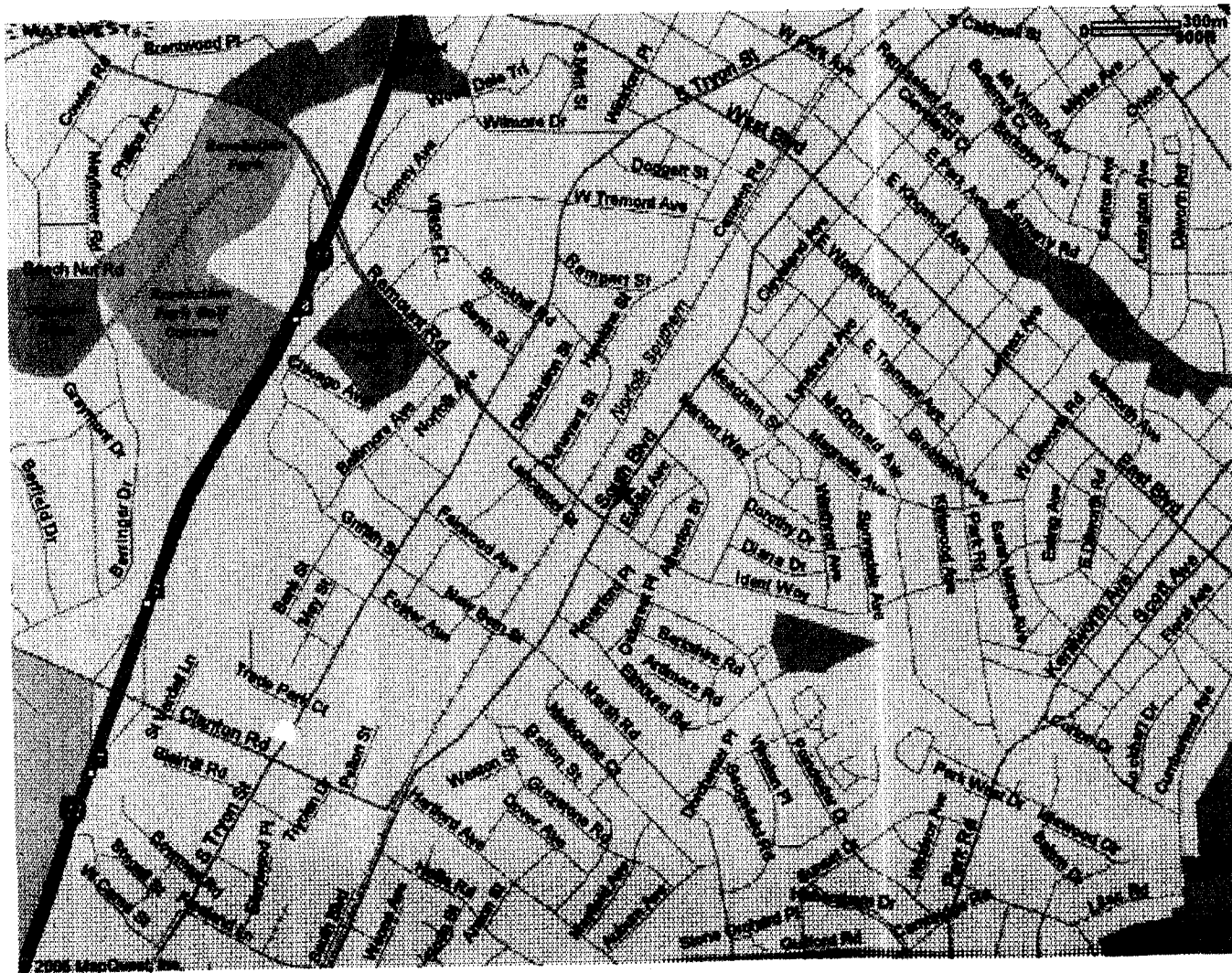


301 Ideal Way  
Charlotte, NC 28203



- 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 9.1208.6(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.

- 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:
  - 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.

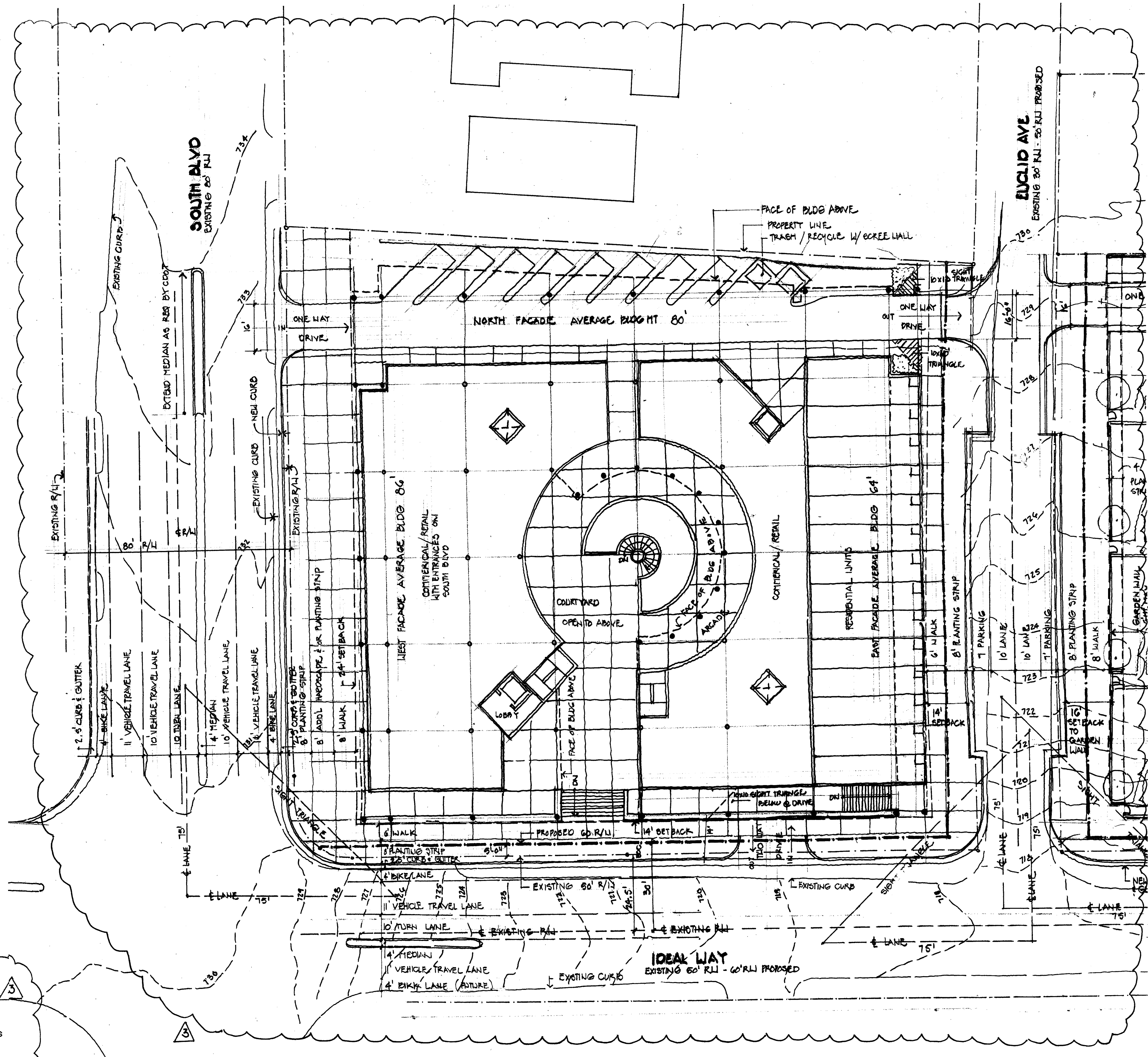
- Setbacks are measured from the proposed future back of curb or existing back of curb, whichever is greater.

- 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 to the development. The petitioner shall analyze 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.

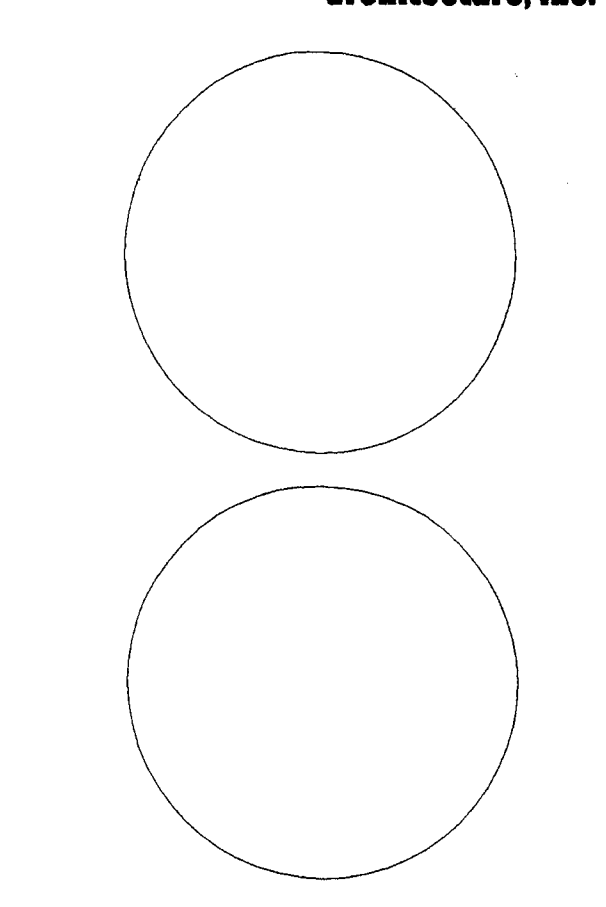


APPROVED BY  
CITY COUNCIL  
DEC 18 2006

1 Sheet Revised

FOR PUBLIC HEARING  
PETITION NO. 2006-129

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



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

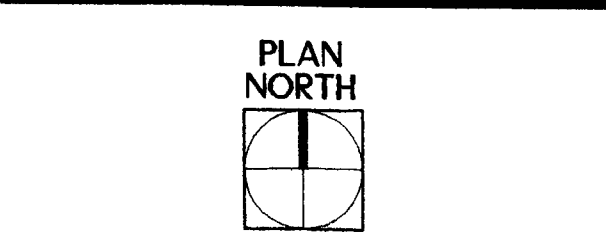


BLUESKY  
PARTNERS, LLC

2525 South Boulevard

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

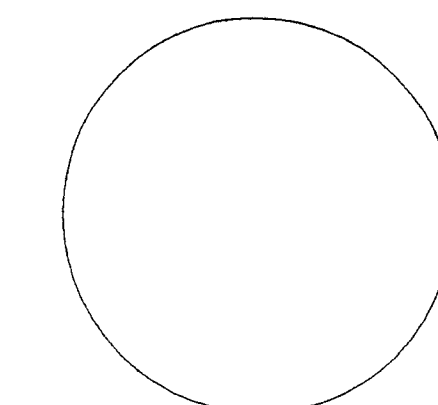
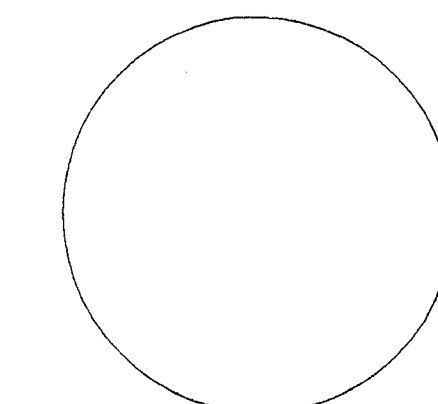
DRAWN BY: jhb  
PROJECT NO: 0620902  
ISSUE DATE: June 26, 2006



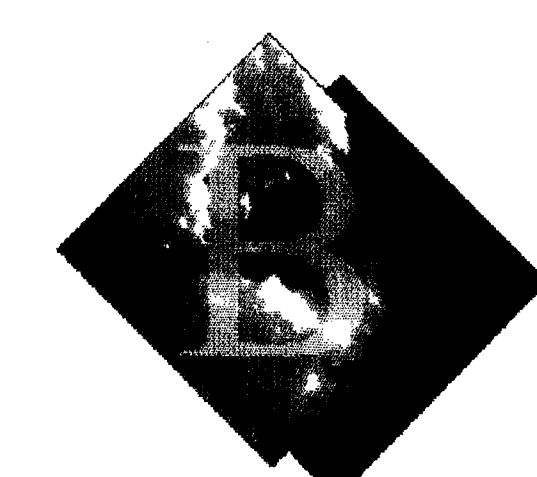
Site Plan

RZ-01





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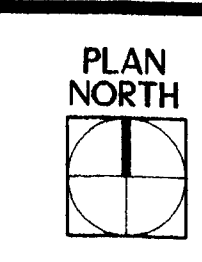
**BLUESKY**  
PARTNERS, LLC

2525 South Boulevard

ISSUED FOR:

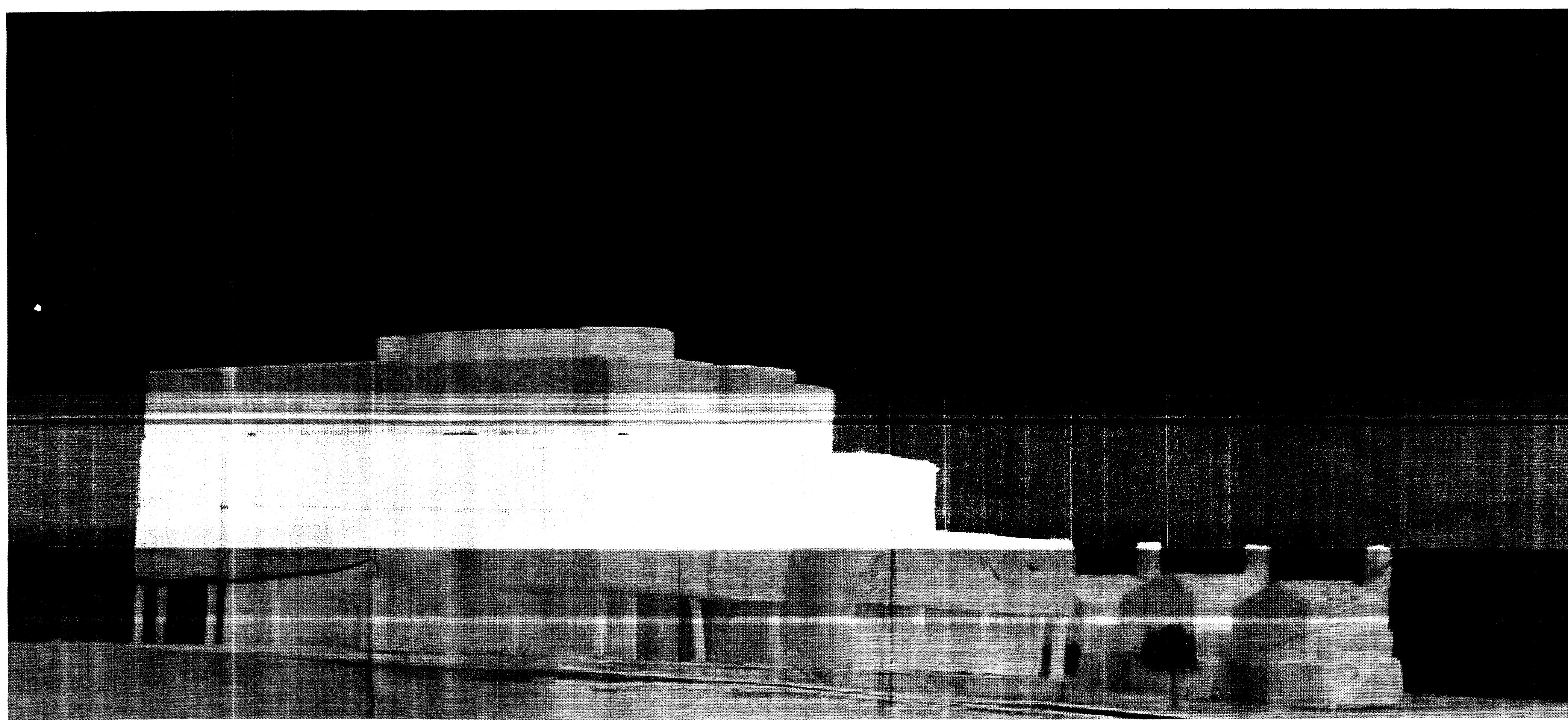
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DRAWN BY: jhb  
PROJECT NO: 0620902  
ISSUE DATE: June 26, 2006



Perspective View  
Building Massing

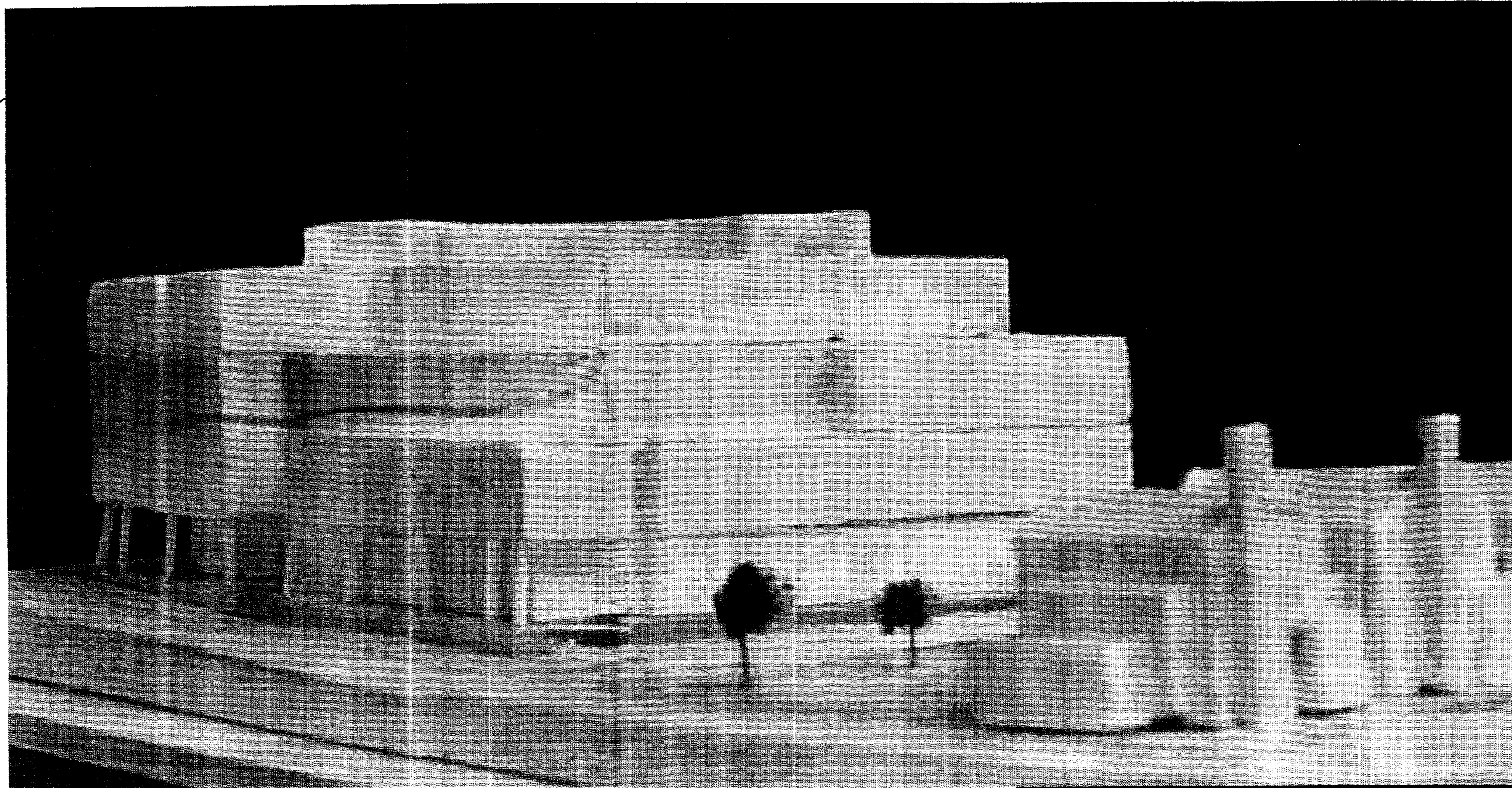
**RZ-02**



PERSPECTIVE VIEW FROM INTERSECTION OF SOUTH BLVD. AND IDEAL WAY  
NOT TO SCALE

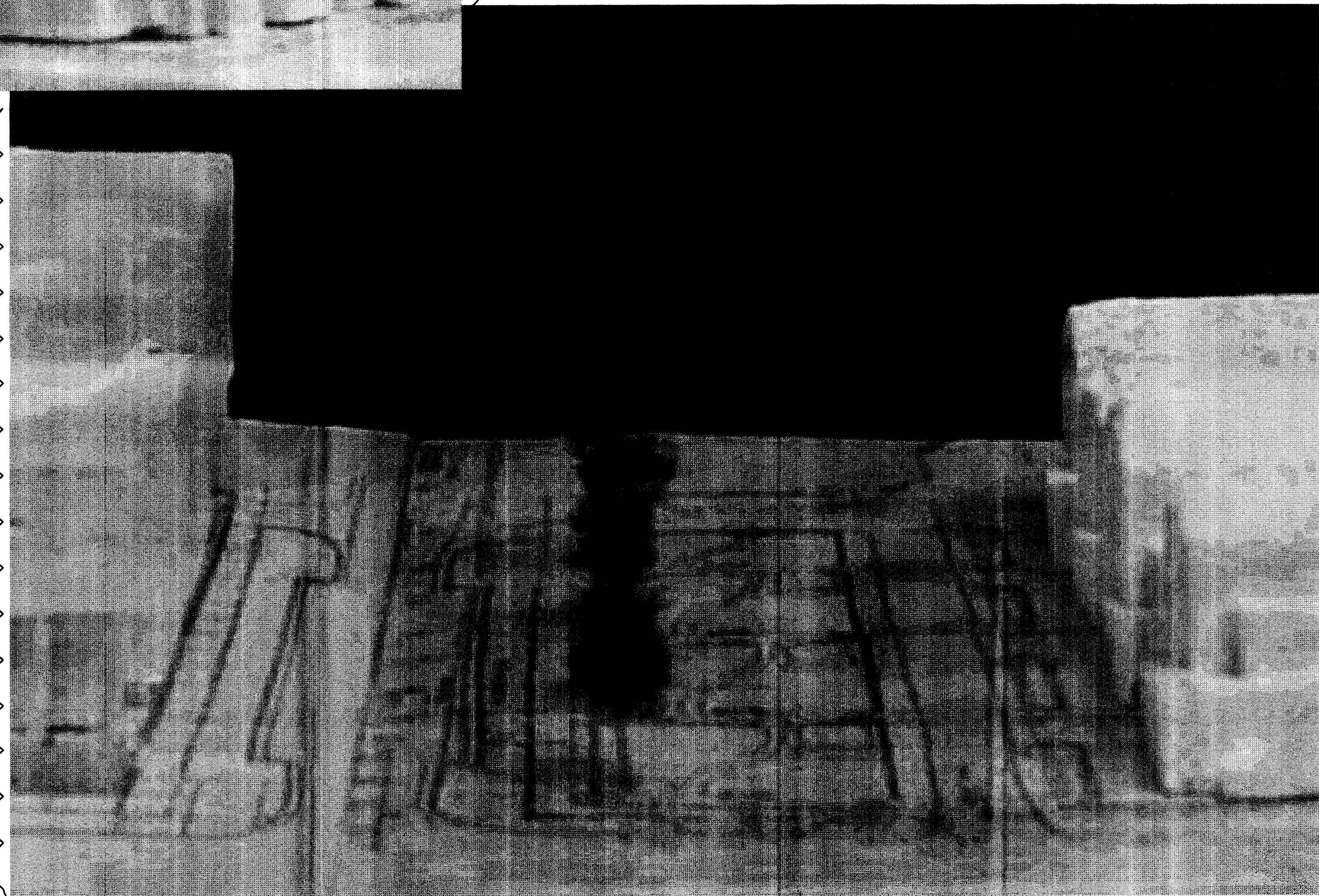
FOR PUBLIC HEARING  
PETITION NO. 2006-129  
Sheet Revised





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

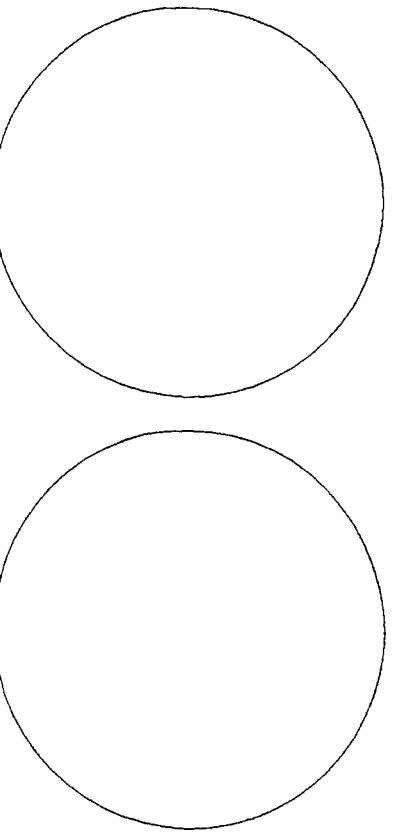
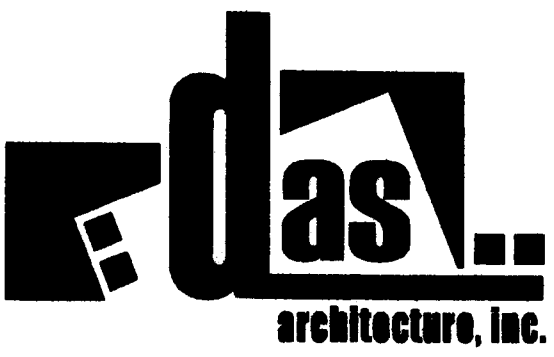
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PERSPECTIVE VIEW DOWN EUCLID AVE.  
NOT TO SCALE

FOR PUBLIC HEARING  
PETITION NO. 2006-129

1 Sheet Revised



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2525 South Boulevard

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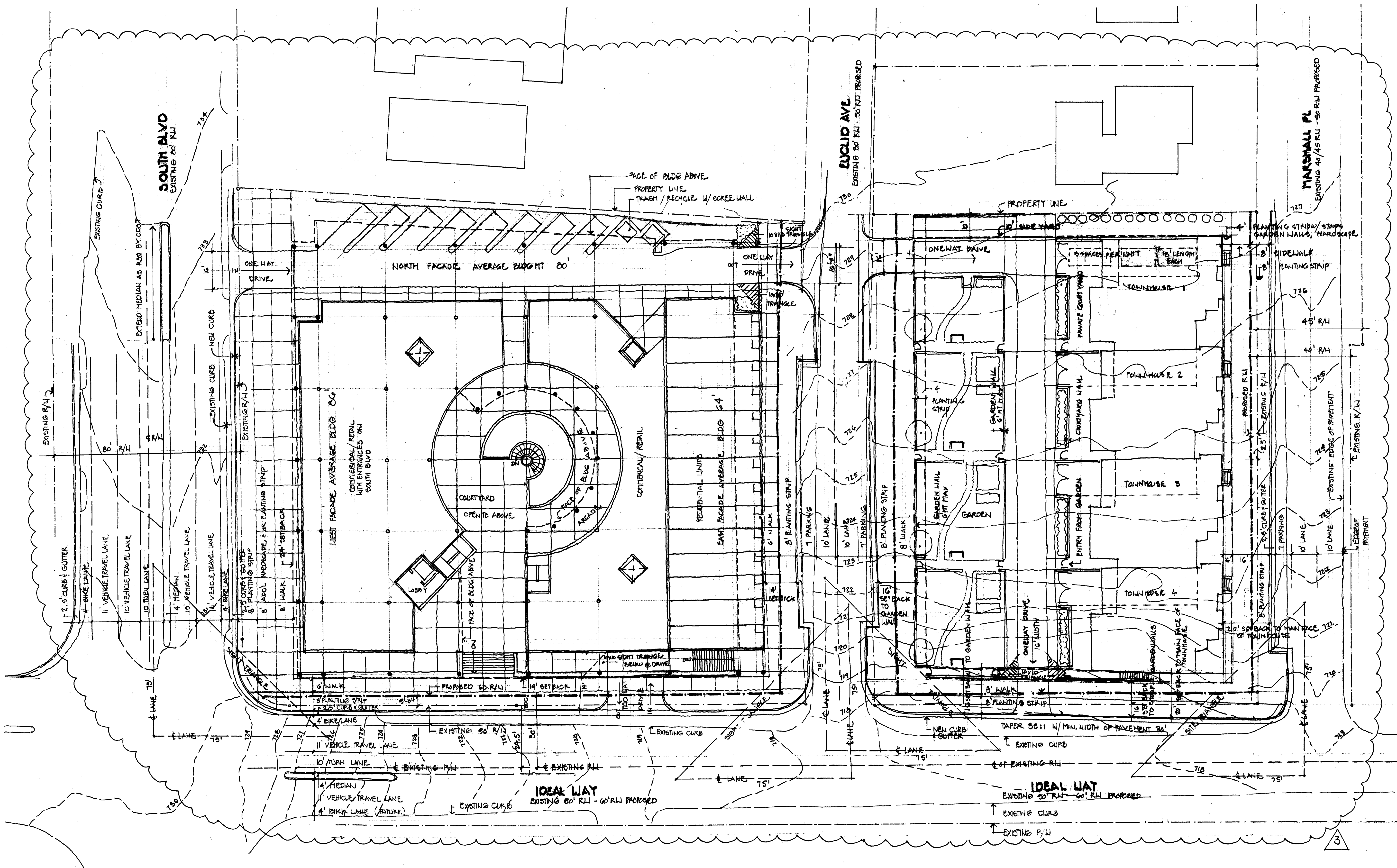
DRAWN BY: jhb  
PROJECT NO: 0620902  
ISSUE DATE: June 26, 2006



Perspective View  
Building Massing

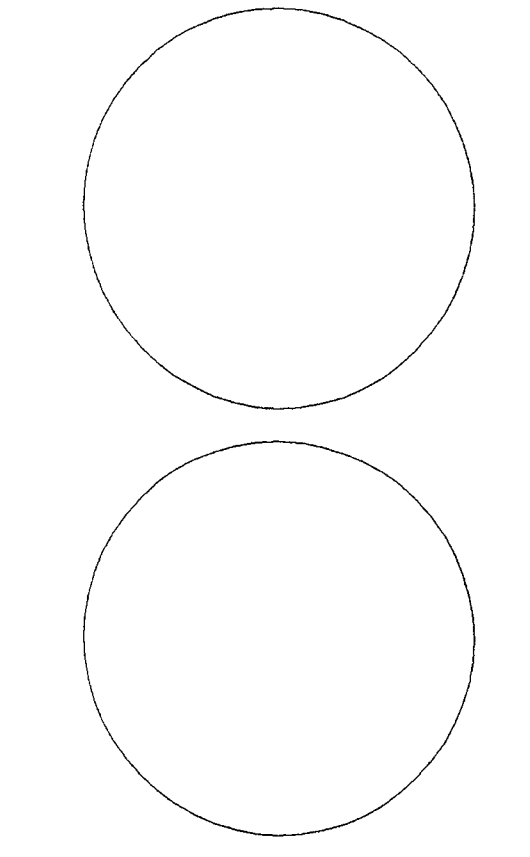
RZ-03





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

FOR PUBLIC HEARING  
PETITION NO. 2006-129



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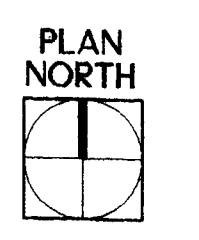
BLUESKY  
PARTNERS, LLC

2525 South Boulevard

ISSUED FOR:

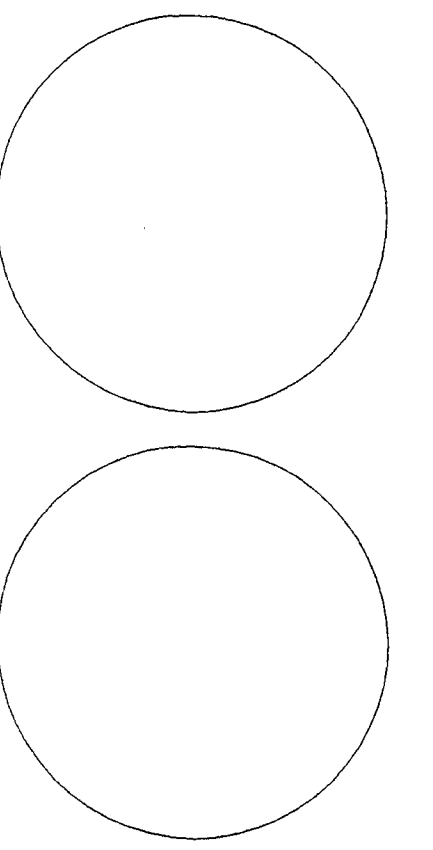
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DRAWN BY: jhb  
PROJECT NO: 0620902  
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Site Plan with  
Adjacent Parcel

RZ-04



2525 South Boulevard

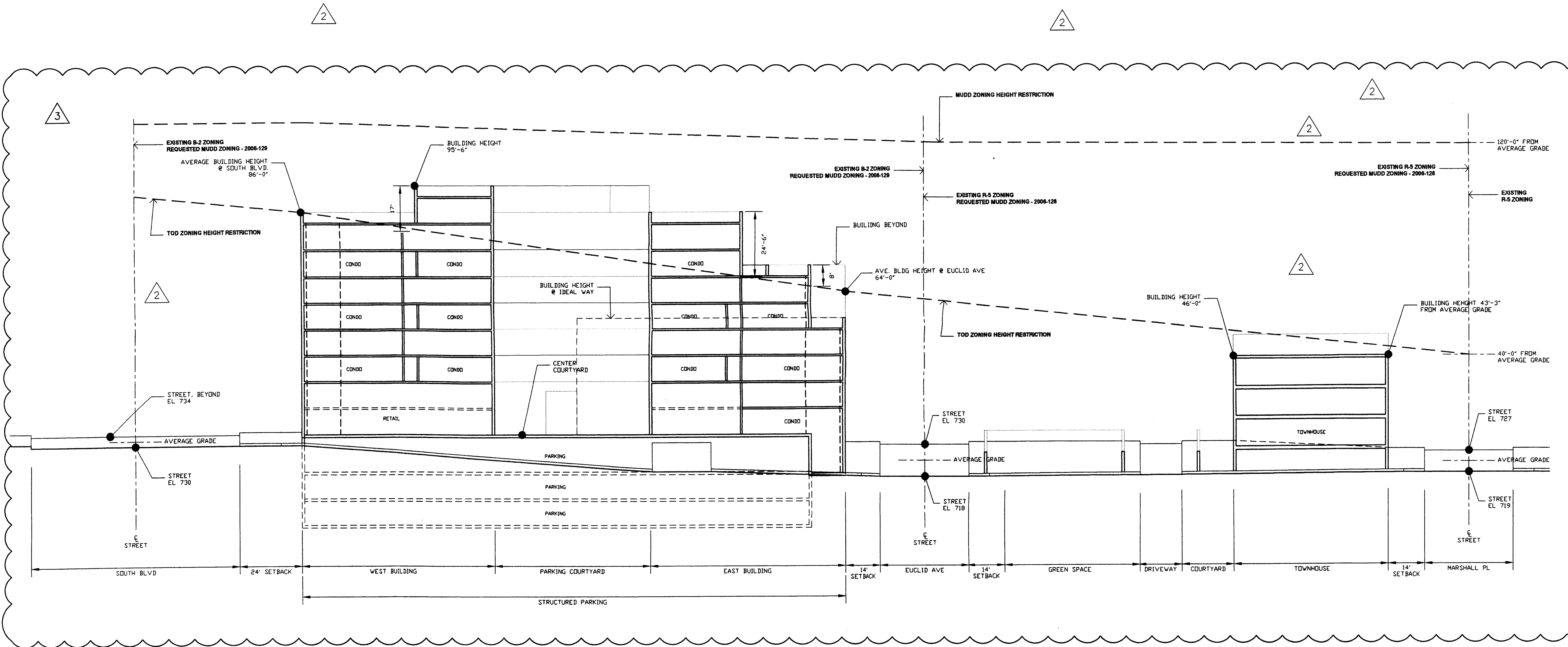
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Site Section with  
Adjacent Parcel

FOR PUBLIC HEARING  
PETITION NO. 2006-129  
RZ-05

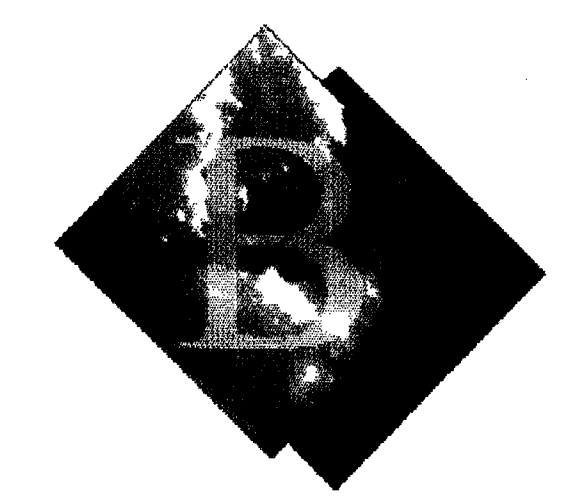
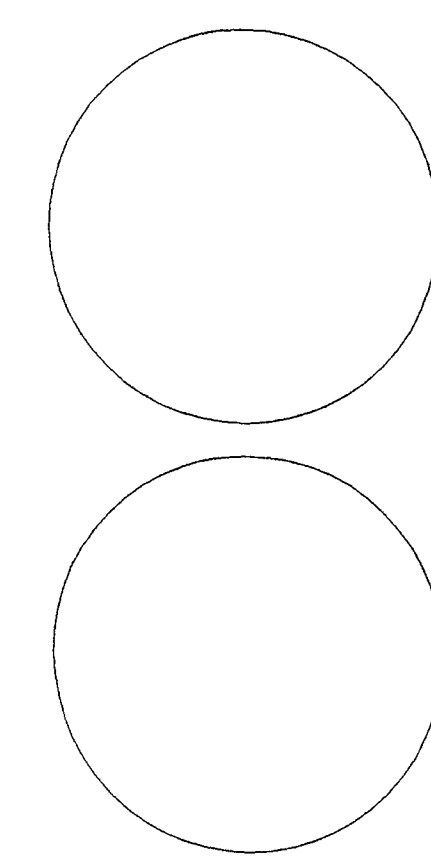


SITE SECTION THRU AVERAGE TOD HEIGHT RESTRICTION  
1"=20'-0"  
IDEAL WAY SHOWN FOR CLARITY

FOR PUBLIC HEARING  
PETITION NO. 2006-129

1 Sheet Revised

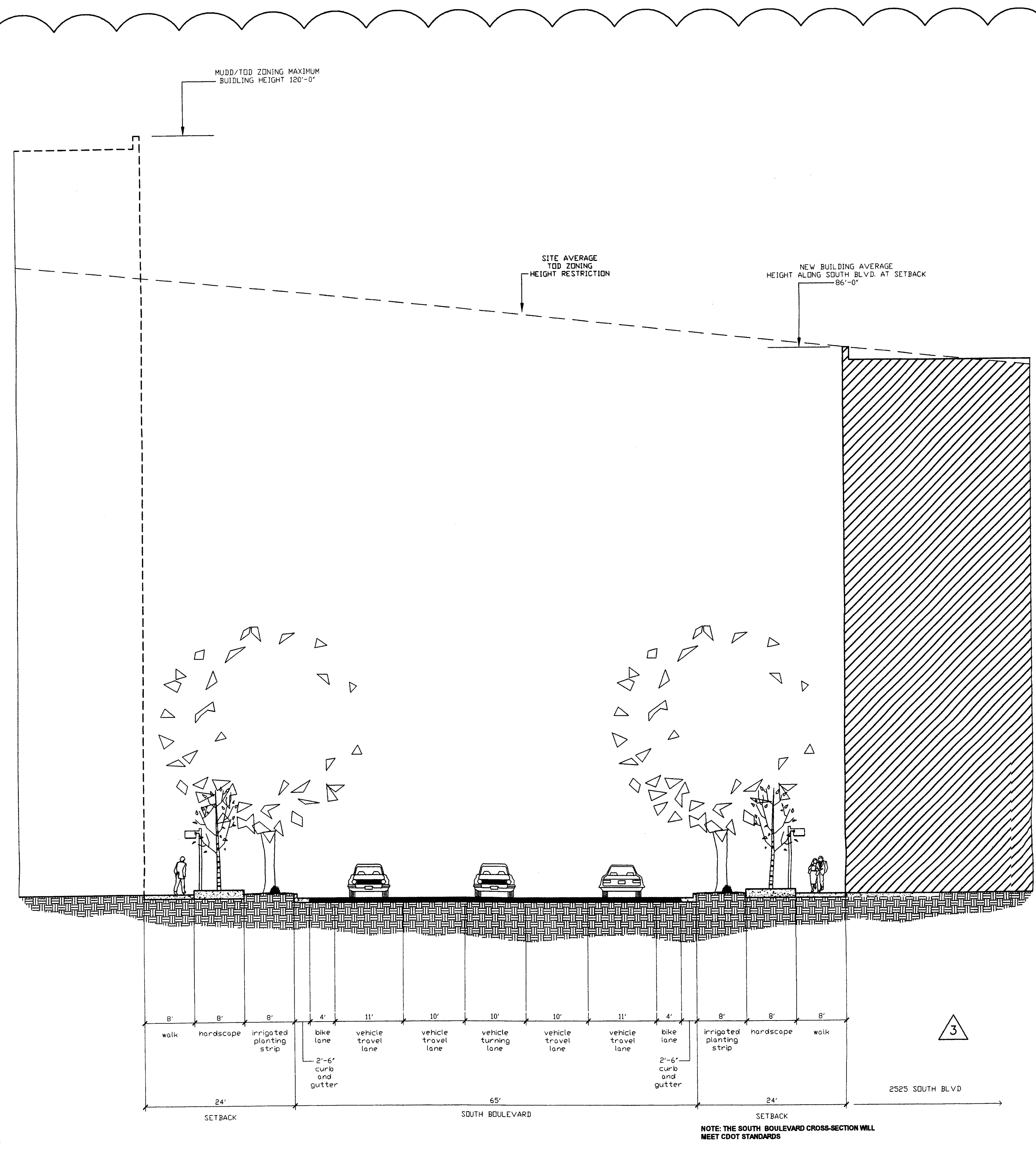
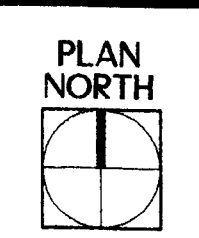




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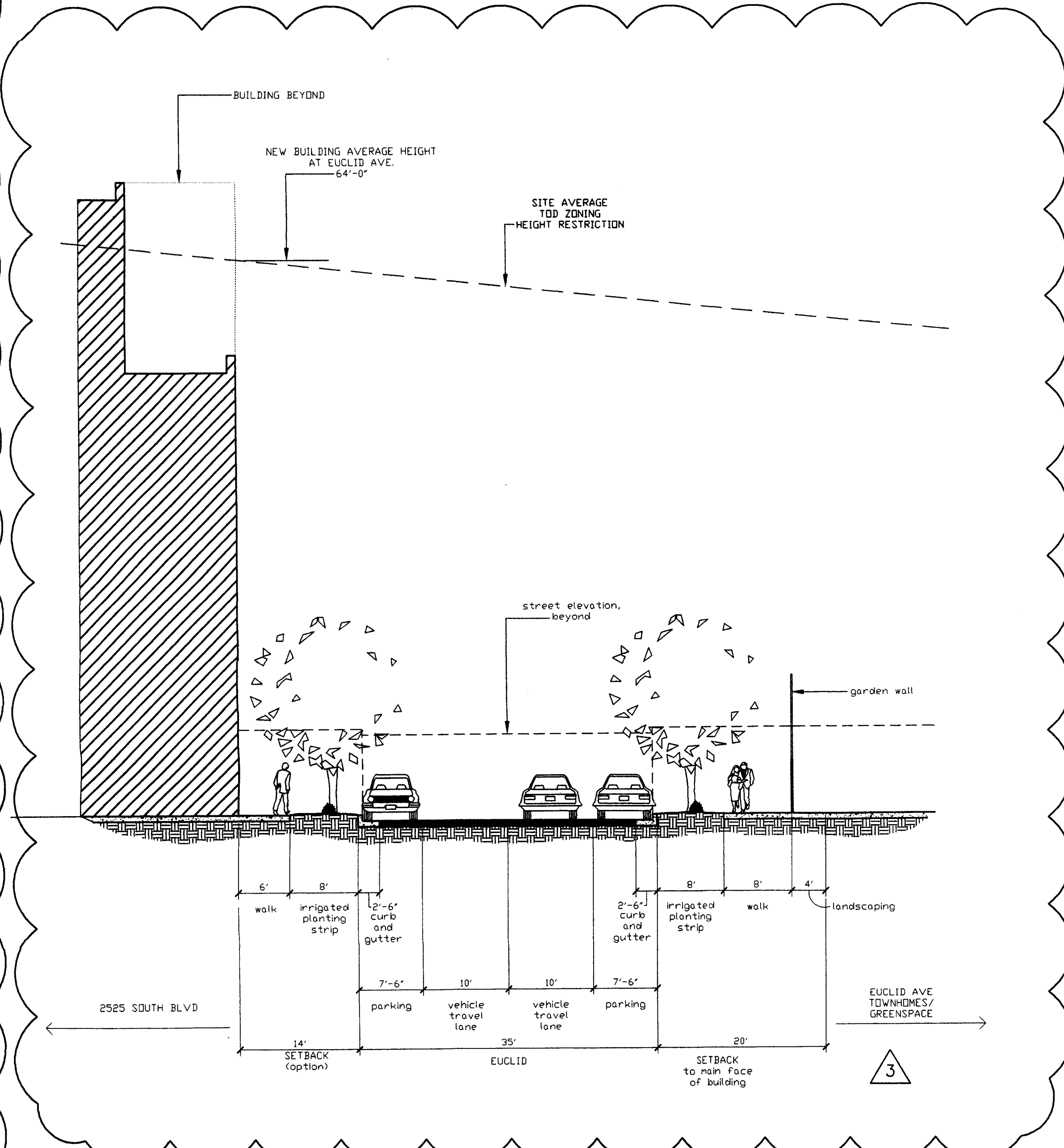
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**SOUTH BLVD. STREET SECTION**  
(assumed per south end transit station area plan)  
1"=10'-0"

NOTE: THE SOUTH BOULEVARD CROSS-SECTION WILL MEET CDOT STANDARDS



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