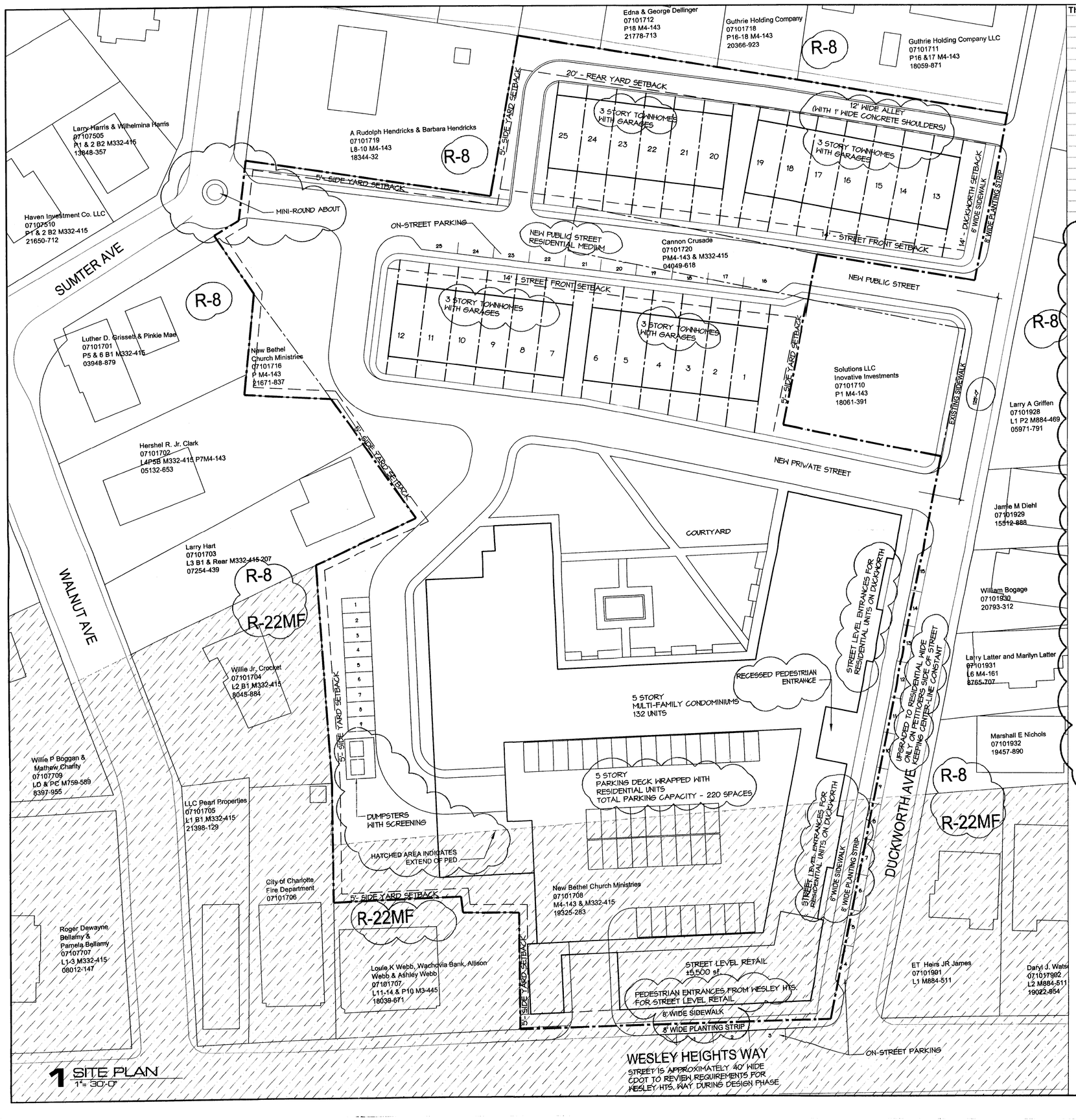


1 SITE PLAN
1" = 30'-0"

The View at Cannon Square / SITE DATA TABLE

Site 07101708:	188,816	Sq. Ft.
Site 07101716:	1,656	Sq. Ft.
Site 07101720:	4,257	Sq. Ft.
Total Area:	194,729	Sq. Ft.
Existing Zoning:	R-8, R-22MF, West End PED	
Proposed Zoning:	UR-3 (CD), West End PED (O)	
UR-3 Base FAR:	2	
UR -3 Bonus FAR:	50% of Base FAR for parking deck - Section 9.407 (1)(c)(x)	
UR-3Total Allowable FAR:	3	
UR -3 Required Parking	1 space per dwelling unit	
UR -3 Required Open Space:	N/A	
Proposed FAR:	2.0	
Allowable Area:	584,187	Sq. Ft.
Actual Area:	373,660	Sq. Ft.

NOTES

1. THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT, AND SIZE OF THE INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES. THE PROPOSAL IS INTENDED TO ENABLE THE DEVELOPMENT OF MULTI-FAMLIY CONDOMINIUMS AND RELATED ANCILLARY FUNCTIONS.

2. A FIRE HYDRANT IS REQUIRED 750 FEET FROM THE BUILDING. IF ONE DOES NOT PRESENTLY EXIST, THE PETITIONER / DEVELOPER SHALL INSTALL ONE WATER FLOW REQUIRED IS 1750 GPM @ 20PSI

GENERAL CONDITIONAL NOTES:
1. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
2. A TREE SURVEY OF THE SETBACKS IS REQUIRED WITH THE REZONING PETITION FOR COMMERCIAL SITES. ANY TREES IN THE R.O.W. ARE PROTECTED FROM REMOVAL AND REQUIRE A PERMIT FROM THE CITY ARBORIST FOR REMOVAL.
3. FOR SIGNAGE, LANDSCAPING, AND SCREENING THE SITE WILL HAVE TO COMPLY WITH THE CITY OF CHARLOTTE TREE ORDINANCE, UR-3 ZONING REQUIREMENTS, AND WEST END PED REQUIREMENTS.
4. THE SITE SHALL COMPLY WITH PED URBAN DESIGN STANDARDS PER SECTION 10.804 REGARDING STREET WALLS, STRUCTURED PARKING, CANOPIES, BUILDING ENTRANCES, SIGNS, AND STREETSCAPE FOR THE PORTION OF THE PED OVERLAY.
5. THE SITE SHALL COMPLY WITH UR-3 STANDARDS AS APPLICABLE.

PED (O) CONDITIONS
1. THE PETITIONER WISHES TO APPLY FOR PED(O) ZONING AND OPT OUT OF THE 40' HT. REQUIREMENT OF THE PED OVERLAY. THE ECONOMIC FEASIBILITY OF THE PROJECT DEPENDS ON PROVIDING A 5-STORY MULTI-FAMILY CONDOMINIUM BUILDING. ALL OTHER STANDARDS OF THE PED DISTRICT WILL BE COMPLIED WITH.

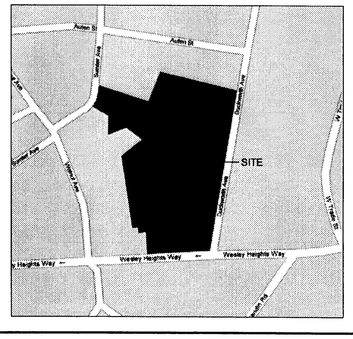
STORM WATER CONDITIONAL NOTES:
1. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURING.
2. BMPS ARE TO BE CONSTRUCTED TO ACHEIVE 85% TSS REMOVAL FOR THE ENTIRE POST-DEVELOPMENT RUNOFF VOLUME FOR THE FIRST 1-INCH OF RAINFALL. BMPS MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE NCDENR BEST MANAGEMENT PRACTICES MANUAL, APRIL 1999, SECTION 4.0.
3. FOR PROJECTS WITH DEFINED WATERSHEDS GREATER THAN 24% BUILT-UPON AREA, CONTROL THE ENTIRE VOLUME FOR THE 1-YEAR, 24-HOUR STORM. RUNOFF VOLUME DRAWDOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS.
4. FOR RESIDENTIAL PROJECTS WITH GREATER THAN 24% BUA, CONTROL THE PEAK TO MATCH THE PREDEVELOPMENT RUNOFF RATES FOR THE 10-YEAR AND 25-YEAR, 6-HOUR STORMS OR PERFORM A DOWNSTREAM ANALYSIS TO DETERMINE WHETHER PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.

CDOT CONDITIONAL NOTES:
1. DUCKWORTH AVENUE IS TO BE UPGRADED TO A RESIDENTIAL WIDE STREET ON THE PETITIONERS' SIDE OF STREET, KEEPING THE EXISTING CENTERLINE.
2. ON-STREET PARKING WITH AN 8'(FOOT) PLANTING STRIP AND 6'(FOOT) SIDEWALK IS REQUIRED ALONG DUCKWORTH AVENUE PER PED OVERLAY REQUIREMENTS.
3. ALLEY SERVICING TOWNHOMES 13-25 IS REQUIRED TO HAVE A TYPE II MODIFIED DRIVEWAY WITH ONE-WAY TRAFFIC.
4. PROPOSED PUBLIC STREET IS REQUIRED TO BE A RESIDENTIAL MEDIUM WITH WITH PARKING ALONG ONE SIDE.
5. A MINI-ROUNDABOUT IS REQUIRED AT THE INTERSECTION OF THE PROPOSED PUBLIC STREET AND SUMPTER AVENUE.

LUESA CONDITIONAL NOTES:
1. DEVELOPMENT OF THIS SITE MAY REQUIRE SUBMISSION OF AN ASEBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION TO MCAQ DUE TO POSSBILE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE.
2. THE DEVELOPMENT MAY BE SUBJECT TO CERTAIN AIR QUALITY PERMIT REQUIREMENTS IN ACCORDANCE WITH MCAPCO.
3. MECKLENBURG COUNTY SOLID WASTE REQUIRES A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND CONSTRUCTION ACTIVITIES.

SEE SHEET 3

VICINITY MAP



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APPROVED BY
CITY COUNCIL
OCT 17 2007

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RICHARDSON DEVELOPMENT CONSULTANTS, INC.

THE VIEW AT CANNON SQUARE
CHARLOTTE, NORTH CAROLINA

PROJECT # 06-083

DATE: MAY 21, 2007

REVISION: AUG 17, 2007

ARCHITECTURAL
SITE PLAN
REZONING PETITION
2007-104

AS1.0