

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

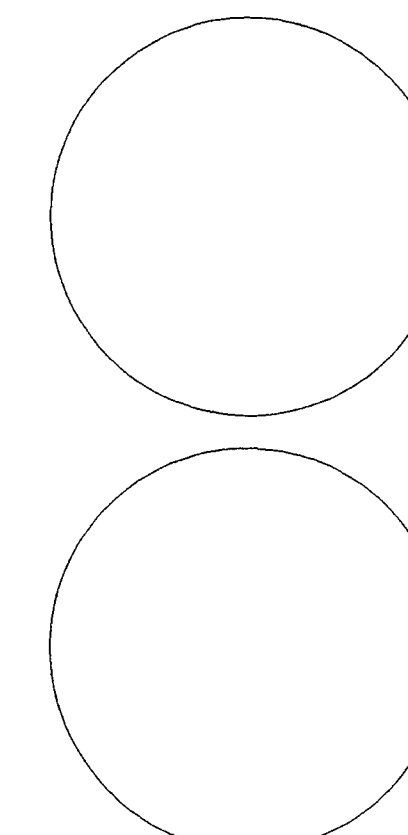
★ 2525 South Blvd
Charlotte, NC 28203-5011, US



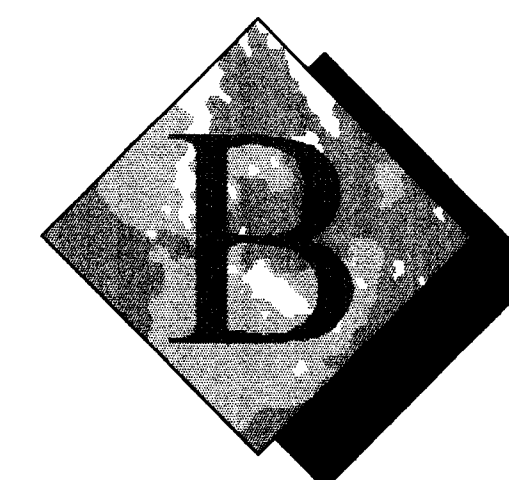
DATA AND NOTES

- 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 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, 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. Two buildings are proposed as shown. A grand total of 160 dwelling units and 15,000 sq feet of commercial space is planned.
- The proposed buildings shall be a maximum of 120 feet and 72 feet.
- Parking to be provided by means of surface parking and one level of beneath grade parking garage.
- 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.

"Site Data" section on the plan as follows:
Tax Parcel: 121-077-09 and 10.
Existing Zoning: B-2
Proposed Zoning: MUDD (CD)
Proposed Use: mixed use: 160 residential units and 15,000 sq feet of commercial space
Site Acreage: 1.2 acres, more or less



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



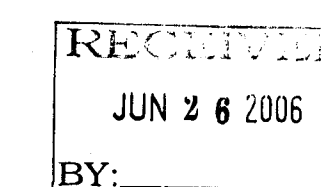
BLUESKY
PARTNERS, LLC

2525 South Boulevard

ISSUED FOR:
No. Date Description

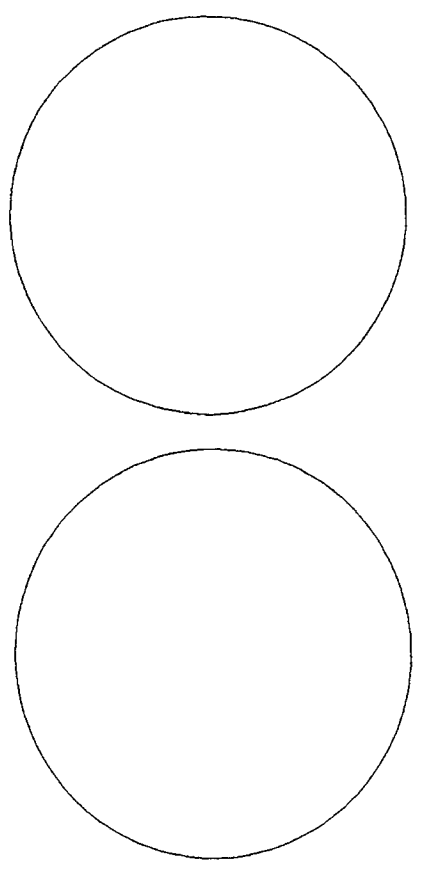
06-129

DRAWN BY: jhb
PROJECT NO: 0620901
ISSUE DATE: June 26, 2006

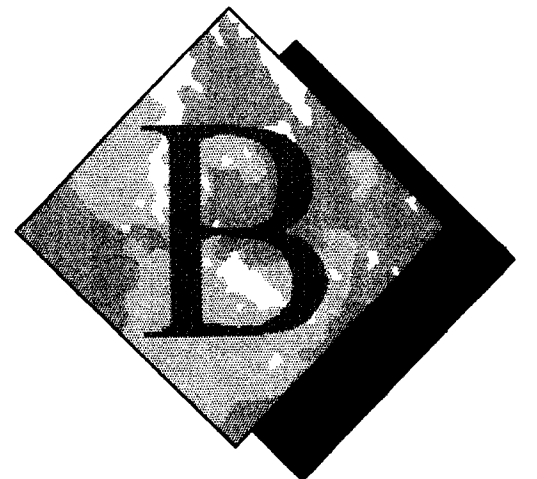


Site Plan

RZ-01



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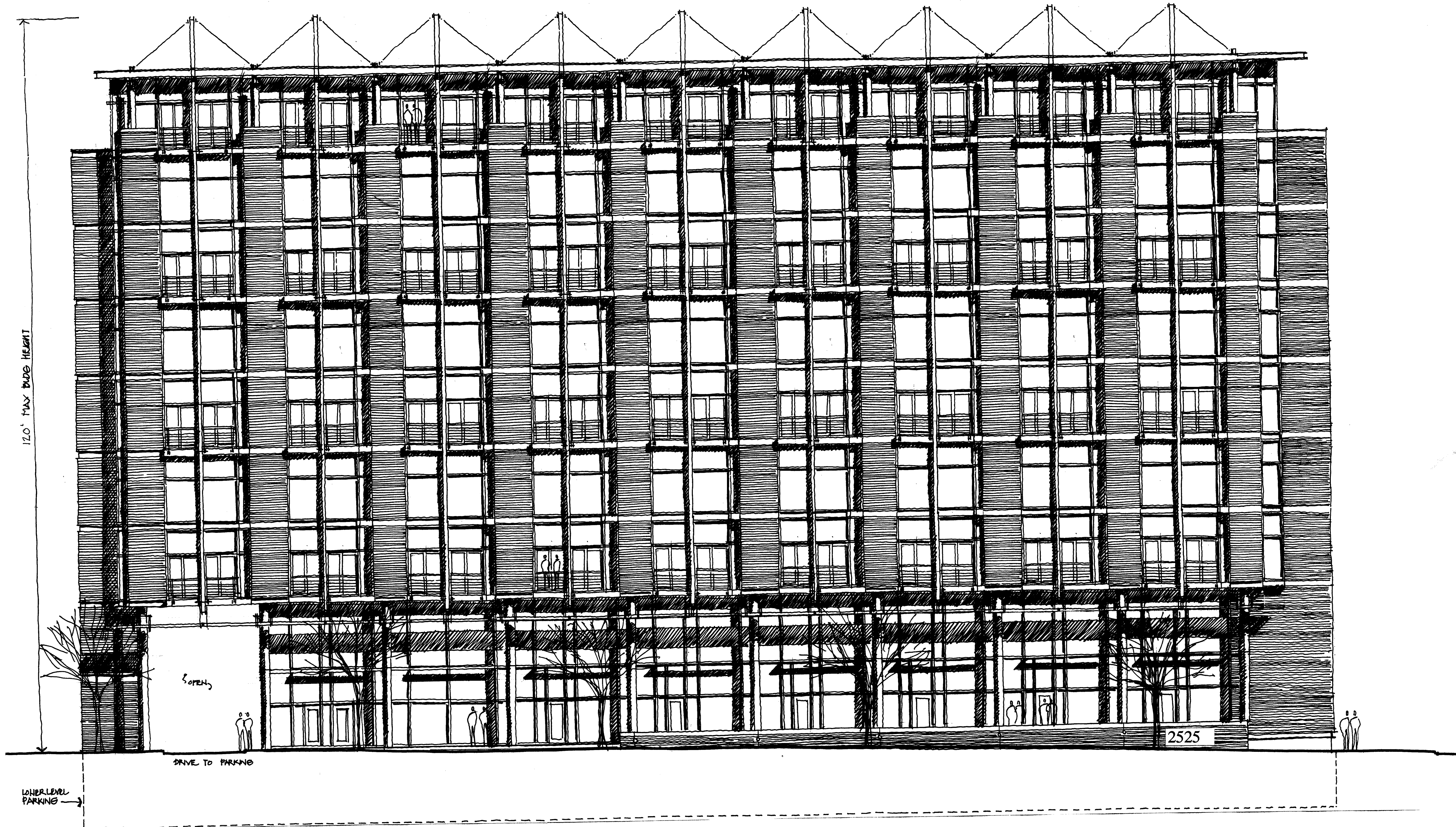
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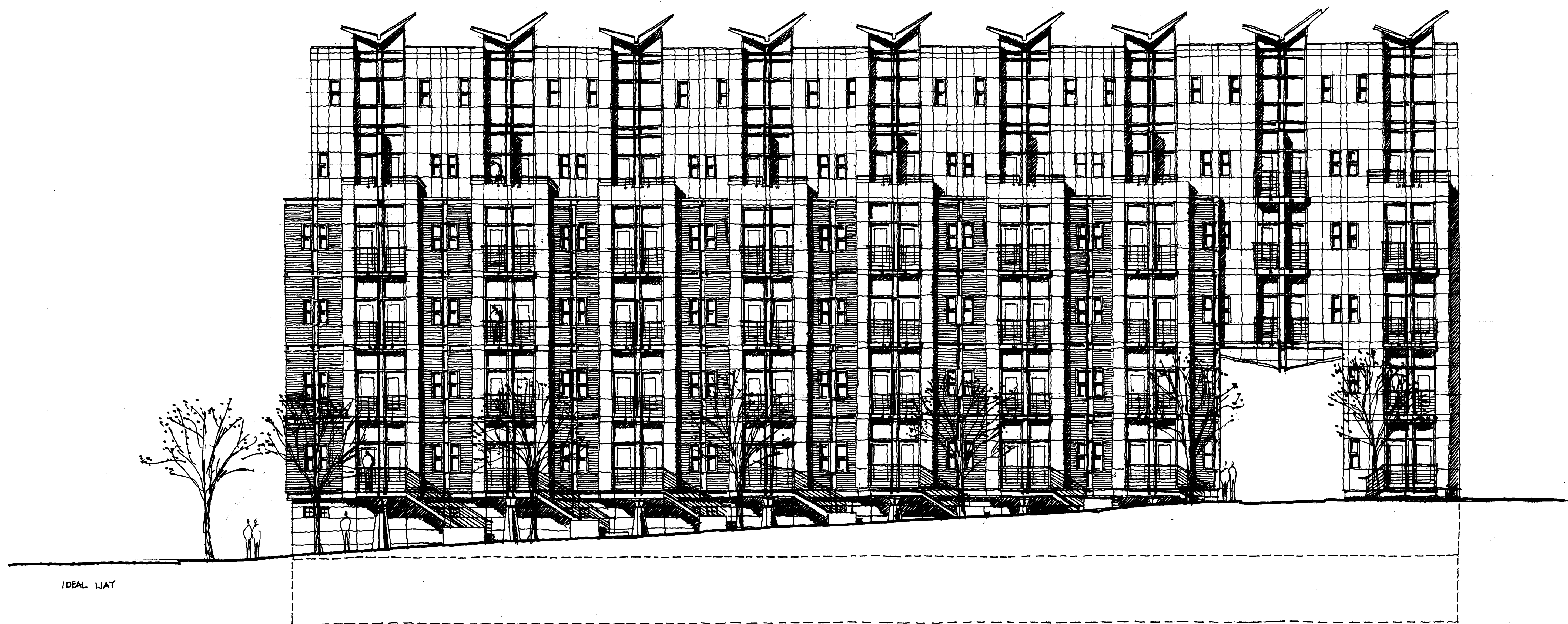
South Blvd.
Elevation

RZ-02



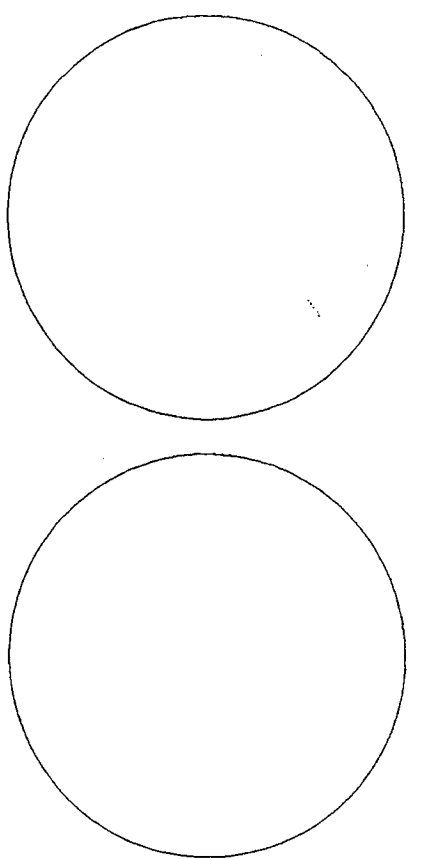
SOUTH BLVD. ELEVATION

1/8"=1'-0"

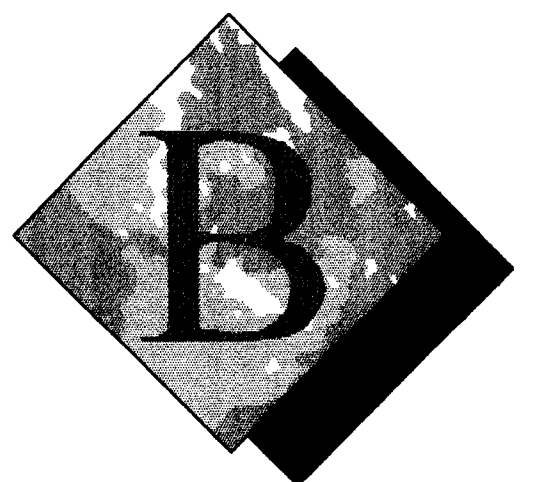


EUCLID AVE. ELEVATION

1/8"=1'-0"



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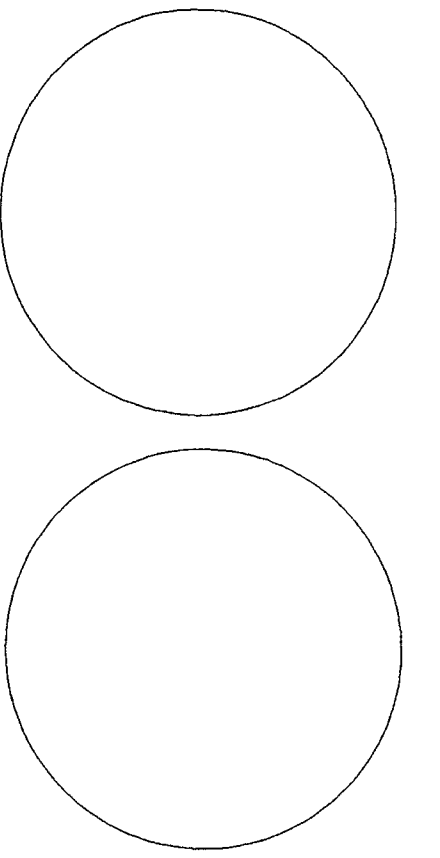
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Euclid Ave.
Elevation

RZ-03



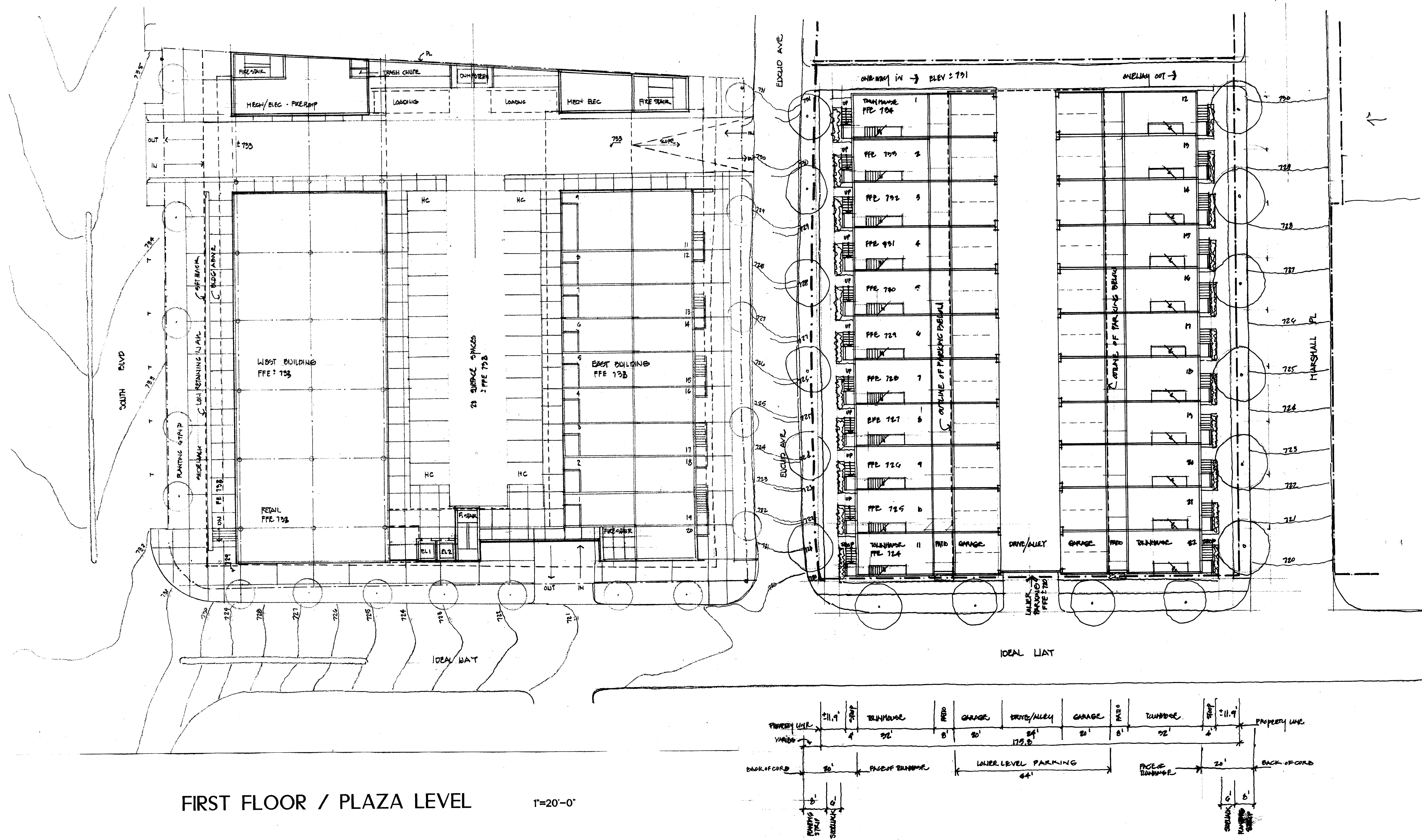
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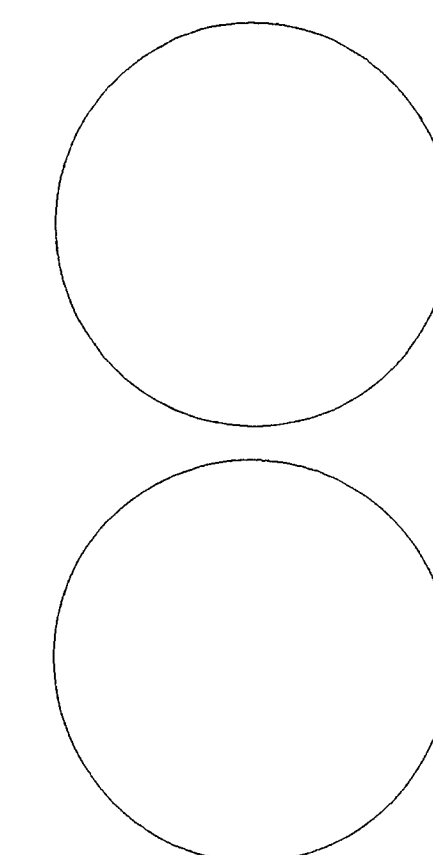


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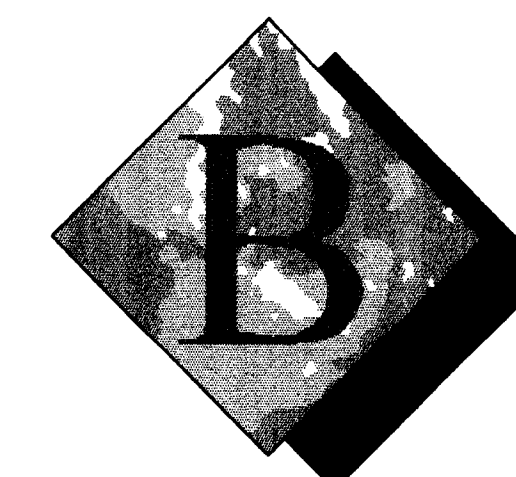
Site Plan with Adjacent Parcel

RZ-04





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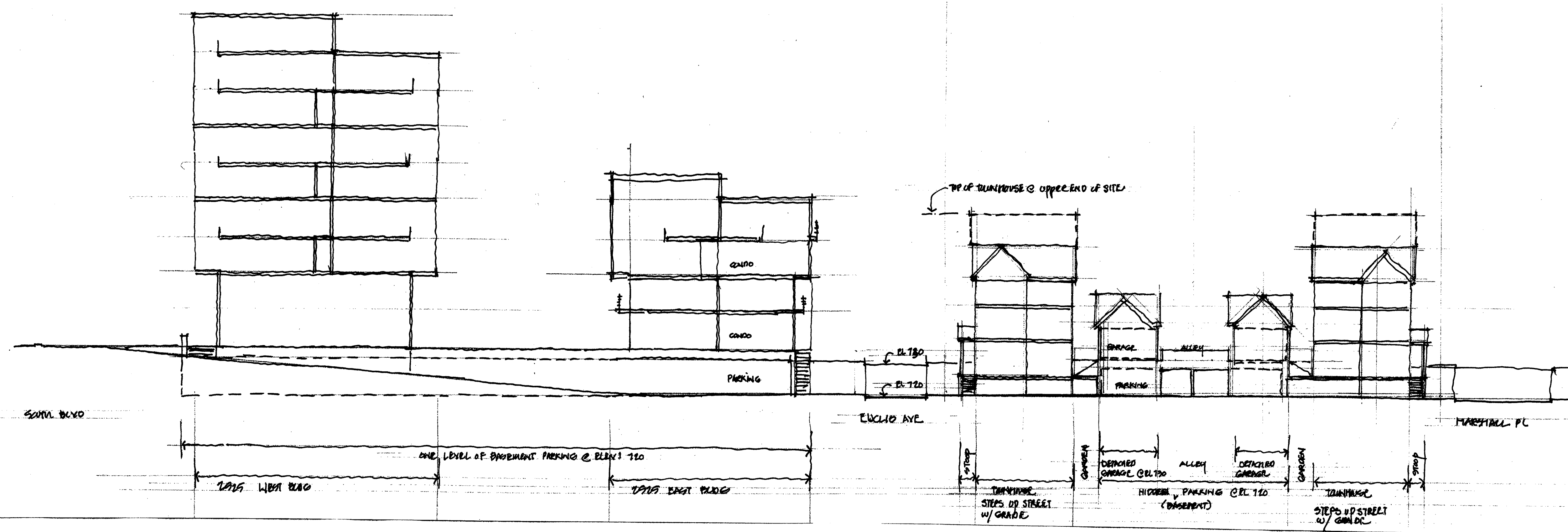
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Site Section with
Adjacent Parcel

RZ-05



SITE SECTION ALONG IDEAL WAY 1"=20'-0"