

06-101

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BY:

GENERAL NOTES

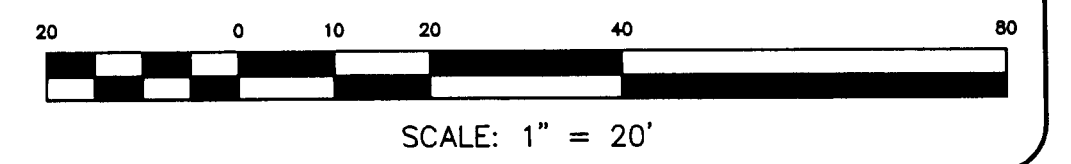
1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site, but the exact configuration, placement, 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.
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.
6. Parking will be provided which meets or exceeds the requirements of the Ordinance.
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.
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.

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'

FOR PUBLIC HEARING
PETITION NUMBER 2006-101



DATE: 10/31
REV: 1
PROJECT: 2006-101
PROJECT NAME: 6TH STREET AT IRWIN AVENUE CONDOS
PROJECT NUMBER: 2006-101
PROJECT LOCATION: 6TH STREET AT IRWIN AVENUE
PROJECT DATE: 10/31/06
PROJECT TIME: 10:00 AM
PROJECT BY: [Signature]
PROJECT FOR: [Signature]
PROJECT TO: [Signature]
PROJECT FROM: [Signature]
PROJECT BY: [Signature]
PROJECT FOR: [Signature]
PROJECT TO: [Signature]
PROJECT FROM: [Signature]

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

TECHNICAL DATA SHEET

RZ-1

