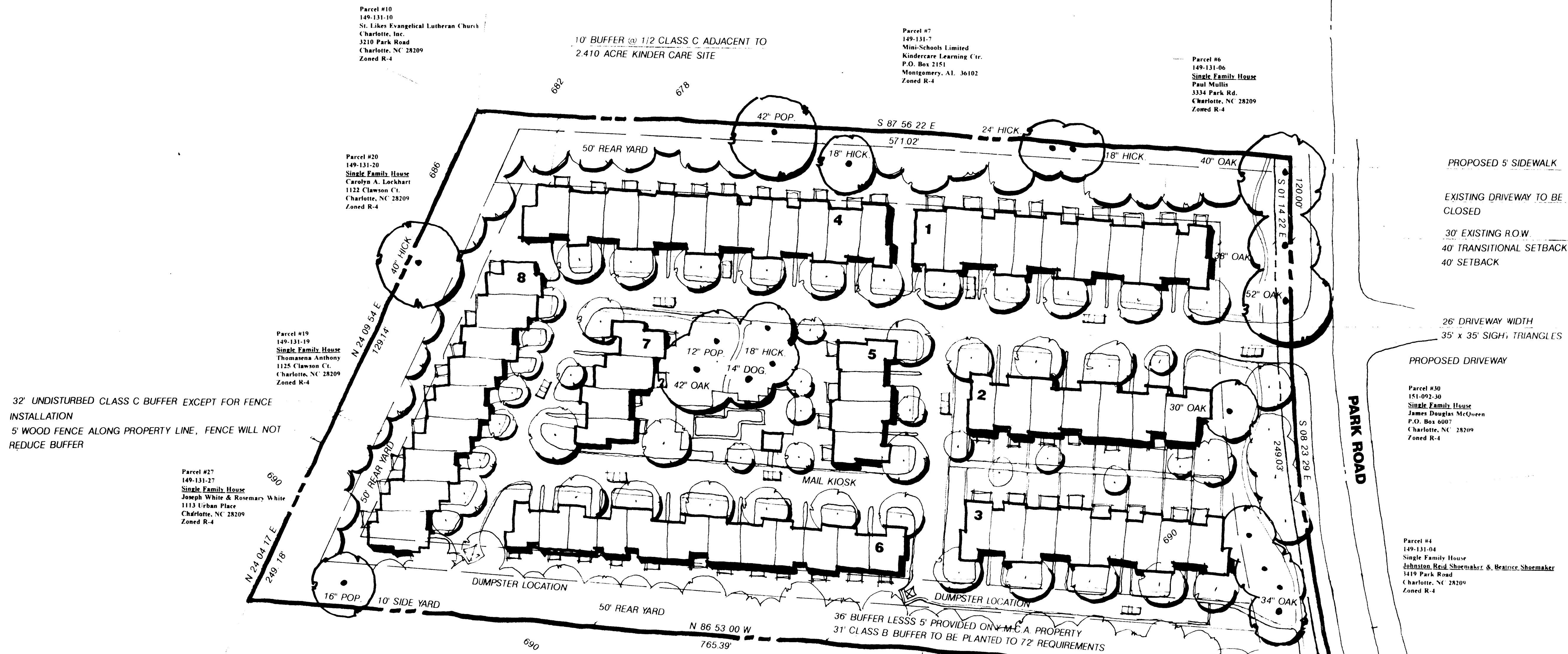


A PROPOSED TOWNHOME COMMUNITY BY:
THE BOULEVARD COMPANY

DESIGNED BY:
DAVID FURMAN/ ARCHITECTURE



32' UNDISTURBED CLASS C BUFFER EXCEPT FOR FENCE INSTALLATION
 5' WOOD FENCE ALONG PROPERTY LINE, FENCE WILL NOT REDUCE BUFFER

PROPOSED 5' SIDEWALK
 EXISTING DRIVEWAY TO BE CLOSED
 30' EXISTING R.O.W.
 40' TRANSITIONAL SETBACK
 40' SETBACK

26' DRIVEWAY WIDTH
 35' x 35' SIGHT TRIANGLES

PROPOSED DRIVEWAY

Parcel #30
 151-092-30
 Single Family House
 James Douglas McQueen
 P.O. Box 6007
 Charlotte, NC 28209
 Zoned R-4

Parcel #4
 149-131-04
 Single Family House
 Johnston Reid Shoemaker & Beatrice Shoemaker
 1419 Park Road
 Charlotte, NC 28209
 Zoned R-4

Parcel #5
 149-131-05
 Single Family House
 Robert Boyte Mullis & Virginia Boyte
 3400 Park Road
 Charlotte, NC 28209
 Zoned R-4

Parcel #31
 151-092-31
 Y.M.C.A. of Charlotte, Nc
 3420 Park Road
 Charlotte, NC 28209
 Zoned R-4

PETITIONER RESERVES RIGHT TO SEEK VARIANCE IN ORDER TO REDUCE PLANTING REQUIREMENTS ONLY ALONG THIS PORTION OF CLASS B BUFFER

Y.W.C.A. @ 9.65 ACRES W/ 75,907 SF BUILDING

ADDITIONAL NOTES:

Site Design:

- individual units along Park Road or adjacent to single family residential property owners shall not exceed 35 feet in height. Other units shall comply with ordinance
- main vehicular entry shall be heavily landscaped and accommodate pedestrian sidewalks, proposed lighting and walls.
- interior streetscape design will provide tree plantings, street lighting, sidewalks, driveways and common open spaces as noted on plan; however, building footprint may vary.
- street lighting will be pedestrian in scale and in the form of low ambient lighting similar to lighting at Dilworth Crescent or Hackberry Place in Fourth Ward.
- the tree ordinance requirements for the tree protection zone along Park Road shall be in effect. The developer shall provide a minimum of 1 tree per unit distributed throughout the site or comply with the tree ordinance, whichever provides the greater number of trees. All medians or pocket parks to be planted or landscaped with large maturing trees. The developer shall also ensure every parking space will be within 50 feet of a tree.

Traffic

- no left or right turn lane or pavement widening will be provided as part of this development along Park Road.
- both Hillside East and Hillside West developments will be designed such that their main entrances be aligned with each other.

Buffers and Edge Treatment

- this conditional plan will provide a 31' buffer along the south property line and a 32' undisturbed buffer along the west property line. In addition, the buildings or their attached structures will be no closer than 50' to the west property line.
- additional plantings per applicable Class "C" or "B" buffer requirements will supplement the undisturbed buffers in areas where existing vegetation is sparse or nonexistent. This plant material can be hand planted within the undisturbed buffer. Undisturbed buffer may be hand cleared of unsightly vegetation at the request of the adjoining property owners
- all undisturbed buffers will be the maintenance responsibility of the homeowner's association.
- any freestanding lighting around perimeter of properties shall be directed towards the interior of the development and shall provide light shields for the benefit of adjacent property owners.
- any connection to the adjacent YWCA will be done so at the invitation of their board of directors

Stormwater and Drainage/Detention

- the petitioner shall make available to the Freedom Park Homeowner's Association as-built data, containing an engineer's seal, of the storm water detention facilities to ensure compliance with approved construction drawings.
- the homeowner's association documents will specifically address provisions for budget and reserve funding for maintenance, periodic inspections, and any needed repair of the on-site stormwater detention facilities. Such facilities shall be maintained in compliance with approved detention specification and requirements.
- if any other options or alternatives are proposed in addition to or in lieu of storm water detention, Freedom Park Homeowner's Association shall be involved in related discussions and engineering calculations.
- the developer will provide Freedom Park Homeowner's Association with approved construction drawings prior to commencement of construction

Architectural

- proposed units shall meet the following mix of unit sizes w/ a maximum of 57 dwelling units allowed.
 -minimum unit size shall be 1,200 sf and shall constitute no more than 10% of the total number of dwelling units
 -at least 10% of the total number of dwelling units shall be 1,600 sf or greater
- the minimum unit width will be 16 feet including the garage, average width will be no less than 20' including garage
- all units shall have at least an attached one car garage
- it is the intent of the architectural treatment and design of elevations facing Park Road, as well as individual interior units, to evoke images of existing single family residential characteristics. This will be accomplished through a minimum 3 foot recess of the garage from building face and a change of ridge line direction and ridge line elevation between garage and building face. Overall material usage, including windows, will be consistent on all exterior faces of each attached unit.

Miscellaneous

- plans will show proposed refuse storage location and their provisions for screening from nearby units or property owners, access and integration into the overall site design.
- all zoning document plans shall show existing 4 foot contours and natural drainage features.
- all groups of buildings shall be numbered for ease of reference.
- all utilities (electric, cable, phone, etc.) will be underground.

