

APPROVED FOR
CONSTRUCTION
CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
By: Joshua Weaver 12-29-2014



ENGINEERING
PCO / DETENTION / DRAINAGE PLAN

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

URBAN FORESTRY
TREE ORDINANCE

CDOT

NOTE: THIS PLAN APPROVAL DOES NOT
INCLUDE COMMERCIAL ZONING. ALL BUILDING
PERMITS AND ZONING APPROVALS CAN BE
OBTAINED AT MECKLENBURG COUNTY CODE
ENFORCEMENT. PLEASE CALL CTAC AT
704-336-3829 FOR MORE INFORMATION.

APPROVED
12/29/14

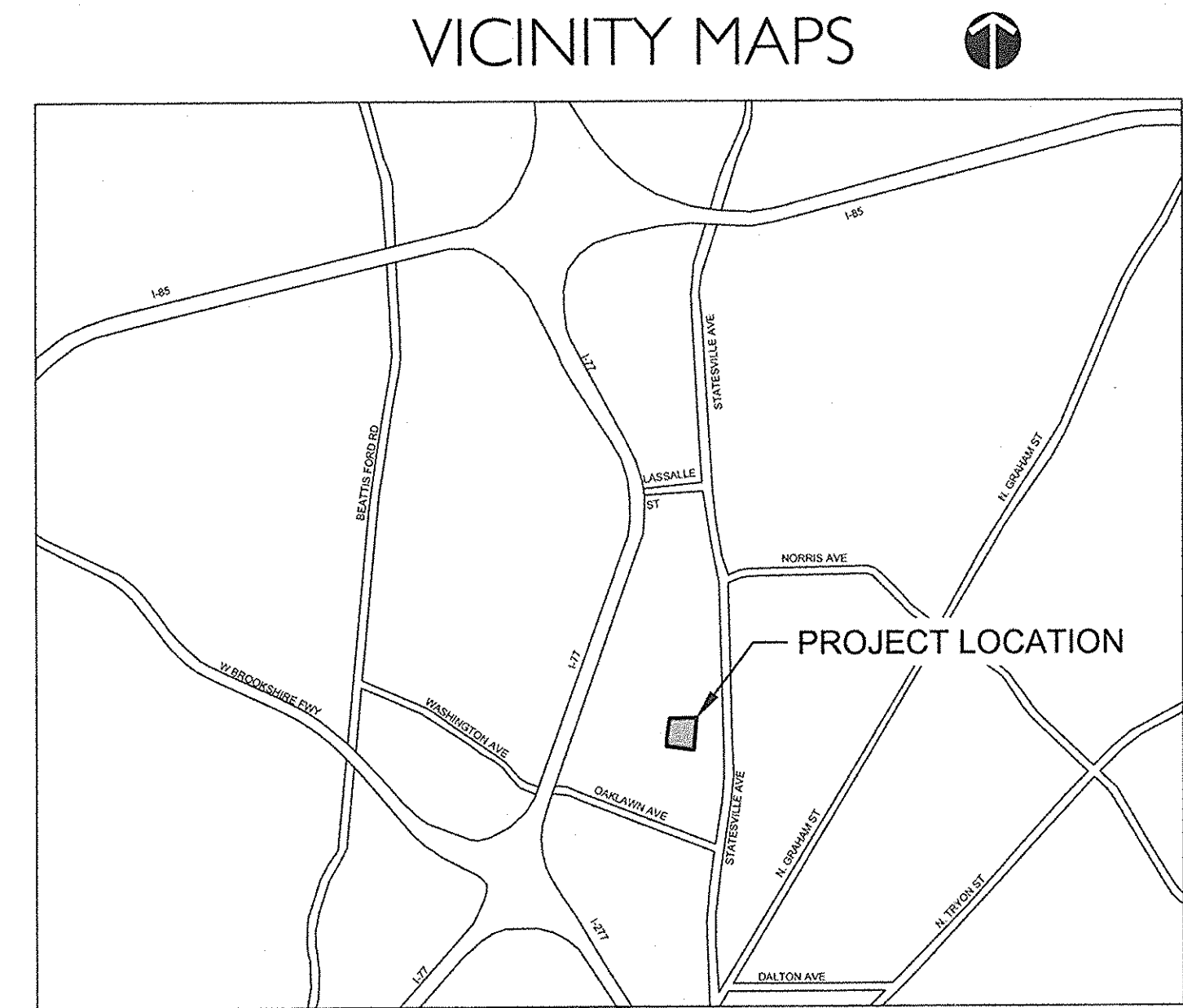
APPROVED
12/29/14

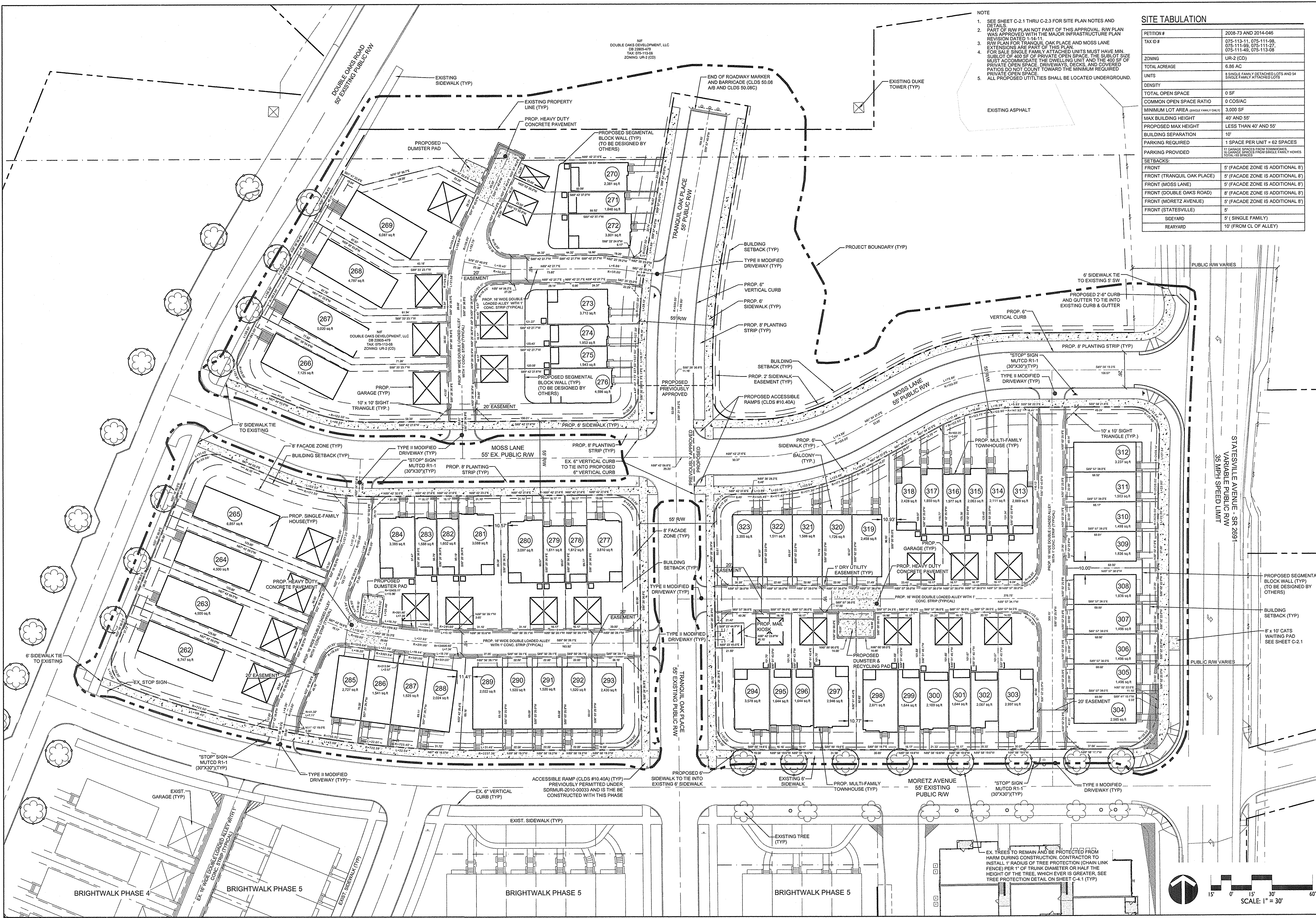
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BRIGHTWALK PHASE 7 MULTI-FAMILY DOUBLE OAKS

MECKLENBURG COUNTY
CHARLOTTE, NORTH CAROLINA





- NOTE
1. SEE SHEET C-2.1 THRU C-2.3 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. R/W PLAN FOR TRANQUIL OAK PLACE AND MOSS LANE EXTENSIONS ARE PART OF THIS PLAN.
 4. 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.
 5. ALL PROPOSED UTILITIES SHALL BE LOCATED UNDERGROUND.

SITE TABULATION	
PETITION #	2009-73 AND 2014-046
TAXID #	075-113-11, 075-111-08, 075-111-09, 075-111-27, 075-111-49, 075-113-08
ZONING	UR-2 (CD)
TOTAL ACREAGE	6.86 AC
UNITS	8 SINGLE FAMILY DETACHED LOTS AND 54 SINGLE FAMILY ATTACHED LOTS
DENSITY	
TOTAL OPEN SPACE	0 SF
COMMON OPEN SPACE RATIO	0 COSIAC
MINIMUM LOT AREA (SINGLE FAMILY ONLY)	3,000 SF
MAX BUILDING HEIGHT	40' AND 55'
PROPOSED MAX HEIGHT	LESS THAN 40' AND 55'
BUILDING SEPARATION	10'
PARKING REQUIRED	1 SPACE PER UNIT = 62 SPACES
PARKING PROVIDED	16 GARAGE SPACES FROM TOWNHOMES, 16 GARAGE SPACES FROM SINGLE FAMILY HOMES, TOTAL 32 SPACES
SETBACKS:	
FRONT	5' (FACADE ZONE IS ADDITIONAL 8')
FRONT (TRANQUIL OAK PLACE)	5' (FACADE ZONE IS ADDITIONAL 8')
FRONT (MOSS LANE)	5' (FACADE ZONE IS ADDITIONAL 8')
FRONT (DOUBLE OAKS ROAD)	8' (FACADE ZONE IS ADDITIONAL 8')
FRONT (MORETZ AVENUE)	5' (FACADE ZONE IS ADDITIONAL 8')
FRONT (STATESVILLE)	5'
SIDEYARD	5' (SINGLE FAMILY)
REARYARD	10' (FROM CL OF ALLEY)

LandDesign

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LANDDESIGN, INC.
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NORTH CAROLINA
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037773
11/13/11

Brightwalk Phase 7 - Multi-Family
City of Charlotte, Mecklenburg County, North Carolina
Double Oaks Development, LLC
OVERALL SITE PLAN

REVISIONS:
11-10-14 REVISED PER CITY/NC DOT COMMENTS

DATE: AUGUST 5, 2014
DESIGNED BY: ARW
CHECKED BY: BFM
SCALE: 1" = 30'
PROJECT #: 1014072
SHEET #:
C-2.0