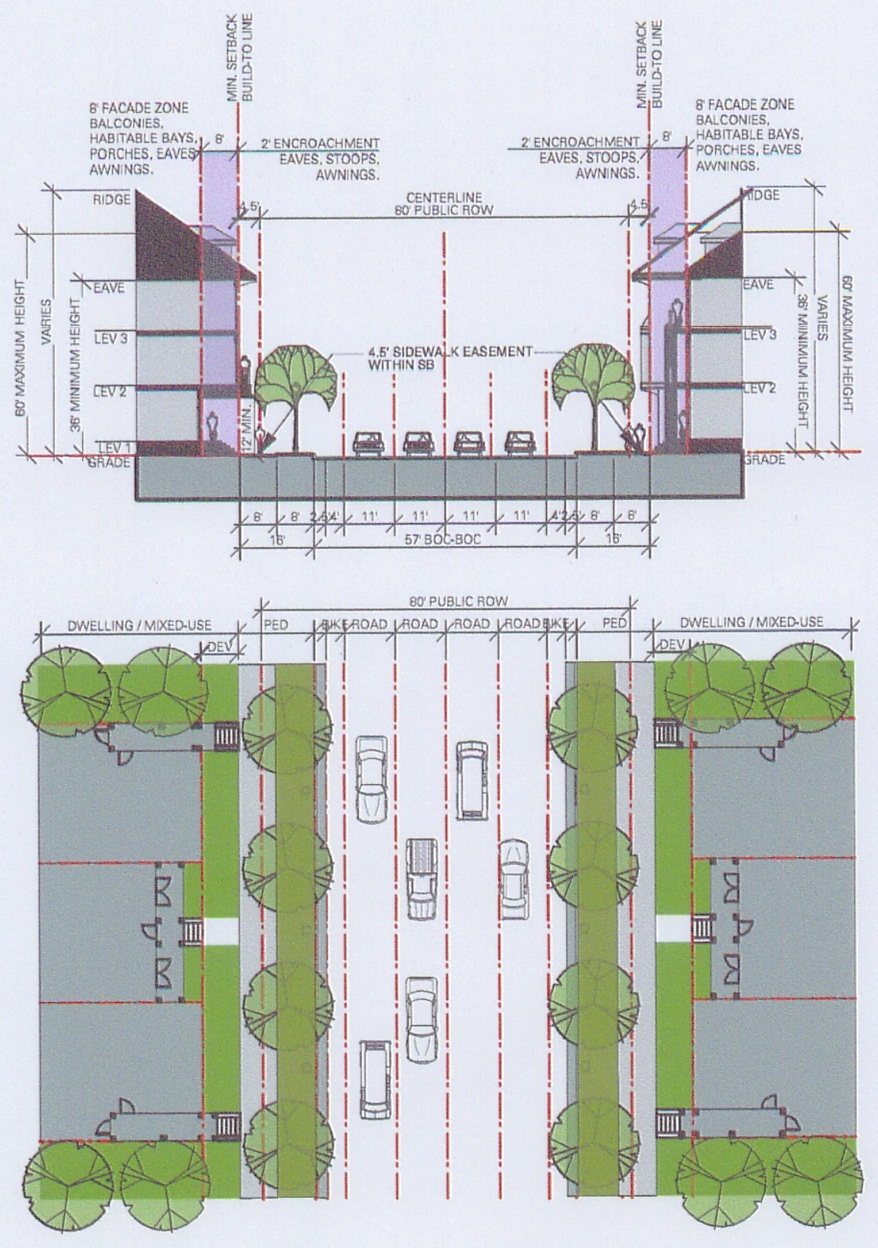
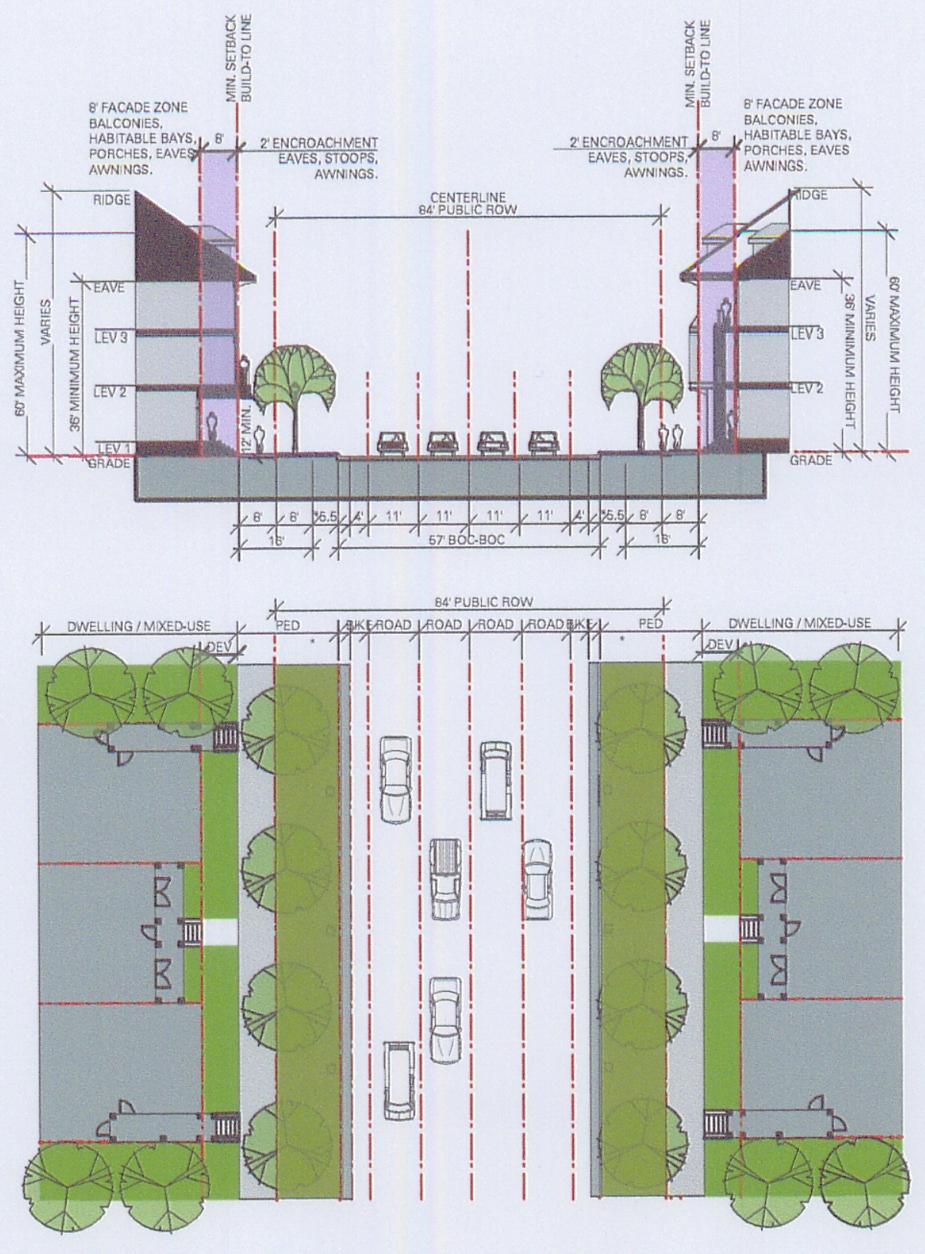


1 Statesville Avenue

Statesville Avenue Street Section - NS
Four-Lane Two-Way Street

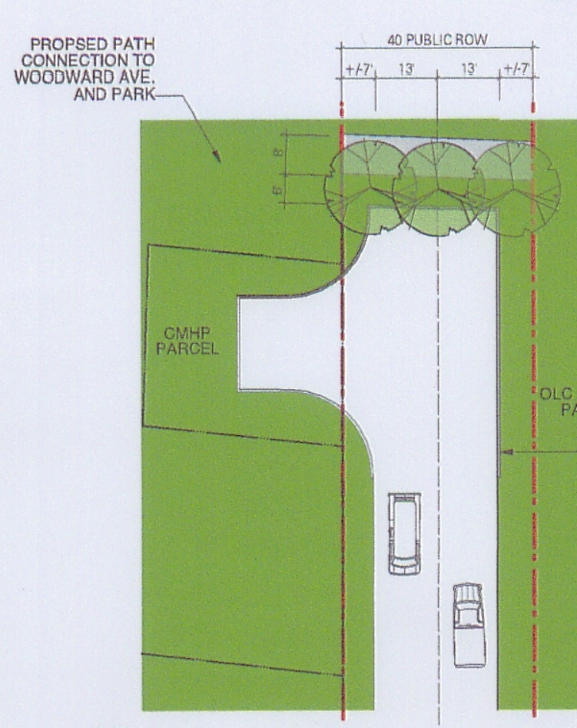
Drawing is for illustrative purposes only and is subject to change.
Drawing is subject to review by all reviewing legal jurisdictions
* This section assumes the City would take control of this portion of Statesville Avenue from NCDOT.



1A Statesville Avenue

Statesville Avenue Street Section - NS
Four-Lane Two-Way Street

Drawing is for illustrative purposes only and is subject to change.
Drawing is subject to review by all reviewing legal jurisdictions
* Additional 5.5' dimension reserved for a dimension of 150' in both directions from the future corner radius of Statesville/Woodward intersection.
This section assumes the City would take control of this portion of Statesville Avenue from NCDOT.


PROPSED PATH CONNECTION TO WOODWARD AVE. AND PARK
40 PUBLIC ROW
CMHP PARCEL
OLC CHURCH PARCEL
6" GUTTER

7 Dearborn Avenue Hammerhead

Proposed Hammerhead Turn-Around at Dearborn Avenue

Drawing is for illustrative purposes only and is subject to change.
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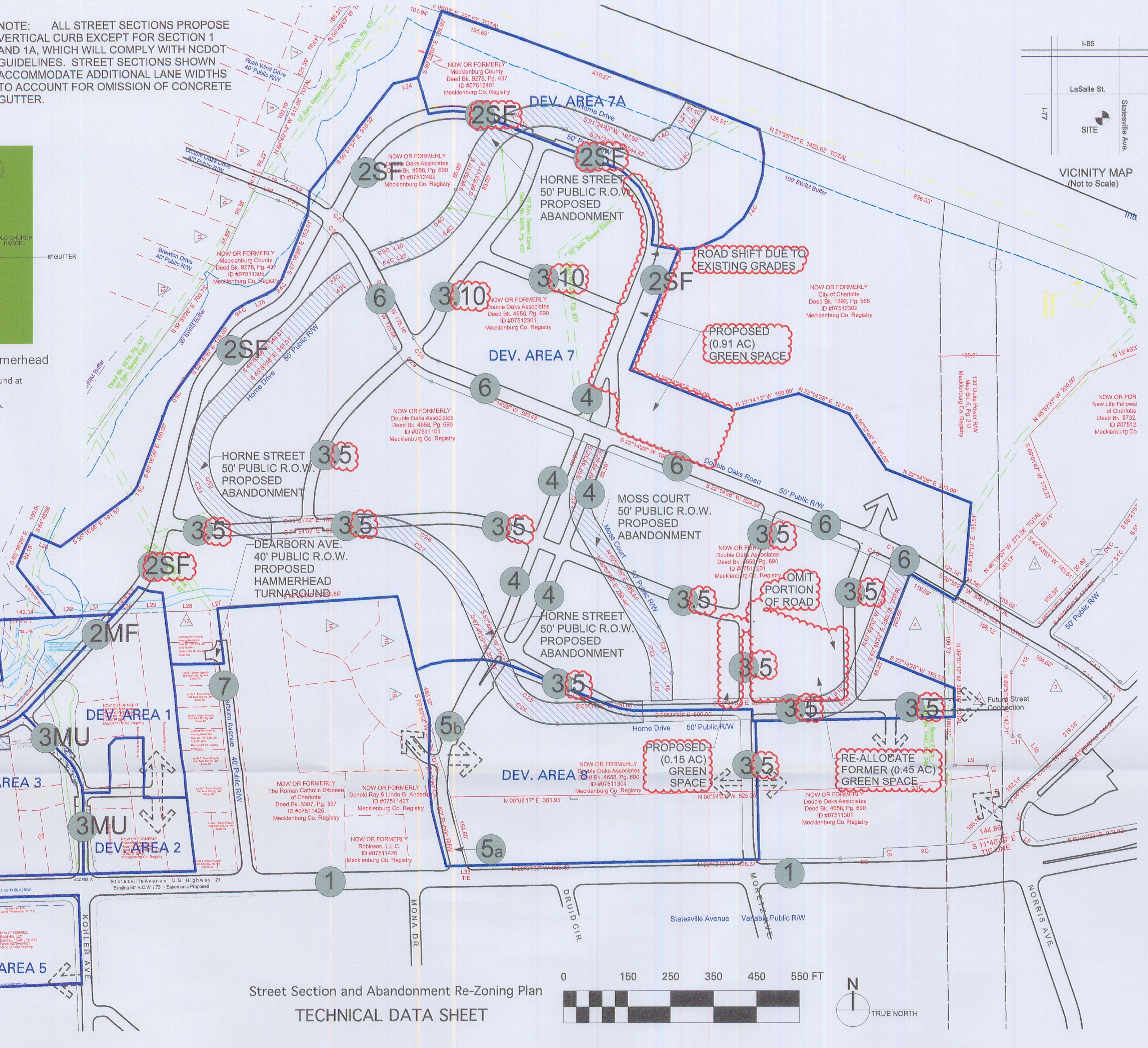
NOTE: ALL STREET SECTIONS PROPOSE VERTICAL CURB EXCEPT FOR SECTION 1 AND 1A, WHICH WILL COMPLY WITH NCDOT GUIDELINES. STREET SECTIONS SHOWN ACCOMMODATE ADDITIONAL LANE WIDTHS TO ACCOUNT FOR OMISSION OF CONCRETE GUTTER.

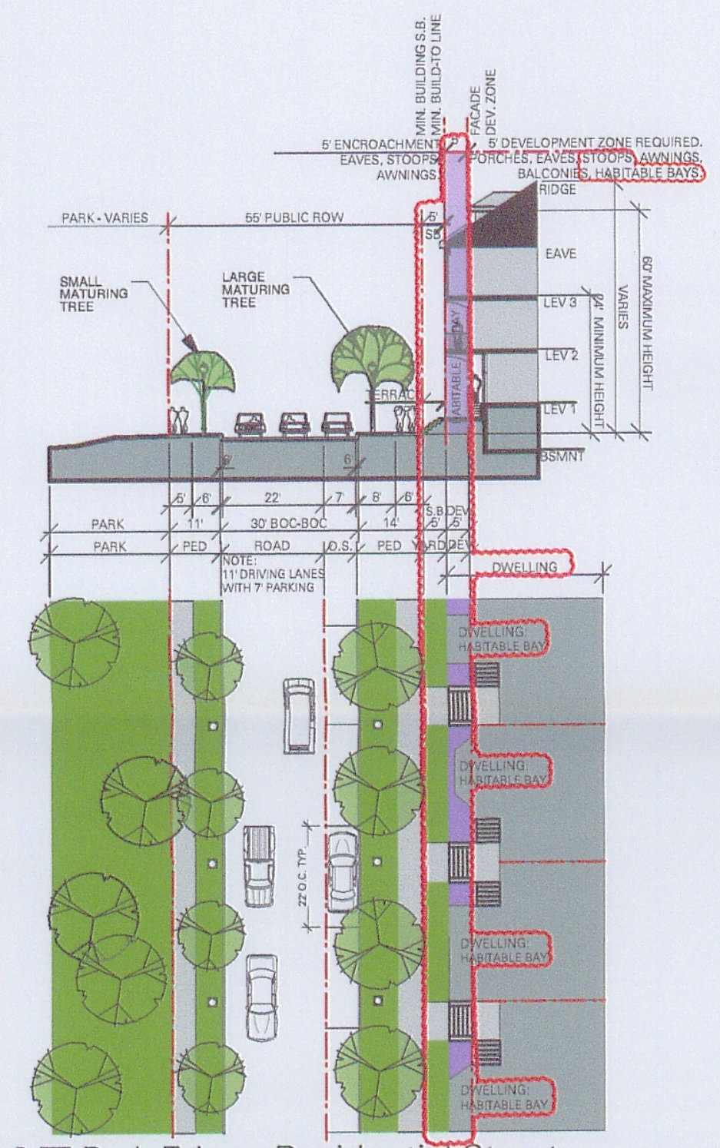

I-85
LaSalle St.
I-77
SITE
Statesville Ave.
VICINITY MAP (Not to Scale)
DEV. AREA 7A
DEV. AREA 7
DEV. AREA 8
DEV. AREA 1
DEV. AREA 2
DEV. AREA 3
DEV. AREA 4
DEV. AREA 5
DEV. AREA 6
2SF
2MF
3MU
3.5
3.10
4
5a
5b
6
7
1
HORNE STREET 50' PUBLIC R.O.W. PROPOSED ABANDONMENT
MOSS COURT 50' PUBLIC R.O.W. PROPOSED ABANDONMENT
DEARBORN AVE. 40' PUBLIC R.O.W. PROPOSED HAMMERHEAD TURNAROUND
ROAD SHIFT DUE TO EXISTING GRADES
PROPOSED (0.91 AC) GREEN SPACE
PROPOSED (0.15 AC) GREEN SPACE
RE-ALLOCATE FORMER (0.45 AC) GREEN SPACE
OMIT PORTION OF ROAD
Future Street Connection
Double Oaks Road 50' Public R/W
Horne Drive 50' Public R/W
Statesville Avenue Variable Public R/W
Statesville Avenue U.S. Highway 21
KOHLER AVE.
MONA DR.
DRUID CIR.
MORETZ AVE.
NORRIS AVE.
NOW OR FORMERLY Mecklenburg County Deed Bk. 9276, Pg. 437
NOW OR FORMERLY Double Oaks Associates Deed Bk. 4658, Pg. 690
NOW OR FORMERLY City of Charlotte Deed Bk. 1392, Pg. 565 ID #07512302
NOW OR FORMERLY The Roman Catholic Diocese of Charlotte Deed Bk. 3387, Pg. 597 ID #07511425
NOW OR FORMERLY Donald Ray & Linda G. Anderson ID #07511427
NOW OR FORMERLY Robinson, L.L.C. ID #07511426
130' Duke Power R/W
100' SWIM Buffer
0 150 250 350 450 550 FT
N TRUE NORTH

NOTE: THE INTERSECTION OF WOODWARD AVENUE AND STATESVILLE ROAD WILL BE IMPROVED AS DESCRIBED ON THE DEVELOPMENT NOTES.

NOTE: STREET SECTION 1A DEPICTS A 5.5' AREA RESERVED SHOULD LEFT TURN LANES FROM STATESVILLE AVENUE BE DEEMED NECESSARY FOR FUTURE DEVELOPMENT. SEE DEVELOPMENT NOTES FOR MORE DETAIL.

Street Section and Abandonment Re-Zoning Plan

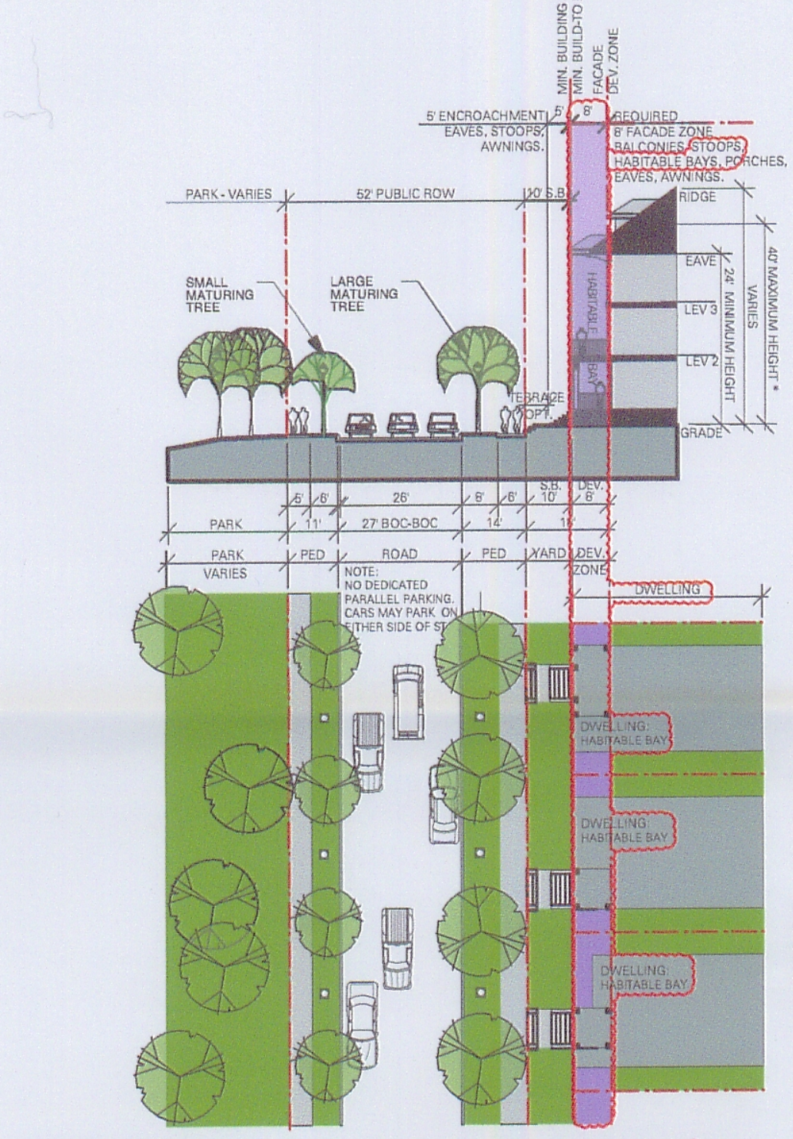
TECHNICAL DATA SHEET



2MF Park Edge - Residential Street

Multi Family - Park Edge - NS
55' Anita Stroud & Park Extension Street Section - 5' S.B.
Two-Lane Two-Way Residential Street
w/ Dedicated On-Street Parking (One side)

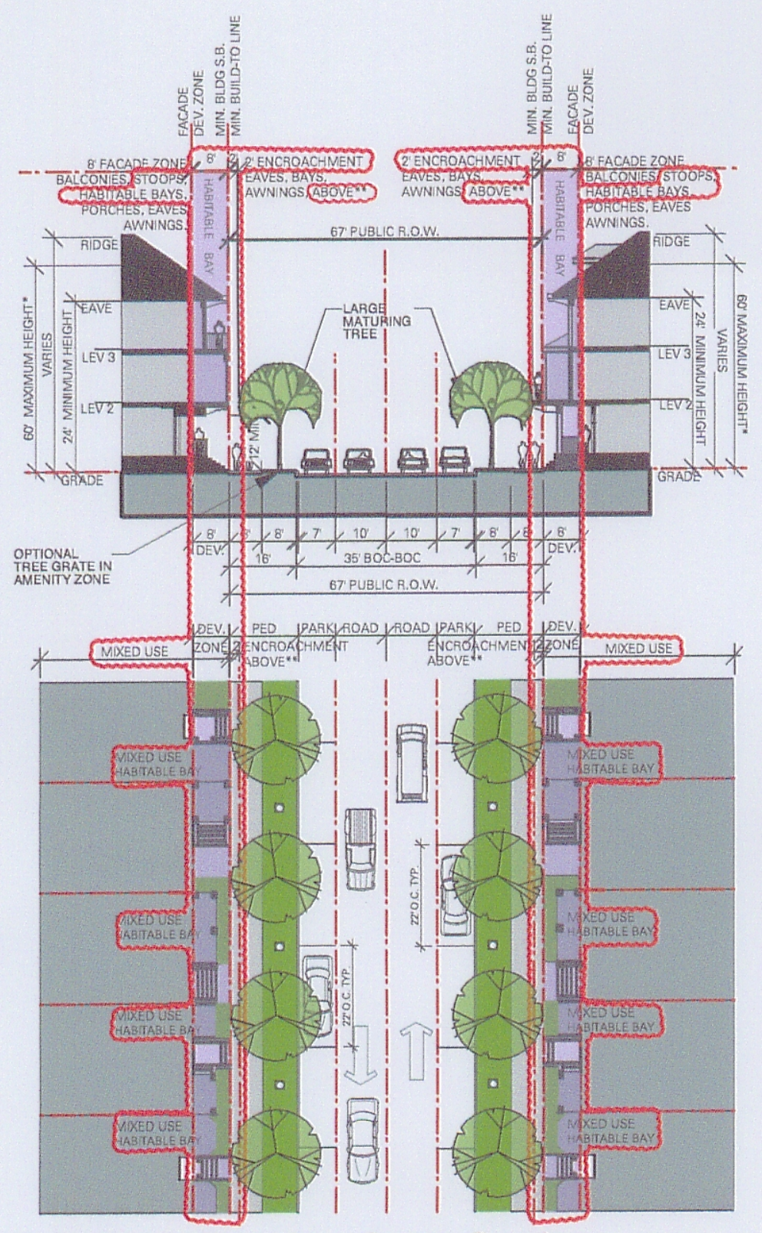
Drawing is for illustrative purposes only and is subject to change.
Drawing is subject to review by all reviewing legal jurisdictions
* 40 Maximum height in the UR-2 District may be increased, provided that rear and side yards are increased 1' for every 10' feet increase over the base 40' height.



2SF Park Edge - Medium Residential Street

Single Family - Attached/Detached - UR2
52' Park Edge Road Street Section - 10' S.B.
Two-Lane Two-Way Residential Street with Parallel Parking (non-striped) - Either Side

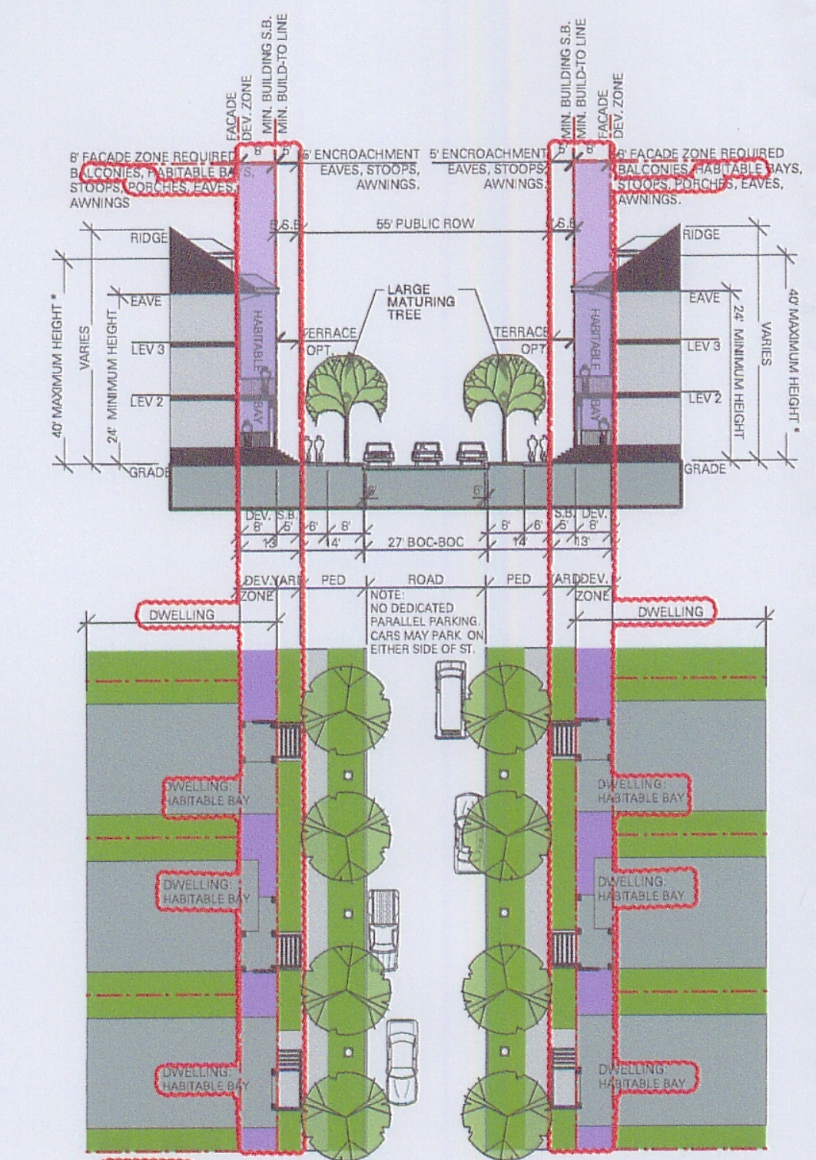
Drawing is for illustrative purposes only and is subject to change.
Drawing is subject to review by all reviewing legal jurisdictions
* 40 Maximum height in the UR-2 District may be increased, provided that rear and side yards are increased 1' for every 10' feet increase over the base 40' height.



3MU Mixed-Use Street Section

Typical Mixed-Use Street Section -NS- Wide - 0' S.B.
Two-Lane Two-Way MU Residential Street with Parallel Parking Both Sides

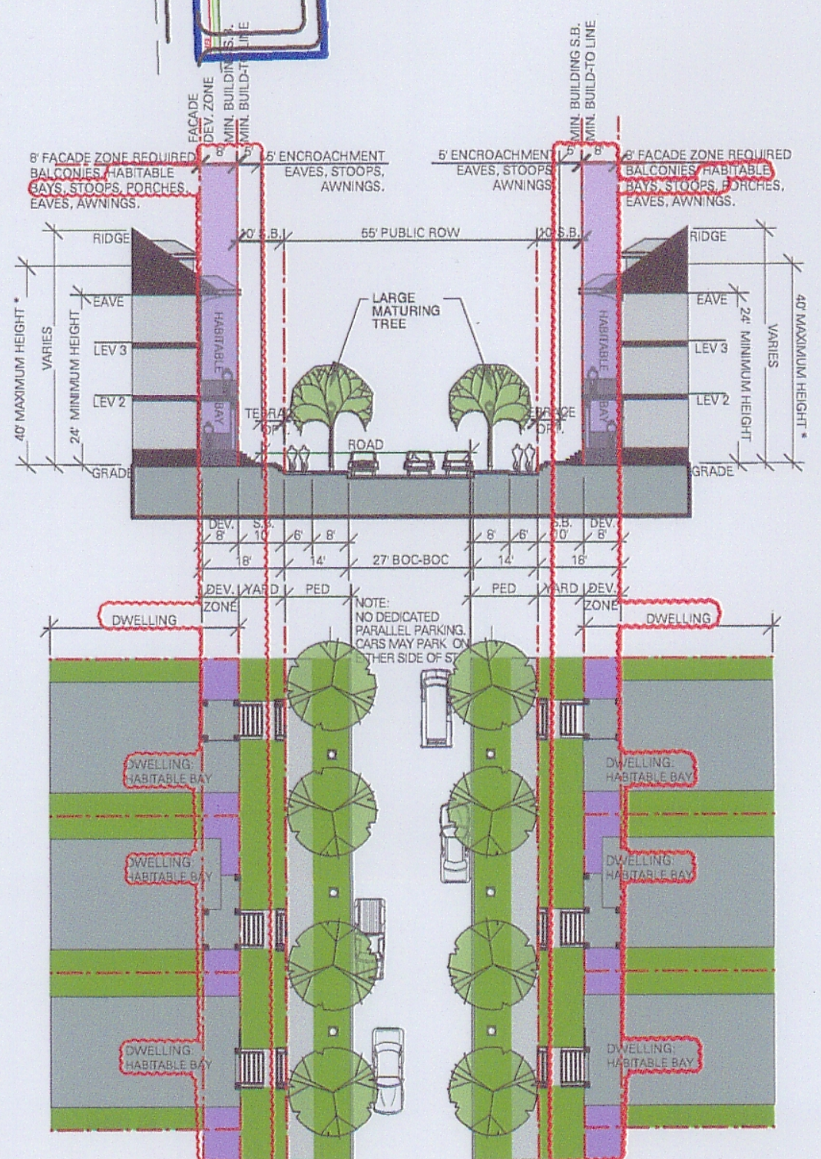
* 60' Maximum height in the NS District may be increased, provided that rear and side yards are increased 1' for every 10' feet increase over the base 40' height.
Drawing is for illustrative purposes only and is subject to change.
Drawing is subject to review by all reviewing legal jurisdictions
** Upper Level balconies, porches, or eaves may project 2' over the street R.O.W. line



3.5 Typical - Medium Residential Street

Single Family - Attached/Detached - UR2
55' Typical Street Section - 5' S.B.
Two-Lane Two-Way Residential Street with Non-striped Parallel Parking - Either Side

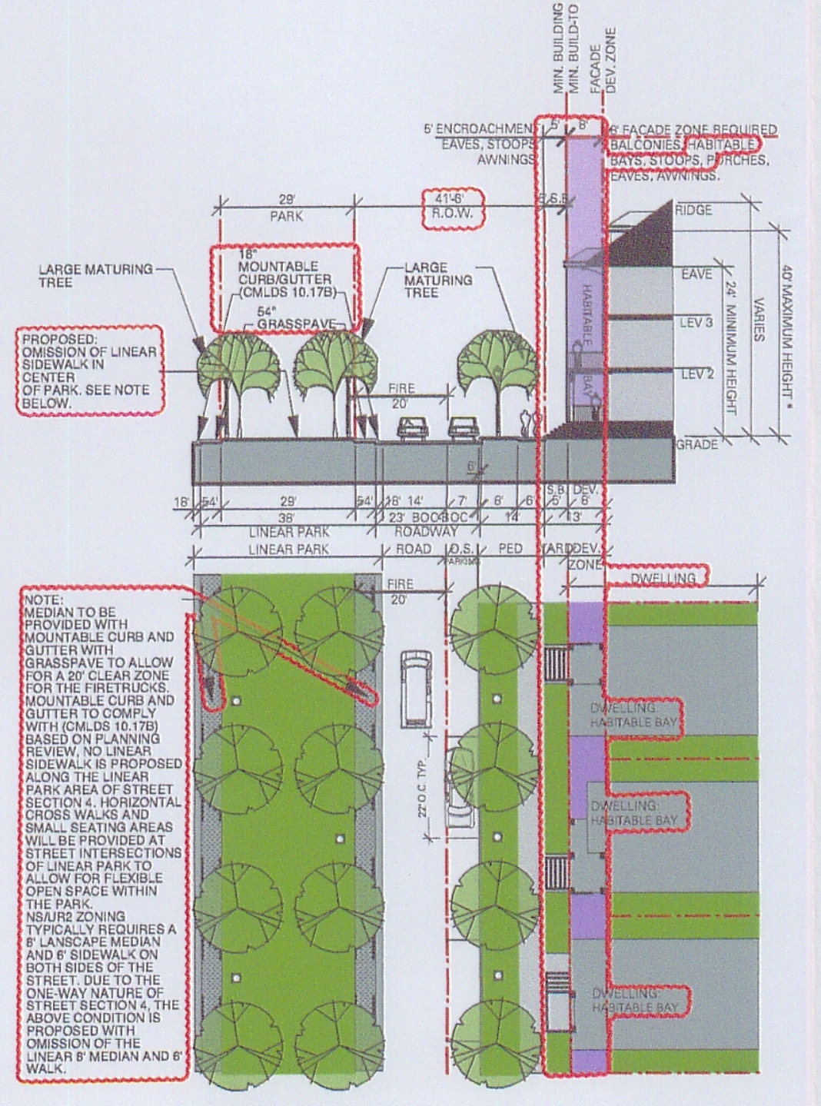
Drawing is for illustrative purposes only and is subject to change.
Drawing is subject to review by all reviewing legal jurisdictions
* 40 Maximum height in the UR-2 District may be increased, provided that rear and side yards are increased 1' for every 10' feet increase over the base 40' height.



3.10 Typical - Medium Residential Street

Single Family - Attached/Detached - UR2
55' Typical Street Section - 10' S.B.
Two-Lane Two-Way Residential Street with Non-striped Parallel Parking - Either Side

Drawing is for illustrative purposes only and is subject to change.
Drawing is subject to review by all reviewing legal jurisdictions
* 40 Maximum height in the UR-2 District may be increased, provided that rear and side yards are increased 1' for every 10' feet increase over the base 40' height.

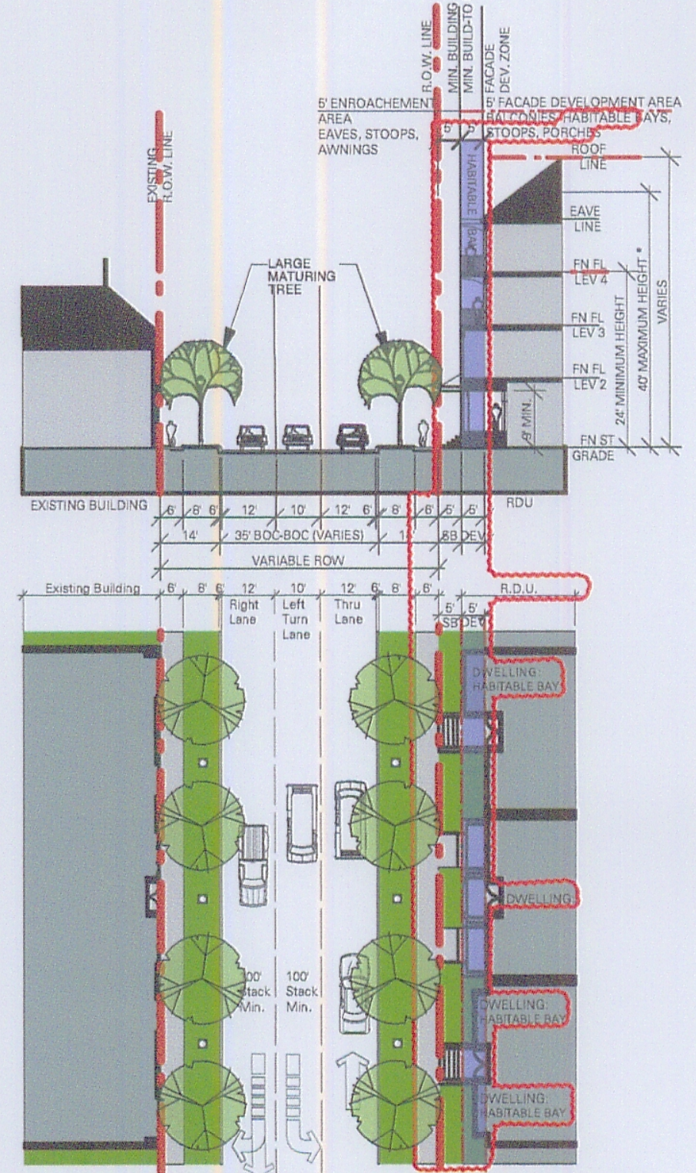

LARGE MATURING TREE
18" MOUNTABLE CURB/GUTTER (CMLDS 10.17B)
54" GRASSPAVE
41.6' R.O.W.
LINEAR PARK
FIRE 20'

PROPOSED: OMISSION OF LINEAR SIDEWALK IN CENTER OF PARK. SEE NOTE BELOW.

NOTE: MEDIAN TO BE PROVIDED WITH MOUNTABLE CURB AND GUTTER WITH GRASSPAVE TO ALLOW FOR A 20' CLEAR ZONE FOR THE FIRETRUCKS. MOUNTABLE CURB AND GUTTER TO COMPLY WITH (CMLDS 10.17B) BASED ON PLANNING REVIEW, NO LINEAR SIDEWALK IS PROPOSED ALONG THE LINEAR PARK AREA OF STREET SECTION 4. HORIZONTAL CROSS WALKS AND SMALL SEATING AREAS WILL BE PROVIDED AT STREET INTERSECTIONS OF LINEAR PARK TO ALLOW FOR FLEXIBLE OPEN SPACE WITHIN THE PARK. NS/UR2 ZONING TYPICALLY REQUIRES A 8' LANSCAPE MEDIAN AND 6' SIDEWALK ON BOTH SIDES OF THE STREET. DUE TO THE ONE-WAY NATURE OF STREET SECTION 4, THE ABOVE CONDITION IS PROPOSED WITH OMISSION OF THE LINEAR 8' MEDIAN AND 6' WALK.

4 Single Family - Attached / Detached - UR2
38' Linear Park Road Street Section - 5' S.B.
One-Lane One-Way Residential Street with Parallel Parking & 20' Fire Lane (w/ mountable curb)

Drawing is for illustrative purposes only and is subject to change.
Drawing is subject to review by all reviewing legal jurisdictions
* 40 Maximum height in the UR-2 District may be increased, provided that rear and side yards are increased 1' for every 10' feet increase over the base 40' height.



5A Residential Section - Badger Court Turn Lanes @ Statesville

Proposed Badger Court Street Section - UR2 - 5' S.B.
Two-Lane Two-Way Residential Street with Turn Lane

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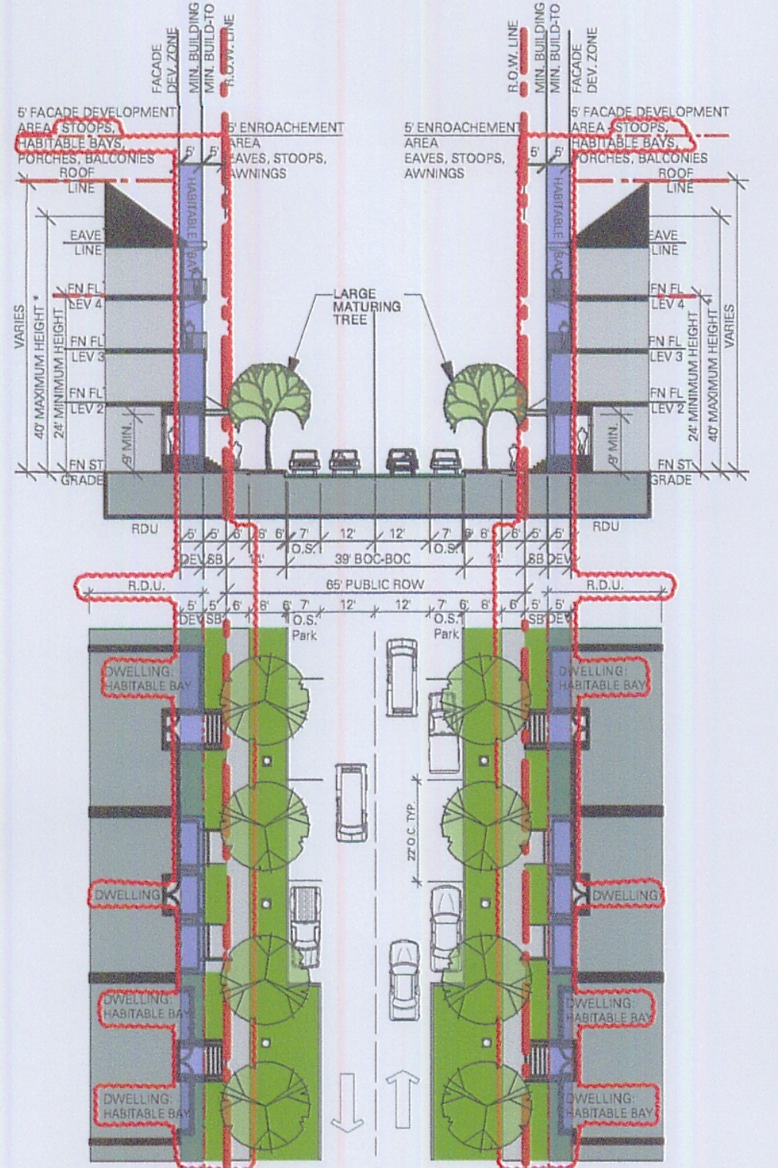

5B Residential Section Two-Sided Parking @ Badger Court

Proposed Badger Street Section - UR2 - 5' S.B.
Two-Lane Two-Way Residential Street with Parking & Bulb Outs on Both Sides

Drawing is for illustrative purposes only and is subject to change.
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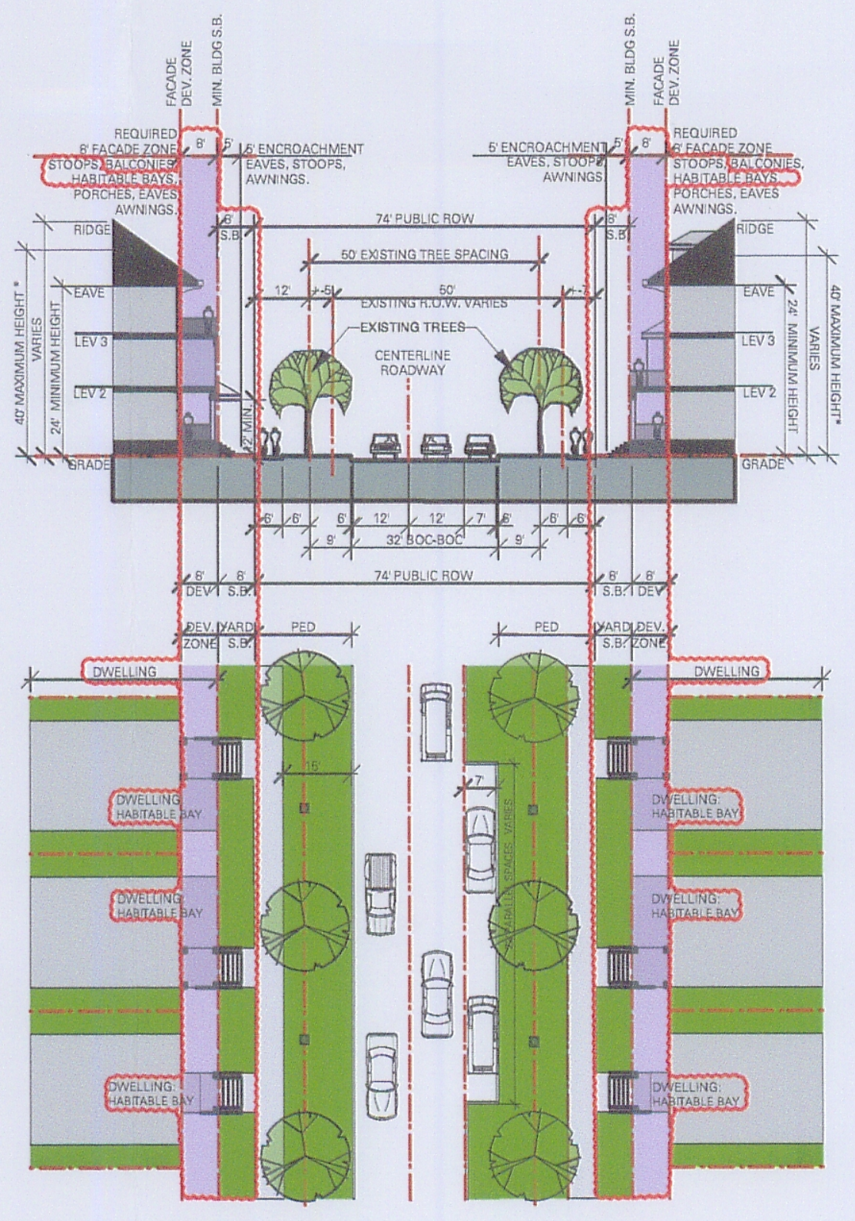
* 40 Maximum height in the UR-2 District may be increased, provided that rear and side yards are increased 1' for every 10' feet increase over the base 40' height.



6 Double Oaks Road - Residential Wide

Single Family - Attached/Detached - UR-2 - 8' S.B.
Two-Lane with Parallel Parking on One Side

Drawing is for illustrative purposes only and is subject to change.
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* 40 Maximum height in the UR-2 District may be increased, provided that rear and side yards are increased 1' for every 10' feet increase over the base 40' height.

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NOT FOR CONSTRUCTION

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: 3-5-2010 DF
BY: DEBRA D. CAMPBELL

Prepared for:
CMHP
Charlotte Mecklenburg Housing Partnership
David Howard
4601 Charlotte Park Drive
Charlotte, NC 28217
704.342.0933 p

Double Oaks Phase II

Petition #2008-
Charlotte, NC

Key	Date	Description
1	2008_02_15	First Submittal
2	2008_05_13	Revised Submittal
3	2008_06_16	Public Hearing
4	2008_06_25	Zoning Committee
5	2008_07_21	City Council
6	2009_01_30	Amendment to Petition
7	2009_03_11	Second Amendment to Petition
8	2010_01_11	Third Amendment to Petition
	2010_03_02	3RD Amendment Note Revisions

Street Sections & Abandonment Technical Plan Petition #2008-73

Third Amendment to Petition

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Project name/#: Project / 07024
CAD File Name: 10_01_11_DO_Zoning_Plan_v2008.vwx

DOUBLE OAKS PH. II
RE-ZONING PLAN SUBMITTAL
FOR ADMINISTRATIVE AMENDMENT 3

SP104

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: March 05, 2010

TO: Mark Fowler
Zoning Supervisor

FROM: Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2008-73 by Charlotte Mecklenburg Housing Partnership

Attached are revised plans for the above petition. The plans have been revised to make minor changes to the street cross sections and moving required open space. Since these changes are minor and do not alter the intent of the development and meet the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving these plans. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance requirements still apply.