



4 SIDE ELEVATION (9000)  
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION (9000)  
SCALE: 1/8" = 1'-0"



3 SIDE ELEVATION (9000)  
SCALE: 1/8" = 1'-0"



1 FRONT ELEVATION (9000)  
SCALE: 1/8" = 1'-0"



Office Use Only: Application #:  
 Payment Method: Cash  Check  Credit Card  Amount \$ 1,000 Date Paid \_\_\_\_\_

## Zoning Application

Note: Application will not be considered until all required submittal components listed have been completed

Applicant's Name: MONDAY PROPERTIES INVESTMENTS, LLC Phone: 703-284-0200  
 Applicant's Mailing Address: 1000 WILSON BLVD, STE 700, ARLINGTON, VA 22209

**Property Information:**

Property Location: 13433 DORMAN ROAD, PINEVILLE, NC 28134  
 Property Owner's Mailing Address: 13501 DORMAN ROAD, PINEVILLE, NC 28134  
 Property Owner Name: CAROLINA SPORTSPLEX, LLC Phone: \_\_\_\_\_  
 Tax Map and Parcel Number: 22111112 (A 7.19 ACRE PORTION OF) Existing Zoning: RMX

**Which are you applying (Check all that apply):**

Rezoning by Right \_\_\_\_\_ Conditional Zoning \_\_\_\_\_ Conditional Rezoning  Text Amendment \_\_\_\_\_

**Fill out section(s) that apply:**

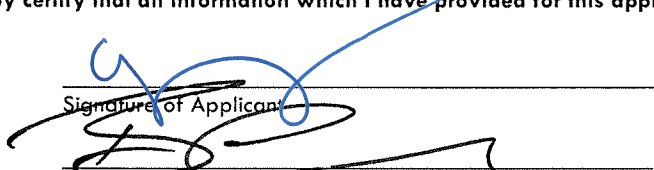
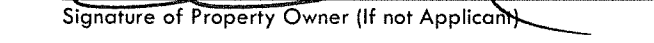
**Rezoning by Right:**  
 Proposed Rezoning Designation \_\_\_\_\_

**Conditional Zoning:**  
 Proposed Conditional Use FOR RENT TOWNHOMES  
 Acreage 7.19 Square Feet 313,024 Approximate Height 2 STORY # of Rooms \_\_\_\_\_  
 Parking Spaces Required \_\_\_\_\_ Parking Spaces Provided \_\_\_\_\_ **\*\*Please Attach Site Specific Conditional Plan**

**Conditional Rezoning:**  
 Proposed Conditional Rezoning Designation RMX

**Text Amendment:**  
 Section \_\_\_\_\_ Reason \_\_\_\_\_  
 Proposed Text Change (Attach if needed) \_\_\_\_\_

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.

  
 Signature of Applicant  
  
 Signature of Property Owner (If not Applicant)  
 \_\_\_\_\_  
 Signature of Town Official

08/05/2024  
 Date  
8-5/24  
 Date  
 \_\_\_\_\_  
 Date

Office Use Only:

Application #:

Payment Method: Cash  Check  Credit Card  Amount \$- \_\_\_\_\_ Date Paid \_\_\_\_\_

## Zoning Application

**Note:** Application will not be considered until all required submittal components listed have been completed

Applicant's Name: MONDAY PROPERTIES INVESTMENTS, LLC \_\_\_\_\_ Phone: 703-284-0200 \_\_\_\_\_  
Applicant's Mailing Address: 1000 WILSON BLVD, STE 700, ARLINGTON, VA 22209 \_\_\_\_\_

### Property Information:

Property Location: 13315 DORMAN ROAD, PINEVILLE, NC 28134 \_\_\_\_\_  
Property Owner's Mailing Address: PO BOX 1007, CHARLOTTE, NC \_\_\_\_\_  
Property Owner Name: DUKE ENERGY CAROLINAS, LLC \_\_\_\_\_ Phone: \_\_\_\_\_  
Tax Map and Parcel Number: 22111186 \_\_\_\_\_ Existing Zoning: RMX \_\_\_\_\_

### Which are you applying (Check all that apply):

Rezoning by Right \_\_\_\_\_ Conditional Zoning \_\_\_\_\_ Conditional Rezoning  Text Amendment \_\_\_\_\_

### Fill out section(s) that apply:


**Rezoning by Right:**  
Proposed Rezoning Designation \_\_\_\_\_

**Conditional Zoning:**  
Proposed Conditional Use FOR RENT TOWNHOMES \_\_\_\_\_  
Acreage 14.07 \_\_\_\_\_ Square Feet 613,018 \_\_\_\_\_ Approximate Height 2 STORY \_\_\_\_\_ # of Rooms \_\_\_\_\_  
Parking Spaces Required \_\_\_\_\_ Parking Spaces Provided \_\_\_\_\_ **\*\*Please Attach Site Specific Conditional Plan**

**Conditional Rezoning:**  
Proposed Conditional Rezoning Designation RMX \_\_\_\_\_

**Text Amendment:**  
Section \_\_\_\_\_ Reason \_\_\_\_\_  
Proposed Text Change (Attach if needed) \_\_\_\_\_  
\_\_\_\_\_

I do hereby certify that all information which I have provided for this application is, to the best of my knowledge, correct.

  
\_\_\_\_\_  
Signature of Applicant

9/11/2024  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Manager, Land Services II  
Signature of Property Owner (If not Applicant)

9/11/2024  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Town Official

\_\_\_\_\_  
Date