

REVISION
APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 5-14-2015



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

BRIGHTWALK PHASE 7 MULTI-FAMILY DOUBLE OAKS

MECKLENBURG COUNTY

CHARLOTTE, NORTH CAROLINA

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
C 2.3	Site Details

Chapter 3 - Grading

C 3.0	Overall Grading Plan
C 3.1	20 Scale Grading Plan - Sheet 1 of 3
C 3.2	20 Scale Grading Plan - Sheet 2 of 3
C 3.3	20 Scale Grading Plan - Sheet 3 of 3

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 8 - Roadway Plans

C 8.0	Moss Lane Plan & Profile
C 8.1	Tranquil Oak Place Plan & Profile
C 8.2	Statesville Avenue Plan & Profile
C 8.3	Overall Cross Section Plan View
C 8.4	Statesville Avenue Cross Sections Sheet 1 of 6
C 8.5	Statesville Avenue Cross Sections Sheet 2 of 6
C 8.6	Statesville Avenue Cross Sections Sheet 3 of 6
C 8.7	Statesville Avenue Cross Sections Sheet 4 of 6
C 8.8	Statesville Avenue Cross Sections Sheet 5 of 6
C 8.9	Statesville Avenue Cross Sections Sheet 6 of 6
C 8.10	Tranquil Oak Place Cross Section Sheet 1 of 4
C 8.11	Tranquil Oak Place Cross Section Sheet 2 of 4
C 8.12	Tranquil Oak Place Cross Section Sheet 3 of 4
C 8.13	Tranquil Oak Place Cross Section Sheet 4 of 4
C 8.14	Moss Lane Cross Section Sheet 1 of 4
C 8.15	Moss Lane Cross Section Sheet 2 of 4
C 8.16	Moss Lane Cross Section Sheet 3 of 4
C 8.17	Moss Lane Cross Section Sheet 4 of 4
C 8.18	Moss Lane onto Statesville Avenue Sight Distance
C 8.19	Moss Lane onto Tranquil Oak Place Sight Distance
C 8.20	Tranquil Oak Place onto Moss Lane Sight Distance
C 8.21	Striping and Signage Plan
C 8.22	Statesville Avenue Traffic Control Plan
C 8.23	Traffic Control Details

Chapter 9 - CMU Utilities

- Reserved -

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

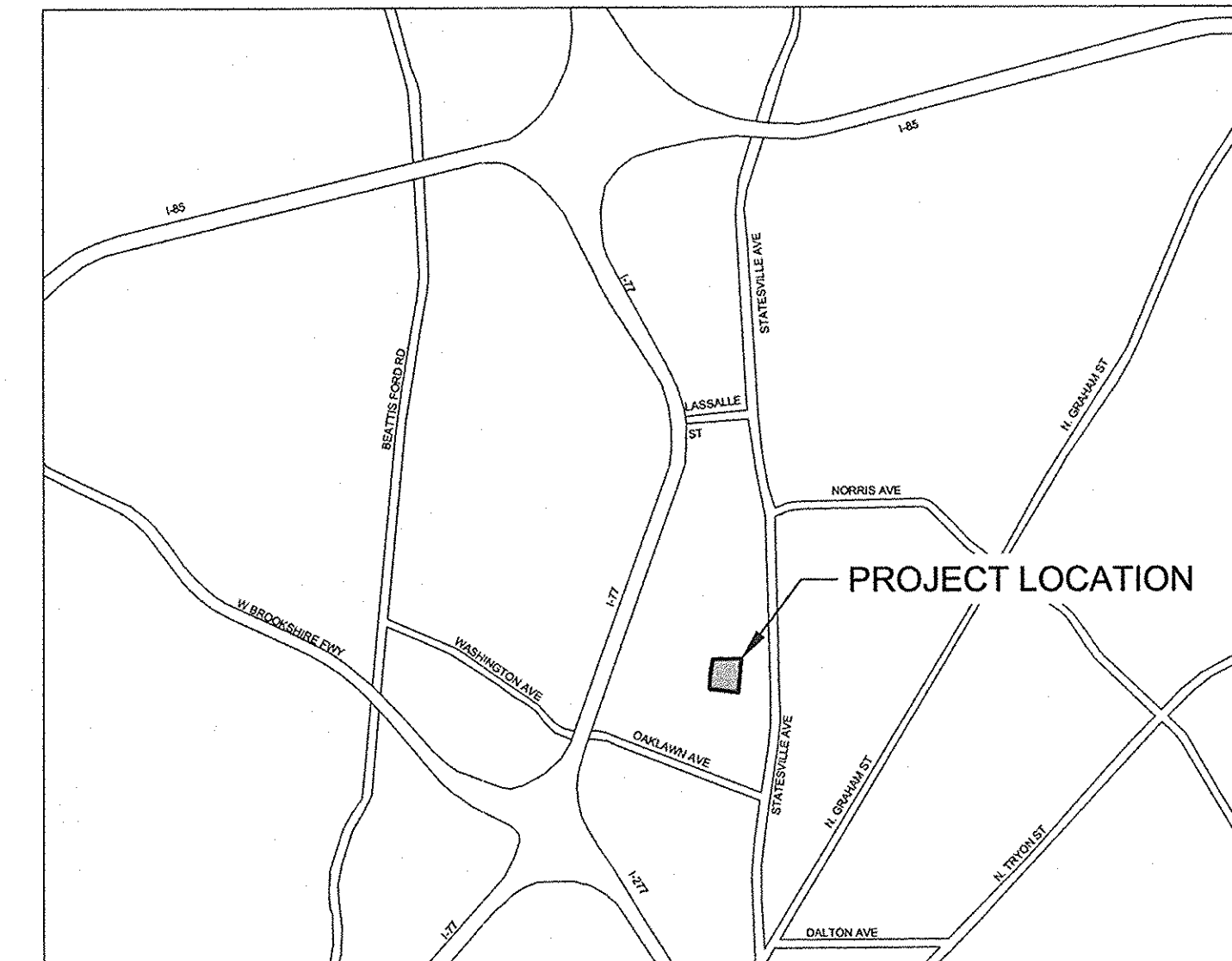
CIVIL ENGINEER

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

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 a 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 (8 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: 0 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	

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

COVER SHEET

REVISIONS:
11-10-14 REVISED PER CITY/CDOT COMMENTS
12-19-14 REVISED PER COMMENTS
03-17-15 MOSS LANE REALIGNMENT

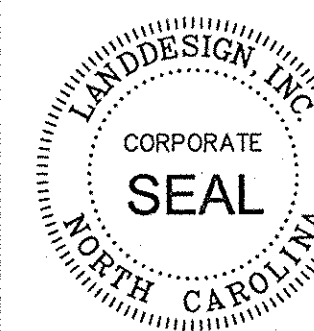
DATE: AUGUST 5, 2014
DESIGNED BY: RAW
DRAWN BY: RAW
CHECKED BY: FPM
Q.C. BY: FPM
SCALE: NTS
PROJECT #: 1014072

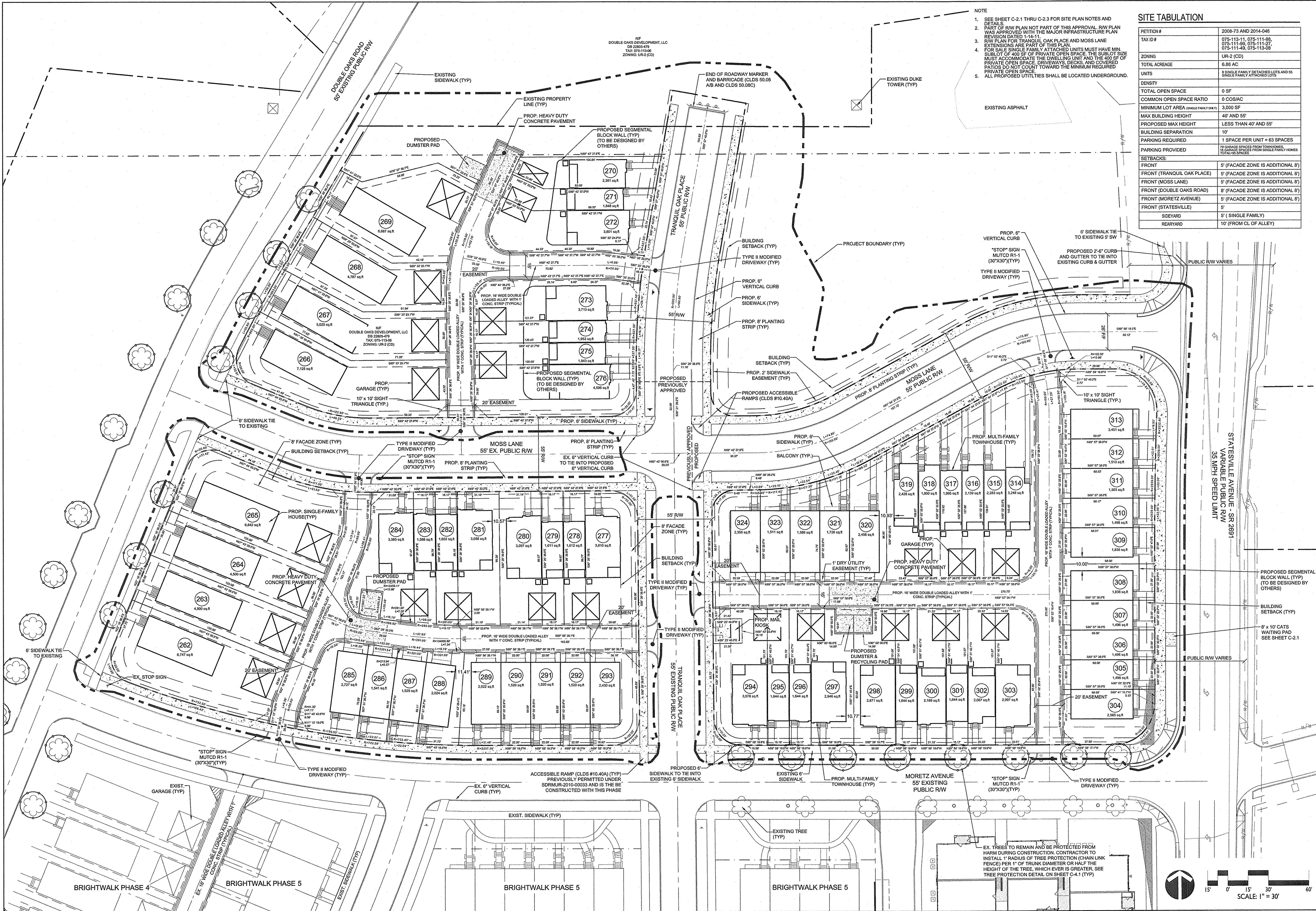
SHEET #

C-1.0

NO. 2808.1008278.000.Construction Documents\Brightwalk_Phase7\BWP7_Cover.dwg Apr 06 8:05 PM 1:03PM

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





- NOTE
1. SEE SHEET C-2.1 THRU C-2.3 FOR SITE PLAN NOTES AND DETAILS.
 2. PART OF R/W PLAN NOT PART OF THIS APPROVAL. R/W PLAN WAS APPROVED WITH THE MAJOR INFRASTRUCTURE PLAN REVISION DATED 1-14-11.
 3. R/W PLAN FOR TRANQUIL OAK PLACE AND MOSS LANE EXTENSIONS ARE PART OF THIS PLAN.
 4. 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.
 5. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.

SITE TABULATION	
PETITION #	2008-73 AND 2014-046
TAX ID #	075-113-11, 075-111-96, 075-111-99, 075-111-27, 075-111-49, 075-113-08
ZONING	UR-2 (CD)
TOTAL ACREAGE	6.86 AC
UNITS	8 SINGLE FAMILY DETACHED LOTS AND 55 SINGLE FAMILY ATTACHED LOTS
DENSITY	0 SF
TOTAL OPEN SPACE	0 COSIAC
COMMON OPEN SPACE RATIO	0 COSIAC
MINIMUM LOT AREA (SINGLE FAMILY ONLY)	3,000 SF
MAX BUILDING HEIGHT	40' AND 55'
PROPOSED MAX HEIGHT	LESS THAN 40' AND 55'
BUILDING SEPARATION	10'
PARKING REQUIRED	1 SPACE PER UNIT = 63 SPACES
PARKING PROVIDED	79 GARAGE SPACES FROM TOWNHOUSE, 16 GARAGE SPACES FROM SINGLE FAMILY HOMES TOTAL 95 SPACES
SETBACKS:	
FRONT	5' (FACADE ZONE IS ADDITIONAL 8')
FRONT (TRANQUIL OAK PLACE)	5' (FACADE ZONE IS ADDITIONAL 8')
FRONT (MOSS LANE)	5' (FACADE ZONE IS ADDITIONAL 8')
FRONT (DOUBLE OAKS ROAD)	8' (FACADE ZONE IS ADDITIONAL 8')
FRONT (MORETZ AVENUE)	5' (FACADE ZONE IS ADDITIONAL 8')
FRONT (STATESVILLE)	5'
SIDEYARD	5' (SINGLE FAMILY)
REARYARD	10' (FROM CL OF ALLEY)

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

SEAL

PROFESSIONAL ENGINEER
J. MCWHIRTER
087773

4/6/15

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

OVERALL SITE PLAN

REVISIONS:

11-10-14 REVISED PER CITY/CDOT COMMENTS
12-2-14 REVISED PER OFFICIALS
03-17-15 CROSS LANE ALIGNMENT

DATE: AUGUST 5, 2014
DRAWN BY: JPM
CHECKED BY: JPM
Q.C. BY: JPM
SCALE: 1" = 30'
PROJECT #: 101-072
SHEET #

C-2.0