



BRIGHTWALK PHASE 4

BRIGHTWALK PHASE 3

**SITE TABULATION**

PETITION #	2008-73
TAX ID #	075-113-11, 075-111-88, 075-111-89, 075-111-27, 075-111-49, 075-113-08
ZONING	UR-2 (CD)
TOTAL ACREAGE	3.04 AC
UNITS	50 SINGLE FAMILY ATTACHED LOTS
DENSITY	
TOTAL OPEN SPACE	1,569 SF
COMMON OPEN SPACE RATIO	0.01 COSIAC
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 = 50 SPACES
PARKING PROVIDED	75 GARAGE SPACES FROM TOWNHOMES, 15 SPACES FROM PARKING AREAS TOTAL 90 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-2.1 THRU C-2.3 FOR SITE 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.

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**Brightwalk Phase 5 - Multi-Family**  
 City of Charlotte, Mecklenburg County, North Carolina  
 Double Oaks Development, LLC  
 LAYOUT PLAN

DATE: SEPTEMBER 12, 2013  
 DRAWN BY: MGL  
 CHECKED BY: JMW  
 O.C. BY: JMW  
 PROJECT #: 1013201  
 SHEET #: C-2.0

**PRELIMINARY PLANNED  
 MULTI-FAMILY SUBDIVISION  
 APPROVAL**  
 CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
 BY: Joshua Weaver 11-20-2013

