

APPROVED BY CITY COUNCIL
 DATE April 17, 1993
Chris Brand

A PROPOSED DEVELOPMENT BY:
THE BOULEVARD COMPANY

Queens Road West

A Boulevard Company Development
 APRIL 7 1993

General Notes for Petition No. 92-72

- 2.776 Total Acreage
- Currently Zoned R-3
- Requested Zoning UR-2 Conditional in Clear Area
- Requested Zoning UR-1 Conditional in Shaded Area
- Minimum Lot Size 5,000 Square Feet in UR-1
- Maximum 22 Individually Deeded Lots
- Building Footprint May Vary
- Minimum Setback 5 Feet
- Minimum Side Yard 5 Feet
- Minimum Rear Yard 10 Feet
- Open Area Approximately 45%
- Homeowner's Association to Maintain Private Roads
- Homeowner's Association to Maintain Common Areas

Tree Preservation for Petition No. 92-72

- Developer Will Initiate Tree Survey and Attach to Plan
- Effort Will Be Made to Save All Trees Not in Building Envelope
- Critical Common Areas with Views to Street to be Designated
- This Tree Preservation Area Is Indicated by Hatch Marks
- This Area to be Protected by Erosion Fence During Construction
- This Area to have Scrub Trees Selectively Cleared
- This Area to be Planted with Grass Around Existing Trees
- Specimen Trees Over 12" in Caliper Damaged During Construction to be Replaced with Minimum 4" Caliper Oaks
- Street Trees Shown on Plan to be Installed by Developer; Exterior of Site to have 10 Willow Oaks - 4" in Caliper and Interior to have 17 Willow Oaks - 3" in Caliper. If These Trees Die within 5 yrs of Planting, New Trees Similar to Description Above will be Planted.
- Trees and Common Area to be Maintained by Association.

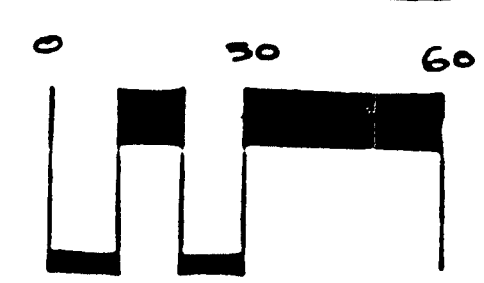
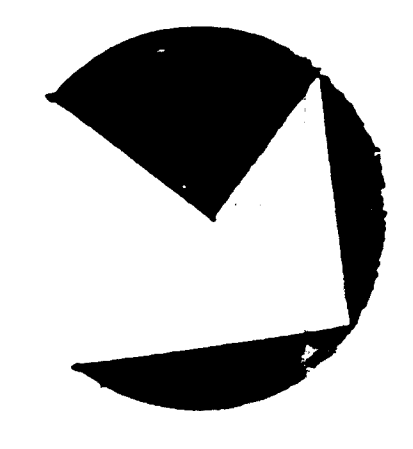
Deed Restriction for Petition No. 92-72

- Deed Restrictions to be Filed w/ the Recorded Plat
- Deed Restrictions to be Part of New Association Documents
- Deed Restrictions to be Enforced by New Association or Myers Park Homeowner's Association
- Restrictions to be as Follows:

- 1 Setbacks to be as shown on plan.
- 2 No Fences beyond facades of houses.
- 3 Garage entrances in UR-2 area to be recessed a minimum of 20 feet from curb, except as noted on plan or where entrances face side or rear of building.
- 4 Construction material to be predominantly brick.
- 5 Garages will not be converted to living or office space.
- 6 Each lot will have a maximum of one home.
- 7 First floor to be elevated above grade.
- 8 No travel trailers, mobile homes, campers, other habitable motor vehicles of any kind, school buses or boat trailers to be kept, stored or parked overnight on any streets inside the project.
- 9 No additional structures, awnings or projecting aerials
- 10 No expansion of units towards front or sides
- 11 Residential uses only.
- 12 Garbage cans must be screened.
- 13 Damage to be repaired expeditiously and in a quality manner.
- 14 Permanent signs limited to front entrance.

Additional Notes for Petition 92-72

- Dead End Streets to Meet Fire Department Regulations



EXISTING RIGHT OF WAY GREATER THAN REQUIRED 50' TRANSITIONAL SETBACK

40' SUBDIVISION SETBACK

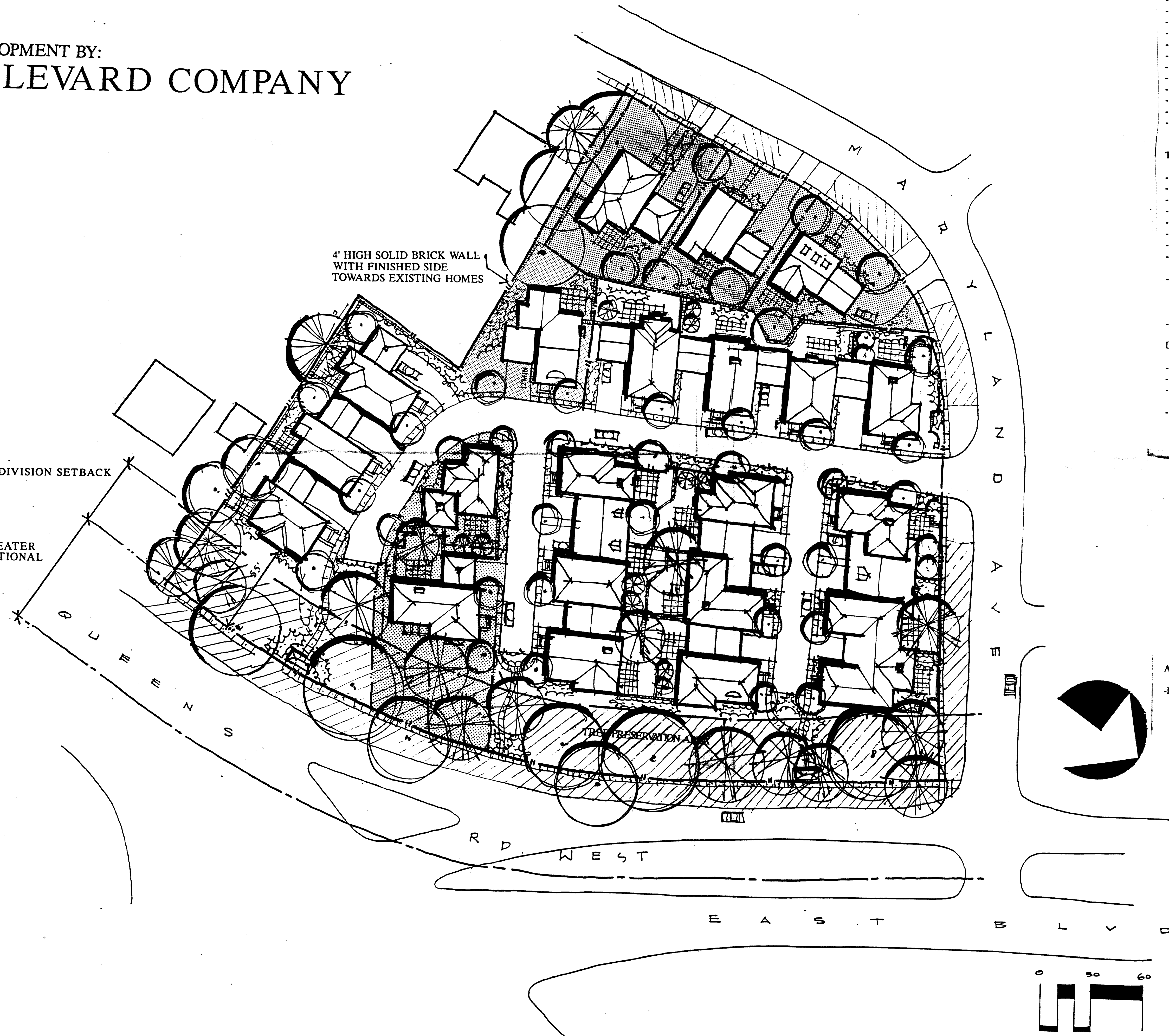
4' HIGH SOLID BRICK WALL WITH FINISHED SIDE TOWARDS EXISTING HOMES

QUEENS ROAD WEST

EAST BLVD

A PROPOSED DEVELOPMENT BY:
THE BOULEVARD COMPANY

PETITION NO. 92-72



Queens Road West

A Boulevard Company Development

February 22, 1993

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6 detached
16
22 units
92-72