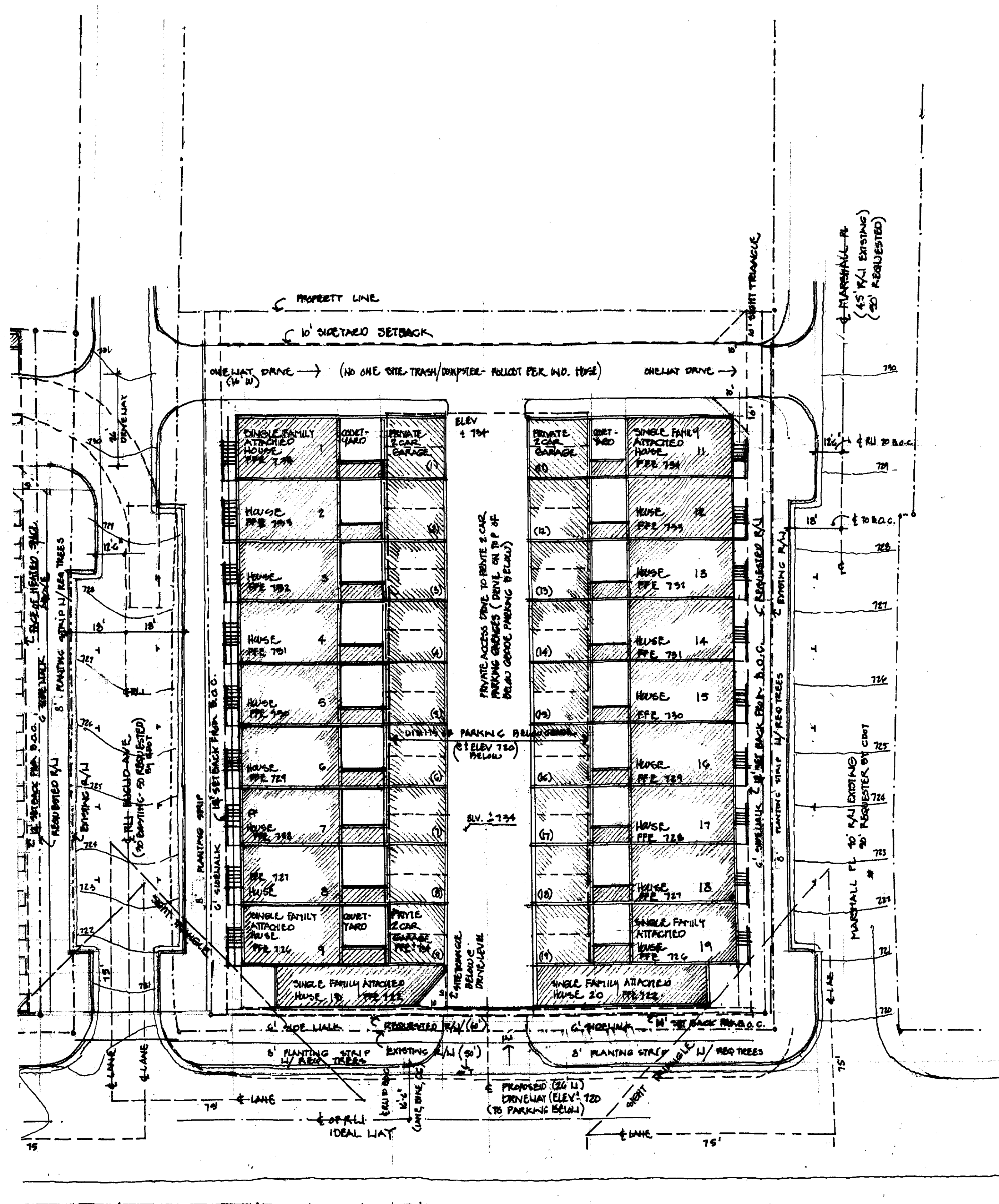




- The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the 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 twenty-four units.
- The proposed buildings shall be a maximum of 40'-0" in height.
- Each townhome unit shall be designed to include a two car garage. (note: some end units may not be designed with a garage due to sight/distance triangle requirements, and/or other regulatory standards.)
- Exterior building materials may consist of wood, fiber cement panel/board, brick, stone, stucco, or any combination of such materials. Vinyl siding is prohibited.
- Wall pack lighting shall be prohibited.
- Waste collection shall be via roll out containers.
- The petitioner shall tie into 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 proposed development. If it is found that the proposed development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternative methods to prevent this from occurring. Further, 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.
- 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.
- The petitioner proposes the MUDD-O (CD) district with respect to the following:
 - Balconies. Balconies shall be allowed to project 48" into the established building setback.

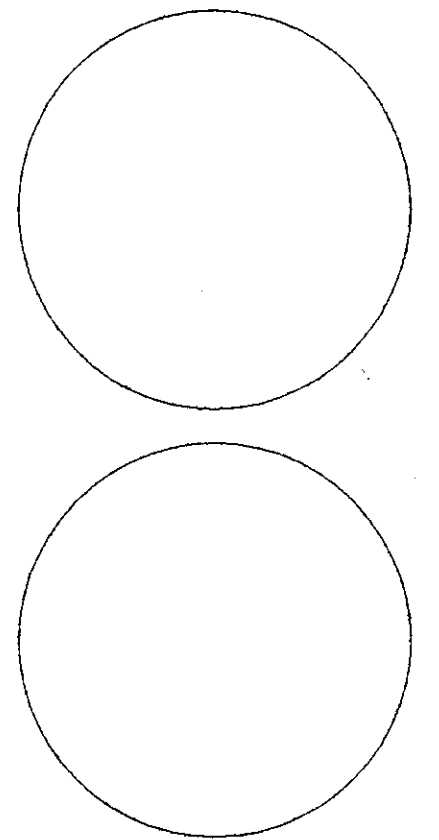
"Site Data" section on the plan as follows:
Tax Parcel: 121-076-01, 02 and 03
Existing Zoning: R-5
Proposed Zoning: MUDD-O (CD) see note 13
Proposed Use: residential (townhomes for sale) beneath grade parking
Maximum Density (based on 24 units): 30 du/acre
Site Acreage: .8 gross acres, more or less



301 SITE PLAN 1"=20'-0"

1"=20'-0"

FOR PUBLIC HEARING
Petition Number 06-128



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

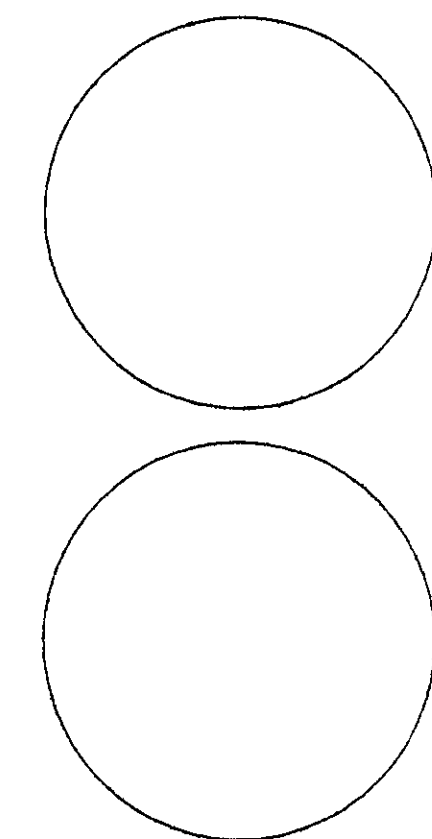
ISSUED FOR:
No. Date Description
1 Revised: September 20, 2006
Preliminary Review Comments

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



Site Plan

RZ-01



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301 Ideal Way

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Site Plan with
Adjacent Parcel

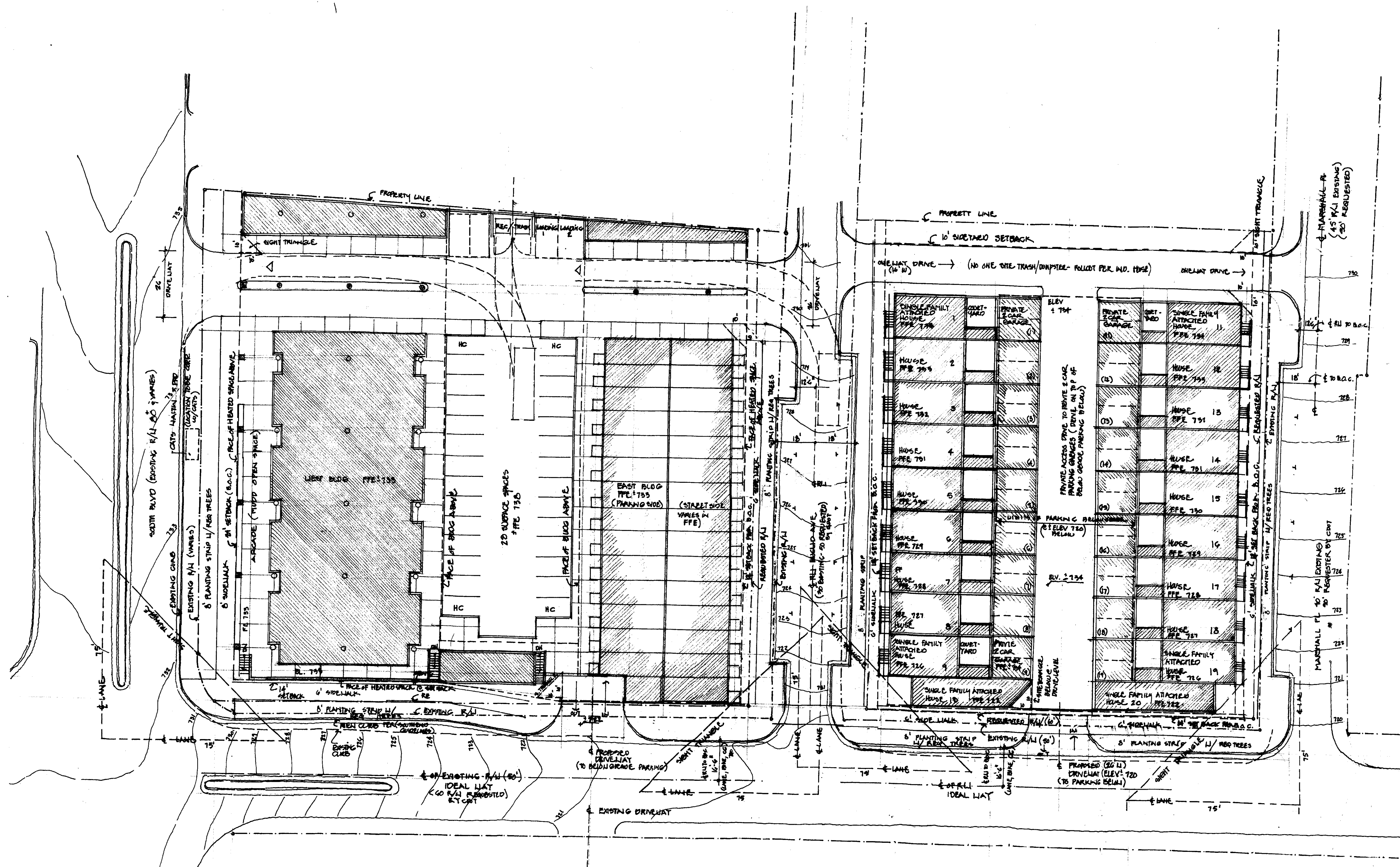
RZ-03

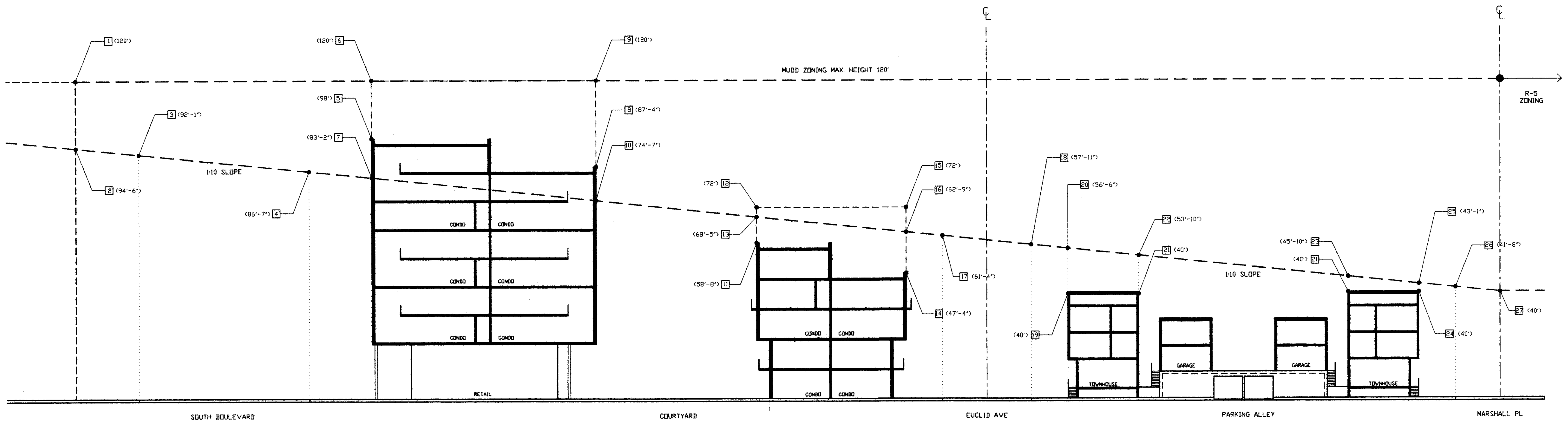
FOR PUBLIC HEARING
Petition Number 06-128

1 Sheet Revised

2525 FIRST FLOOR/PLAZA LEVEL 1"=20'-0"

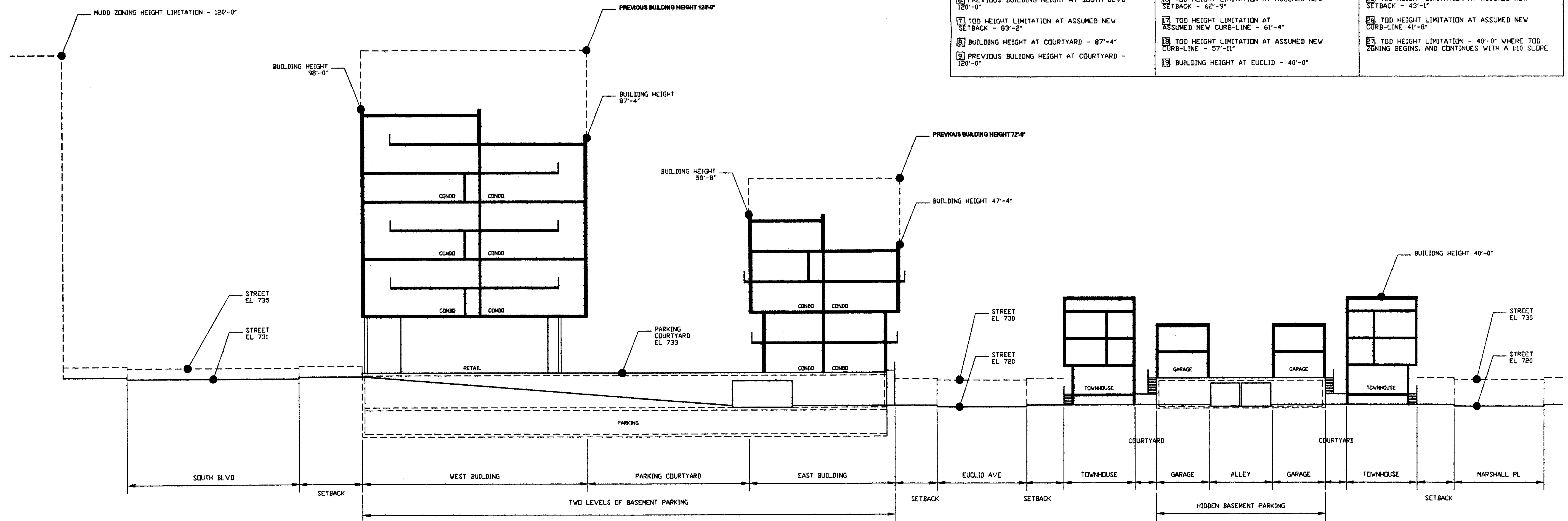
301 SITE PLAN 1"=20'-0"





SITE SECTION DIAGRAM - TOD/MUDD ZONING
1"=20'-0"

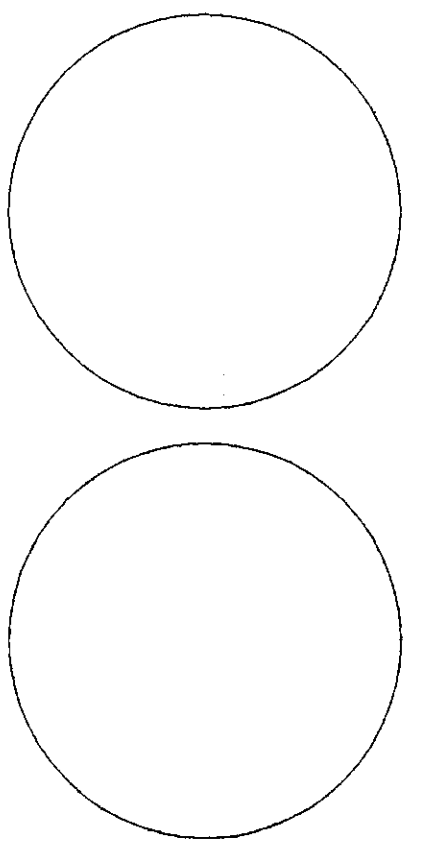
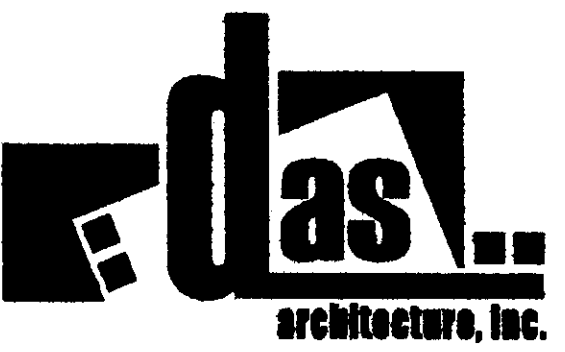
NOTE KEY: 1 MUDD ZONING MAXIMUM BUILDING HEIGHT 120'-0" 2 TOD HEIGHT LIMITATION AT ASSUMED NEW BUILDING 94'-6" 3 TOD HEIGHT LIMITATION AT ASSUMED NEW CURB-LINE ALONG SOUTH BLVD - 92'-1" 4 TOD HEIGHT LIMITATION AT ASSUMED NEW CURB-LINE ALONG SOUTH BLVD AT SITE - 86'-7" 5 BUILDING HEIGHT AT SOUTH BLVD - 98'-0" 6 PREVIOUS BUILDING HEIGHT AT SOUTH BLVD - 120'-0" 7 TOD HEIGHT LIMITATION AT ASSUMED NEW SETBACK - 83'-2" 8 BUILDING HEIGHT AT COURTYARD - 87'-4" 9 PREVIOUS BUILDING HEIGHT AT COURTYARD - 120'-0" 10 TOD HEIGHT LIMITATION AT COURTYARD - 74'-7" 11 BUILDING HEIGHT AT COURTYARD - 58'-8" 12 PREVIOUS BUILDING HEIGHT AT COURTYARD - 72'-0" 13 TOD HEIGHT LIMITATION AT COURTYARD - 68'-5" 14 BUILDING HEIGHT AT EUCLID - 47'-4" 15 PREVIOUS BUILDING HEIGHT AT EUCLID - 72'-0" 16 TOD HEIGHT LIMITATION AT ASSUMED NEW SETBACK - 62'-9" 17 TOD HEIGHT LIMITATION AT ASSUMED NEW CURB-LINE - 61'-4" 18 TOD HEIGHT LIMITATION AT ASSUMED NEW CURB-LINE - 57'-11" 19 BUILDING HEIGHT AT EUCLID - 40'-0" 20 TOD HEIGHT LIMITATION AT ASSUMED NEW SETBACK - 56'-4" 21 BUILDING HEIGHT AT PARKING ALLEY - 40'-0" 22 TOD HEIGHT LIMITATION AT PARKING ALLEY - 53'-10" 23 TOD HEIGHT LIMITATION AT PARKING ALLEY - 45'-10" 24 BUILDING HEIGHT AT MARSHALL - 40'-0" 25 TOD HEIGHT LIMITATION AT ASSUMED NEW SETBACK - 43'-1" 26 TOD HEIGHT LIMITATION AT ASSUMED NEW CURB-LINE 41'-8" 27 TOD HEIGHT LIMITATION - 40'-0" WHERE TOD ZONING BEGINS, AND CONTINUES WITH A 1:10 SLOPE		
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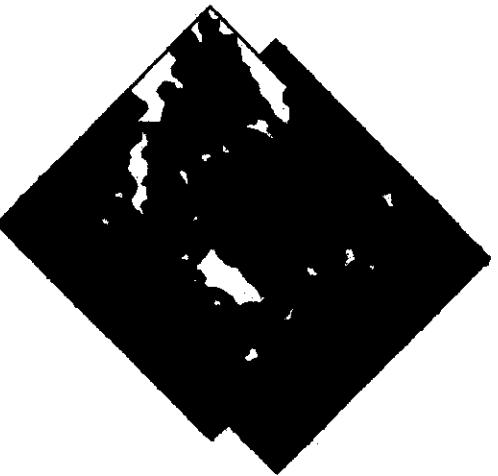
SITE SECTION ALONG IDEAL WAY
1"=20'-0"

FOR PUBLIC HEARING
Petition Number 06-128

1 Sheet Revised



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BLUESKY
PARTNERS, LLC

301 Ideal Way

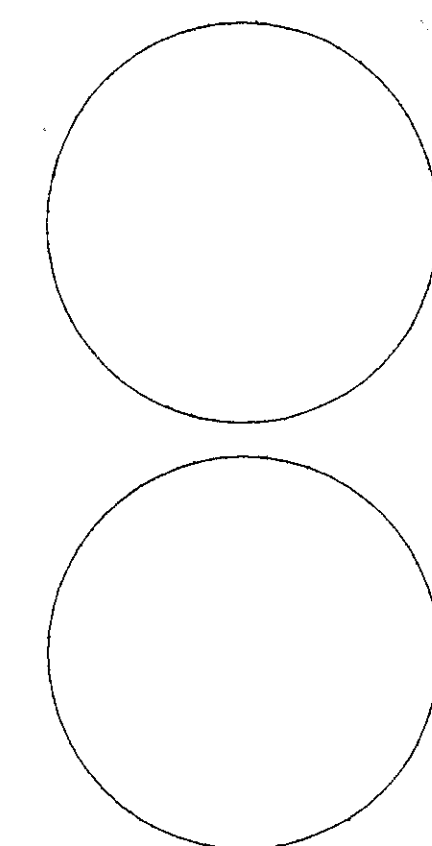
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Site Section with
Adjacent Parcel

RZ-04



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BLUE SKY
PARTNERS, LLC

301 Ideal Way

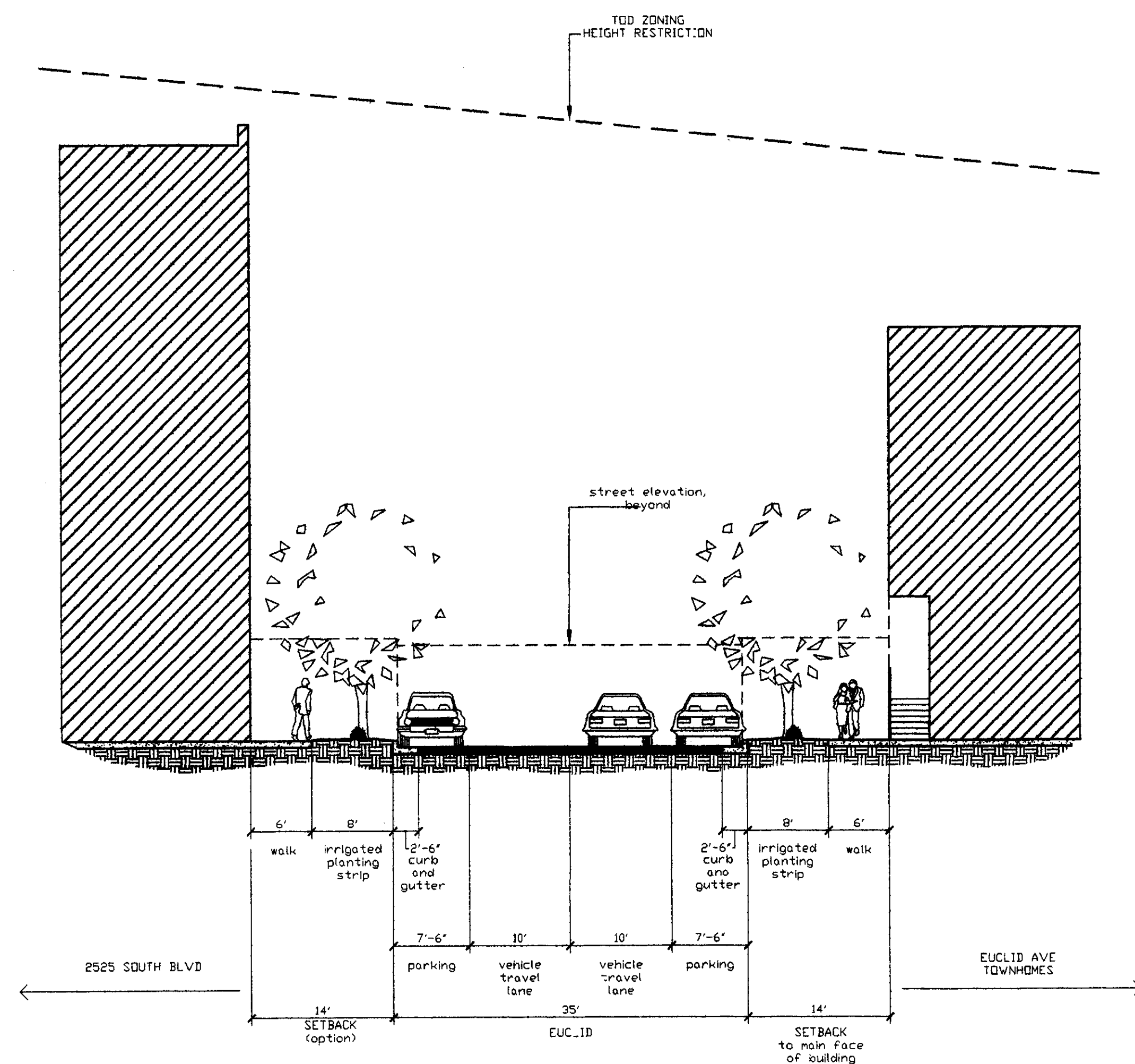
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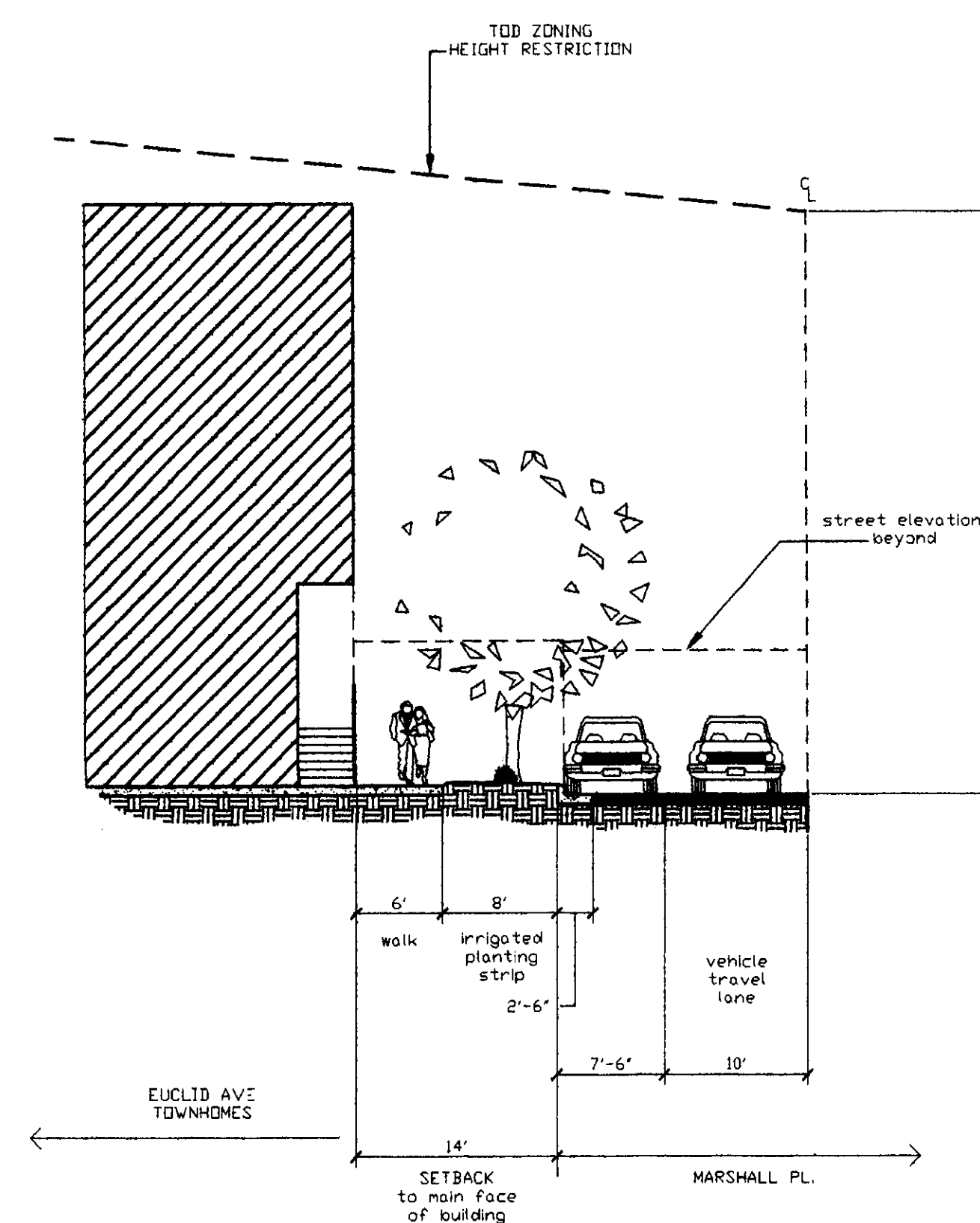


Street Sections

RZ-05



EUCLID AVE. STREET SECTION 1"=10'-0"
(assumed per south end transit station area plan)



MARSHALL PL. STREET SECTION 1"=10'-0"
(assumed per south end transit station area plan)

FOR PUBLIC HEARING
Petition Number 06-128

1 Sheet Added