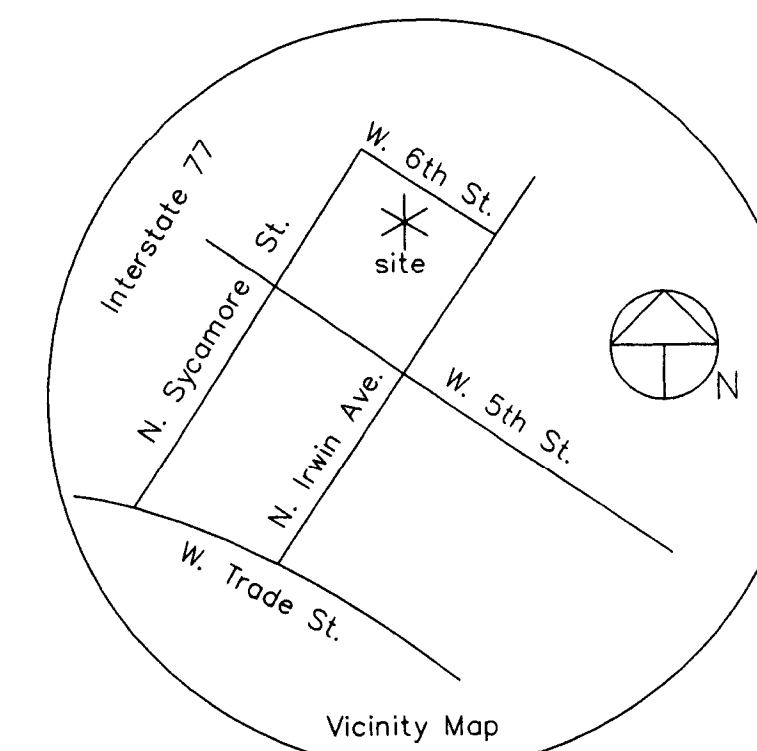
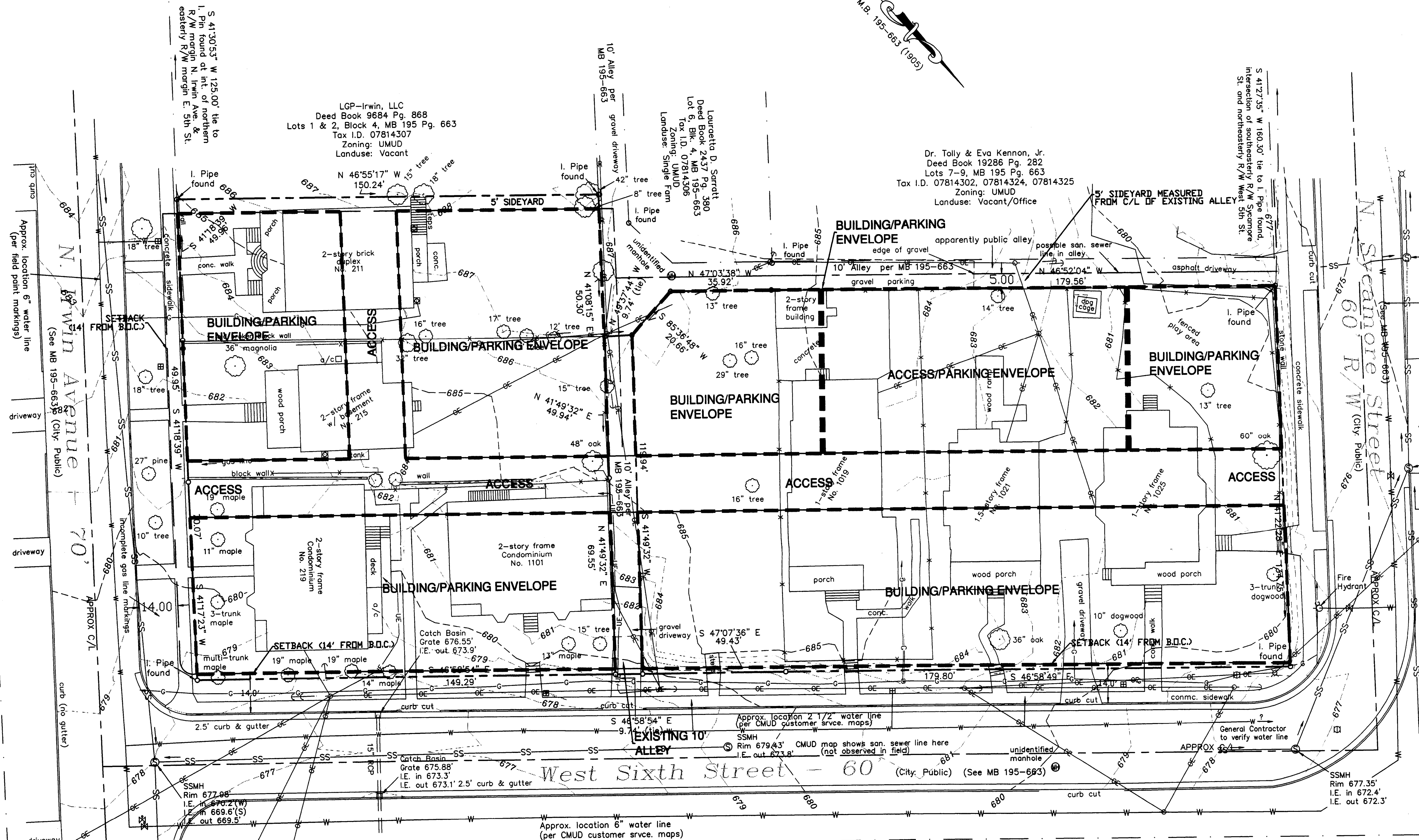




2006-101

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

Approx. location 6" water line
(per CMUD customer srvc. maps)

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

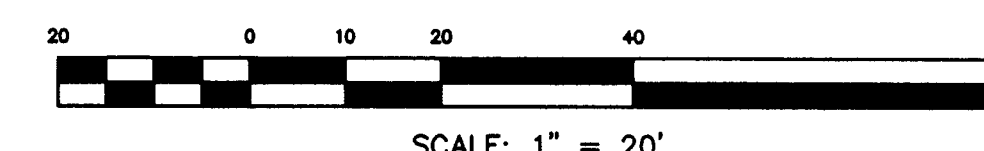
I.E. in 669.1'

OCT 11 2005
BY:

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'



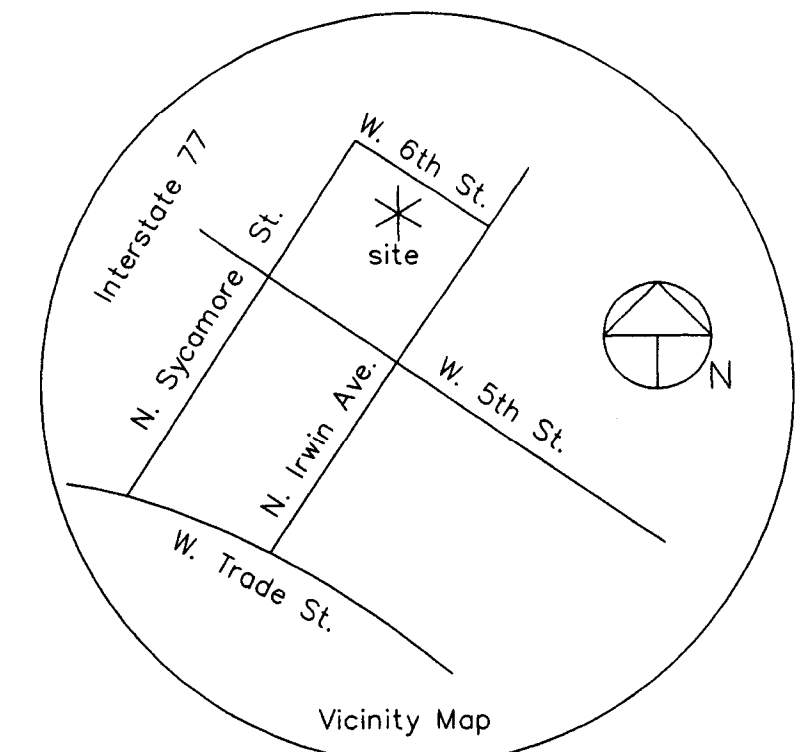
DATE	
REV.	
DRAWING SCALE	
PROJECT MANAGER	
PROJECT ENGINEER	
PROJECT NAME	
PROJECT ADDRESS	
APPROVED BY	
DATE	

GEOSCIENCE GROUP
INCORPORATED
1000 S. W. 10TH AVE.
SUITE 200
FORT LAUDERDALE, FL 33304
(954) 575-1000
WWW.GEOSCIENCEGROUP.COM

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

TECHNICAL DATA SHEET

RZ-1



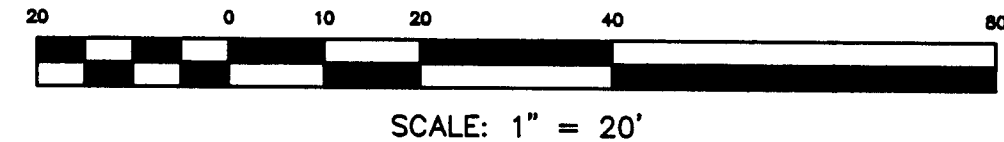
DATE	
REV.	
DRAWING SCALE	
PROJECT NAME	
PROJECT NUMBER	
APPROVED BY	
DATE	
FILE NAME	

GEOSCIENCE GROUP
INCORPORATED
1000 S. W. 10th St.
Charlotte, NC 28203
(704) 399-1234

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'

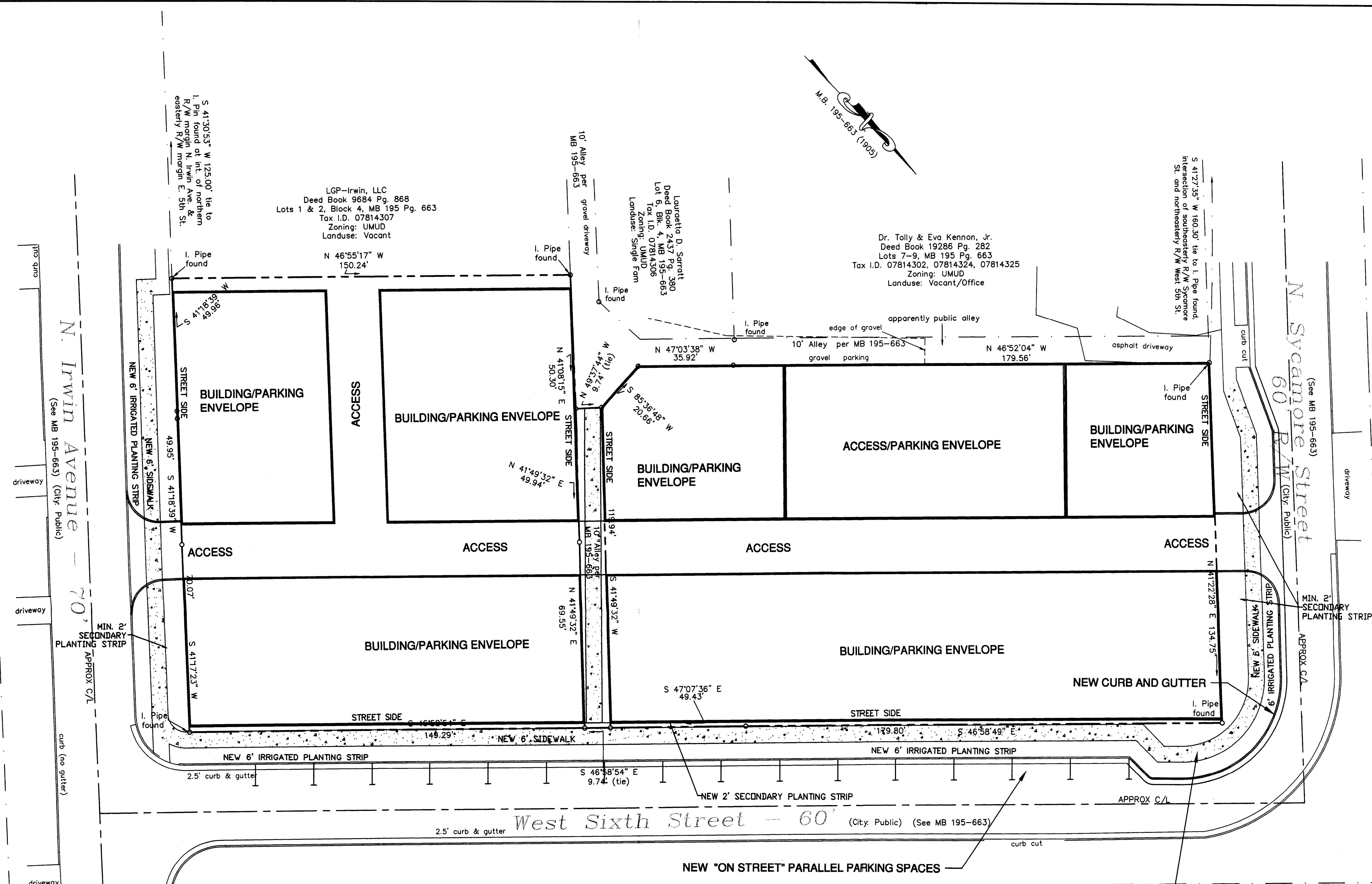
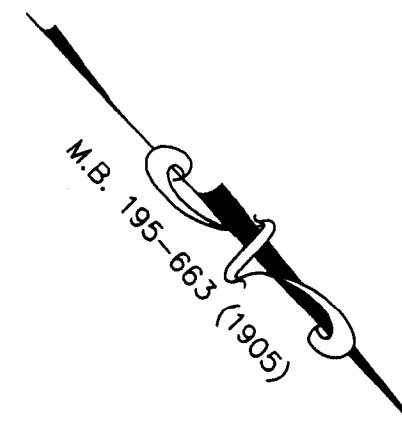
PARKING REQ'D: 1 SPACE PER UNIT
PARKING PROVIDED: MIN. 1 PER UNIT
BIKE PARKING REQUIREMENT SHALL
BE PER ORDINANCE

S 41°30'53" W 125.00' tie to
I. Pipe found at int. of northern
R/W margin N. Irwin Ave. &
easterly R/W margin E. 5th St.

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

Laurelto D. Sorrell
Deed Book 2437 Pg. 380
Lot 6, Bk. 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



GENERAL NOTES

- The development of the site will be controlled by the standards depicted on this site plan and by the standards of 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/number of individual buildings/dwelling units and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
- All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated.
- Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/location requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
- Sidewalks and planting strips along the site's public street frontages shall be established as indicated on the site plan.
- All landscape planting will conform to Chapter 12 of the City of Charlotte Ordinance.
- Parking Standards
-For attached structures in UR zoning, the minimum number of parking spaces is one per dwelling unit, with a maximum of two per dwelling unit.

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