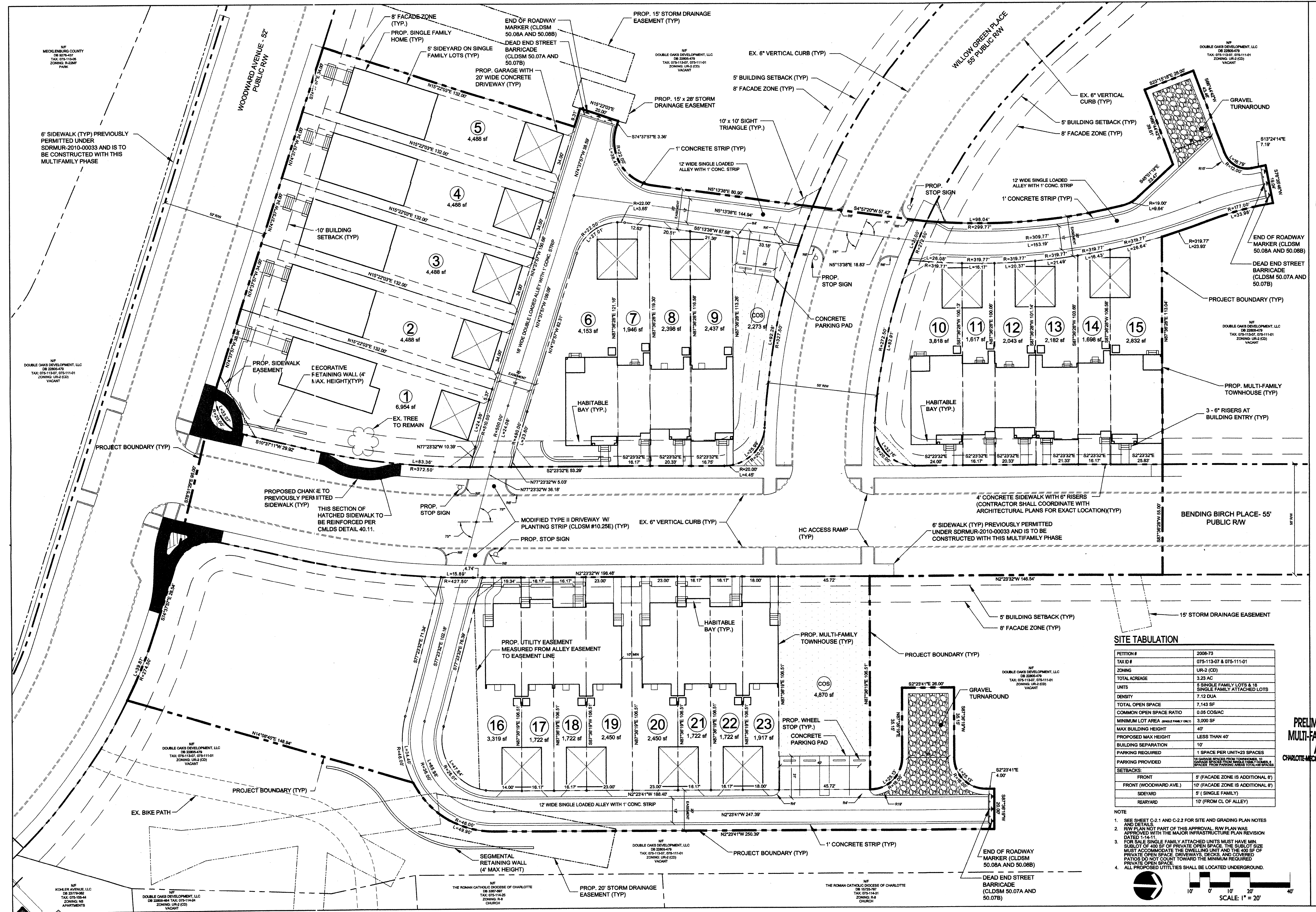
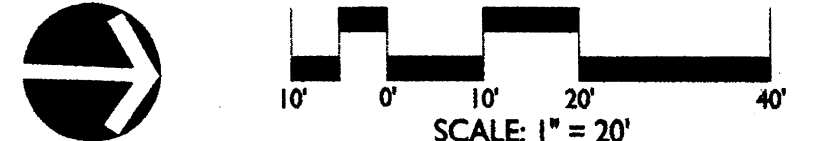




SITE TABULATION

PETITION #	2008-73
TAX ID #	075-113-07 & 075-111-01
ZONING	UR-2 (CD)
TOTAL ACRES	3.23 AC
UNITS	5 SINGLE FAMILY LOTS & 18 SINGLE FAMILY ATTACHED LOTS
DENSITY	7.12 DUA
TOTAL OPEN SPACE	7,143 SF
COMMON OPEN SPACE RATIO	0.05 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+23 SPACES
PARKING PROVIDED	15 GARAGE SPACES FROM TOWNHOUSE, 10 GARAGE SPACES FROM SPACES 1-18, 8 SPACES FROM PARKING AREAS TOTAL=33 SPACES
SETBACKS:	
FRONT	5' (FACADE ZONE IS ADDITIONAL 8')
FRONT (WOODWARD AVE.)	10' (FACADE ZONE IS ADDITIONAL 8')
SIDEYARD	5' (SINGLE FAMILY)
REAR YARD	10' (FROM CL OF ALLEY)

- NOTE
- SEE SHEET C-2.1 AND C-2.2 FOR SITE AND GRADING PLAN NOTES AND DETAILS.
 - R/W PLAN NOT PART OF THIS APPROVAL. R/W PLAN WAS APPROVED WITH THE MAJOR INFRASTRUCTURE PLAN REVISION DATED 11-14-11.
 - 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.



Brightwalk Phase I

City of Charlotte, Mecklenburg County, North Carolina

Double Oaks Development, LLC

SITE PLAN

PRELIMINARY PLANNED
MULTI-FAMILY SUBDIVISION
APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

REVISIONS:

DATE: October 2011
DESIGNED BY: RJP
DRAWN BY: KWR
CHECKED BY: RJP
SCALE: 1" = 20'
PROJECT #: 1008278
SHEET #:
C 2.0

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0025 F: 704.333.1246
www.LandDesign.com

