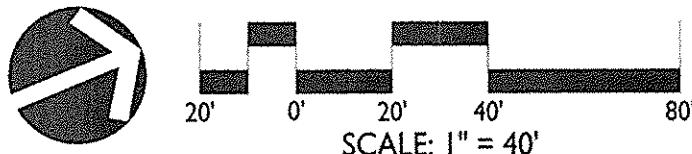


SITE TABULATION

PETITION #	2008-73
TAX ID #	075-113-11, 075-111-98, 075-111-99, 075-111-27, 075-111-49, 075-113-08
ZONING	UR-2 (CD)
TOTAL ACREAGE	6.79 AC
UNITS	52 SINGLE FAMILY LOTS
DENSITY	7.66 DUA
TOTAL OPEN SPACE	2,876 SF
COMMON OPEN SPACE RATIO	0.01 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 = 52 SPACES
PARKING PROVIDED	104 GARAGE SPACES FROM SINGLE FAMILY HOMES = 104 SPACES
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)

- NOTE
- SEE SHEET C-2.1 THRU C-2.3 FOR SITE PLAN NOTES AND DETAILS.
 - R/W PLAN NOT PART OF THIS APPROVAL. R/W 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.
 - ALL PHASE 4 LOTS CONSIST OF A 24' x 44' BUILDING PAD.

APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 9-5-2013



Brightwalk Phase 4
City of Charlotte, Mecklenburg County, North Carolina
Double Oaks Development, LLC

REVISIONS:
08-05-13 REVISION PER CITY COMMENTS
DATE: JUNE 7, 2013
DRAWN BY: MLC
CHECKED BY: FPM
O.C. BY: FPM
PROJECT #: 1013081
SHEET #:
C-2.0

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03/7/13