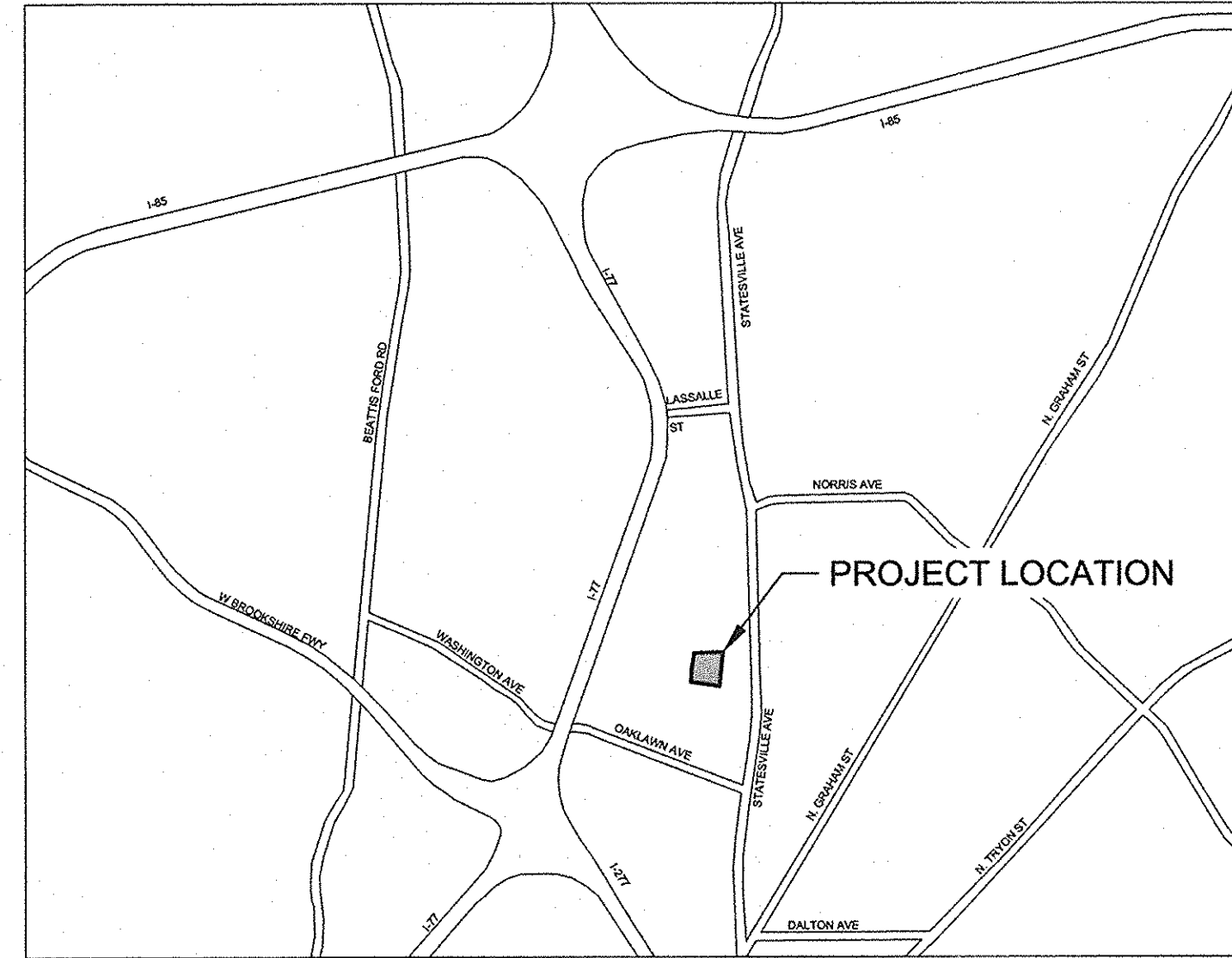


PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
BY: Joshua Weaver 9-24-2015

# BRIGHTWALK PHASE 7B MULTI-FAMILY DOUBLE OAKS MECKLENBURG COUNTY CHARLOTTE, NORTH CAROLINA

VICINITY MAPS



Double Oaks Development Table

Development Area #1	Development Area #2
Proposed Zoning: NS (SPA)	Proposed Zoning: NS (SPA)
Proposed Use: Multi-Family and Attached Club House Uses	Proposed Use: Mixed Use (retail/office/restaurants 15,000 SF)
Tree Save Area: 0 acres	Tree Save Area: 0 acres
Number of Allowed Dwelling Units: 48 Multi-Family units	Number of Allowed Dwelling Units: 70 Multi-Family units
Total Units Proposed/Constructed: 48 Multi-Family units (Kohler Avenue)	Total Units Proposed/Constructed: 0 Units
Area: 2.38 acres	Area: 1.28 acres

Development Area #3	Development Area #4/ Easement
Proposed Zoning: NS (SPA)	Proposed Zoning: NS (SPA)
Proposed Use: Mixed Use (retail/office/restaurants 20,000 SF)	Proposed Use: Green way/ park via easement
Tree Save Area: 0 acres	Tree Save Area: 0.85 acres
Number of Allowed Dwelling Units: 230 Multi-Family Units	Number of Allowed Dwelling Units: 0 Units
Total Units Proposed/Constructed: 0 Units	Total Units Proposed/Constructed: 0 Units
Area: 3.03 acres	Area: 2.88 acres

Development Area #5	Development Area #6
Proposed Zoning: NS (SPA)	Proposed Zoning: NS (SPA)
Proposed Use: Multi-Family	Proposed Use: Multi-Family and/or single family attached
Tree Save Area: 0 acres	Tree Save Area: 0 acres
Number of Allowed Dwelling Units: 72 residential attached dwelling or multi-family units	Number of Allowed Dwelling Units: 72 residential attached dwelling or multi-family units
Total Units Proposed/Constructed: 72 multi-family units (Gables II)	Total Units Proposed/Constructed: 0 Units
Area: 1.44 acres	Area: 1.85 acres

Development Area #7	Development Area #7A
Proposed Zoning: UR-2 (CD)	Proposed Zoning: UR-2 (CD)
Proposed Use: Residential / Green way park via easement	Proposed Use: Residential / Green way park via easement
Tree Save Area: 0 acres	Tree Save Area: 0.52 acres
Number of Allowed Dwelling Units: 400 attached or detached dwelling units/homes and an outdoor recreation use.	Number of Allowed Dwelling Units: 40 multi-family, attached or detached dwelling units/homes.
Total Units Proposed/Constructed: 108 Units - Brightwalk Phase 1 (5 single family detached lots, 18 single family attached lots for sale), Brightwalk Phase 2 (14 single family detached lots for sale), Brightwalk Phase 3 (14 single family detached lots, 37 single family attached lots for sale), Brightwalk Phase 4 (51 single family detached lots for sale), Brightwalk Phase 5 (50 single family attached lots for sale), Brightwalk Phase 7 (6 single family detached lots for sale, 24 single family attached lots for sale)	Total Units Proposed/Constructed: 0 Units
Area: 39.92 acres	Area: 4.28 acres

Development Area #8	Development Area #9
Proposed Zoning: UR-2 (CD)	Proposed Zoning: UR-2 (CD)
Proposed Use: Multi-Family, Single Family Attached, Child Care Center	Proposed Use: Residential: Single Family (Attached & Detached) and Accessory uses
Tree Save Area: 0 acres	Tree Save Area: 0 acres
Number of Allowed Dwelling Units: 150 residential attached dwelling or multi-family units, Child care facility for up to 79 kids	Number of Allowed Dwelling Units: 40 residential single family (attached & detached) and accessory uses.
Total Units Proposed/Constructed: 96 multi-family units for rent (Statesville Ave. Apartments) 5,300 SF Child care facility.	Total Units Proposed/Constructed: 31 single family attached lots for sale
Area: 7.05 acres	Area: 1.752 acres

Development Area #10	Development Area #11
Proposed Zoning: UR-2 (CD)	Proposed Zoning: UR-2 (CD)
Proposed Use: Right of Way or Residential: Single Family (Attached & Detached), Multi-Family, and accessory uses	Proposed Use: Residential: Single Family (Attached & Detached), Multi-Family, and accessory uses
Tree Save Area: 0 acres	Tree Save Area: 0 acres
Number of Allowed Dwelling Units: 14 residential single family (attached & detached), multi family, and accessory uses.	Number of Allowed Dwelling Units: 50 residential single family (attached & detached), multi family, and accessory uses.
Total Units Proposed/Constructed: 0 units	Total Units Proposed/Constructed: 13 units
Area: 0.417 acres	Area: 1.078 acres

Development Area #12
Proposed Zoning: UR-2 (CD)
Proposed Use: Residential: Single Family (Attached & Detached) and Accessory uses
Tree Save Area: 0 acres
Number of Allowed Dwelling Units: 14 residential single family (attached & detached), multi family, and accessory uses.
Total Units Proposed/Constructed: 2 single family detached lots for sale
Area: 0.587 acres

## SHEET INDEX:

### Chapter 1 - Existing Conditions

C 1.0	Cover Sheet
C 1.1	Existing Conditions and Demolition Plan
C 1.2 - C 1.8	Rezoning Plan
C 1.9	Rezoning Notes

### Chapter 2 - Site Plan

C 2.0	Overall Site Plan
C 2.1	Site Details
C 2.2	Site Details

### Chapter 3 - Grading

C 3.0	Overall Grading Plan
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### Chapter 4 - Erosion Control

C 4.0	Erosion Control Plan
C 4.1	Erosion Control Notes & Details

### Chapter 5 - Storm Drainage

C 5.0	Overall Storm Drainage Plan
C 5.1	Storm Drainage Area Map
C 5.2	PCCO Compliance Map
C 5.3	Storm Drainage Details
C 5.4	Storm Drainage Details

### Chapter 6 - Utilities

C 6.0	Overall Utility Plan
C 6.1	Utility Details

### Chapter 7 - Required Planting

C 7.0	Required Planting Plan
C 7.1	Planting Details

### Chapter 9 - CLT WATER Utilities

- Reserved -



FINAL APPROVAL

ENGINEERING  
PCO / DETENTION / DRAINAGE PLAN

EROSION CONTROL

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM AT <http://development.charmeck.org>

URBAN FORESTRY  
TREE ORDINANCE

CDOT

NOTE: THIS PLAN APPROVAL DOES NOT INCLUDE COMMERCIAL ZONING. ALL BUILDING PERMITS AND ZONING APPROVALS CAN BE OBTAINED AT MECKLENBURG COUNTY CODE ENFORCEMENT. PLEASE CALL CTAC AT 704-336-3829 FOR MORE INFORMATION.

APPROVED

APPROVED

APPROVED

APPROVED

## DEVELOPER

Double Oaks Development, LLC  
4601 Charlotte Park Drive, Suite 350  
Charlotte, NC 28217  
(704) 342-0933  
Contact: Jim Donaldson

## LANDSCAPE ARCHITECT

LandDesign, Inc.  
223 N. Graham Street  
Charlotte, NC 28202  
(704) 333-0325  
Contact: Richard Petersheim

## CIVIL ENGINEER

LandDesign, Inc.  
223 N. Graham Street  
Charlotte, NC 28202  
(704) 333-0325  
Contact: Frank McMahan

## SURVEYOR

NorStar Land Surveying, Inc.  
192-A N. Church Street  
Charlotte, NC 28205  
704.721.6651  
Contact: Scott Dyer

Brightwalk Phase 7B - Multi-Family  
City of Charlotte, Mecklenburg County, North Carolina  
Double Oaks Development, LLC

COVER

REVISIONS:  
09-10-15 REVISED PER CITY COMMENTS

DATE: JULY 9, 2015  
DESIGNED BY: ARW  
DRAWN BY: ARW  
CHECKED BY: FJM  
SCALE: AS SHOWN  
PROJECT #: 1014072

SHEET #:

C-1.0



