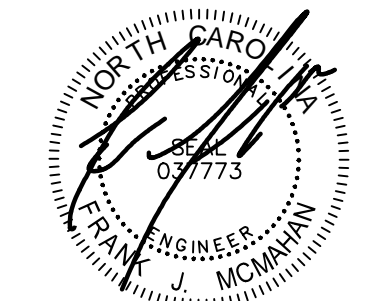


SITE TABULATION

PETITION #	2008-73
TAX ID #	075-113-11, 075-111-88, 075-111-49, 075-113-06, 075-123-01, 075-105-43, 075-105-89
ZONING	NS
TOTAL ACREAGE	3.55 (SITE) / 3.88 AC (DENUEDED)
UNITS	53 SINGLE FAMILY ATTACHED LOTS
DENSITY	21,782 SF
TOTAL OPEN SPACE	0.14 COSI/AC
MINIMUM LOT AREA (SINGLE FAMILY ONLY)	3,000 SF
MAX BUILDING HEIGHT	60' (KOHLER AVE & STATESVILLE AVE) 50' (INTERNAL TO SITE)
PROPOSED MAX HEIGHT	LESS THAN 40'
BUILDING SEPARATION	10'
PARKING REQUIRED	1 SPACE PER UNIT = 53 SPACES
PARKING PROVIDED	53 GARAGE SPACES FROM TOWNHOMES, 10 SPACES FROM PARKING AREAS, TOTAL 63 SPACES
SETBACKS:	
FRONT (STATESVILLE AVE.)	5'
FRONT (KOHLER AVE.)	8' FACADE ZONE
FRONT (WOODWARD AVE.)	5' (FACADE ZONE IS ADDITIONAL 5')
SIDEYARD	5' (SINGLE FAMILY)
REARYARD	10' (FROM CL OF ALLEY)

NOTE

- SEE SHEET C-2.1 - C-2.2 FOR SITE PLAN NOTES AND DETAILS. PART OF RW PLAN NOT PART OF THIS APPROVAL. RW 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. PARKING ALONG KOHLER AVENUE AND WOODWARD AVENUE (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.
-



10/17/2016

Brightwalk Phase 6 - Multi-Family
 City of Charlotte, Mecklenburg County, North Carolina
 Double Oaks Development, LLC
SITE PLAN

REVISIONS:
 8/24/16 REVISED PER CITY COMMENTS
 10/17/2016 REVISIONS PER CITY COMMENTS

DATE: June 10, 2016
 DESIGNED BY: NRT
 DRAWN BY: NRT
 CHECKED BY: FM
 SCALE: 1" = 30'
 PROJECT #: 1016083
 SHEET #:
C-2.0