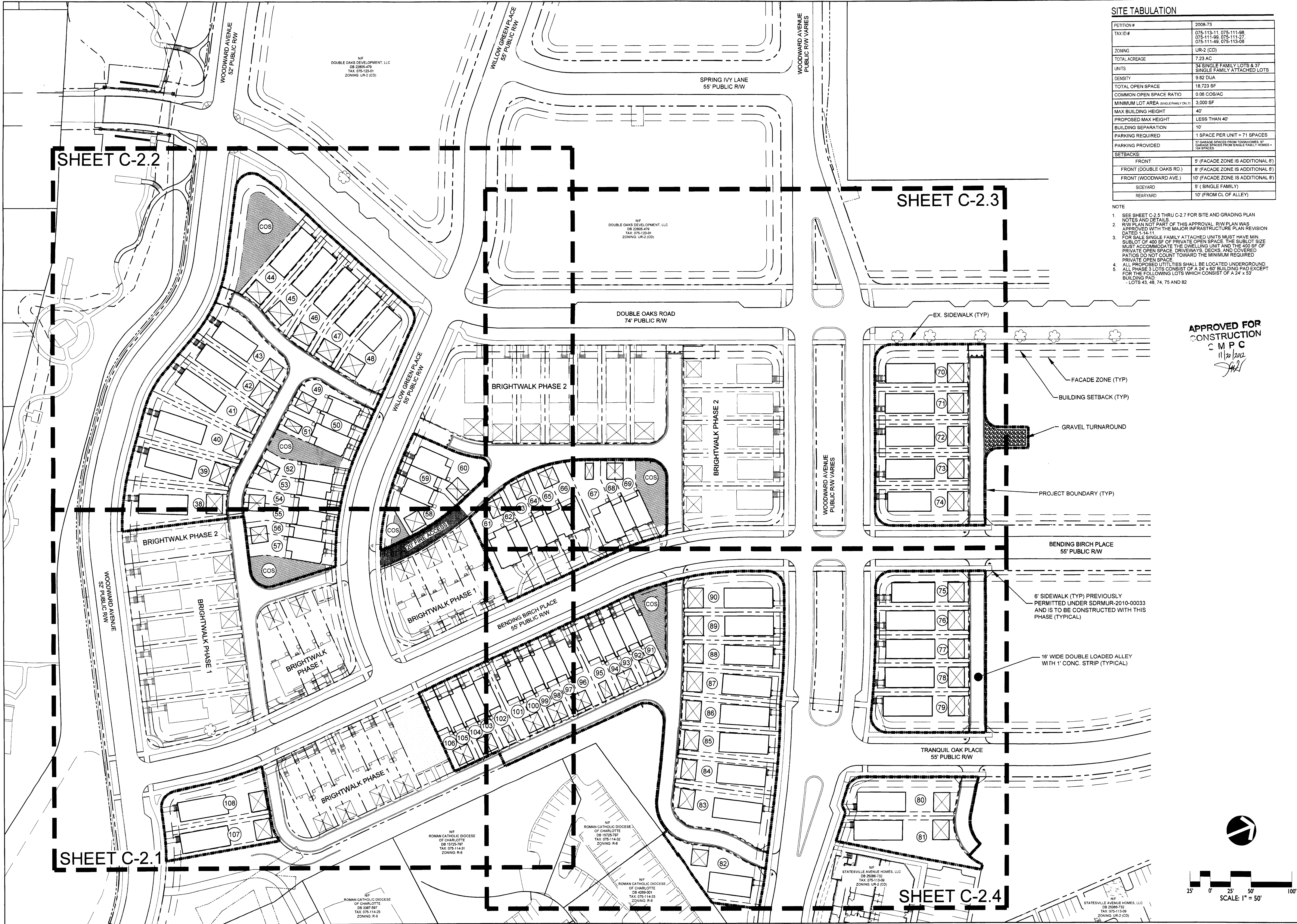
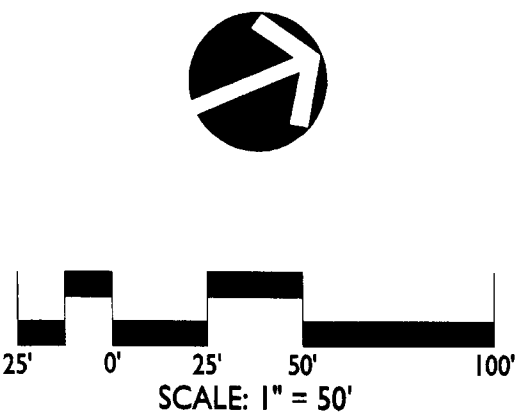




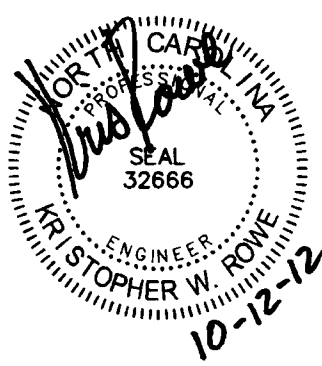
SITE TABULATION	
PETITION #	2008-73
TAX ID #	075-113-11, 075-111-98, 075-111-99, 075-111-27, 075-111-49, 075-113-08
ZONING	UR-2 (CD)
TOTAL ACREAGE	7.23 AC
UNITS	34 SINGLE FAMILY LOTS & 37 SINGLE FAMILY ATTACHED LOTS
DENSITY	9.82 DUA
TOTAL OPEN SPACE	18,723 SF
COMMON OPEN SPACE RATIO	0.06 COS/AC
MINIMUM LOT AREA (SINGLE FAMILY ONLY)	3,000 SF
MAX BUILDING HEIGHT	40'
PROPOSED MAX HEIGHT	LESS THAN 40'
BUILDING SEPARATION	10'
PARKING REQUIRED	1 SPACE PER UNIT = 71 SPACES
PARKING PROVIDED	37 GARAGE SPACES FROM TOWNHOMES, 67 GARAGE SPACES FROM SINGLE FAMILY HOMES = 104 SPACES
SETBACKS:	
FRONT	5' (FACADE ZONE IS ADDITIONAL 8')
FRONT (DOUBLE OAKS RD.)	8' (FACADE ZONE IS ADDITIONAL 8')
FRONT (WOODWARD AVE.)	10' (FACADE ZONE IS ADDITIONAL 8')
SIDEYARD	5' (SINGLE FAMILY)
REARYARD	10' (FROM CL OF ALLEY)

- NOTE
- SEE SHEET C-2.5 THRU C-2.7 FOR SITE AND GRADING PLAN
 - NOTES AND DETAILS
 - R/W PLAN NOT PART OF THIS APPROVAL. R/W PLAN WAS APPROVED WITH THE MAJOR INFRASTRUCTURE PLAN REVISION DATED 1-14-11.
 - FOR SALE SINGLE FAMILY ATTACHED UNITS MUST HAVE MIN. SUBLOT OF 400 SF OF PRIVATE OPEN SPACE. THE SUBLOT SIZE MUST ACCOMMODATE THE DWELLING UNIT AND THE 400 SF OF PRIVATE OPEN SPACE. DRIVEWAYS, DECKS, AND COVERED PATIOS DO NOT COUNT TOWARD THE MINIMUM REQUIRED PRIVATE OPEN SPACE.
 - ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND. ALL PHASE 3 LOTS CONSIST OF A 24' x 60' BUILDING PAD EXCEPT FOR THE FOLLOWING LOTS WHICH CONSIST OF A 24' x 55' BUILDING PAD:
- LOTS 45, 48, 74, 75 AND 82

APPROVED FOR
CONSTRUCTION
C M P C
11/20/2012
JAL



LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.2446
www.LandDesignInc.com
NC Engineering Firm License # C-0658



Brightwalk Phase 3
City of Charlotte, Mecklenburg County, North Carolina
Double Oaks Development, LLC
OVERALL SITE PLAN

REVISIONS:
10/12/12 - Revised per City Comments

DATE AUGUST 2012
DESIGNED BY: KWR
DRAWN BY: KWR
CHECKED BY: RAK
C.C. BY: KWR
S.C. BY: KWR
PROJECT #: 1008278
SHEET #:
C-2.0