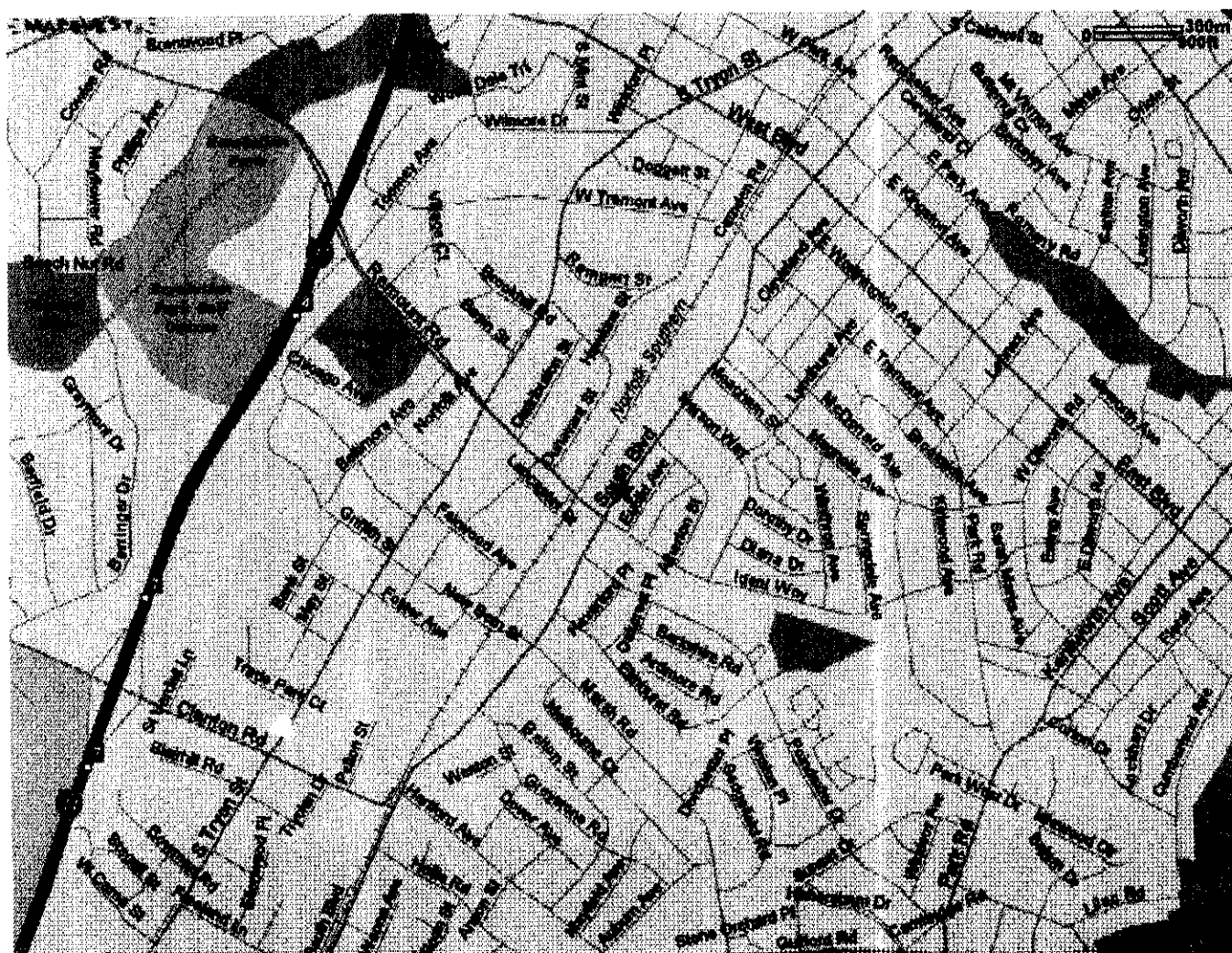


301 Ideal Way
Charlotte, NC 28203



- 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 mixed use development. A total of 200 dwelling units (max.) and 15,000 sq feet (max.) of commercial space is planned.
- The proposed average building heights are:
Average building height along South Blvd - 86'-0"
Average building height along Ideal Way - 82'-0"
Average building height along Euclid Ave - 64'-0"

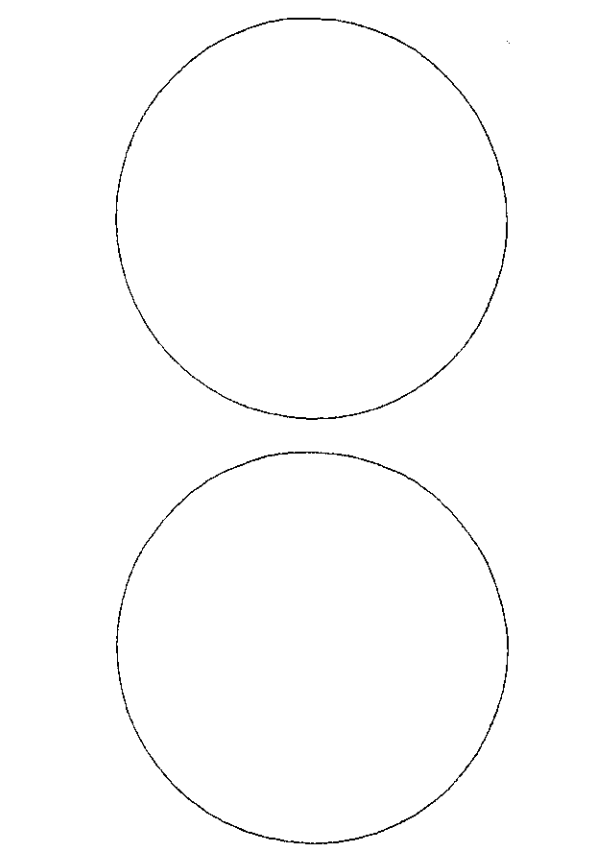
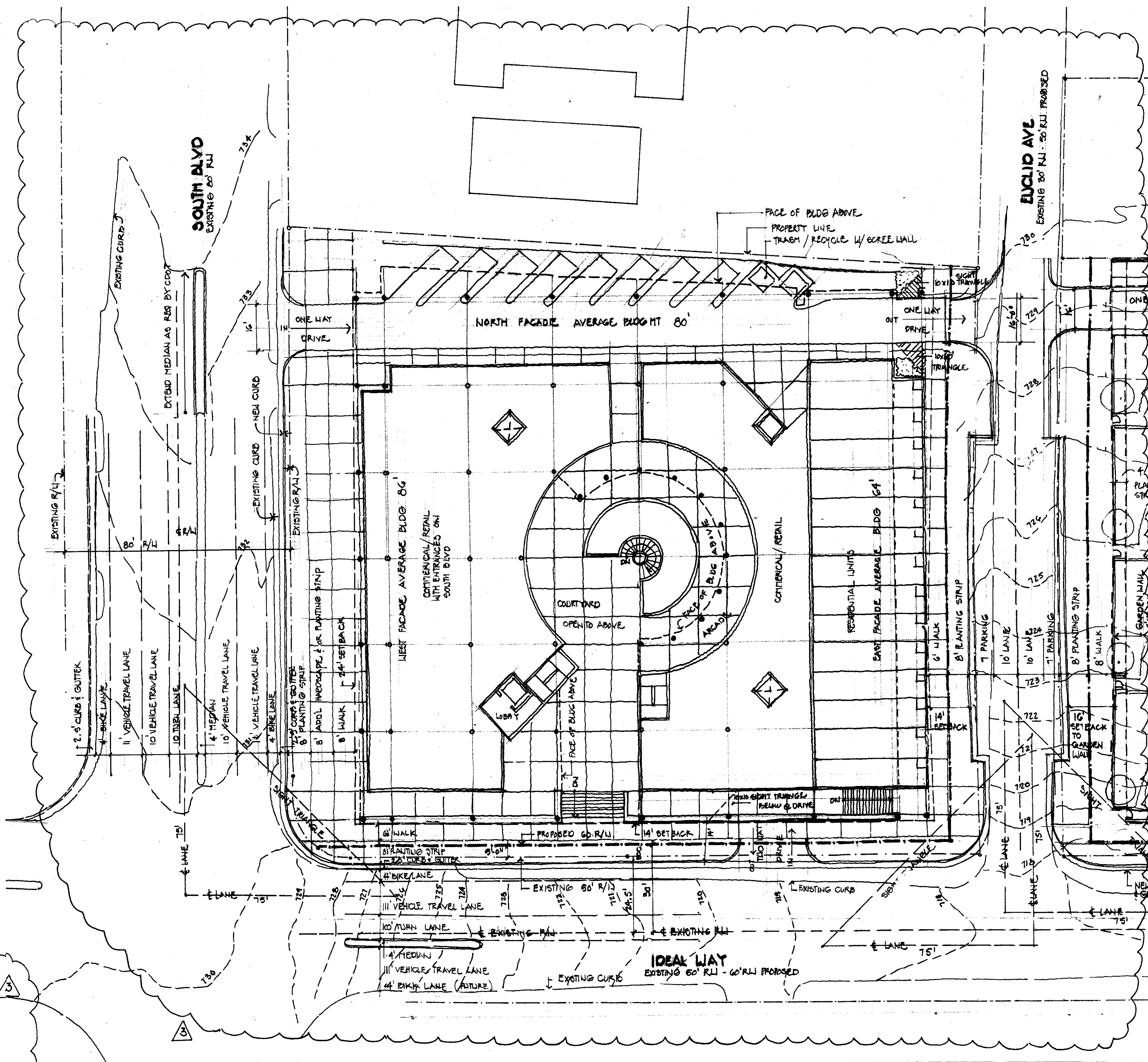
- Parking Standards based on TOD Zoning requirements:
Residential use in TOD zoning has a maximum of 1.6 parking spaces per dwelling unit.
Office use in TOD zoning has a maximum of one (1) parking space per 300 square feet of office space. Mixed use developments and multi-use developments of residential and office uses may share parking spaces.
Restaurant use in TOD zoning has a minimum of one (1) parking space per 150 square feet of restaurant space, but no more than one (1) space per 75 square feet.
Retail use in TOD zoning has a maximum of one (1) space per 250 square feet.
Parking maximums may be exceeded by up to a total of 25% if a structured or underground parking deck is provided on site (Section 9.208.6(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.

- Wall-park lighting shall be prohibited. Exterior lighting shall be fully shielded.
- The proposed development shall comply with MUDD ordinance requirements and design standards unless otherwise indicated.
- The petitioner shall construct an 8 foot sidewalk and 8 foot planting strip along the site's South Blvd frontage.
- Exterior building materials used to construct the two proposed buildings shall include metal, brick, concrete, stone, glass, stucco or any combination of said materials.
- 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.

- Petitioner shall construct a waiting pad for a shelter as per CATS Development Standards 60.02A on South Boulevard. CATS will provide and install a shelter after the construction of the waiting pad. The waiting pad will be installed in the general location shown on the site plan provided. Final location of the waiting pad will be coordinated with CATS Operations.
- The petitioner proposes the MUDD-O (CD) district with respect to the following:
a. Balconies. Balconies shall be allowed to project 48" into the established building setback along the South Boulevard Corridor only.
- Signage. The maximum signage square footage for the South Boulevard (west) building will meet the requirements of MUDD as stated in the ordinance.
- Setbacks are measured from the proposed future back of curb or existing back of curb, whichever is greater.

- 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.
- 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: 121-077-09 and 10.
Existing Zoning: B-2
Proposed Zoning: MUDD-O (CD) see note 13
Proposed Use: mixed use: 200 residential units and 25,000 sq feet of commercial space structured parking
- Site Acreage: 1.2 gross acres, more or less



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



BLUESKY
PARTNERS, LLC

2525 South Boulevard

ISSUED FOR:		
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



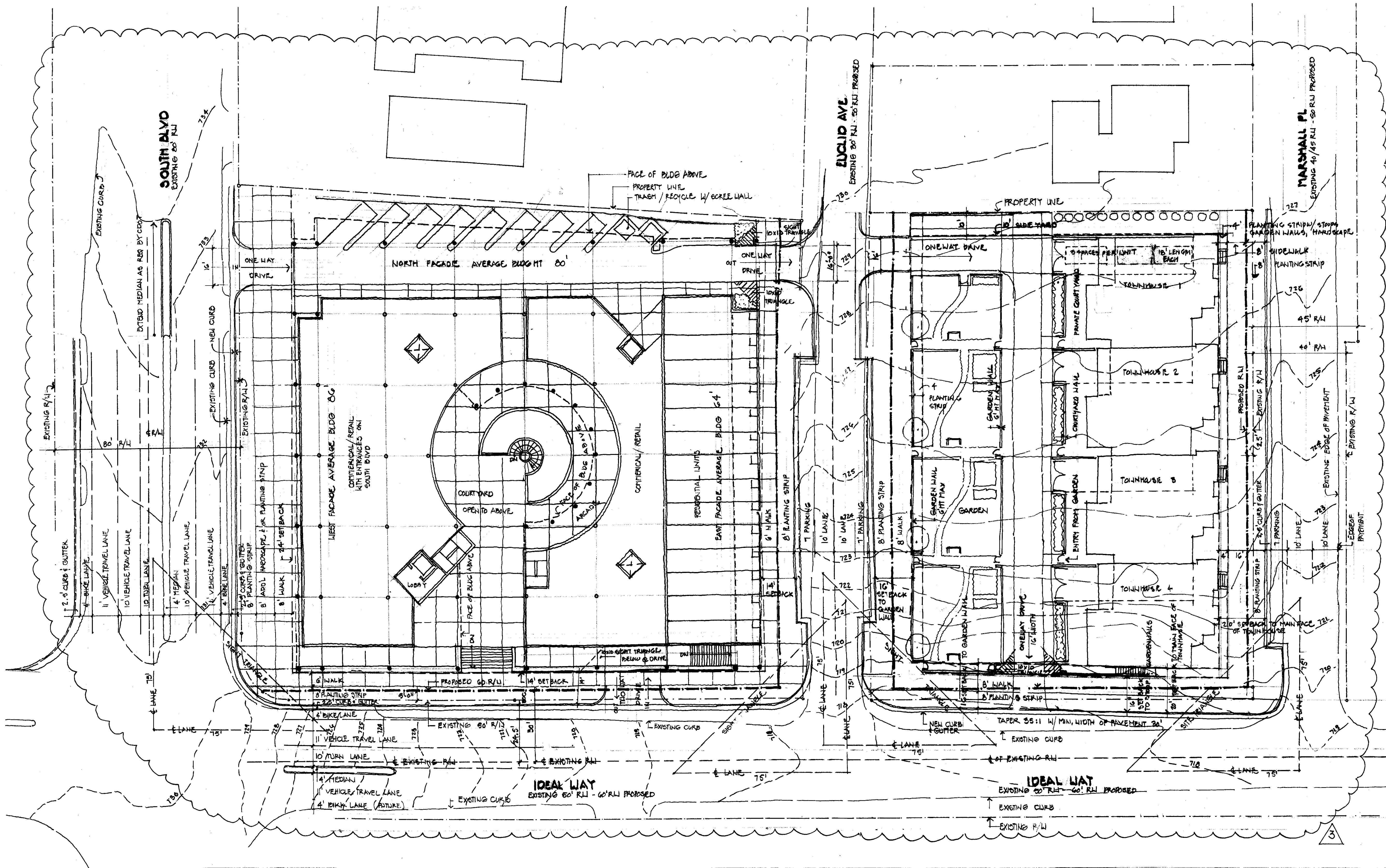
Site Plan

RZ-01

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

FOR PUBLIC HEARING
PETITION NO. 2006-129

1 Sheet Revised



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

FOR PUBLIC HEARING
PETITION NO. 2006-129



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



BLUESKY
PARTNERS, LLC

2525 South Boulevard

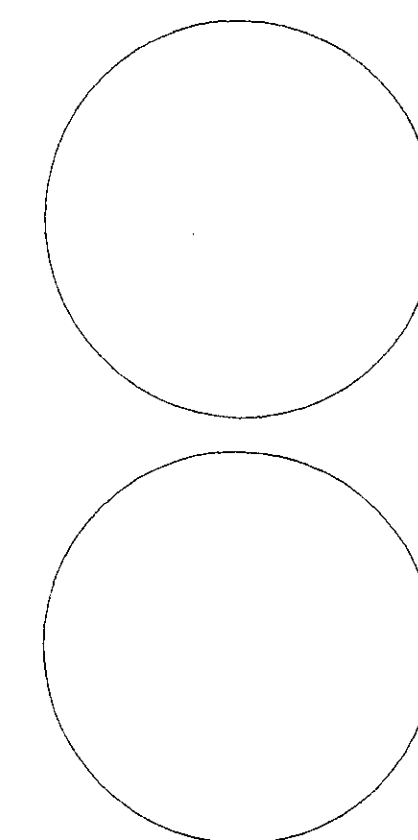
ISSUED FOR:		
No.	Date	Description
1	Revised: September 20, 2006	Preliminary Review Comments
2	Revised: October 09, 2006	Preliminary Review Comments
3	Revised: December xx, 2006	Planning Deferral

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



Site Plan with
Adjacent Parcel

RZ-04



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



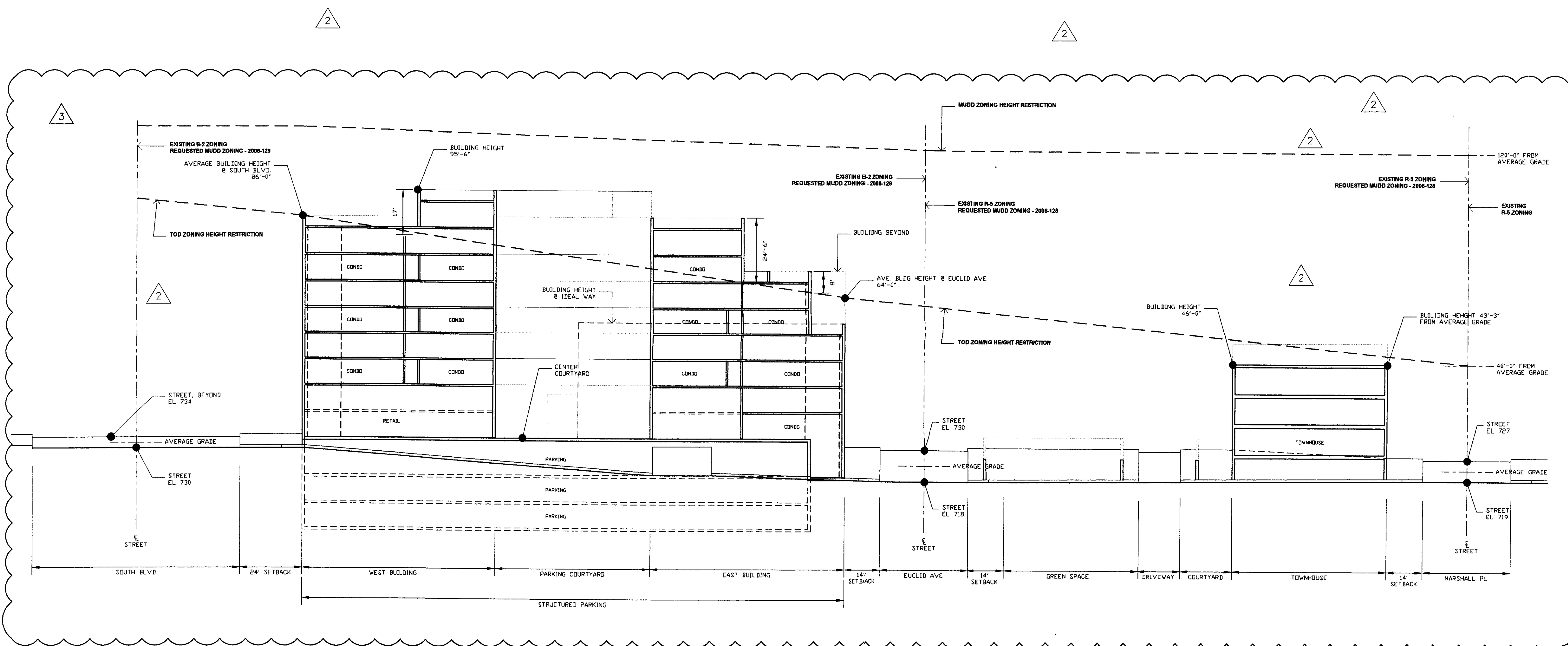
2525 South Boulevard

ISSUED FOR:		
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 Section with
Adjacent Parcel

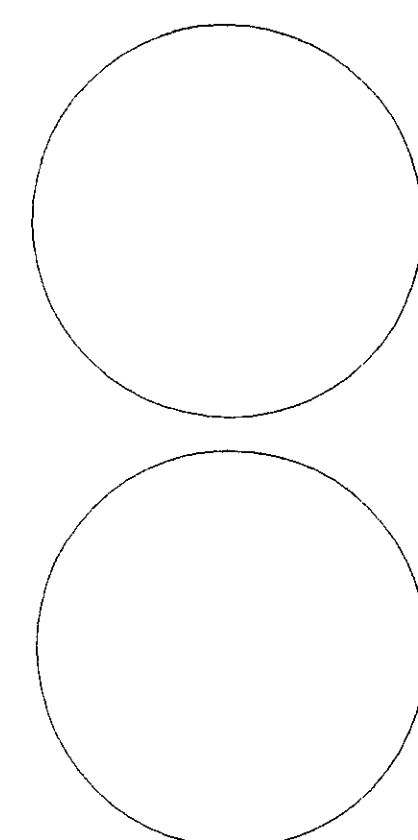
RZ-05



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

FOR PUBLIC HEARING
PETITION NO. 2006-129

1 Sheet Revised



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



BLUE SKY
PARTNERS, LLC

2525 South Boulevard

ISSUED FOR:

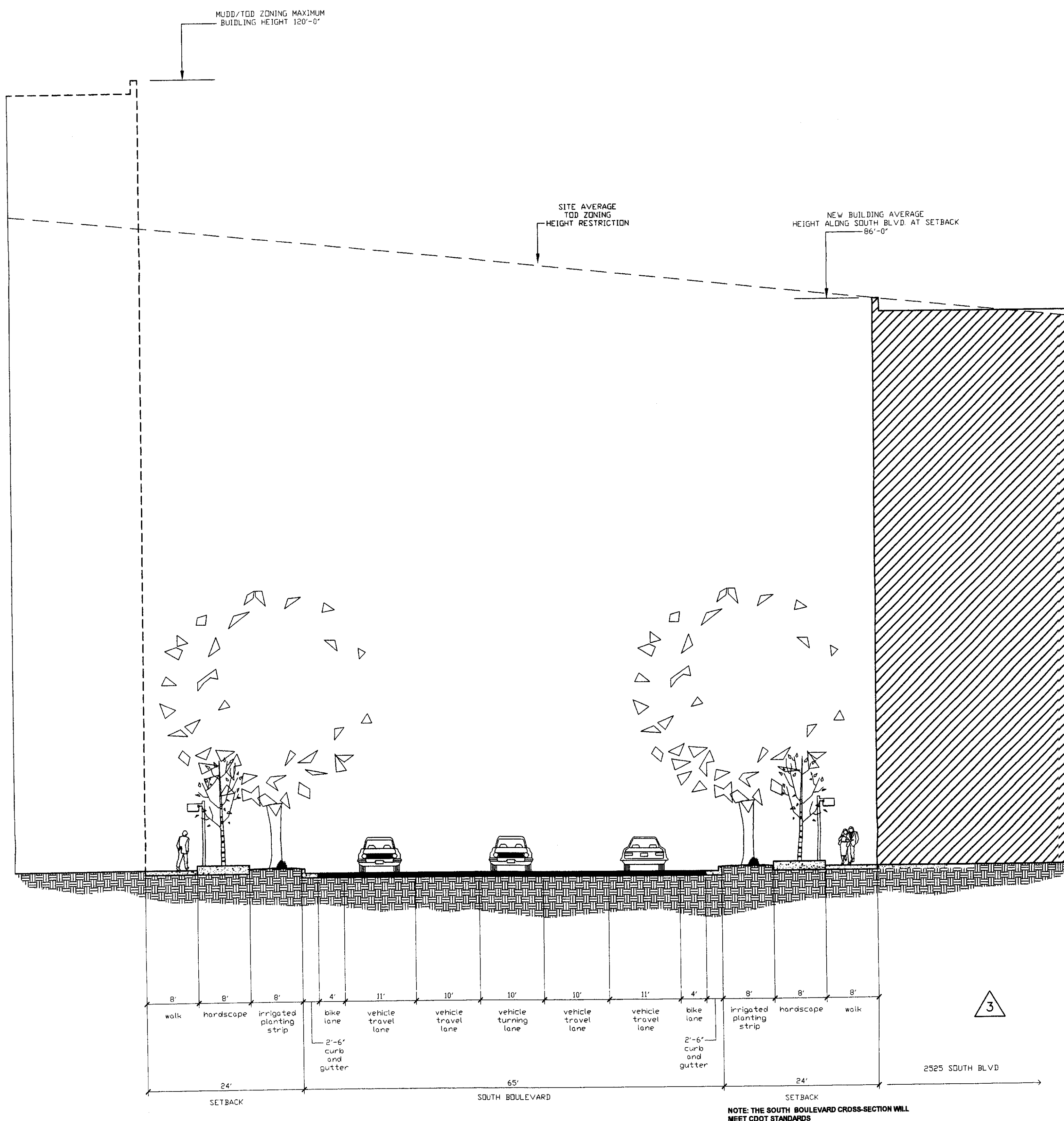
No.	Date	Description
1	Revised: September 20, 2006	Preliminary Review Comments
2	Revised: October 09, 2006	Preliminary Review Comments
3	Revised: December 20, 2006	Planning Deferral

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



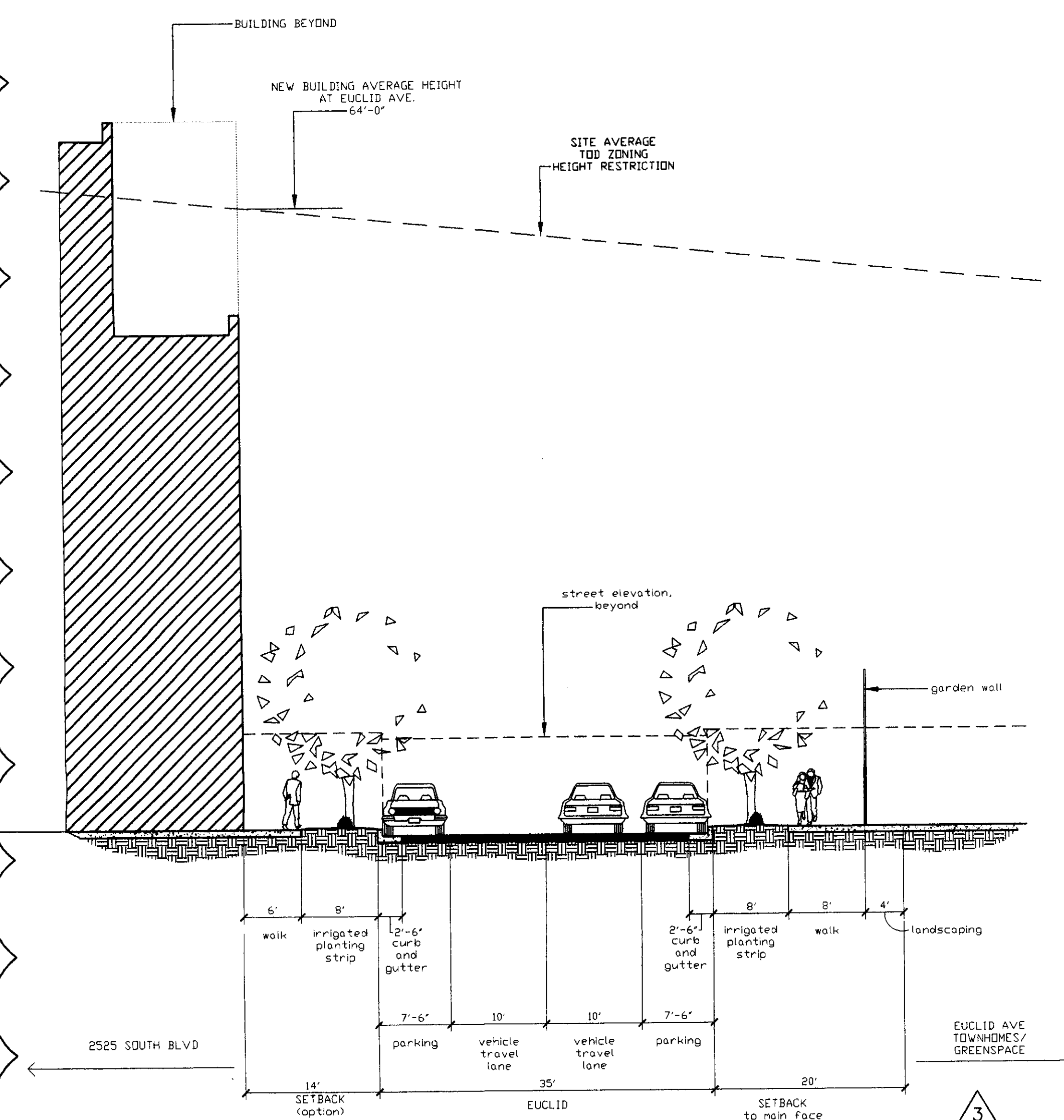
Street Sections

RZ-06



SOUTH BLVD. STREET SECTION
(assumed per south end transit station area plan)

1"=10'-0"



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

1"=10'-0"

FOR PUBLIC HEARING
PETITION NO. 2006-129