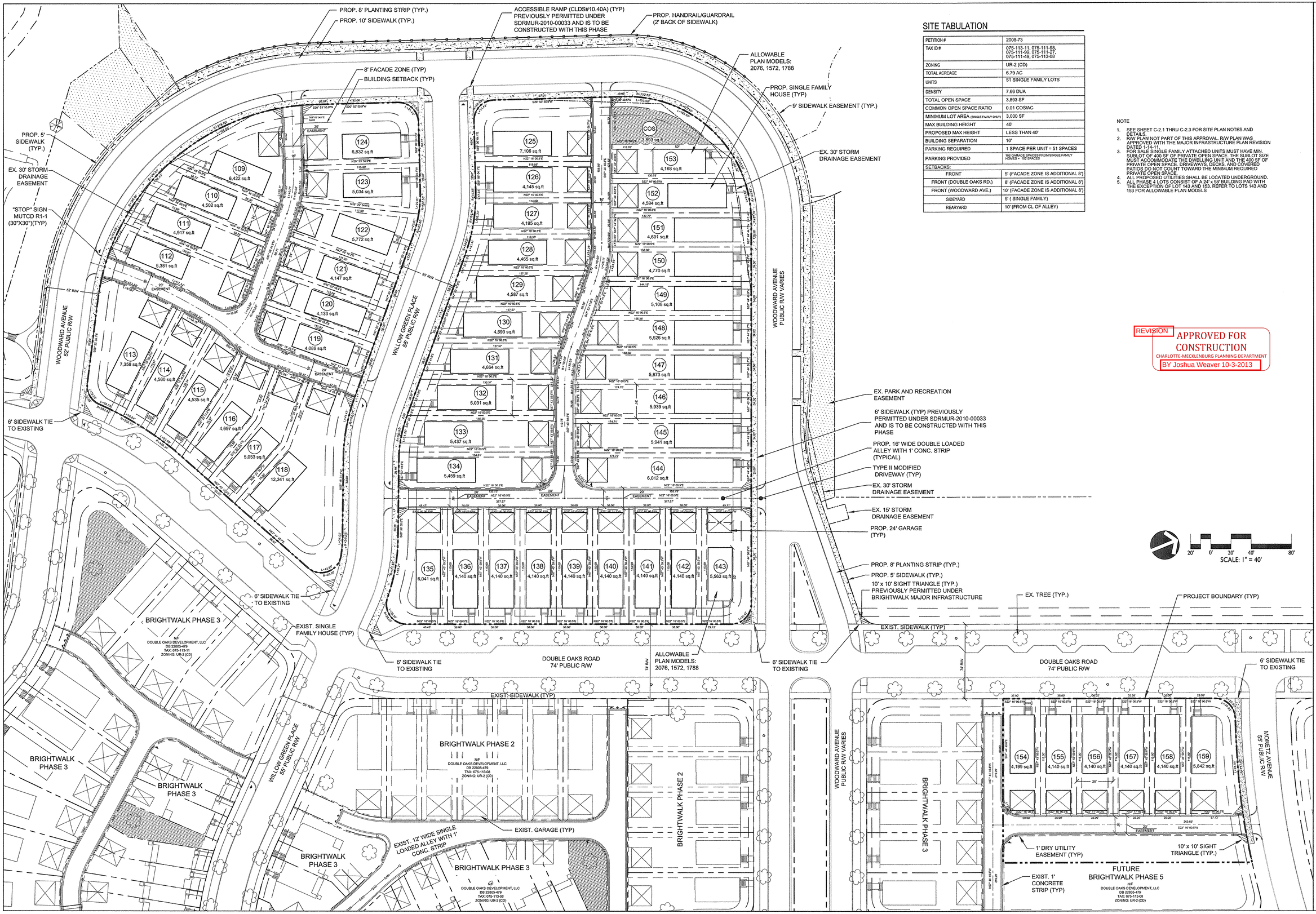

SITE TABULATION

PETITION #	2008-73
TAX ID #	075-113-11, 075-111-98, 075-111-89, 075-111-27, 075-111-49, 075-113-08
ZONING	UR-2 (CD)
TOTAL ACREAGE	6.79 AC
UNITS	51 SINGLE FAMILY LOTS
DENSITY	7.66 DUA
TOTAL OPEN SPACE	3,893 SF
COMMON OPEN SPACE RATIO	0.01 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 = 51 SPACES
PARKING PROVIDED	102 GARAGE SPACES FROM SINGLE FAMILY HOMES = 102 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

1. SEE SHEET C-2.1 THRU C-2.3 FOR SITE PLAN NOTES AND DETAILS.
2. R/W PLAN NOT PART OF THIS APPROVAL. R/W PLAN WAS APPROVED WITH THE MAJOR INFRASTRUCTURE PLAN REVISION DATED 1-14-11.
3. 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.
4. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.
5. ALL PHASE 4 LOTS CONSIST OF A 24' x 58' BUILDING PAD WITH THE EXCEPTION OF LOT 143 AND 153. REFER TO LOTS 143 AND 153 FOR ALLOWABLE PLAN MODELS

REVISION
APPROVED FOR CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
BY Joshua Weaver 10-3-2013

LandDesign®
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com
NC Engineering Firm License # C-0658

LANDDESIGN, INC. CORPORATE SEAL NORTH CAROLINA

NORTH CAROLINA PROFESSIONAL SEAL 037773 ENGINEER FRANK J. MCMAHON
9-20-13

Brightwalk Phase 4 - Single Family
City of Charlotte, Mecklenburg County, North Carolina
Double Oaks Development, LLC

SITE PLAN

REVISIONS:
08-05-13 REVISION PER CITY COMMENTS
09-19-13 RTP/AP LOT REVISIONS

DATE: JUNE 7, 2013
DESIGNED BY: MLG
DRAWN BY: MLG
CHECKED BY: FJM
Q.C. BY: FJM
SCALE: 1" = 40'
PROJECT #: 1013081

SHEET #: C-2.0

K:_2008\1093878\CAD\Construction Documents\Brightwalk_Phase-4\8x14_Overall_Site_Plan.dwg Sep 20, 2013 - 8:50am