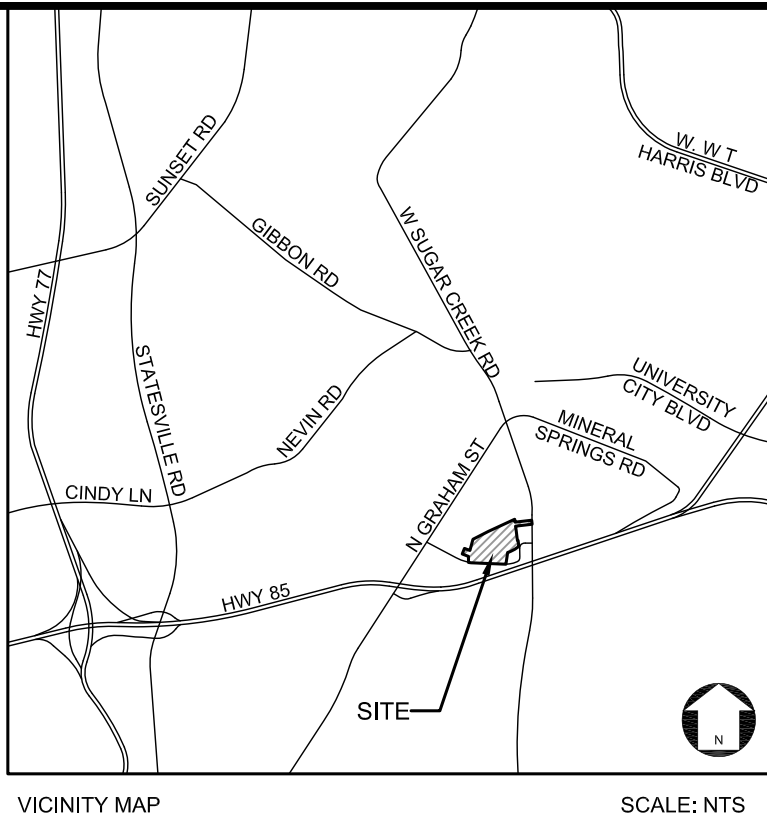
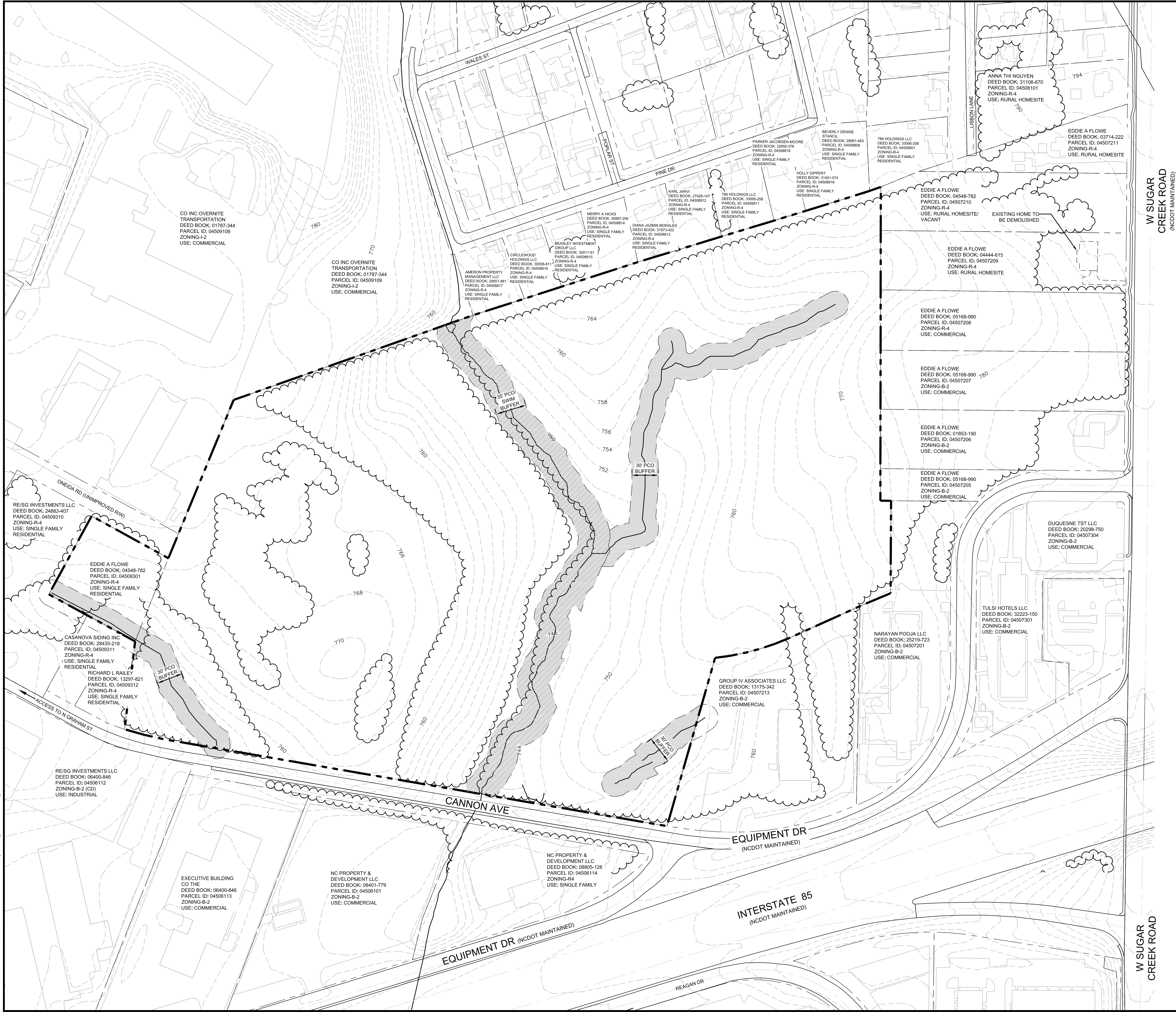


P:\2019 Jobs\19004 - 1515 Cannon - TACCAD\Sketch Planning\19004_REZONING.dwg



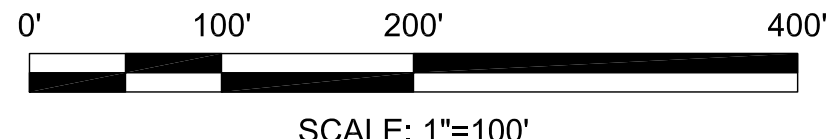
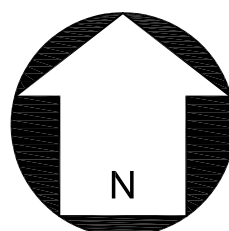
DEVELOPMENT DATA:	
Site Area:	+/- 36.83 acres
Tax Parcels:	04507101, 04509301
Existing Zoning:	R-4
Proposed Zoning:	UR-2(CD)
Existing Use:	SF RESIDENTIAL - ACREAGE, RURAL HOMESITE
Proposed Uses:	See Development Standards
Development Area:	+/- 30.29 AC
Proposed Development:	326 Units
Min. Setback:	14' From BOC
Min. Side Yard:	5'
Min. Rear Yard:	10'
Maximum Building Height:	10'
Parking Provided:	1.5 Spaces per unit min. plus on-street
Min. Private Open Space:	400 s.f./unit as required by ordinance
Tree Save Required:	+/- 5.82 AC (10% Min)
Tree Save Provided:	+/- 5.82 AC Min; +9.15 AC Shown
PCCO:	Per Ordinance

LEGEND:

PROPERTY LINE	---
POSSIBLE STREAM	~~~~~
EXISTING TREELINE	~~~~~
EXISTING LOT LINE	---
EXISTING CONTOUR	---
EXISTING PCO BUFFER	---
EXISTING 35' S.W.I.M. BUFFER	---
EXISTING P.C.O. BUFFER	---

NOTE: STREAM LOCATIONS
SUBJECT TO VERIFICATION
BY U.S.A.C.O.E. AND
CHARLOTTE STORM
WATER SERVICES.

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



REVISIONS:

No.	Date	By	Description
1	08/12/19	DRW	PER STAFF COMMENTS
2	09/16/19	DRW	PER STAFF COMMENTS
3	11/25/19	DRW	PER STAFF COMMENTS

1515 CANNON AVE
CHARLOTTE, NC 28269
THE ARDENT COMPANIES
REZONING PETITION #: 2019-072

EXISTING
CONDITIONS
PLAN

CORPORATE CERTIFICATIONS
NC PE - C-2930 NC LA - C-253
SC ENG - NO. 3599 SC LA - NO. 211

Project Manager: MDL

Drawn By: SCJ
LHC

Checked By: MDL

Date: 04/16/19

Project Number: 19004

Sheet Number:

RZ-1



APPROXIMATE BOUNDARY
OF PARK SITE

CANNON AVENUE

EQUIPMENT DRIVE

W SUGAR CREEK ROAD

This Plan Is A
Preliminary Design.
NOT Released For
Construction.



SCALE: 1"=100'



REVISIONS:

No.	Date	By	Description

CORPORATE CERTIFICATIONS
NC PE: C-2930 NC LA: C-253
SC ENG: NO. 3699 SC LA: NO. 211

Project Manager: MDL

Drawn By: DRW

Checked By: MDL

Date: 11/25/19

Project Number: 19004

Sheet Number:

ILLUSTRATIVE
REZONING
SITE
PLAN

1515 CANNON AVE
CHARLOTTE, NC 28269
THE ARDENT COMPANIES
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