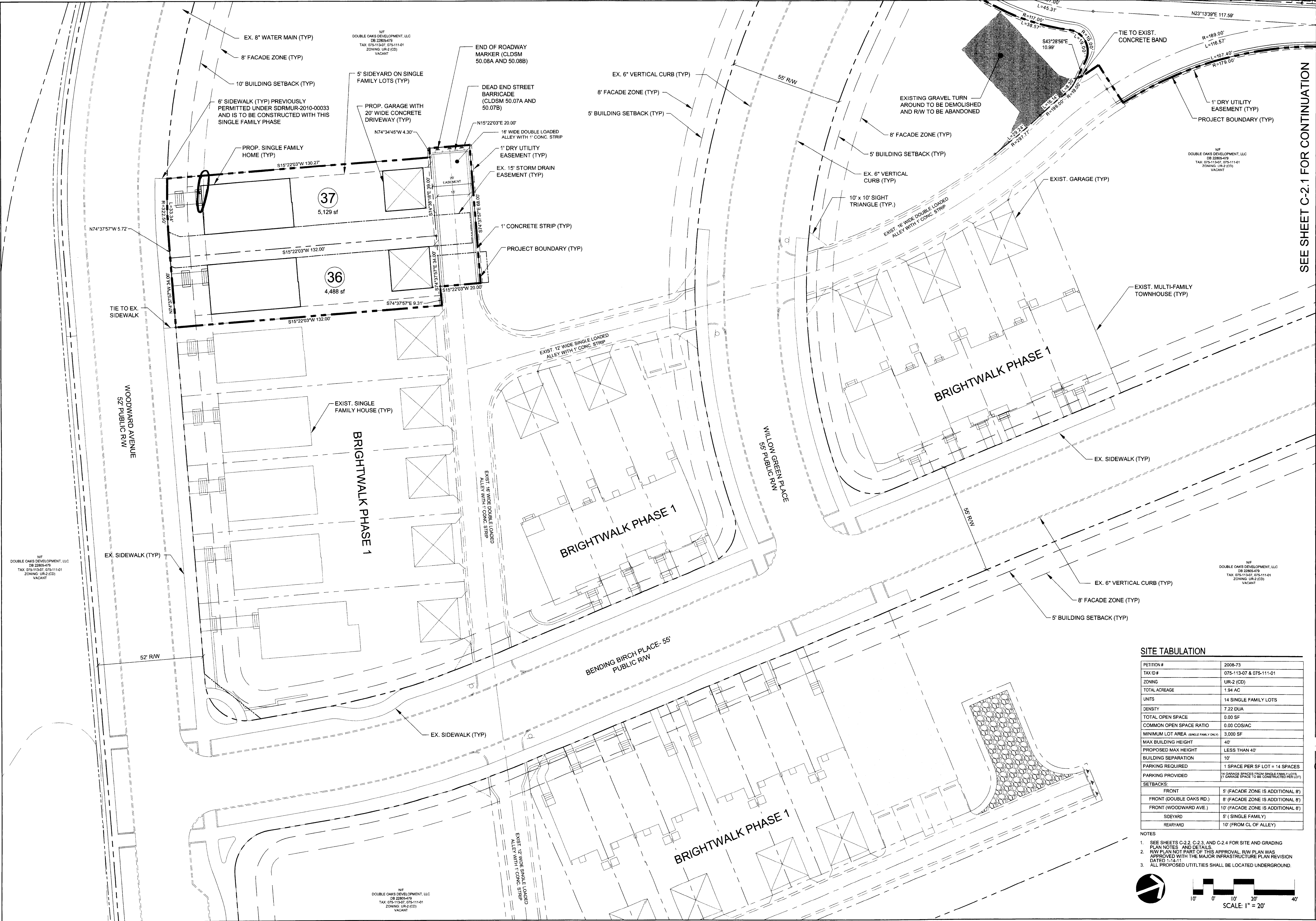
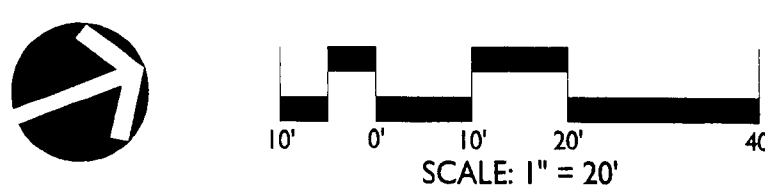




SITE TABULATION	
PETITION #	2008-73
TAX ID #	075-113-07 & 075-111-01
ZONING	UR-2 (CD)
TOTAL ACREAGE	1.94 AC
UNITS	14 SINGLE FAMILY LOTS
DENSITY	7.22 DUA
TOTAL OPEN SPACE	0.00 SF
COMMON OPEN SPACE RATIO	0.00 COS/AC
MINIMUM LOT AREA (SINGLE FAMILY ONLY)	3,000 SF
MAX BUILDING HEIGHT	40'
PROPOSED MAX HEIGHT	LESS THAN 40'
BUILDING SEPARATION	10'
PARKING REQUIRED	1 SPACE PER SF LOT = 14 SPACES
PARKING PROVIDED	14 GARAGE SPACES FROM SINGLE FAMILY LOTS (1 GARAGE SPACE TO BE CONSTRUCTED PER LOT)
SETBACKS:	
FRONT	5' (FACADE ZONE IS ADDITIONAL 8')
FRONT (DOUBLE OAKS RD.)	8' (FACADE ZONE IS ADDITIONAL 8')
FRONT (WOODWARD AVE.)	10' (FACADE ZONE IS ADDITIONAL 8')
SIDEYARD	5' (SINGLE FAMILY)
REARYARD	10' (FROM CL OF ALLEY)

- NOTES
- SEE SHEETS C-2.2, C-2.3, AND C-2.4 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.
 - ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.



SEE SHEET C-2.1 FOR CONTINUATION

Brightwalk Phase 2
City of Charlotte, Mecklenburg County, North Carolina
Double Oaks Development, LLC
SITE PLAN

APPROVED FOR
CONSTRUCTION
CMPC

APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPT.

5-1-2012
JMR

APPROVED FOR
CONSTRUCTION
CMPC

DATE: MARCH 2012
DESIGNED BY: RAK
CHECKED BY: KVR
Q.C. BY: KVR
SCALE: 1" = 20'
PROJECT #: 1008273
SHEET #:
C-2.0

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

NORTH CAROLINA
PROFESSIONAL
SEAL
3-26-12

LANDDESIGN, INC.
CORPORATE
SEAL
NORTH CAROLINA

SEE SHEET C-2.0 FOR CONTINUATION

WILLOW GREEN PLACE
55, PUBLIC RM

BRIGHTWALK PHASE 1

BENDING BIRCH PLACE- 55'

EXIST. MULTI-FAM
TOWNHOUSE (TYPE

EX. 6" VERTICAL CURB (TYP) -

DOUBLE OAKS ROAD
74' PUBLIC R/W

MODIFIED TYPE II DRIVEWAY W/
PLANTING STRIP (CLDSM #10.25E) (TYP)

EX. 6" VERTICAL CURB (TYP)

HC ACCESS RAMP
(TYP)

- PROP. GARAGE W/ 20' WIDE CONCR DRIVEWAY (TYP)

—PROP. SINGLE FAMILY
HOME (TYP)

24

25

26

27

29

22

1

31

32

33

34

25

N/F
DOUBLE OAKS DEVELOPMENT, LLC
DB 22805-479
TAX: 075-113-07, 075-111-01
ZONING: UR-2 (CD)
VACANT

NIP
DOUBLE OAKS DEVELOPMENT, LLC
DB 22805-479
TAX: 075-113-07, 075-111-01
ZONING: UR-2 (CD)
VACANT

2223 N Graham Street Charlotte, NC 28202
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A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "PROFESSIONAL" at the bottom. In the center, it reads "SEAL" and "37425". A signature, "Mark A. Feidel", is written across the seal. Below the seal, the date "3-26-12" is handwritten.

The seal is circular with a dotted border. The text "LANDDESIGN, INC." is curved along the top inner edge, "CORPORATE" is centered in the middle, "SEAL" is centered below "CORPORATE", and "NORTH CAROLINA" is curved along the bottom inner edge.

Brightwalk Phase 2
City of Charlotte, Mecklenburg County, North Carolina
Double Oaks Development, LLC

SITE PLAN

APPROVED FOR
CONSTRUCTION
CMPC

APPROVAL
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

REVISIONS:

APPROVED FOR
CONSTRUCTION
CMPC

DATE: MARCH, 2012
DESIGNED BY: RAK
DRAWN BY: RAK
CHECKED BY: KWR
Q.C. BY: KWR
SCALE: 1" = 20'
PROJECT #: 1008278

SHEET #:

SHEET #:
C-2.1

N:\1_2008\1008278\CAD\Construction Documents\Brightwalk_Phase-2\CD's\BW-2_Site Plan.dwg, C-2.1, 3/26/2012 9:45:35 AM, rkeidel, LandDesign, Inc.