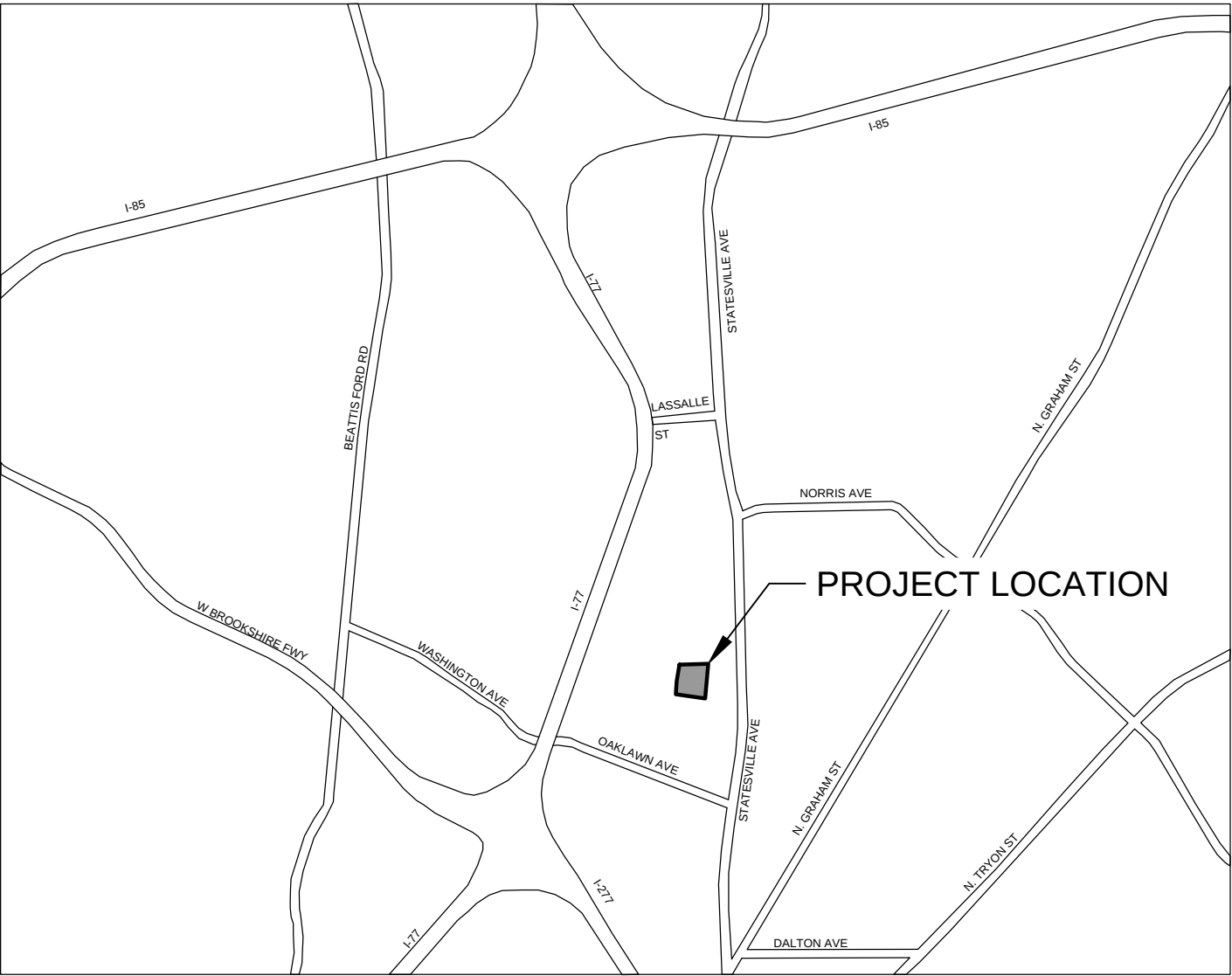


BRIGHTWALK PHASE 6  
MULTI-FAMILY  
DOUBLE OAKS

MECKLENBURG COUNTY  
CHARLOTTE, NORTH CAROLINA

VICINITY MAPS



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.  
552-B Newell Street NW  
Concord, NC 28205  
704.721.6651  
Contact: Scott Dyer

SHEET INDEX:

|                                 |                                         |
|---------------------------------|-----------------------------------------|
| Chapter 1 - Existing Conditions |                                         |
| C 1.0                           | Cover Sheet                             |
| C 1.1                           | Existing Conditions and Demolition Plan |
| C 1.2 -C 1.6                    | Rezoning Plan                           |
| C 1.7                           | 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               | Grading Plan - Sheet 1 of 2 |
| C 3.1               | Grading Plan - Sheet 2 of 2 |

|                             |                                 |
|-----------------------------|---------------------------------|
| 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       |



CHARLOTTE

FINAL  
APPROVAL

ENGINEERING  
PCO / DETENTION / DRAINAGE PLAN

APPROVED

EROSION CONTROL

APPROVED

URBAN FORESTRY  
TREE ORDINANCE

APPROVED

CDOT

APPROVED

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

By *grochoske* at 4:41 pm, Nov 07, 2016

PRELIMINARY PLANNED  
MULTI-FAMILY SUBDIVISION  
APPROVAL  
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
BY: Joshua Weaver 11-15-2016 1 of 2

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 For sale townhome dwelling units                                                               |
| Total Units Proposed/Constructed: 48 Multi-Family units (Kohler Avenue)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Total Units Proposed/Constructed: 77 For sale townhome dwelling units -<br>Brightwalk Phase 6 (17 For sale townhome dwelling units) |
| Area: 2.38 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Area: 3.28 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: 36 For sale townhome dwelling units -<br>Brightwalk Phase 6 (36 For sale townhome dwelling units)                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Total Units Proposed/Constructed: 0 Units                                                                                           |
| Area: 5.03 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: 3.85 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: 120 units: Brightwalk Phase 15 single family detached lots, 14 single family attached lots for sale, Brightwalk Phase 2 (24 single family detached lots for sale), Brightwalk Phase 4 (14 single family detached lots, 51 single family attached lots for sale), Brightwalk Phase 4 (1 single family detached lots for sale), Brightwalk Phase 15 (50 single family detached lots for sale), Brightwalk Phase 7 (2 single family detached lots for sale, 1 single family attached lots for sale), Brightwalk Phase 8 (1 single family detached 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 and Accessory uses                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Proposed Use: Residential - Single Family (Attached & Detached) and Accessory uses                                                  |
| Tree Save Area: 0 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Tree Save Area: 0 acre                                                                                                              |
| Number of Allowed Dwelling Units: 150 residential attached dwelling or multi-family units, Child care facility for up to 70 kids                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Number of Allowed Dwelling Units: 40 residential single family (attached & detached) and accessory uses.                            |
| Total Units Proposed/Constructed: 16 multi-family units for rent (Dartmouth Ave. Apartments) 5,300 SF Child care facility                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Total Units Proposed/Constructed: 31 single family attached lots for sale                                                           |
| Area: 7.05 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Area: 3.752 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: 18 residential single family (attached & detached), multi family, and accessory uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Number of Allowed Dwelling Units: 30 residential single family (attached & detached), multi family, and accessory uses.             |
| Total Units Proposed/Constructed: 0 units                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Total Units Proposed/Constructed: 33 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: 18 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                     |

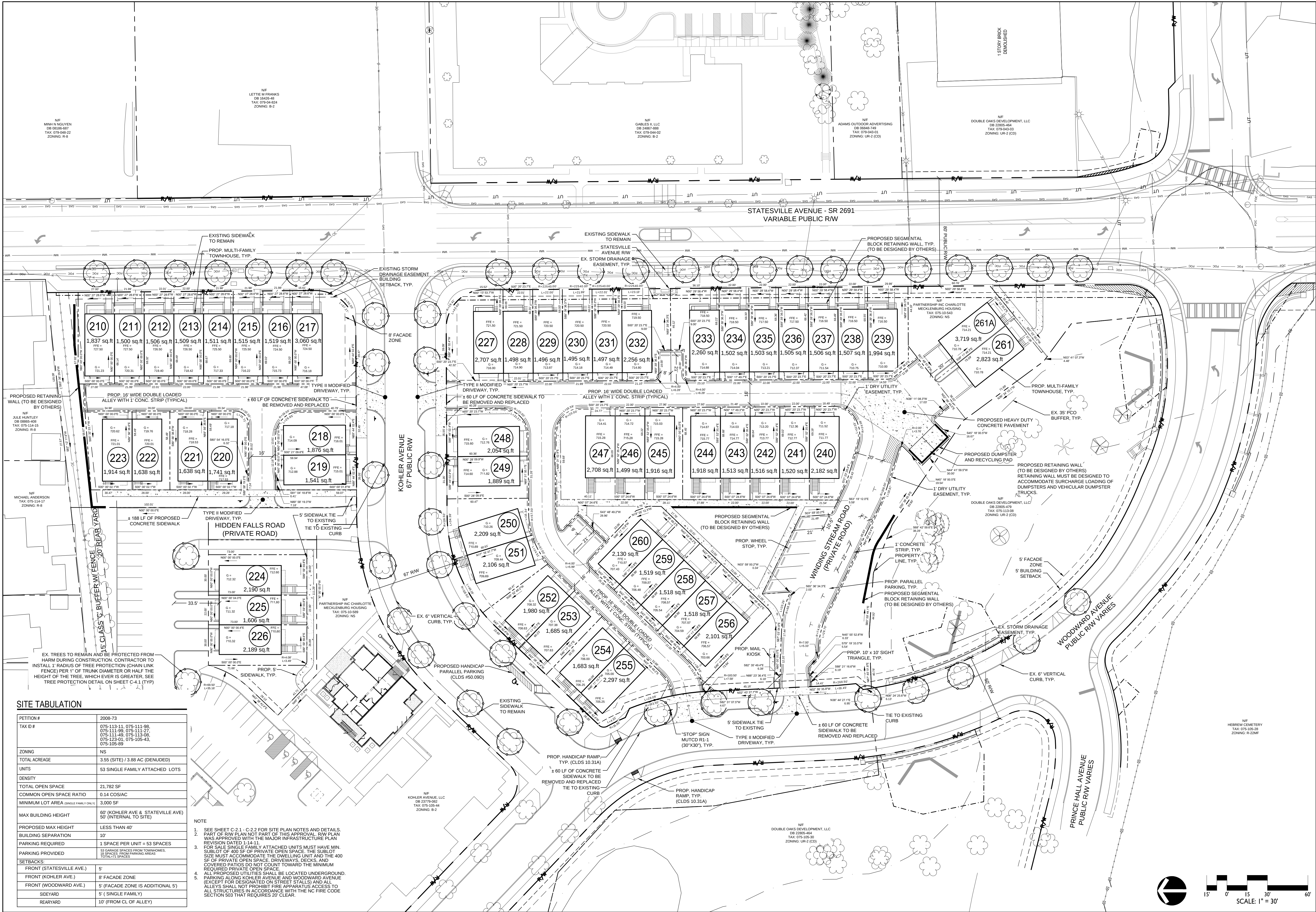
REVISIONS:  
DATE: June 10, 2016  
DESIGNED BY: NRT  
DRAWN BY: NRT  
CHECKED BY: FM  
SCALE: NTS  
PROJECT #: 1016083  
SHEET #:  
C-1.0

8/24/16 REVISED PER CITY COMMENTS  
10/17/2016 REVISIONS PER CITY COMMENTS

Brightwalk Phase 6 - Multi-Family  
City of Charlotte, Mecklenburg County, North Carolina  
Double Oaks Development, LLC  
COVER SHEET



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

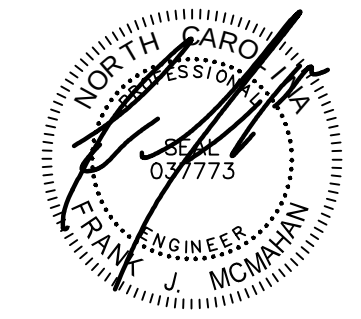


SITE TABULATION

|                                       |                                                                                                                        |
|---------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| PETITION #                            | 2008-73                                                                                                                |
| TAX ID #                              | 075-113-11, 075-111-98,<br>075-111-99, 075-111-27,<br>075-111-49, 075-113-09,<br>075-123-01, 075-105-43,<br>075-105-99 |
| ZONING                                | NS                                                                                                                     |
| TOTAL ACREAGE                         | 3.55 (SITE) / 3.88 AC (DENUDED)                                                                                        |
| UNITS                                 | 53 SINGLE FAMILY ATTACHED LOTS                                                                                         |
| DENSITY                               |                                                                                                                        |
| TOTAL OPEN SPACE                      | 21,782 SF                                                                                                              |
| COMMON OPEN SPACE RATIO               | 0.14 COSI/AC                                                                                                           |
| MINIMUM LOT AREA (SINGLE FAMILY ONLY) | 3,000 SF                                                                                                               |
| MAX BUILDING HEIGHT                   | 60' (KOHLE AVE & STATESVILLE AVE)<br>50' (INTERNAL TO SITE)                                                            |
| PROPOSED MAX HEIGHT                   | LESS THAN 40'                                                                                                          |
| BUILDING SEPARATION                   | 10'                                                                                                                    |
| PARKING REQUIRED                      | 1 SPACE PER UNIT = 53 SPACES                                                                                           |
| PARKING PROVIDED                      | 53 GARAGE SPACES FROM TOWNHOMES,<br>10 SPACES FROM PARKING AREAS<br>TOTAL 63 SPACES                                    |
| SETBACKS:                             |                                                                                                                        |
| FRONT (STATESVILLE AVE.)              | 5'                                                                                                                     |
| FRONT (KOHLE AVE.)                    | 8' FACADE ZONE                                                                                                         |
| FRONT (WOODWARD AVE.)                 | 5' (FACADE ZONE IS ADDITIONAL 5')                                                                                      |
| SIDEYARD                              | 5' (SINGLE FAMILY)                                                                                                     |
| REARYARD                              | 10' (FROM CL OF ALLEY)                                                                                                 |

NOTE

- SEE SHEET C-2.1 - C-2.2 FOR SITE PLAN NOTES AND DETAILS.
- PART OF RW PLAN NOT PART OF THIS APPROVAL. RW 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.
- PARKING ALONG KOHLE AVENUE AND WOODWARD AVENUE (EXCEPT FOR DESIGNATED ON STREET STALLS) AND ALL ALLEYS SHALL NOT PROHIBIT FIRE APPARATUS ACCESS TO ALL STRUCTURES IN ACCORDANCE WITH THE NC FIRE CODE SECTION 503 THAT REQUIRES 20' CLEAR.



10/17/2016

Brightwalk Phase 6 - Multi-Family  
City of Charlotte, Mecklenburg County, North Carolina  
Double Oaks Development, LLC

SITE PLAN

REVISIONS:  
DATE: June 10, 2016  
DESIGNED BY: NRT  
DRAWN BY: NRT  
CHECKED BY: FJM  
SCALE: 1" = 30'  
PROJECT #: 1016083  
SHEET #:

C-2.0