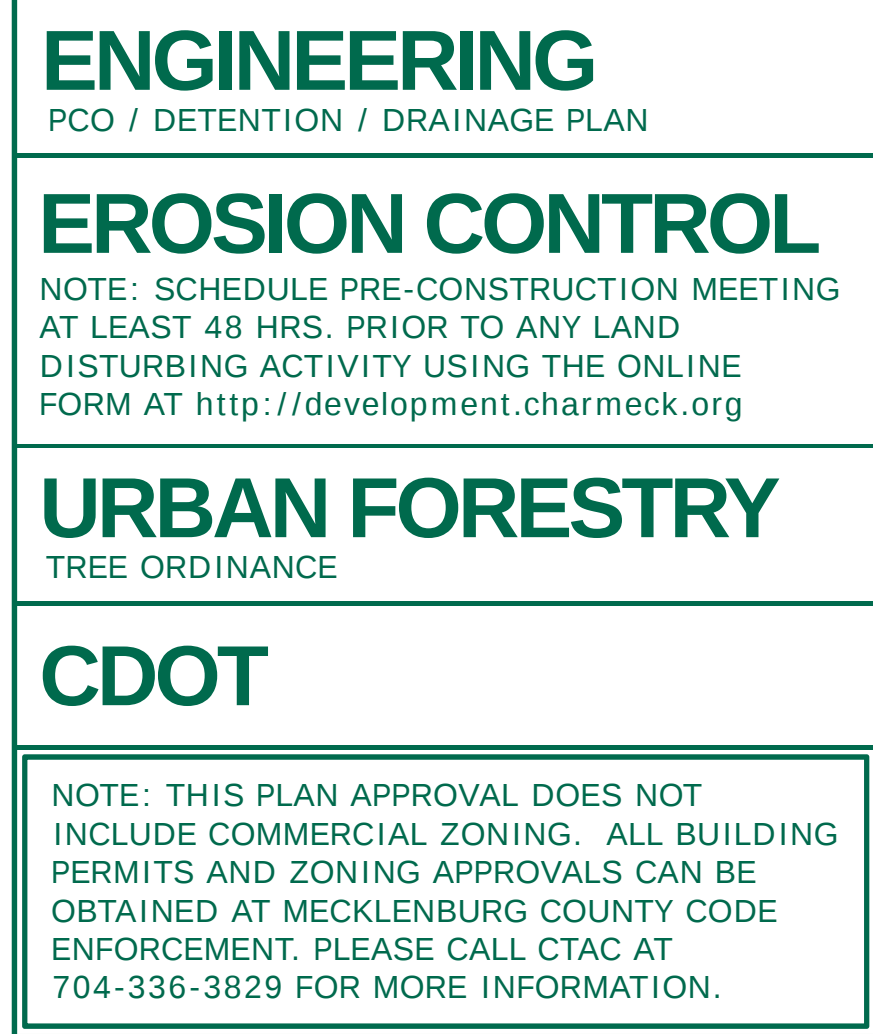
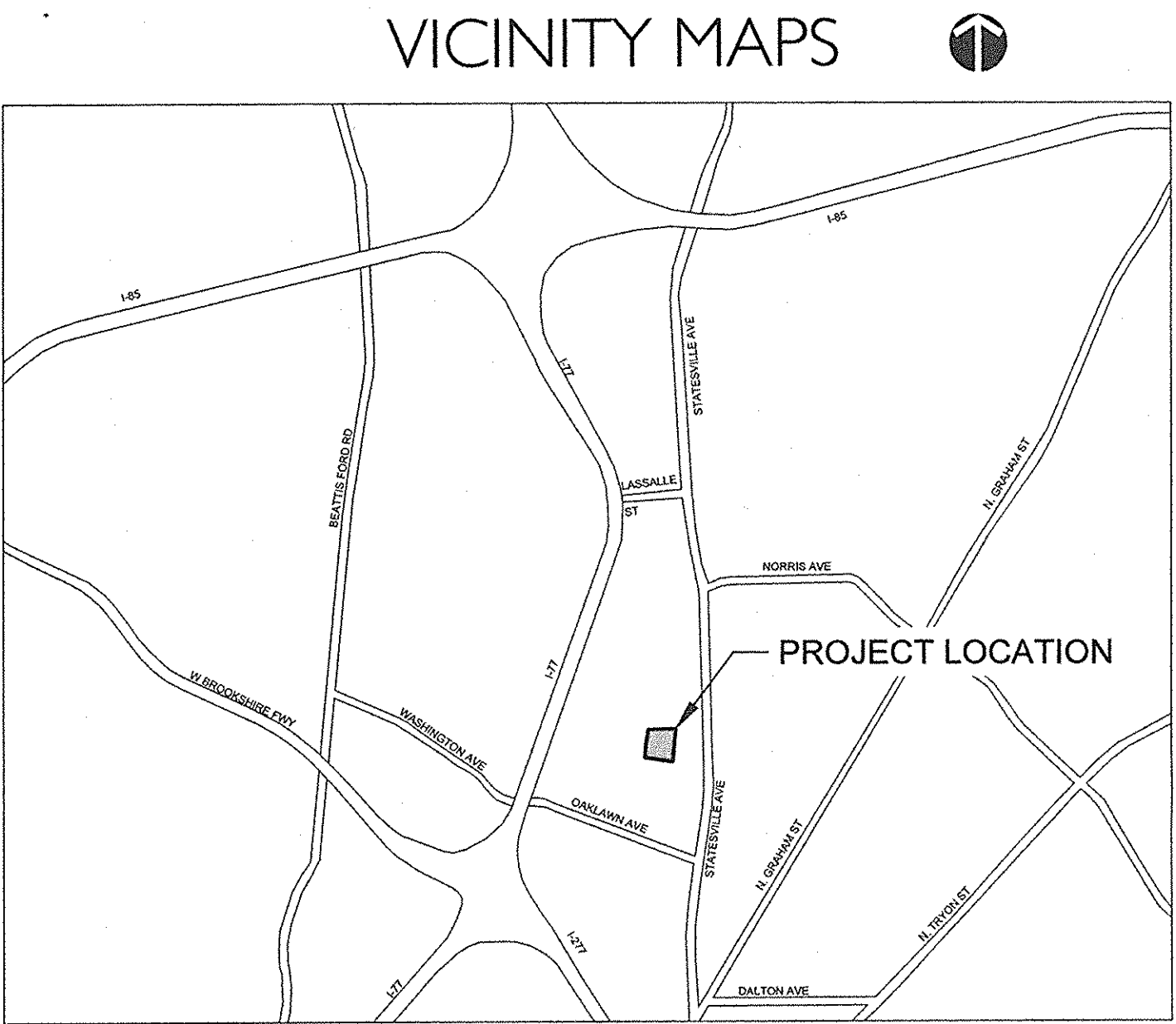




APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
BY: Joshua Weaver 7-26-2016

As Noted

BRIGHTWALK PHASE 8
SINGLE FAMILY
DOUBLE OAKS
MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA



Double Oaks Development Table

Development Area #2		Development Area #3	
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 #4		Development Area #5	
Proposed Zoning:	NS (SPA)	Proposed Zoning:	NS (SPA)
Proposed Use:	Mixed Use (retail/office/restaurants 20,000 SF)	Proposed Use:	Mixed Use
Tree Save Area:	0 acres	Tree Save Area:	0 acres
Number of Allowed Dwelling Units:	230 Multi-Family Units	Number of Allowed Dwelling Units:	230 Multi-Family Units
Total Units Proposed/Constructed:	0 Units	Total Units Proposed/Constructed:	0 Units
Area:	3.03 acres	Area:	3.03 acres
Development Area #6		Development Area #7	
Proposed Zoning:	NS (SPA)	Proposed Zoning:	UR-2 (CD)
Proposed Use:	Multi-Family and/or Single Family attached	Proposed Use:	Residential / Green way park via easement
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:	400 attached or detached dwelling units/homes and a outdoor recreation use.
Total Units Proposed/Constructed:	72 multi-family units (Gables II)	Total Units Proposed/Constructed:	226 units: Brightwalk Phase 3 (5 single family detached lots, 18 single family attached lots for sale), Brightwalk Phase 2 (4 Single family detached lots for sale), Brightwalk Phase 3 (24 single family detached lots for sale), Brightwalk Phase 2 (24 single family detached lots for sale), Brightwalk Phase 7 (6 single family detached lots for sale), Brightwalk Phase 4 (93 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), Brightwalk Phase 8 (8 single family detached lots for sale)
Area:	1.85 acres	Area:	39.92 acres
Development Area #8		Development Area #9	
Proposed Zoning:	NS (SPA)	Proposed Zoning:	UR-2 (CD)
Proposed Use:	Multi-Family	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:	72 residential attached dwelling or multi-family units	Number of Allowed Dwelling Units:	40 residential single family (attached & detached) and accessory uses.
Total Units Proposed/Constructed:	72 multi-family units (Gables II)	Total Units Proposed/Constructed:	31 single family attached lots for sale
Area:	1.44 acres	Area:	1.752 acres
Development Area #10		Development Area #11	
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), Multi-Family, 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:	50 residential single family (attached & detached), multi family, and accessory uses.
Total Units Proposed/Constructed:	66 multi-family units for rent (Statesville Ave Apartments) 5,300 SF Child care facility.	Total Units Proposed/Constructed:	13 units
Area:	7.05 acres	Area:	1.078 acres
Development Area #12		Development Area #13	
Proposed Zoning:	UR-2 (CD)	Proposed Zoning:	UR-2 (CD)
Proposed Use:	Residential: Single Family (Attached & Detached) 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 #14		Development Area #15	
Proposed Zoning:	UR-2 (CD)	Proposed Zoning:	UR-2 (CD)
Proposed Use:	Residential: Single Family (Attached & Detached) and Accessory uses	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:	14 residential single family (attached & detached), multi family, and accessory uses.	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	Total Units Proposed/Constructed:	2 single family detached lots for sale
Area:	0.587 acres	Area:	0.587 acres

Brightwalk Phase 8 - Single Family
City of Charlotte, Mecklenburg County, North Carolina
Double Oaks Development, LLC

COVER

REVISIONS:

DATE: MAY 13, 2016
DESIGNED BY: NRT
DRAWN BY: NRT
CHECKED BY: FJM
Q.C. BY: FJM
SCALE: NTS
PROJECT #: 1016155

13719

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[illegible]

NF
MECKLENBURG COUNTY
C/O REAL ESTATE FINANCE DEPARTMENT
DB 28025-479
TAX: 075-112-02
ZONING: UR-2 (CD)

EXISTING PROPERTY
LINE, TYP.

NF
DOUBLE OAKS DEVELOPMENT, LLC
DB 28025-479
TAX: 075-112-01
ZONING: UR-2 (CD)

DEVELOPMENT NOTES

1. ALLOWABLE PLAN MODELS FOR LOTS 342 THROUGH 349 INCLUDE THE FOLLOWING:
- MODEL 2078
- MODEL 1572
- MODEL 1788

NOTE

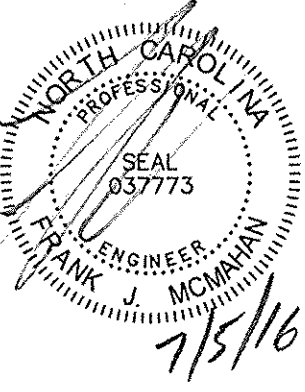
1. SEE SHEET C-2.1 - C-2.2 FOR SITE PLAN NOTES AND DETAILS.
2. PART OF R/W PLAN NOT PART OF THIS APPROVAL. R/W PLAN WAS APPROVED WITH THE MAJOR INFRASTRUCTURE PLAN REVISION DATED 1-14-11.
3. FOR SALE SINGLE FAMILY ATTACHED UNITS MUST HAVE MIN. SUBLOT OF 400 SF OF PRIVATE OPEN SPACE. THE SUBLOT SIZE MUST 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. PARKING ALONG DOUBLE OAKS ROAD (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.
- 5.

SITE TABULATION

PETITION #	2008-73 AND 2014-046
TAX ID #	075-113-11, 075-111-38, 075-111-58, 075-111-27, 075-111-49, 075-113-08, 075-123-01
ZONING	UR-2 (CD)
TOTAL ACREAGE	1.93 AC
UNITS	8 SINGLE FAMILY DETACHED LOTS
DENSITY	
TOTAL OPEN SPACE	0 SF
COMMON OPEN SPACE RATIO	0 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 = 8 SPACES
PARKING PROVIDED	16 GARAGE SPACES FROM SINGLE FAMILY HOMES + 16 SPACES
SETBACKS:	
FRONT (DOUBLE OAKS ROAD)	8' (FACADE ZONE IS ADDITIONAL 8')
SIDEYARD	5' (SINGLE FAMILY)
REARYARD	10' (FROM CL OF ALLEY)

LandDesign

223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com
NC Engineering Firm License # C-0658



Brightwalk Phase 8 - Single Family
City of Charlotte, Mecklenburg County, North Carolina
Double Oaks Development, LLC

OVERALL SITE PLAN

REVISIONS:

DATE: MAY 13, 2016
DESIGNED BY: NRT
DRAWN BY: NRT
CHECKED BY: JPM
SCALE: 1" = 20'
PROJECT #: 1016155
SHEET #:

C-2.0

