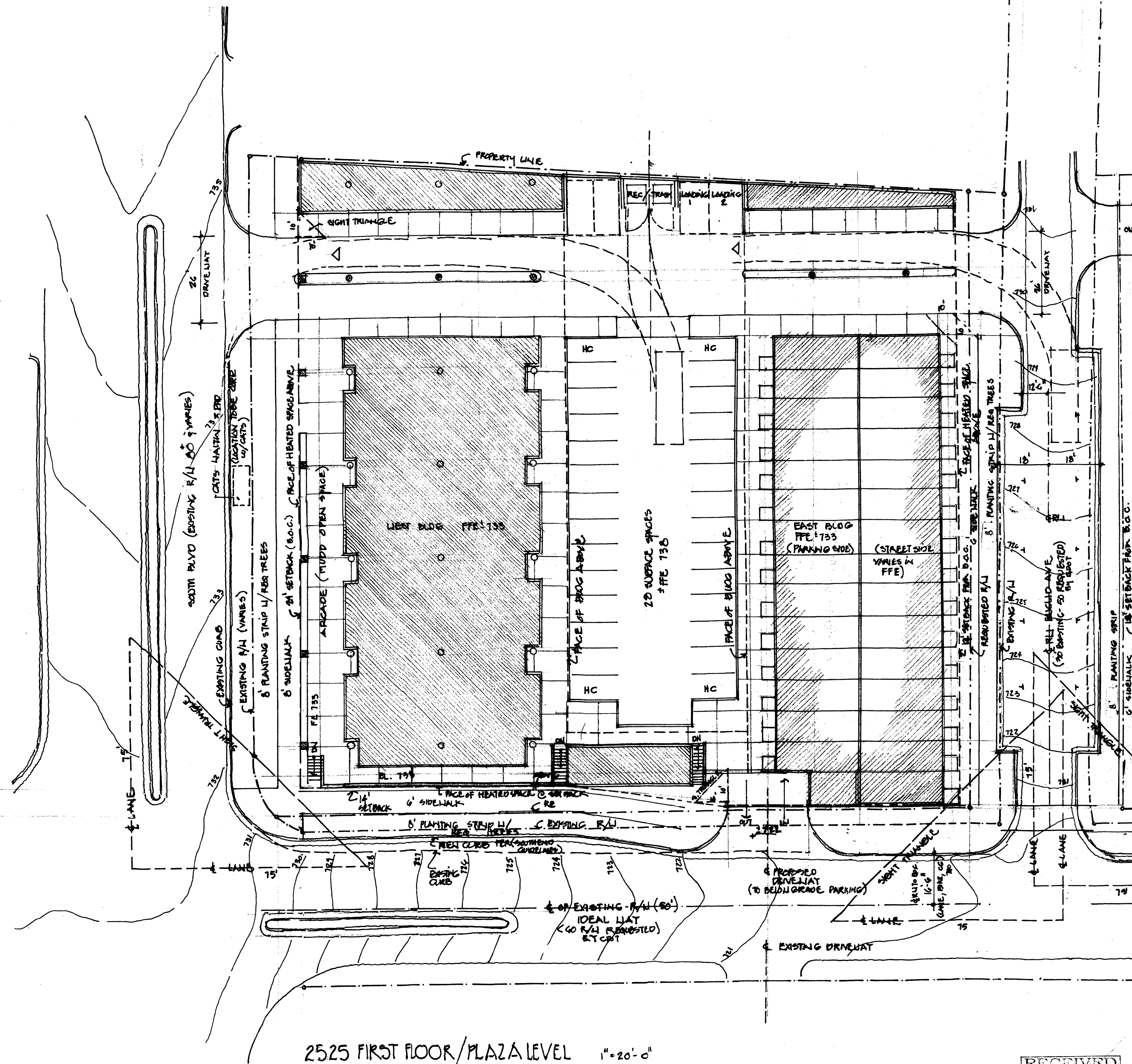


1. The development of the site will be controlled by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual 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.
2. All proposed development on the site shall comply with applicable ordinance requirements regarding such things as: 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.
3. 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.
4. The use proposed by this rezoning is a mixed use development. Two buildings are proposed as shown. A grand total of 175 dwelling units (max.) and 15,000 sq feet (max.) of ground floor commercial space (west building only) is planned.
5. The proposed buildings shall be a maximum of 98 feet and 60 feet.
6. Parking to be provided by means of surface parking and two levels of beneath ground parking garage. Total spaces provided is 210. Furthermore, an additional 32 spaces are provided in one level of beneath grade parking as proposed under zoning petition 06-128 on an adjoining site, thus providing a grand total of 258 spaces allotted for 175 dwelling units and 15,000 square feet of commercial space. After deducting the MUDD required 25 spaces for the commercial spaces, 217 spaces are allocated for the dwelling units at an overall ratio of approximately 1.24 spaces/dwelling unit. (Note: the number of spaces and ratio per dwelling unit provided on the plans is a maximum. The final parking count may be reduced due to site constraints, city and state regulatory requirements as defined by MUDD.)
7. The attached architectural elevations are hereby made a part of the conditional site plan. The elevations are intended to reflect the overall, general architectural theme and style of the proposed dwelling units. Changes which do not significantly alter the design theme are allowed as a matter of right at the discretion of the petitioner/developer.
8. The proposed development shall comply with MUDD ordinance requirements and design standards unless otherwise indicated.
9. The petitioner shall construct an 8 foot sidewalk and 8 foot planting strip along the site's South Blvd frontage.
10. Exterior building materials used to construct the two proposed buildings shall include metal, brick, concrete, stone, glass, stucco or any combination of said materials.
11. 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.
12. 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 shelter will be coordinated with CATS Operations.
13. The petitioner proposes the MUDD-0 (CD) district with respect to the following:
  - a. Balconies. Balconies shall be allowed to project 48" into the established building setback.
  - b. Signage. The maximum signage square footage for the South Boulevard (west building) front shall be 200 square feet.

Tax Parcel: 121-077-09 and 10.  
Existing Zoning: B-2  
Proposed Zoning: MUDD-O (CD) see note 13  
Proposed Use: mixed use: 175 residential units and  
15,000 sq feet of commercial space  
beneath grade parking  
Site Acreage: 1.2 gross acres, more or less

Site Acreage: 1.2 gross acres, more or less



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

RECEIVED  
SEP 20 2006  
1 Sheet Revised


FOR PUBLIC HEARING  
Petition Number 06-129

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



**BLUE SKY**  
PARTNERS, LLC

2525 South Boulevard

ISSUED FOR:	
No. Date	Description
	<p>Revised: September 20, 2006</p> <p>Preliminary Review Comments</p>

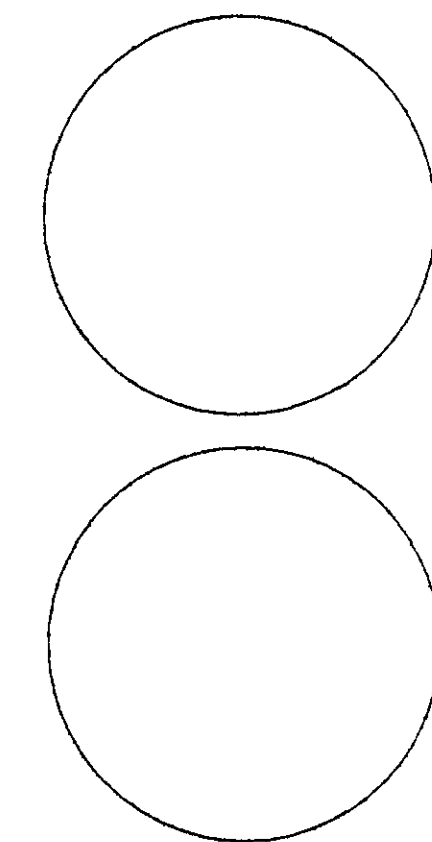
DRAWN BY: jhb  
PROJECT NO: 0620902  
ISSUE DATE: June 26, 2006

PLAN  
NORTH

## Site Plan

RZ-01





127 North Tryon Street  
Suite 200  
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**BLUESKY**  
PARTNERS, LLC

2525 South Boulevard

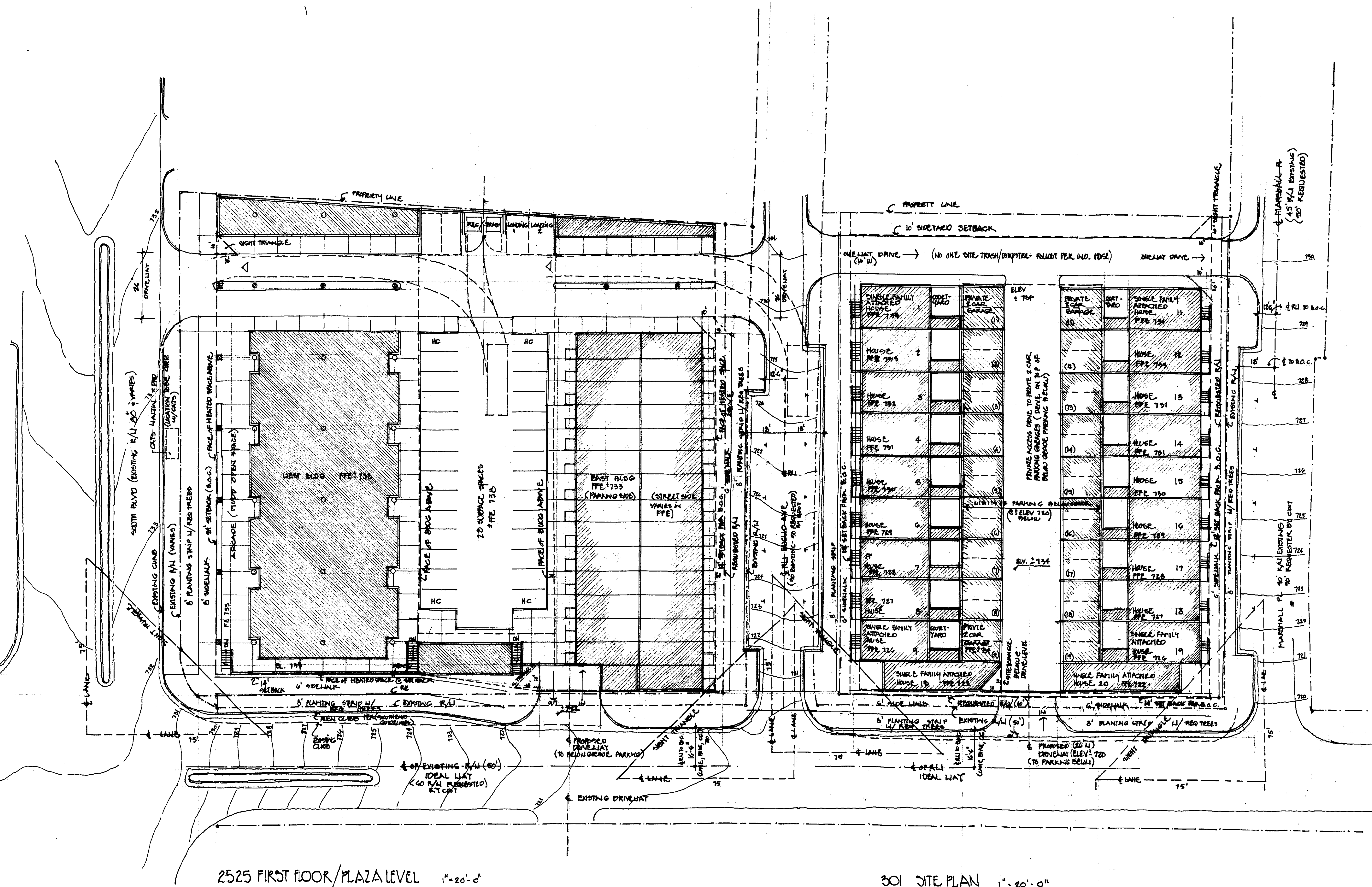
ISSUED FOR:  
No. Date Description  
1 Revised: September 20, 2006  
Preliminary Review Comments

DRAWN BY: jhb  
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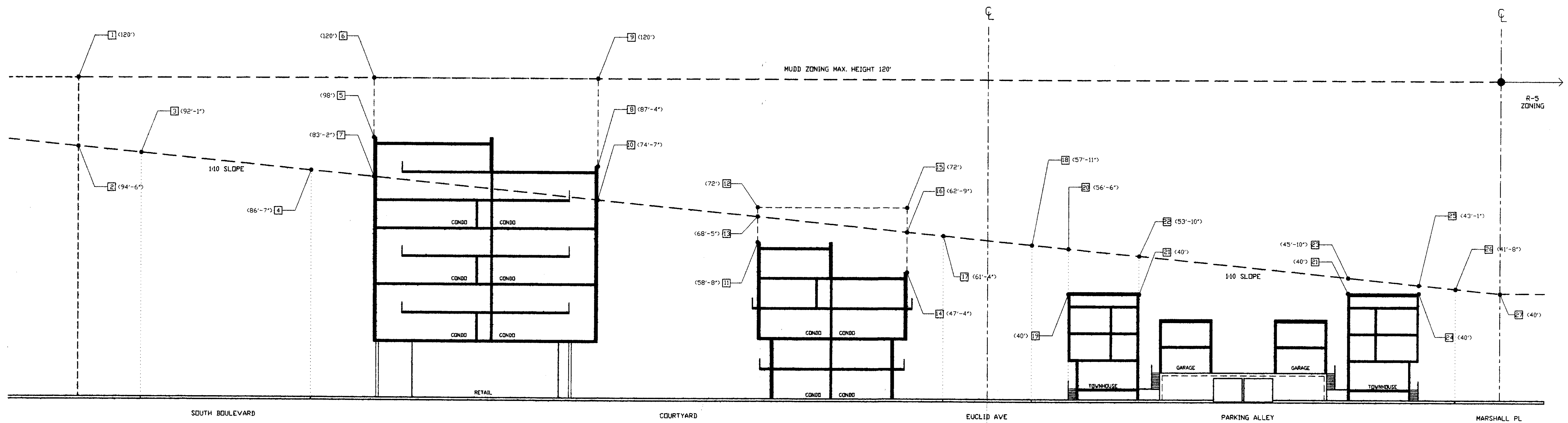
Site Plan with  
Adjacent Parcel

**RZ-04**



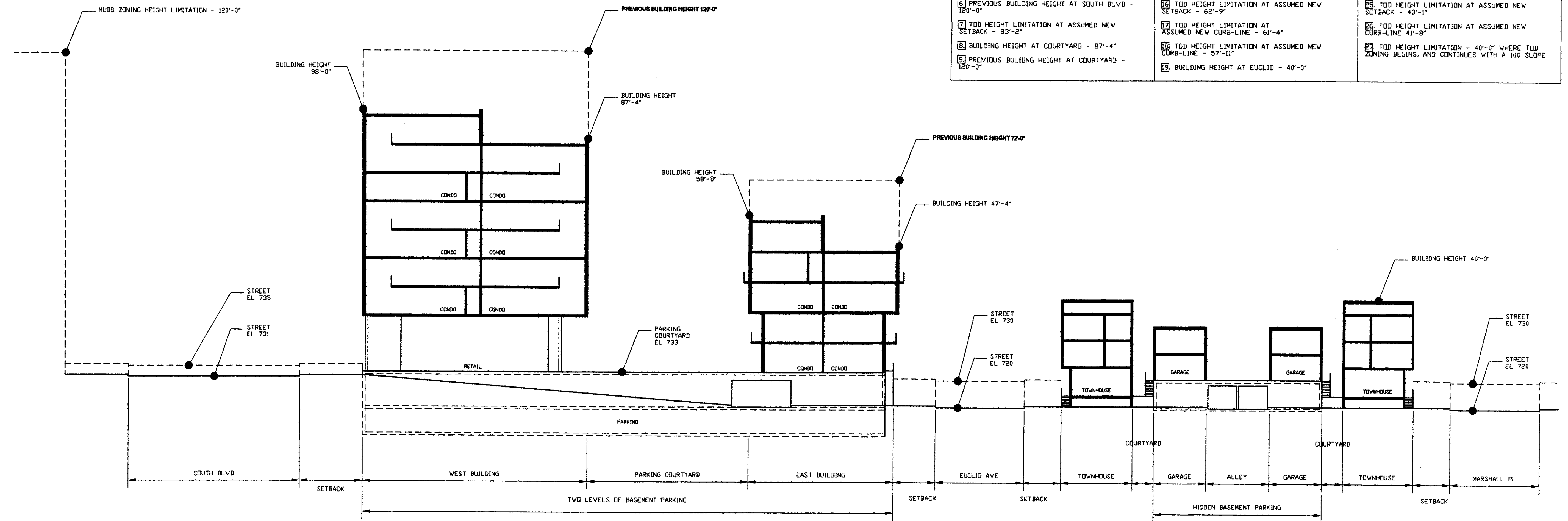
FOR PUBLIC HEARING  
Petition Number 06-129

1 Sheet Revised



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

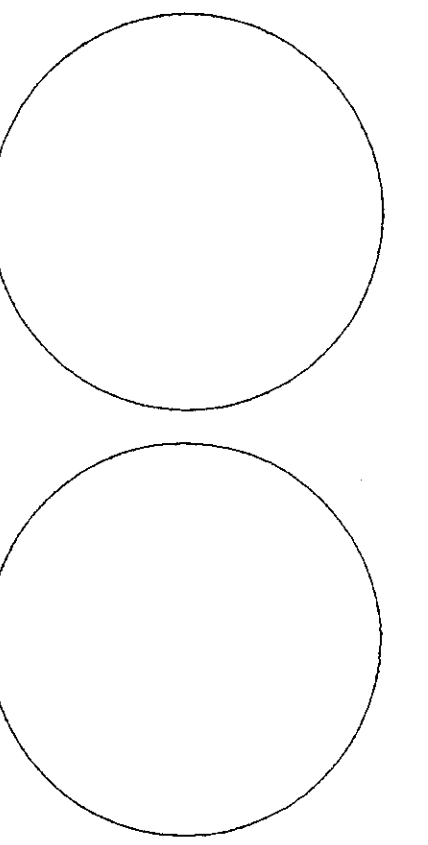
<b>NOTE KEY:</b> 1 MUDD ZONING MAXIMUM BUILDING HEIGHT 120'-0" 2 TOD HEIGHT LIMITATION AT ASSUMED NEW BUILDING 94'-6" 3 TOD HEIGHT LIMITATION AT ASSUMED NEW CURB-LINE ALONG SOUTH BLVD - 92'-1" 4 TOD HEIGHT LIMITATION AT ASSUMED NEW CURB-LINE ALONG SOUTH BLVD AT SITE - 86'-7" 5 BUILDING HEIGHT AT SOUTH 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"

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1 Sheet Revised



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**BLUESKY**  
PARTNERS, LLC

2525 South Boulevard

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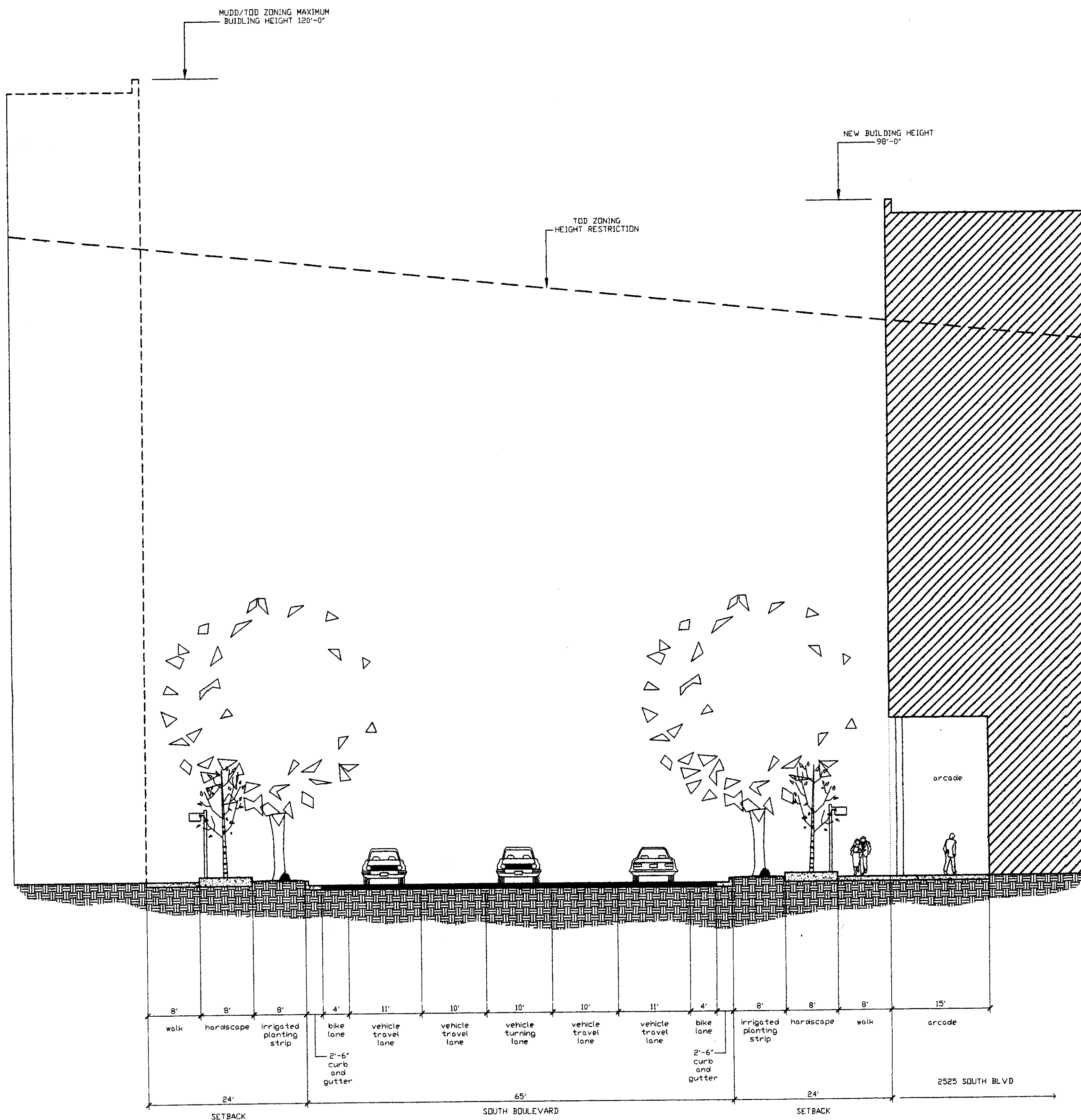
DRAWN BY: jhb  
PROJECT NO: 0620902  
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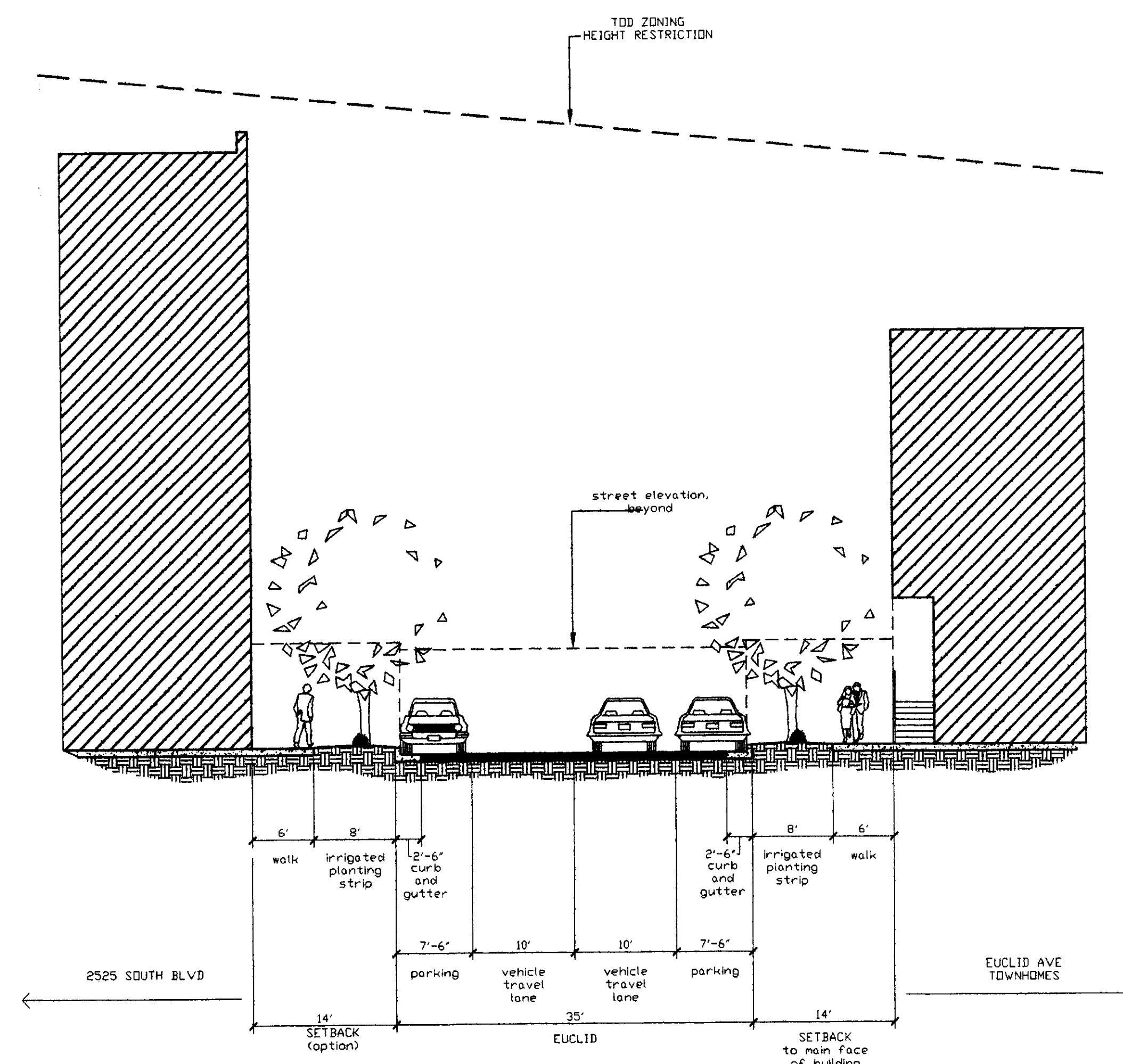
Site Section with  
Adjacent Parcel

**RZ-05**

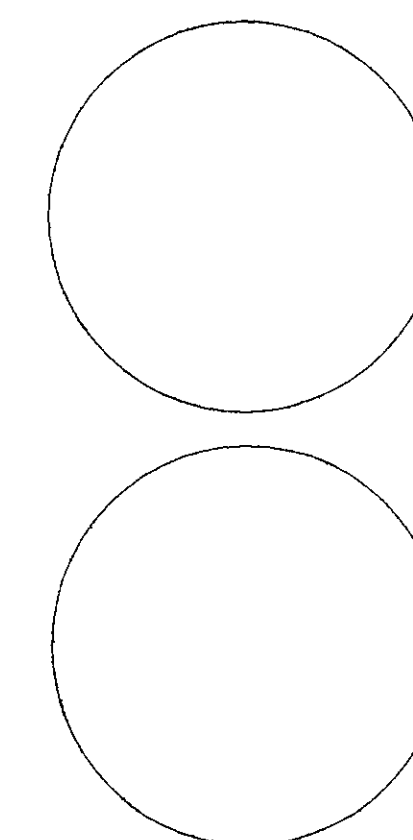




**MARSHALL PL. STREET SECTION** 1"=10'-0"  
(assumed per south end transit station area plan)



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



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**BLUESKY**  
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Street Sections

**RZ-06**

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Petition Number 06-129

1 Sheet Revised