



- 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 of 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) 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, bicycle parking/storage, 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.
- The use proposed by this rezoning is a townhome for sale development containing a maximum of four (4) units.
- The proposed buildings shall be a maximum of 43'-3" in height along Marshall Pl. and 49'-6" along the green space behind the buildings.
- Parking Standards - based on TOD Zoning requirements.
 - Residential use in TOD zoning has a maximum of 1.6 parking spaces per dwelling unit.
 - Parking maximums may be exceeded by up to a total of 25%, if a structured or underground parking deck is provided on site (Section 9.1208.6(a)(2)).
 - On street parking spaces may count towards minimum required number of spaces, but do not count in calculating maximum parking spaces.
 - Minimum parking provided will be 1 space per bedroom, subject to a 5% variance.
- Exterior building materials may consist of wood, fiber cement, stone, brick, stone, stucco, or any combination of such materials. Vinyl siding is prohibited.
- Wall-pak lighting shall be prohibited. Exterior lighting will be fully shielded.
- Waste collection shall be via roll-out containers.
- Storm Water Quality 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. The petitioner shall analyze the drainage system to the downstream channel behind the homes at Ideal Way (Ideal Way is required to pass a 25-year storm event). If it is found that the 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 Services and Land Development are comfortable with no analysis if the 25-year event is detained.
- The petitioner shall construct a six foot sidewalk and 8 foot planting strip along the site's public street frontages (Ideal Way, Euclid Ave, Marshall Pl).
- The attached perspective illustrations are supplied solely to illustrate the general height, scale and massing of the proposed buildings in relation to one another. The drawings do not depict any specific architectural feature or detail which would otherwise be construed to be a zoning condition of the site plan or related attachments.
- Setbacks are measured from the proposed future back of curb or existing back of curb, whichever is greater.
- Storm Water Volume and Peak Control:
 - The development shall control the 1-year 24 hour storm volume and release the volume over a minimum of 48 hours and a maximum of 120 hours. The development shall provide peak control for the 10-year 6-hour storm. For the purposes of calculating pre-development peak flow rates from this development, the engineer shall assume the site is 50% forest and 50% lawn. Peak control for the 2-year storm shall not be analyzed.

"Site Data" section on the plan as follows:

Tax Parcel: 121-076-01, 02 and 03

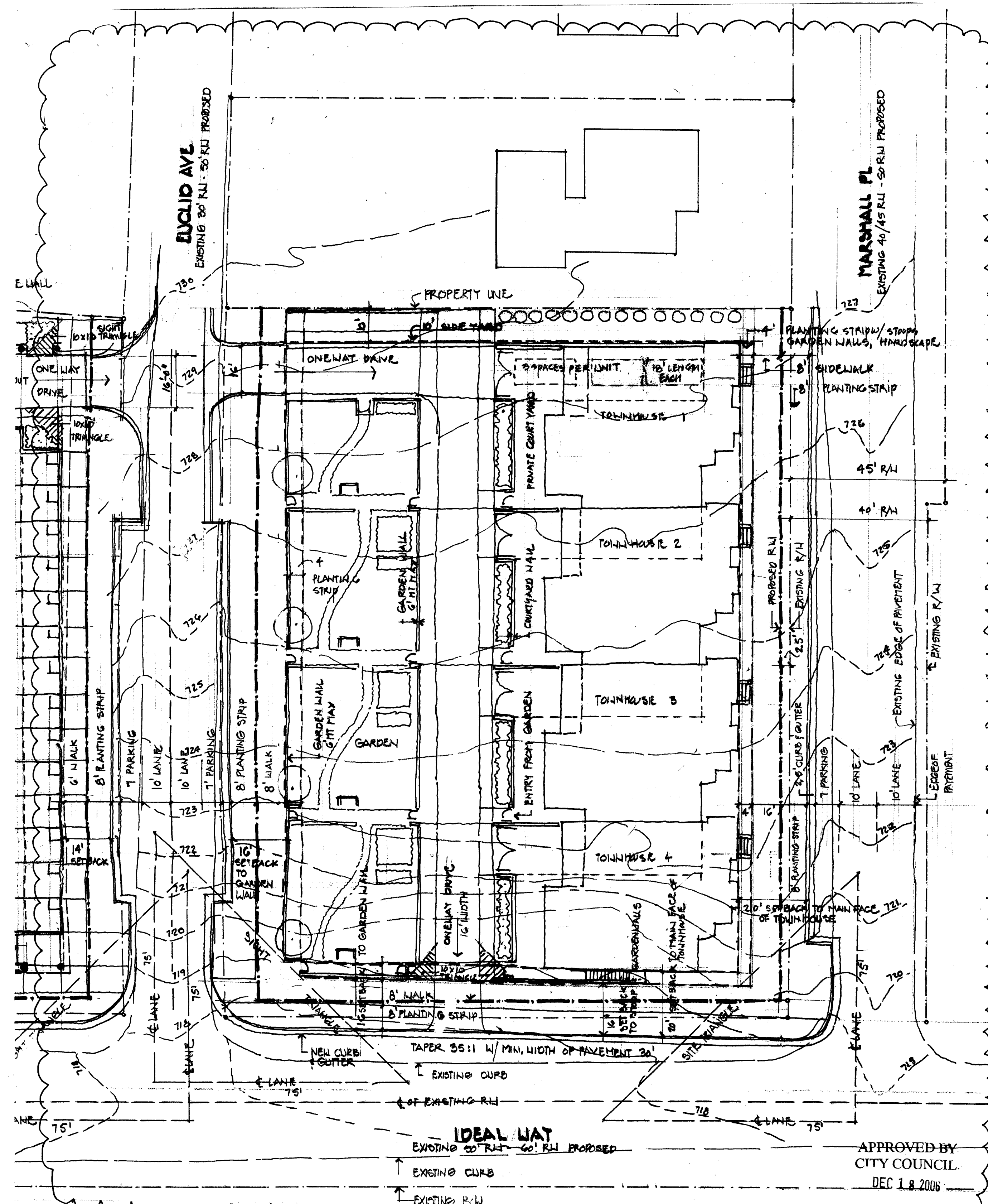
Existing Zoning: R-5

Proposed Zoning: MUDD

Proposed Use: Residential (townhomes for sale)

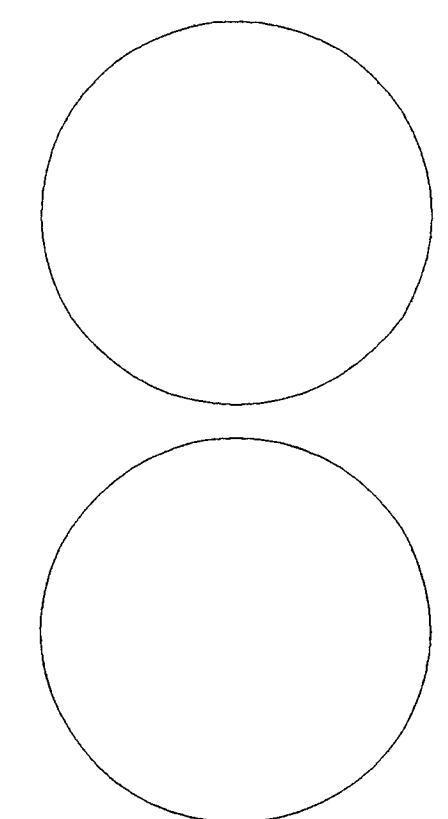
Maximum Density (based on 4 units) = 5 du/acre

Site Acreage: 8 gross acres, more or less



FIRST FLOOR/ GROUND LEVEL
1"=20'-0"

FOR PUBLIC HEARING
PETITION NO. 2006-128



127 North Tryon Street
Suite 210
Charlotte, NC 28202
phone: (704) 333-3360
fax: (704) 333-3362
construction@dasarchitecture.com



BLUESKY
PARTNERS, LLC

301 Ideal Way

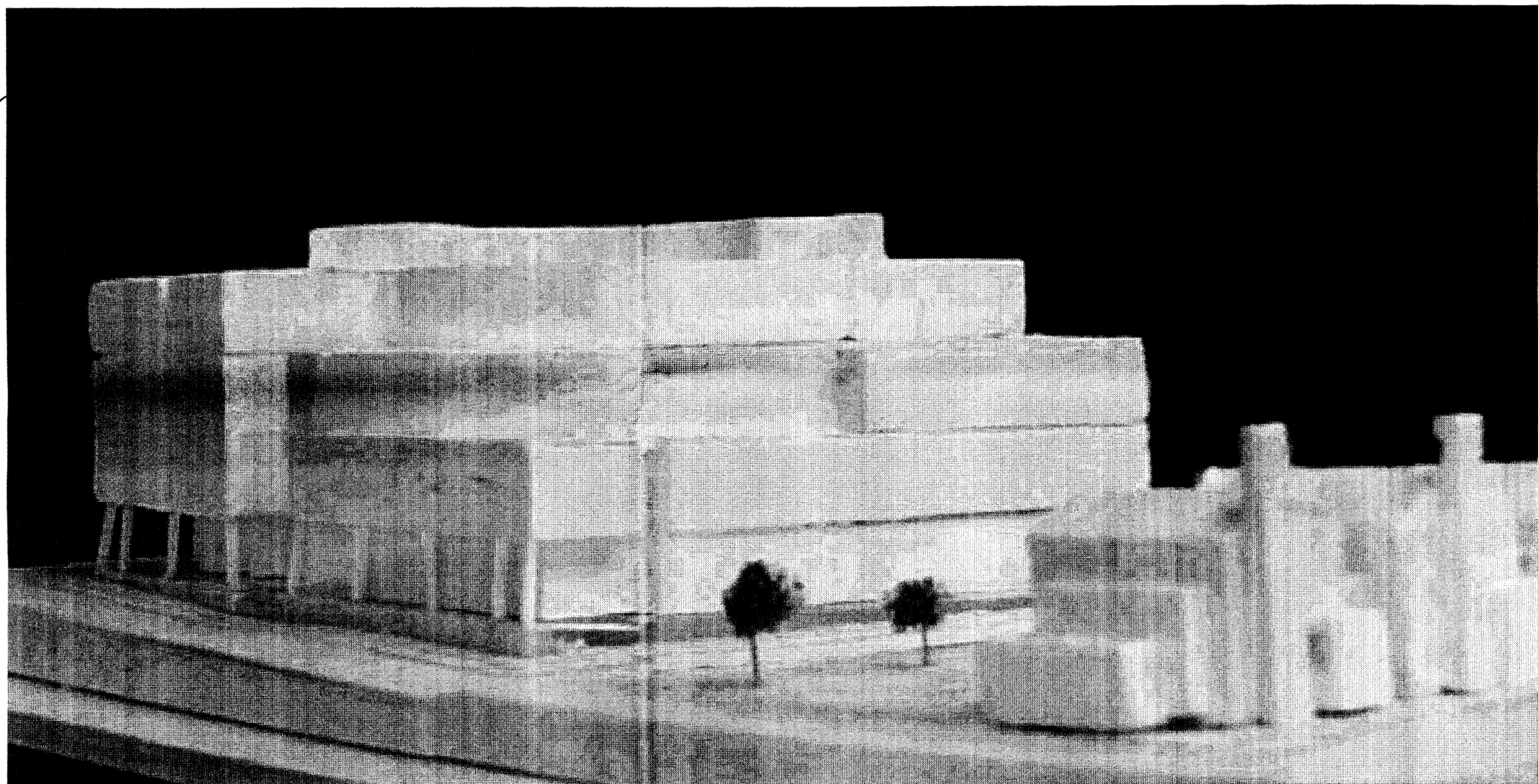
No.	Date	Description
1	Revised: September 20, 2006	Preliminary Review Comments
2	Revised: October 09, 2006	Preliminary Review Comments
3	Revised: December xx, 2006	Planning Deferral

DRAWN BY: jhb
PROJECT NO: 0620902
ISSUE DATE: June 26, 2006

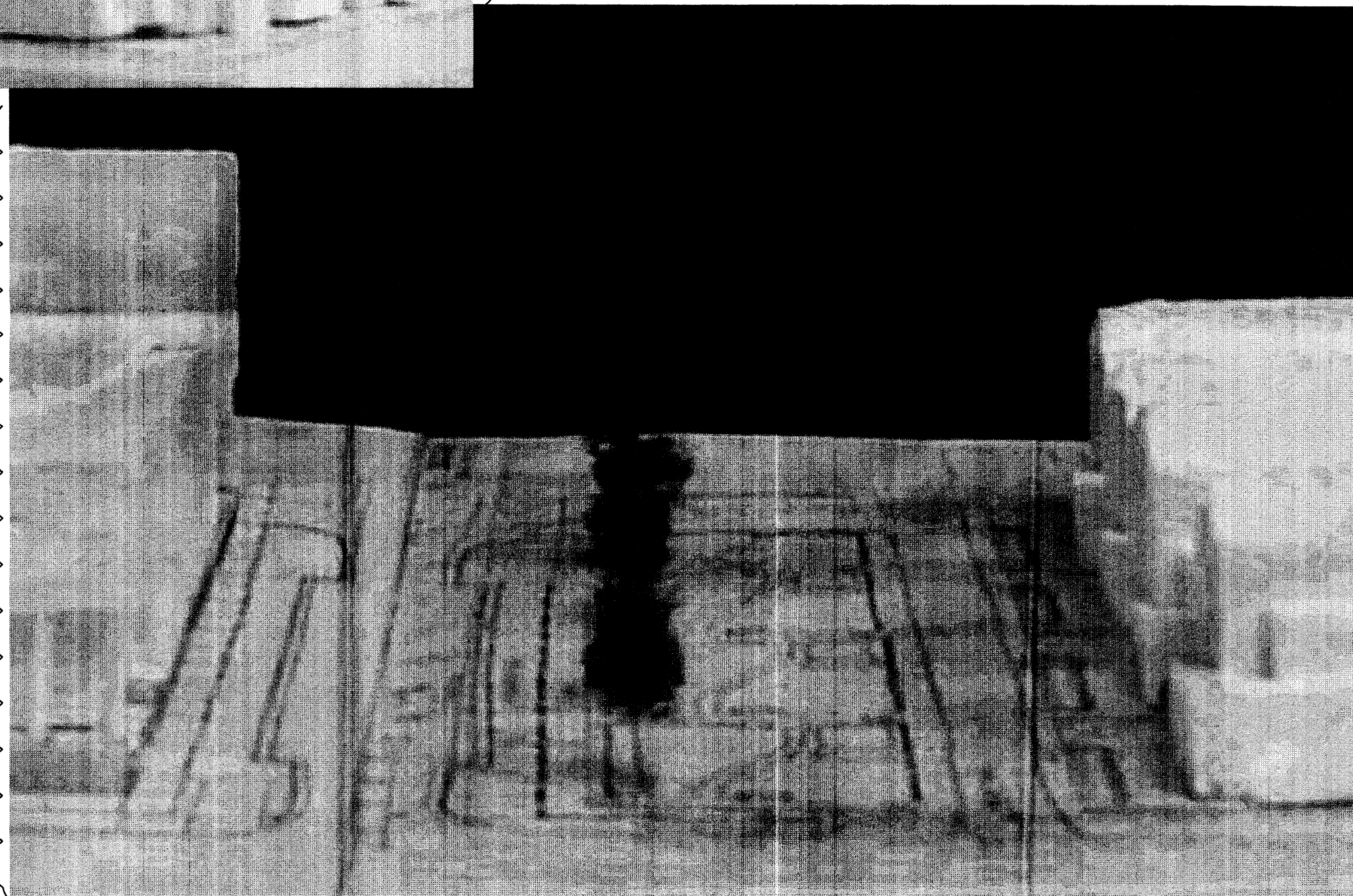


Site Plan

RZ-01



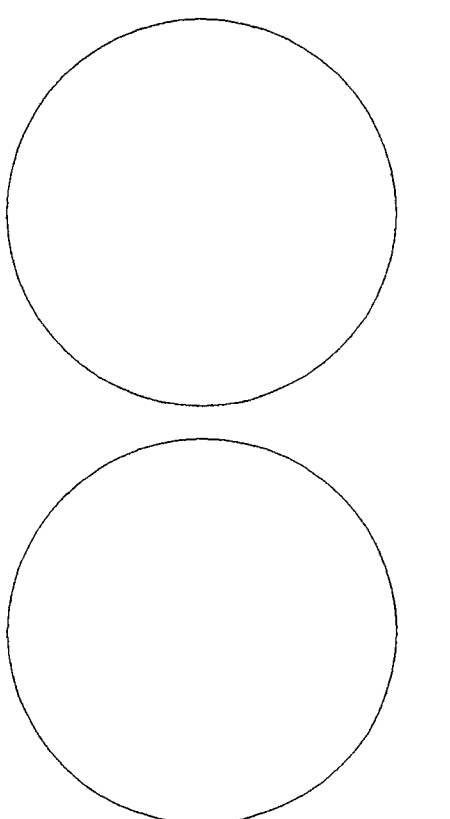
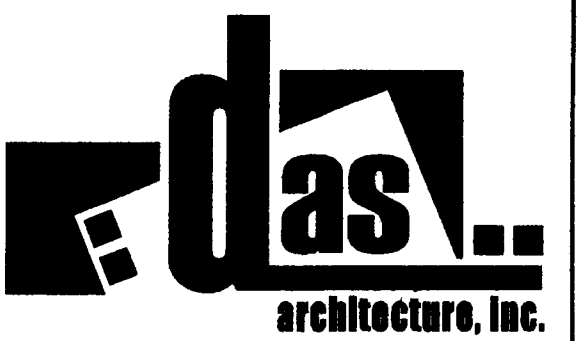
PERSPECTIVE VIEW AT IDEAL WAY AND MARSHALL PL.
NOT TO SCALE



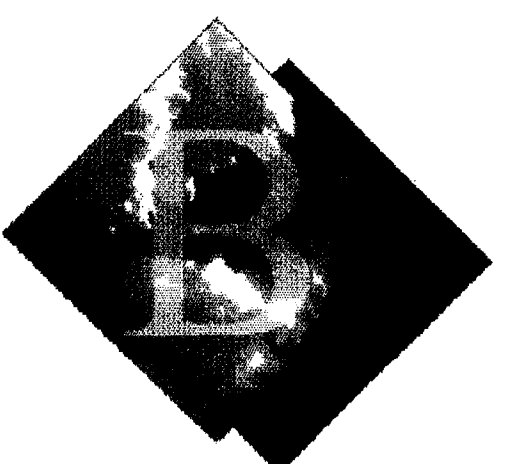
PERSPECTIVE VIEW DOWN EUCLID AVE.
NOT TO SCALE

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1 Sheet Revised



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BLUESKY
PARTNERS, LLC

301 Ideal Way

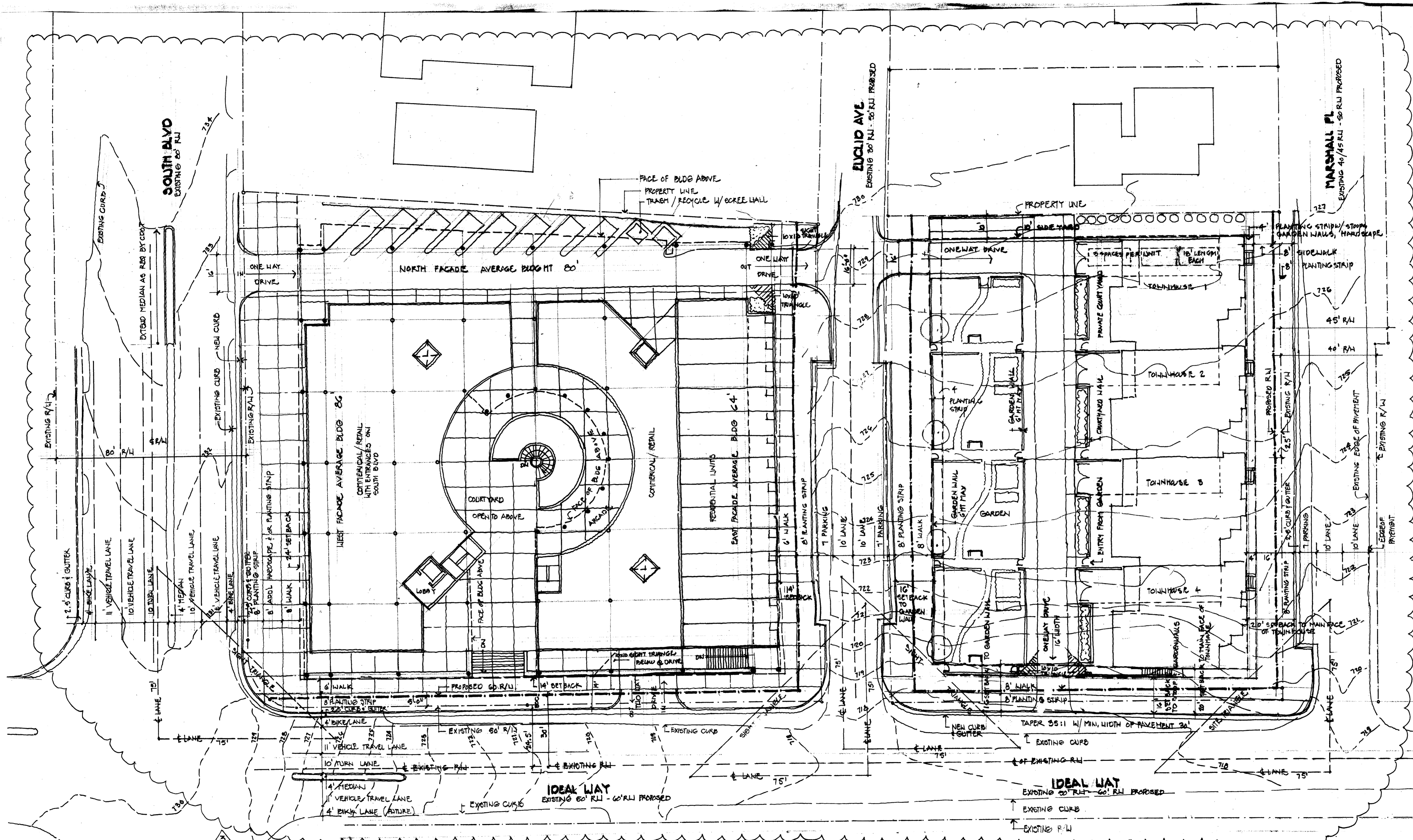
ISSUED FOR:		Description
No.	Date	
1		Revised: September 20, 2006 Preliminary Review Comments
2		Revised: October 09, 2006 Preliminary Review Comments
3		Revised: December xx, 2006 Planning Deferral

DRAWN BY: jhb
PROJECT NO: 0620902
ISSUE DATE: June 26, 2006



Perspective View
Building Massing

RZ-02



FIRST FLOOR / PLAZA LEVEL
1"=20'-0"

FOR PUBLIC HEARING
PETITION NO. 2006-128



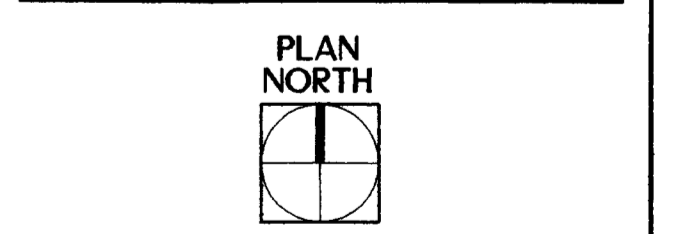
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301 Ideal Way


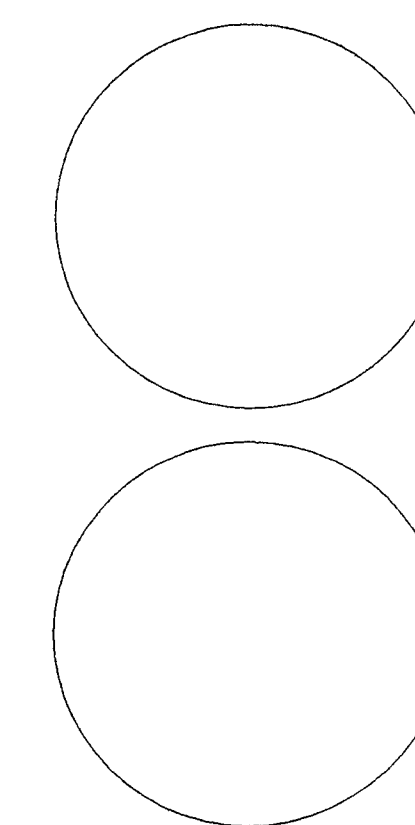
ISSUED FOR:		
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PROJECT NO: 0620902
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Site Plan with
Adjacent Parcel

RZ-03

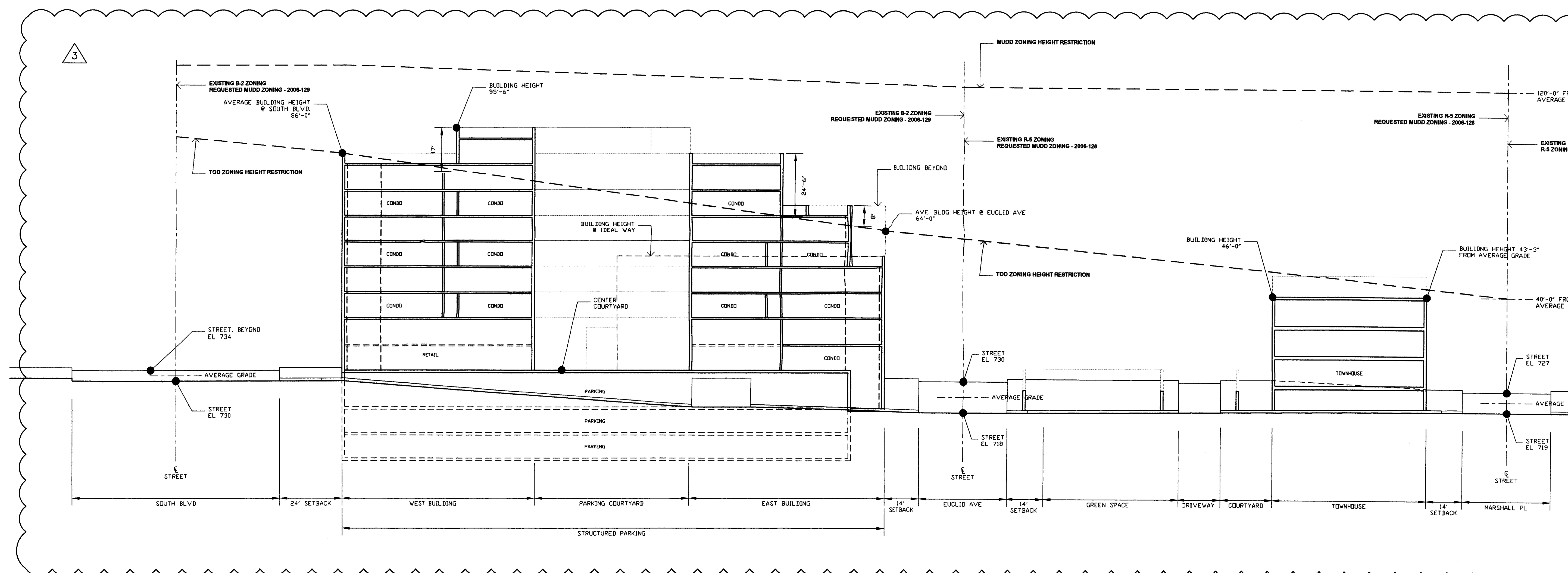


301 Ideal Way

DRAWN BY: jhb
PROJECT NO: 0620902
ISSUE DATE: June 26, 2006

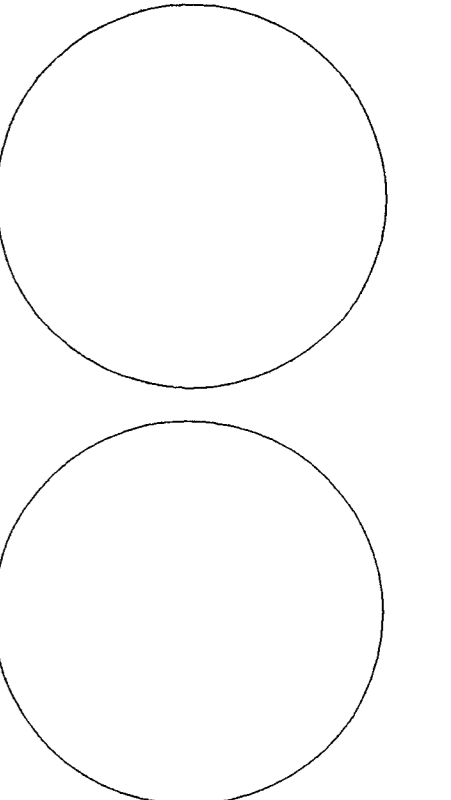
Site Section with
Adjacent Parcel

RZ-04



SITE SECTION THRU AVERAGE TOD HEIGHT RESTRICTION
1"=20'-0" IDEAL WAY SHOWN FOR CLARITY

FOR PUBLIC HEARING
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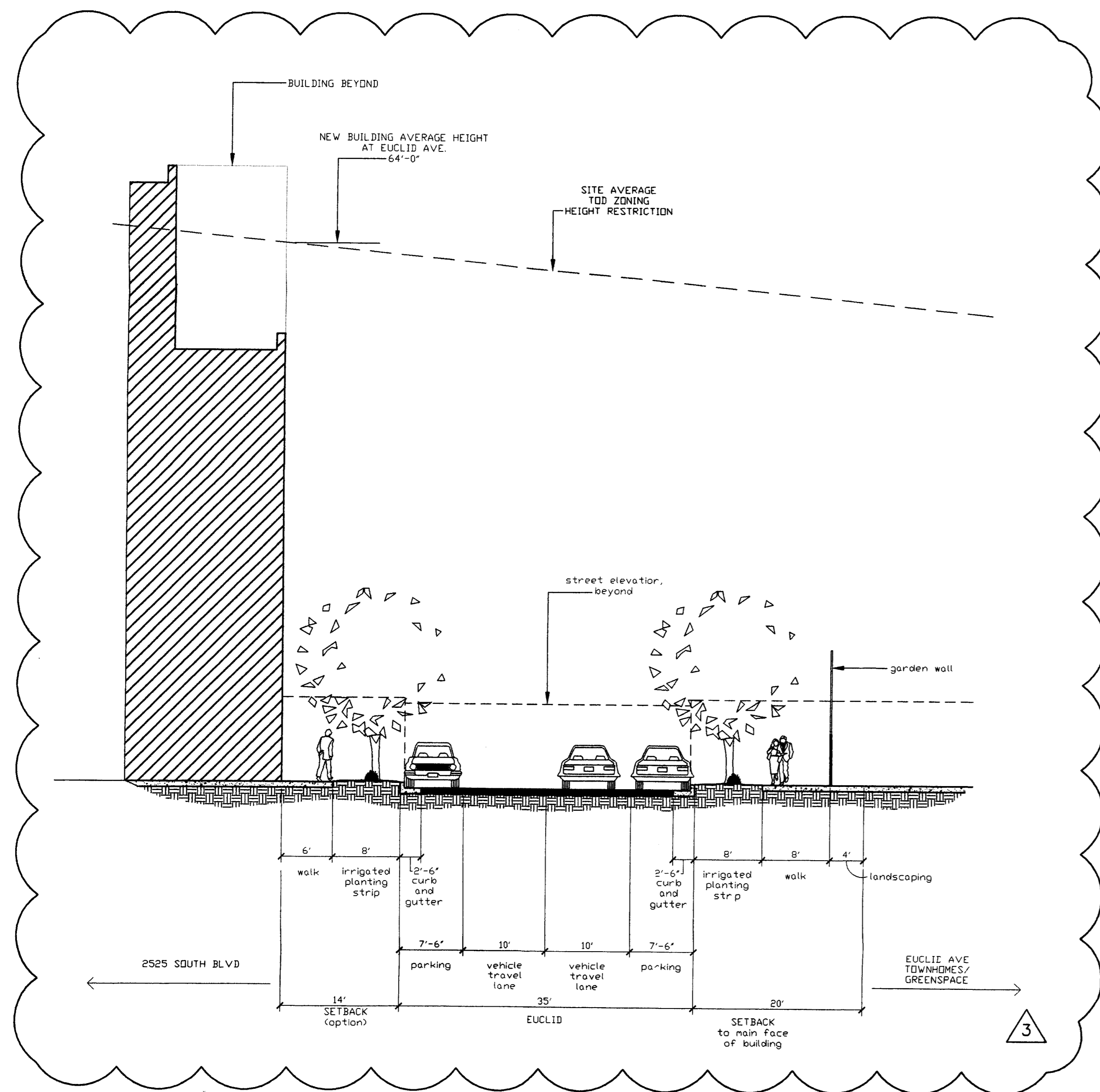
301 Ideal Way

ISSUED FOR:		
No.	Date	Description
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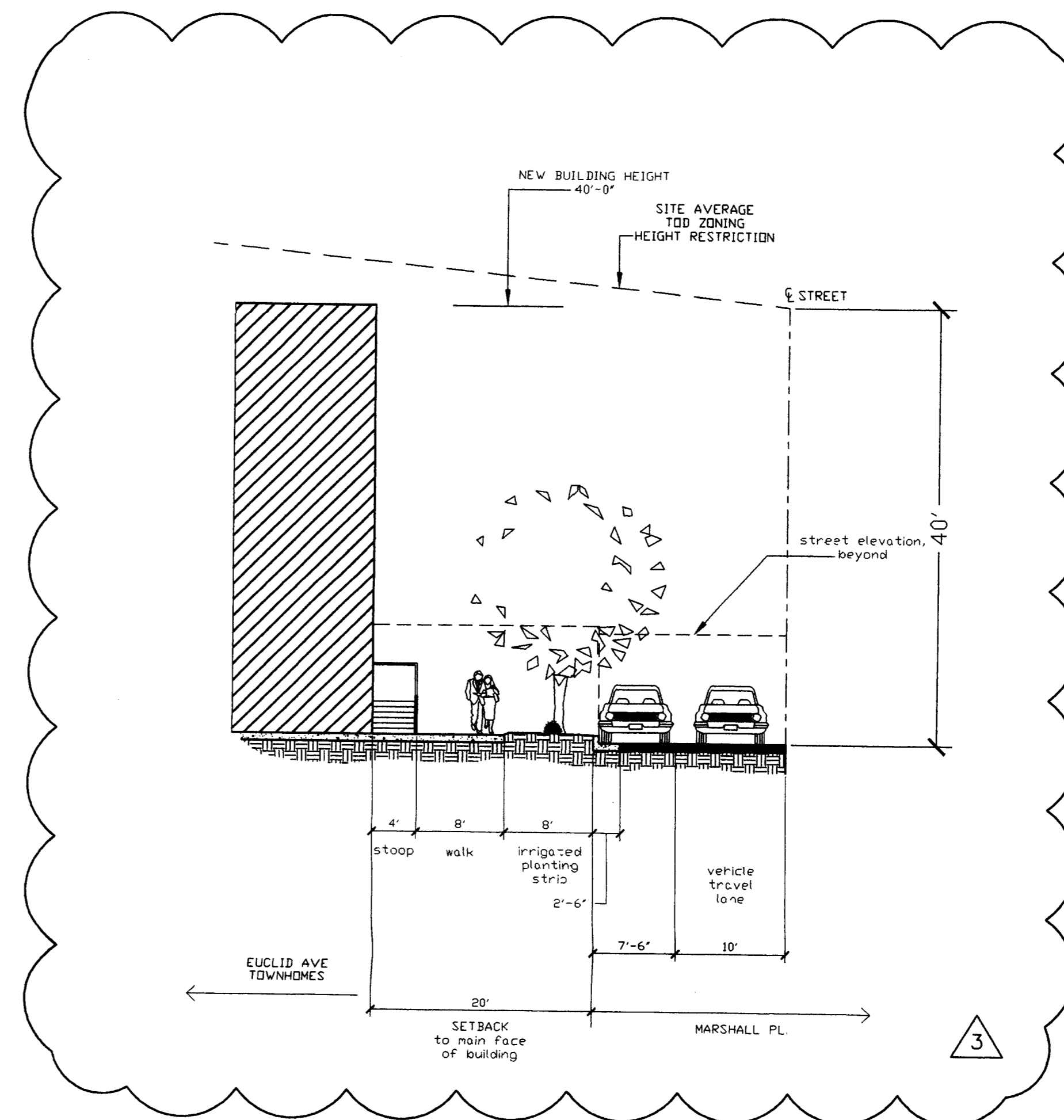
Street Sections

RZ-05



EUCLID AVE. STREET SECTION
(assumed per south end transit station area plan)

1"=10'-0"



MARSHALL PL. STREET SECTION
(assumed per south end transit station area plan)

1"=10'-0"