

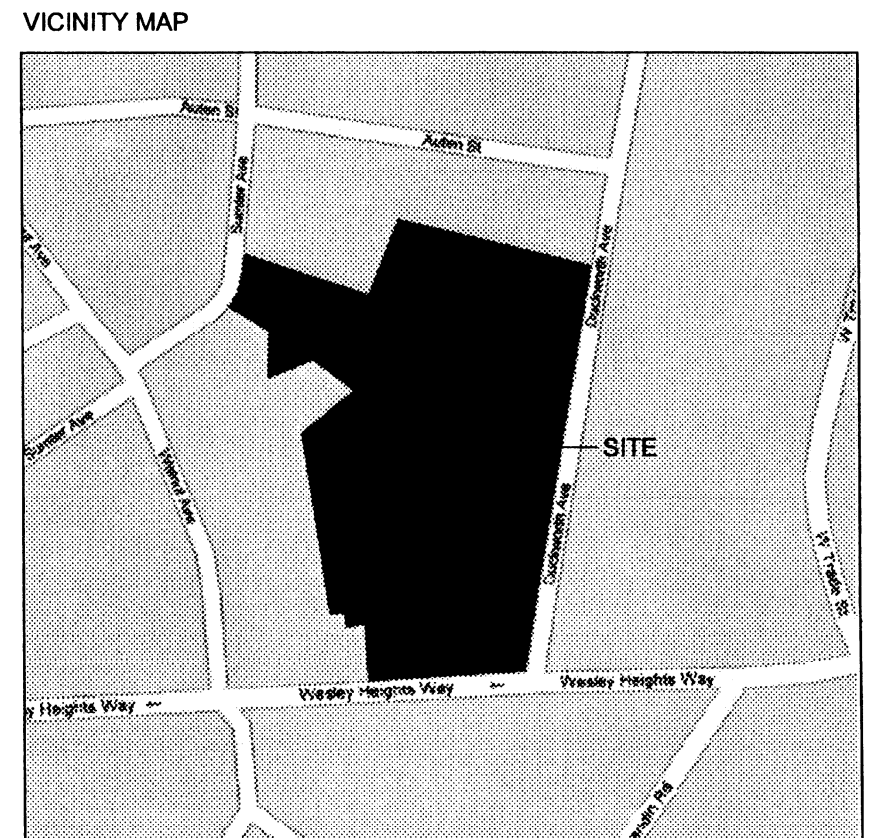
The View at Cannon Square SITE DATA TABLE		
Site 07101708:	188,816	Sq. Ft.
Site 07101716:	1,656	Sq. Ft.
Site 07101720:	4,257	Sq. Ft.
Total Area:	194,729	Sq. Ft.
Existing Zoning:	R-8, R-22MF, West End PED	
Proposed Zoning:	UR-3 (CR), West End PED (O)	
UR-3 Base FAR:	2	
UR-3 Bonus FAR:	60% of Base FAR for parking deck - Section 9.407 (1)(c)(x)	
UR-3 Total 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 OF THIS PROJECT 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-FAMILY 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, 8, 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 OCCURRING.
 2. BMPs ARE TO BE CONSTRUCTED TO ACHIEVE 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 PARKING ALONG ONE SIDE.
 5. A MINI-ROUNDOABOUT 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 ASBESTOS NOTIFICATION OF DEMOLITION AND RENOVATION TO MCAO DUE TO POSSIBLE DEMOLITION OR RENOVATION OF AN EXISTING STRUCTURE.
 2. THE DEVELOPMENT MAY BE SUBJECT TO CERTAIN AIR QUALITY PERMIT REQUIREMENTS IN ACCORDANCE WITH MCAPO.
 3. MECKLENBURG COUNTY SOLID WASTE REQUIRES A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND CONSTRUCTION ACTIVITIES.

SEE SHEET 3



Liquid DESIGN

ARCHITECTURE
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PROJECT MANAGEMENT

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APPROVED BY
CITY COUNCIL

OCT 17 2007

THE VIEW AT
CANNON SQUARE
CHARLOTTE, NORTH CAROLINA

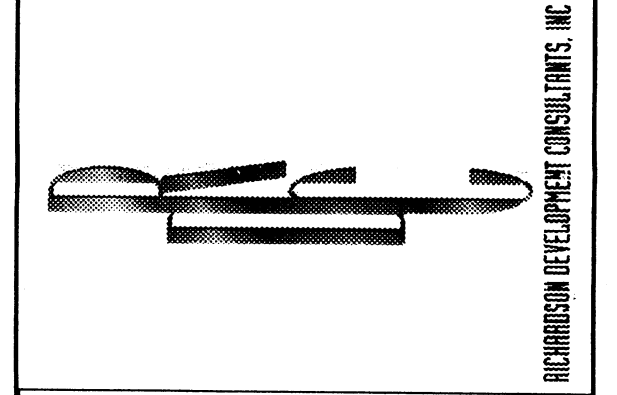
PROJECT # 06-083

DATE: MAY 21, 2007
REVISION: AUG 17, 2007

ARCHITECTURAL
SITE PLAN
REZONING PETITION
2007-104

AS1.0

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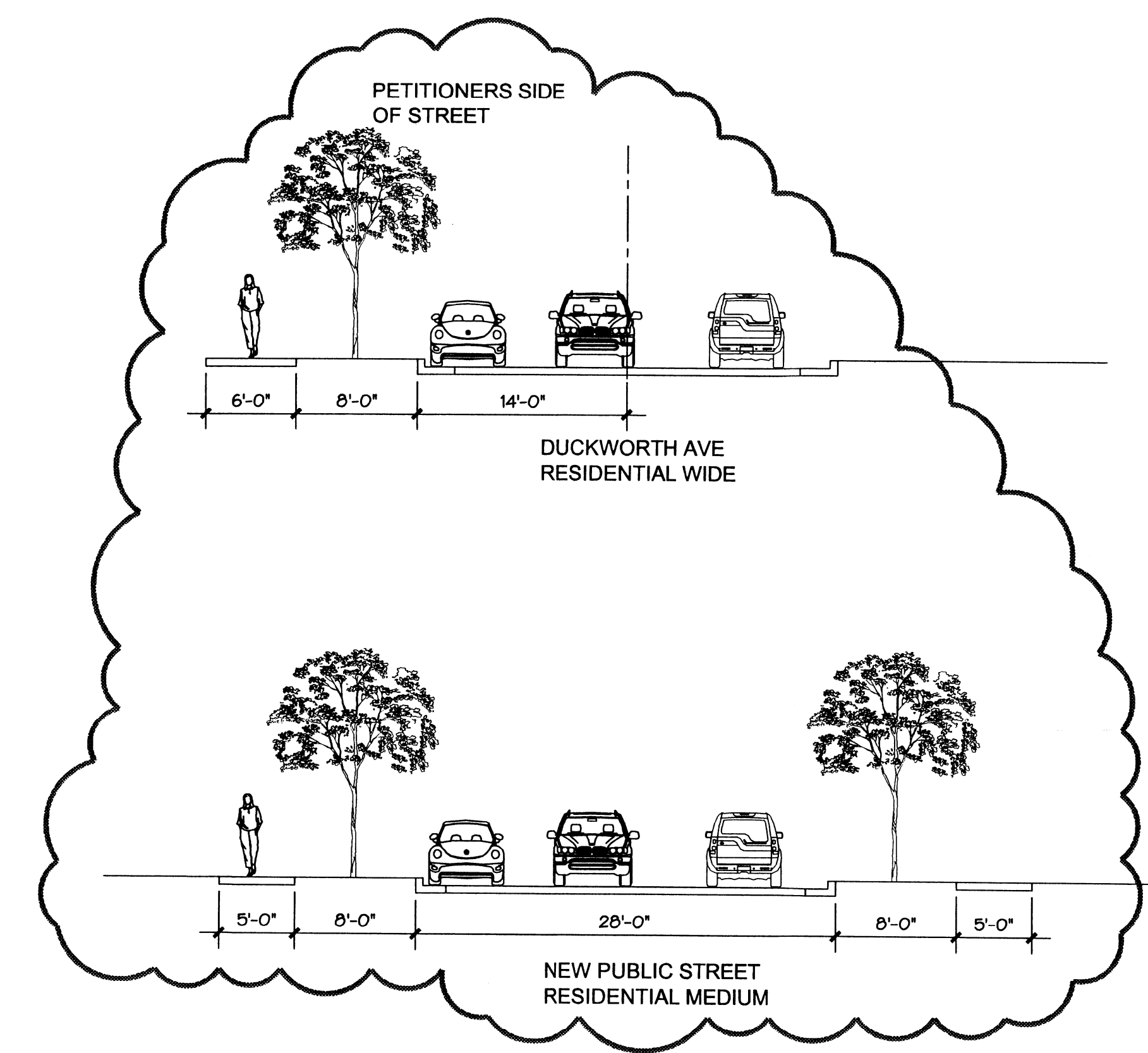
**THE VIEW AT
CANNON SQUARE**
CHARLOTTE, NORTH CAROLINA

DATE: MAY 21, 2007
REVISION: AUG 17, 2007

PROJECT # 06-083

CONCEPT
ELEVATIONS
REZONING PETITION
2007-104

AS2.0



SHEET 3

LUESA

Storm Water Quality Treatment

Any separate, defined drainage area within a project that will have greater than 24% built-upon area is to have water best management practices (BMPs) to treat storm water runoff from the entire built-upon area within the separate, defined drainage area. The BMPs are to be constructed to achieve 85% Total Suspended Solid (TSS) removal from the entire post-development runoff volume for the first 1-inch of rainfall. The BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0.

The use of Low Impact Design (LID) such as bioretention systems in tree islands, grassed swales, vegetated buffers, level spreaders, and other innovative systems in a “treatment train” is optional and encouraged, where applicable. LID systems can be employed in whole or in part, to meet the 85% TSS treatment standard for storm water runoff. LID must be designed and constructed per the NCDENR Best Management Practices Manual, April 1999, Section 4.0.

Storm Water Volume and Peak Controls

Any separate, defined drainage area within a project that will have greater than 24% built-upon area is to have best management practices (BMPs) to control the entire runoff volume for the 1-year, 24-hour. The runoff volume drawdown time for the BMPs shall be a minimum of 24 hours, but not more than 120 hours. The peak runoff rates should be controlled with BMPs to match the predevelopment runoff rates for the 10-year and 25-year, 6-hr storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency.

Storm water runoff from the development shall be transported from the site by vegetated conveyances to the maximum extent practicable.

Rezoning Petition 2007-104 (Approved 10/17/2007)

STORM WATER

Storm Water Quantity Control

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 occurring.

Storm Water Quality Treatment

For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.

Volume and Peak Control

(Source: Volume Control and Peak Control Downstream Analysis taken from “Post-Construction Ordinance Stakeholders’ Group Final Report”) 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.

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. “Residential” shall be defined as “A development containing dwelling

units with open yards on at least two sides where land is sold with each dwelling unit.”

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-year, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-year and 25-year, 6-hour storms.

For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-year, 6-hour storm.

Storm Water Services requests the following notes be added:

Under Note #4 “Storm Water Conditional Notes” add:

“Residential” shall be defined as “A development containing dwelling units with open yards on at least two sides where land is sold with each dwelling unit.”

Under “Storm Water Conditional Notes” add:

For commercial projects with greater than 24% BUA, control the peak to match the predevelopment runoff rates for the 10-yr, 6-hr storm and perform a downstream flood analysis to determine whether additional peak control is needed and if so, for what level of storm frequency, or if a downstream analysis is not performed, control the peak for the 10-yr and 25 –yr 6-hour storms.

For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the predevelopment runoff rates for the 2 and 10-yr, 6-hr storm.

CATS

CATS supports CDOT’s remarks regarding sidewalks on the petitioner’s site:

The UR zoning district requires a minimum of a 6-foot sidewalk. All sidewalks on all public streets within or abutting the site must have a minimum 6-foot sidewalk.

There is a proposed streetcar station located on Trade Street within ¼ mile of this site. In keeping with the TAP and transit station principles, 8-foot planting strips and 8-foot sidewalks need to be constructed along all public streets in/abutting the site, and 8-foot planting strips and 5-foot sidewalks need to be constructed along all private streets.

CATS is requesting the petitioner to construct a waiting pad on Wesley Heights Way, approximately 60’ from the proposed driveway access. The waiting pad should be constructed to CATS Development Standards 60.01A

The CATS Countywide Transit Services Plan calls for restructuring of existing CATS Routes 8: Tuckaseegee Road and 34: Freedom Drive. The restructured routes will traverse Wesley Heights Way, Walnut Avenue, and State Street.

In order to provide adequate customer amenities, CATS is requesting the petitioner to construct a waiting pad, a connecting piece of concrete installed from the back of curb through the planting strip to the sidewalk. This piece of concrete provides an ADA accessible bus stop for CATS’ passengers.

Thus, CATS is requesting the petitioner to construct a waiting pad to be constructed to CATS Development Standards 60.01A, to provide customers with an ADA accessible transit stop on Wesley Heights Way.

CDOT

The UR zoning district requires a minimum of a 6-foot sidewalk. All sidewalks on all public streets within or abutting the site must have a minimum 6-foot sidewalk.

There is a proposed streetcar station located on Trade Street within ¼ mile of this site. In keeping with the TAP and transit station principles, 8-foot planting strips and 8-foot sidewalks need to be constructed along all public streets in/abutting the site, and 8-foot planting strips and 5-foot sidewalks need to be constructed along all private streets.

Urban Design

1. Break up the massing of the multi-family building on Duckworth into two blocks with ped-access to the courtyard.
2. Indicate the tree save area on the site.
3. Provide ped-scale lighting throughout the site.
4. Provide typical cross-section through Duckworth Ave. to illustrate height and finished floor relationships of the multi-family condos and single-family across the street.
5. Provide conceptual elevations of: 1 multi-family (facing courtyard) 2. North, South and East elevations of the townhomes.
6. Provide design detail of the courtyard/landscaped area.
7. Provide 8' planting strip and 6' sidewalk along Wesley Heights Way and Duckworth Avenue with large maturing street trees planted between curb and sidewalk.
8. Connect the internal sidewalk network to external sidewalks on Duckworth and Wesley Heights Way.
9. Show dumpster locations on site.