

LGP-Irwin, LLC
Deed Book 9684 Pg. 868
Lots 1 & 2, Block 4, MB 195 Pg. 663
Tax I.D. 07814307
Zoning: UMUD
Landuse: Vacant

Lauretta D. Spratt
Deed Book 2432 Pg. 380
Lot 6, Blk. 4, MB 195-663
Tax I.D. 07814306
Zoning: UMUD
Landuse: Single Fam

Dr. Tolly & Eva Kennon, Jr.
Deed Book 19286 Pg. 282
Lots 7-9, MB 195 Pg. 663
Tax I.D. 07814302, 07814324, 07814325
Zoning: UMUD
Landuse: Vacant/Office

SSMH
Rim 674.74'
I.E. in 667.2'(NE)
I.E. in 669.3'(E)
I.E. out 667.1'

SSMH
Rim 675.22'
I.E. in 669.8'
I.E. out 669.0'

APPROVED BY
CITY COUNCIL
DEC 18 2006

DATE	
REV.	
10/21	REZONING COMMENTS
12/06	REZONING COMMENTS
DRAWING SCALE	
PROJECT DATE	
PROJECT NUMBER	
DRAWN BY	
CHECKED BY	
APPROVED BY	
FILE NAME	
POST DATE	

GEOSCIENCE GROUP
INCORPORATED
1000 W. 10TH ST. SUITE 200
CHARLOTTE, NC 28202
TEL: 704.375.1111
WWW.GEOSCIENCEGROUP.COM

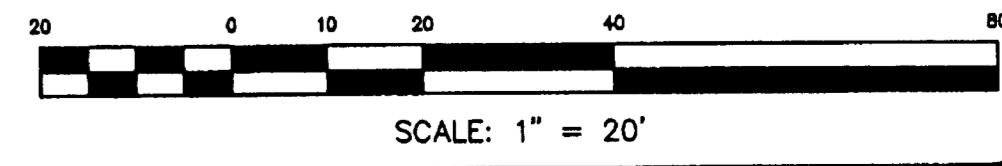
6TH STREET AT IRWIN AVENUE CONDOS
THE BOULEVARD COMPANY
CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

RZ-1

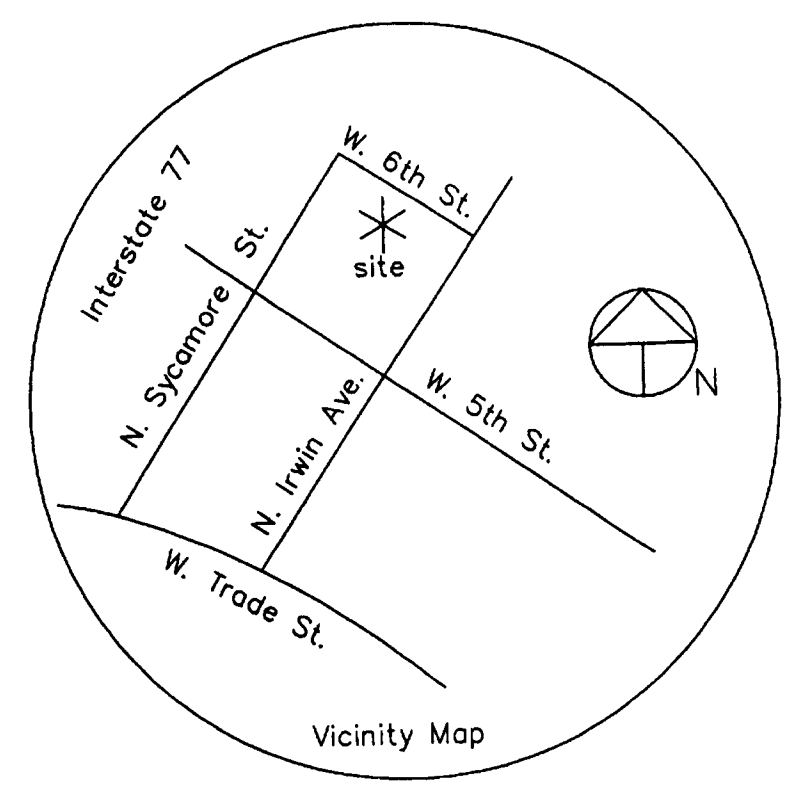
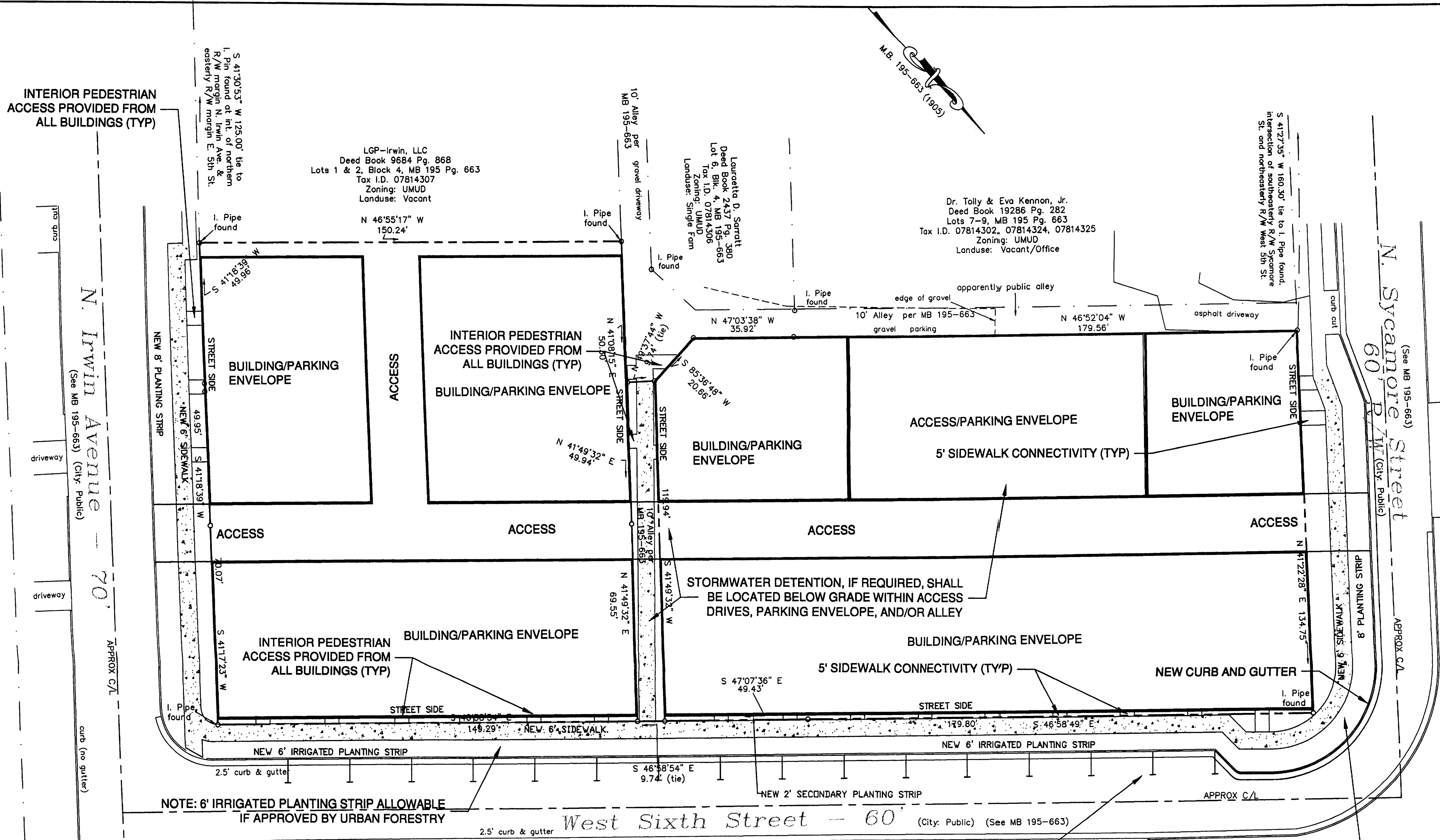
SITE SUMMARY:
 PARCEL ID: 07814301, 07814309,
 07814310, 07814313, 07814314,
 07814315, 07814C99
 EXISTING ZONING: UR-2
 PROPOSED ZONING: UR-3 (CD)
 EXISTING LANDUSE: RESIDENTIAL
 PROPOSED USE: MULTI-FAMILY
 (CONDOS)
 PROPOSED NUMBER OF DWELLING
 UNITS: 50 MAX
 BUILDING HEIGHT: 60' MAX.
 TOTAL LOT AREA: 1.2955 (56,432 SF)
 SETBACK: 14' FROM B/C
 SIDE YARD: 5'
 REAR YARD: 20'

FOR PUBLIC HEARING
PETITION NUMBER 2006-101



GENERAL NOTES

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
 2. Access to the site will be provided by driveway connections to North Sycamore St. e and North Irwin Ave. as generally depicted on this site plan.
 3. The proposed use of the property will be for the redevelopment of the site to accommodate a town home development along with associated parking and service areas. The site may also be used for any use permitted in the UR-2 district in accordance with the standards of that district. The Petitioner has provided a rendering of the proposed buildings to suggest the mass, scale, and general character of the structures. The portion of the building exteriors located below the roof line and with the exception of windows, doors, garage doors, architectural accents, fenestration and wall signage shall be composed of brick and the architectural details may vary from those shown in the building rendering.
 4. Any dumpsters, if utilized on the site, will be screened with solid enclosures and gates.
 5. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping. With regard to yard requirements, the Petitioner reserves the right to seek approval of a variance relating to the setback measurement from the alley that enters the site from Sycamore St.
 6. Parking will be provided which meets or exceeds the requirements of the Ordinance. No parking, except on street parking, will be located between the buildings and any public street.
 7. Street trees may not be removed without permission of the City Arborist in accordance with the provisions of the Tree Ordinance. The streetscape proposed along Irwin Ave. and North Sycamore St. must be approved by Urban Forestry. With regard to on-site trees, the site will be developed in such a manner so as to save 30 total inches (as measured in aggregate caliper diameters) of existing site trees ("Tier One"). Provided, however, that if satisfying the requirements of Tier One is not feasible, the site will be developed in such a manner so as to save existing site trees as feasible and plant new site trees such that the combination of existing site trees and newly planted site trees measures at least 30" in aggregate caliper diameter ("Tier Two"). Provided, however, that if satisfying the requirements of Tier Two is not feasible, the site developer will pay the cost of remediation to the City of Charlotte Tree Planting Program for the difference in the actual aggregate caliper diameter of the site trees (existing and newly planted) and 30 inches of aggregate caliper diameter ("Tier Three").
 8. Storm water detention, if required, will be located underground.
 9. Buildings that front on public streets will have entrances on the public streets.
 10. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
 11. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- Revised per staff comments 10/31/06.
 Revised per Zoning Committee Approval 12/06/06



DATE	REV.	REVISIONS
	10/31	REZONING COMMENTS
	12/06	REZONING COMMENTS

GEO SCIENCE GROUP
 INCORPORATED
 1000 S. W. 10th St.
 Charlotte, NC 28203
 Phone: 704.375.1234
 Fax: 704.375.1235
 Website: www.gsciengr.com

6TH STREET AT IRWIN AVENUE CONDOS
 THE BOULEVARD COMPANY
 CHARLOTTE, NORTH CAROLINA

ILLUSTRATIVE SITE PLAN

RZ-2

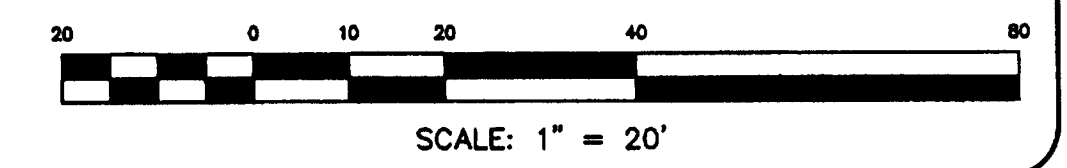
SITE SUMMARY:

PARCEL ID: 07814301, 07814309,
 07814310, 07814313, 07814314,
 07814315, 07814C99
 EXISTING ZONING: UR-2
 PROPOSED ZONING: UR-3
 EXISTING LANDUSE: RESIDENTIAL
 PROPOSED USE: MULTI-FAMILY
 (CONDOS)
 PROPOSED NUMBER OF DWELLING
 UNITS: 50 MAX
 BUILDING HEIGHT: 60' MAX.

TOTAL LOT AREA: 1.2955 (56,432 SF)
 SETBACK: 14' FROM B/C
 SIDE YARD: 5'
 REAR YARD: 20'

PARKING REQ'D: 1 SPACE PER UNIT
 PARKING PROVIDED: MIN. 1 PER UNIT
 BIKE PARKING REQUIREMENT SHALL
 BE PER ORDINANCE

**FOR PUBLIC HEARING
 PETITION NUMBER 2006-101**



GENERAL NOTES

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
 2. Access to the site will be provided by driveway connections to North Sycamore St. e and North Irwin Ave. as generally depicted on this site plan.
 3. The proposed use of the property will be for the redevelopment of the site to accommodate a town home development along with associated parking and service areas. The site may also be used for any use permitted in the UR-2 district in accordance with the standards of that district. The Petitioner has provided a rendering of the proposed buildings to suggest the mass, scale, and general character of the structures. The portion of the building exteriors located below the roof line and with the exception of windows, doors, garage doors, architectural accents, fenestration and wall signage shall be composed of brick and the architectural details may vary from those shown in the building rendering.
 4. Any dumpsters, if utilized on the site, will be screened with solid enclosures and gates.
 5. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping. With regard to yard requirements, the Petitioner reserves the right to seek approval of a variance relating to the setback measurement from the alley that enters the site from Sycamore St.
 6. Parking will be provided which meets or exceeds the requirements of the Ordinance. No parking, except on street parking, will be located between the buildings and any public street.
 7. Street trees may not be removed without permission of the City Arborist in accordance with the provisions of the Tree Ordinance. The streetscape proposed along Irwin Ave. and North Sycamore St. must be approved by Urban Forestry. With regard to on-site trees, the site will be developed in such a manner so as to save 30 trees (as measured in aggregate caliper diameters) of existing site trees ("Tier One"). Provided, however, that if satisfying the requirements of Tier One is not feasible, the site will be developed in such a manner so as to save existing site trees as feasible and plant new site trees such that the combination of existing site trees and newly planted site trees measures at least 30" in aggregate caliper diameter ("Tier Two"). Provided, however, that if satisfying the requirements of Tier Two is not feasible, the site developer will pay the cost of remediation to the City of Charlotte Tree Planting Program for the difference in the actual aggregate caliper diameter of the site trees (existing and newly planted) and 30 inches of aggregate caliper diameter ("Tier Three").
 8. Storm water detention, if required, will be located underground.
 9. Buildings that front on public streets will have entrances on the public streets.
 10. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan. Unless specifically noted in the conditions for this site plan, these other standard development requirements will be applied to the development of this site as defined by those other city ordinances.
 11. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
- Revised per staff comments 10/31/06.
 Revised per Zoning Committee Approval 12/06/06

NOTE: 6' IRRIGATED PLANTING STRIP ALLOWABLE
 IF APPROVED BY URBAN FORESTRY

NOTE: NEW 6' IRRIGATED PLANTING STRIP, NEW
 6' SIDEWALK, AND 2' SECONDARY PLANTING
 STRIP ALONG ALL STREET FRONTAGES