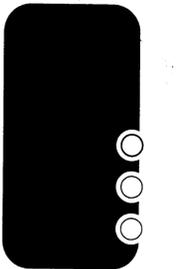


VICINITY MAP

**SOUTH END TRANSIT AREA PLAN SUMMARY**

Euclid Avenue:  
 Residential Neighborhood Street  
 Existing Street Width (partial curb) Varies Approximately 26 Feet  
 New Street Width for On-Street Parking Approximately 35 Feet BC to BC  
 Frontyard Setback: 20 Feet From Back of Curb (Proposed)  
 Planting Strip: 8 Feet  
 Sidewalk: 6 Feet

6 feet three



**GENERAL SITE DATA**

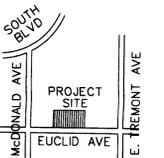
TAX ID NUMBERS FOR LOTS 11, 12, 13, 14 AND 15:  
 12-106-716, 12-106-718, 12-106-704, 12-106-705 and  
 12-106-706  
 Existing Zoning: O-2  
 Proposed Zoning: TOD- R (Conditional)  
 Proposed Use: Multi-Family (Condominiums)  
 Proposed Number of Dwelling Units: 82 Max.  
 Site Acreage: 1.0095 Acres (43,974 SF)  
 Parking Requirements: 1.6 Spaces per Unit  
 25% increase allowed for Structured Parking.  
 Onstreet Parking as Required.  
 Building Height: 3 and 4 Levels of Dwelling Units  
 with a Minimum Building Height of 40 Feet and  
 a Maximum not to Exceed 120 Feet

COMPANY NAME:

PROJECT NAME:

EUCLID  
 CONDOMINIUMS  
 CHARLOTTE, NC

Key Plan:



Revision Date Description

**GENERAL ZONING 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/number of individual buildings/dwelling units 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 relationship of 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/locational requirements of the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.
- Proposed new curb locations, setbacks, planting strips and sidewalks were taken from the "South End Transit Station Area Plan".
- All landscape planting will conform to Chapter 21 of the City of Charlotte Ordinance.
- Sidewalks and planting strips along the site's public street frontage shall be established as indicated on site plan.
- The driveway connections to Euclid Avenue shall be designed and constructed as CMLD Standard Type Two driveways.
- Parking Standards:**  
 Residential use in TOD-R zoning has a maximum of 1.6 parking spaces per dwelling unit. Parking maximums may be exceeded by up to a total of 25% if a structured 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.
- Balconies may encroach 2 feet into the setback provided they are 10 feet above grade per Section 9.1208 of the Charlotte Zoning Ordinance.
- The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, stormwater, trees, etc...) will apply to the development site. This includes Chapters 6, 9, 12, 17, 18, 19, 20 and 21 of the City Code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies and approaches in existence at the time of formal engineering plan review and submission, the stricter condition or existing requirements shall apply.
- The Developer will comply with all requirements regarding compactor and recycling areas as stated in Chapters 9 and 12 of the Charlotte City Code.

TECHNICAL DATA  
 SHEET

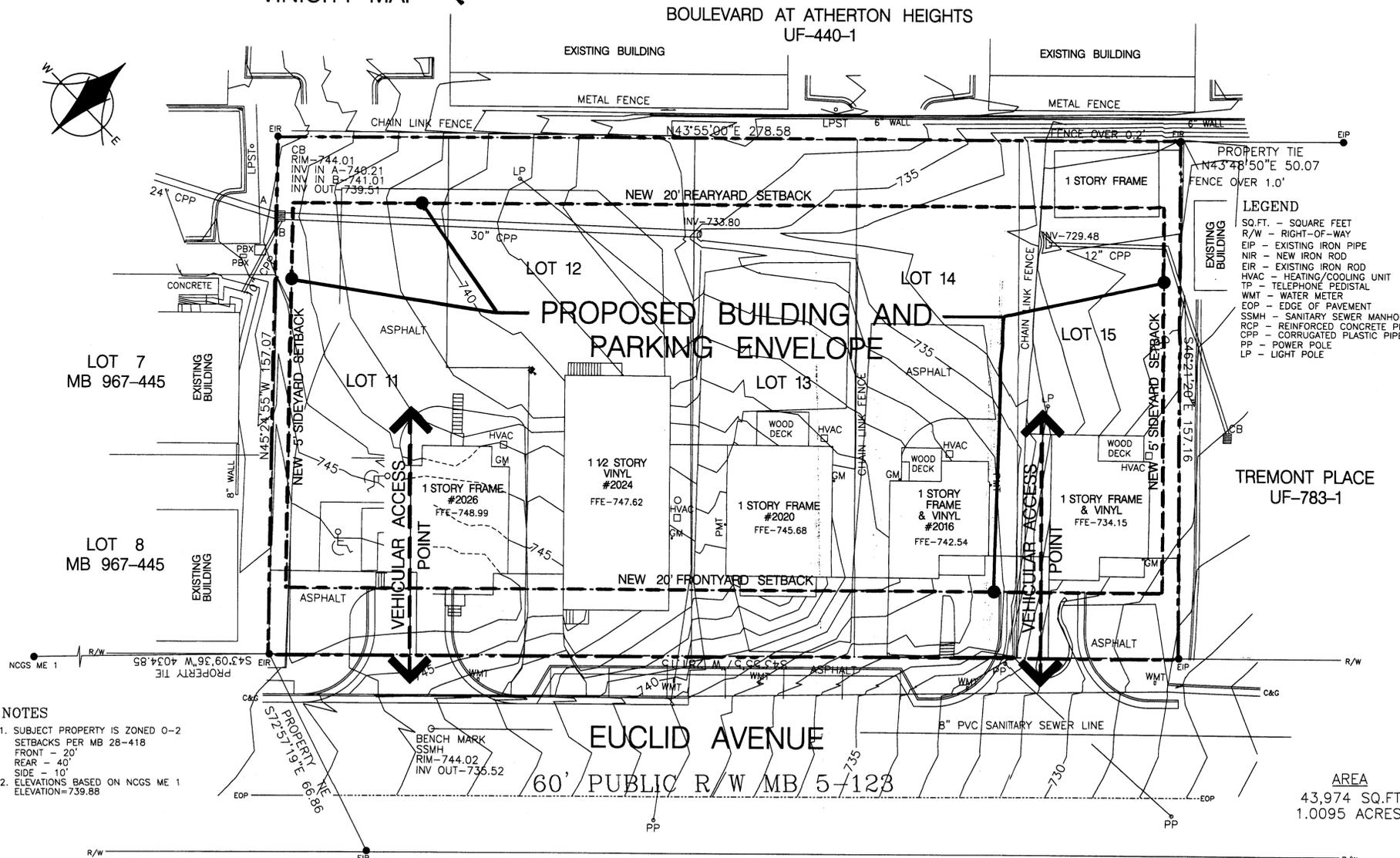
Issue Date:

January 22, 2007

Sheet Number:

RZ-1

**BOULEVARD AT ATHERTON HEIGHTS  
 UF-440-1**



AREA  
 43,974 SQ.FT  
 1.0095 ACRES

- NOTES**
- SUBJECT PROPERTY IS ZONED O-2  
 SETBACKS PER MB 28-418  
 FRONT - 20'  
 REAR - 40'  
 SIDE - 10'
  - ELEVATIONS BASED ON NCGS ME 1  
 ELEVATION=739.88

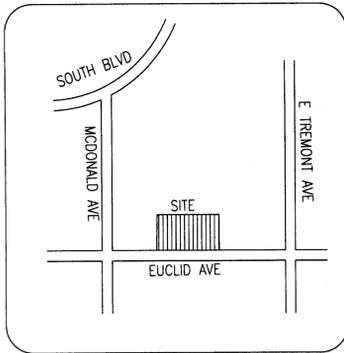
CHARLOTTE TOWNSHIP,  
 MECKLENBURG COUNTY, N.C.  
 MAP BOOK 5 PAGE 123  
 TAX NUMBER: 12106716,18,04,05,06

**FLOOD CERTIFICATION**  
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT  
 LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON  
 MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT  
 AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED  
 FEBRUARY 4, 2004.  
 COMMUNITY PANEL 37119C0186E

THIS IS TO CERTIFY THAT ON THE 14TH DAY OF DECEMBER, 2006, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF  
 THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT  
 MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1800 (21 NCAC 58) AND THE RATIO OF  
 PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES  
 THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED *James H. Mauney, Jr.*  
 JAMES H. MAUNEY, JR. - P.S. NO. L-3885

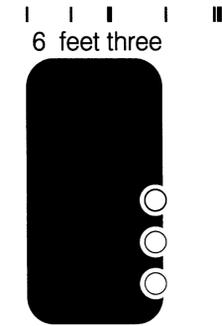




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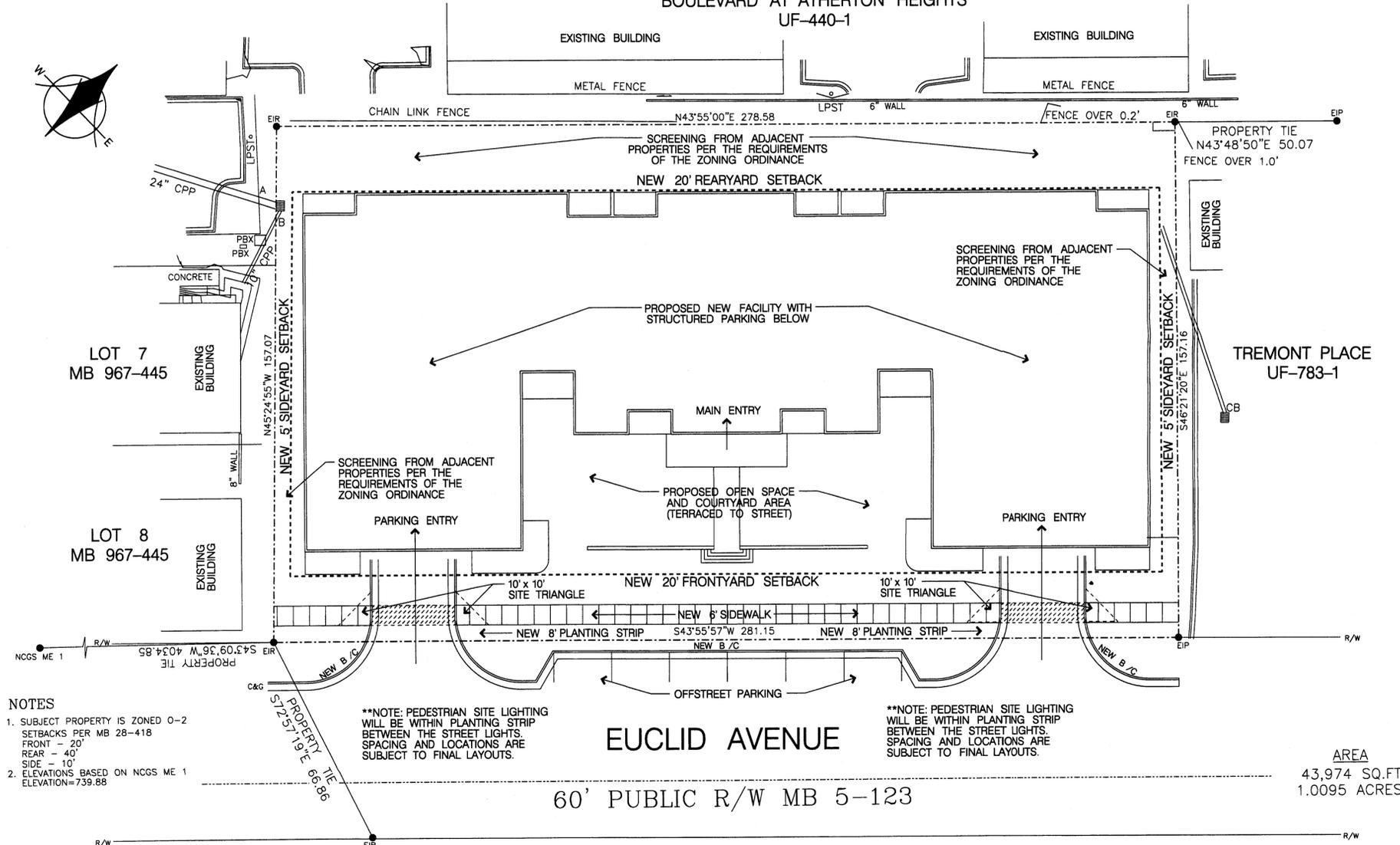
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**BOULEVARD AT ATHERTON HEIGHTS UF-440-1**



- NOTES**
- SUBJECT PROPERTY IS ZONED O-2 SETBACKS PER MB 28-418 FRONT - 20' REAR - 40' SIDE - 10' ELEVATIONS BASED ON NCGS ME 1 ELEVATION=739.88

\*\*NOTE: PEDESTRIAN SITE LIGHTING WILL BE WITHIN PLANTING STRIP BETWEEN THE STREET LIGHTS. SPACING AND LOCATIONS ARE SUBJECT TO FINAL LAYOUTS.

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**EUCLID AVENUE**

60' PUBLIC R/W MB 5-123

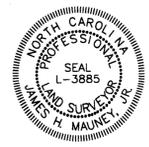
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SIGNED: *James H. Mauney, Jr.*  
 JAMES H. MAUNEY, JR. - PLS NO: L-3885

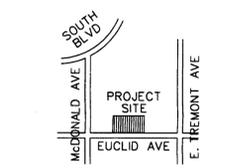


COMPANY NAME:

PROJECT NAME:

**EUCLID CONDOMINIUMS CHARLOTTE, NC**

Key Plan:



Revision Date Description

2007-045

JOB NO.:

DRAWN BY:

cmd/bt

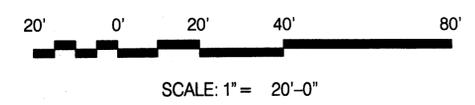
Sheet Title:

ILLUSTRATIVE SITE PLAN

Issue Date:

January 22, 2007

Sheet Number:



**RZ-2**