

A PROPOSED TOWNHOME COMMUNITY BY:
THE BOULEVARD COMPANY

DESIGNED BY:
DAVID FURMAN/ ARCHITECTURE

HILLSIDE EAST

Revised May 29, 1996
 0-13-90, 6-1-97, 10-23-97, 11-04-97

REQUIRED NOTES:

Property Information

1. total acreage is 7.14
2. existing zoning is R-4
3. proposed zoning is R-8MF(CD)
4. maximum number of units is 57

Setbacks and Required Yards

- * 1. developer to dedicate right of way 40' from centerline of Park Road before bldg permits are issued
- 2. subdivision setback 40' from new right of way
- 3. minimum building setback 80' from centerline of Park Road
- 4. minimum side yard 10'; adjacent to single family 20'
- 5. minimum rear yard 40'; adjacent to single family 50'

Open Space, Buffers and Tree Save Areas

1. minimum open space 50%
2. existing trees noted on plan will be saved
3. buffer adjacent to single family shall be undisturbed
4. undisturbed buffer may be hand cleared of unsightly vegetation at the request of the adjoining property owners

Parking and Stormwater

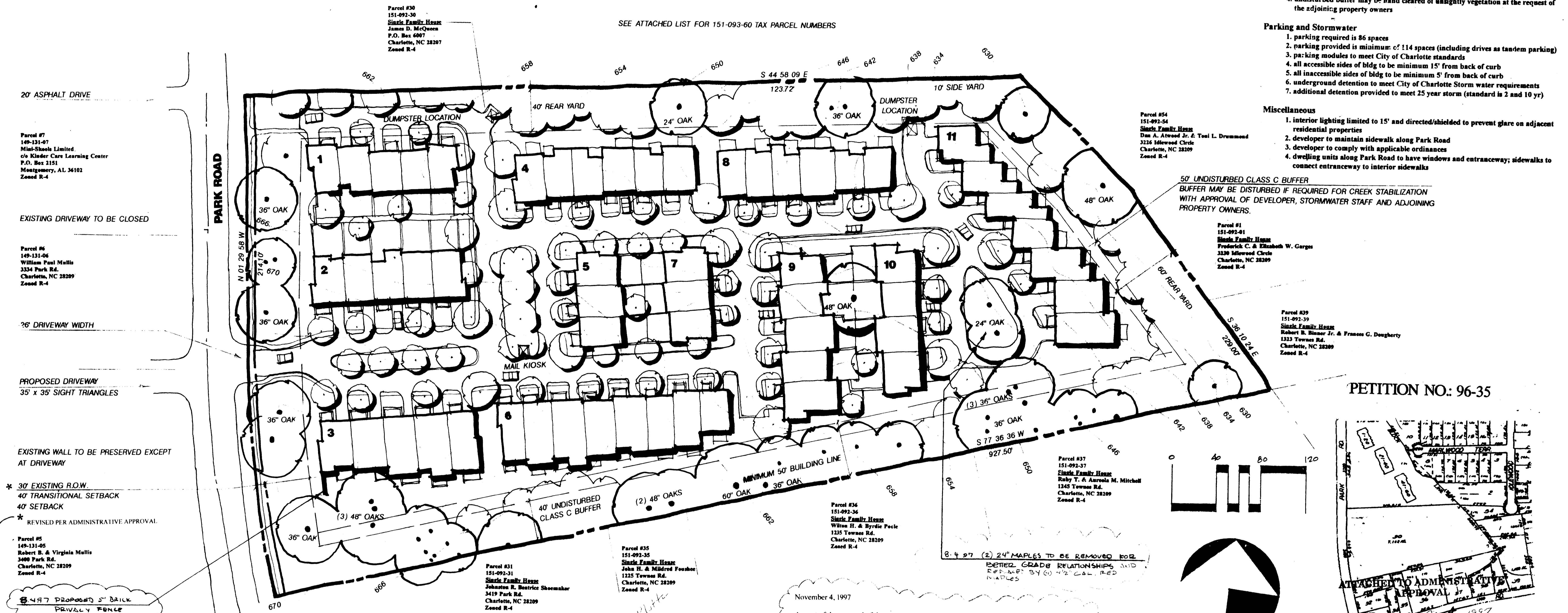
1. parking required is 86 spaces
2. parking provided is minimum of 114 spaces (including drives as tandem parking)
3. parking modules to meet City of Charlotte standards
4. all accessible sides of bldg to be minimum 15' from back of curb
5. all inaccessible sides of bldg to be minimum 5' from back of curb
6. underground detention to meet City of Charlotte Storm water requirements
7. additional detention provided to meet 25 year storm (standard is 2 and 10 yr)

Miscellaneous

1. interior lighting limited to 15' and directed/shielded to prevent glare on adjacent residential properties
2. developer to maintain sidewalk along Park Road
3. developer to comply with applicable ordinances
4. dwelling units along Park Road to have windows and entranceway; sidewalks to connect entranceway to interior sidewalks

* REVISED PER ADMINISTRATIVE APPROVAL
 SEE NOTE BOTTOM LEFT

SEE ATTACHED LIST FOR 151-093-60 TAX PARCEL NUMBERS



PETITION NO.: 96-35



VICINITY MAP

* REVISED PER ADMINISTRATIVE APPROVAL

October 23, 1997
 Additional right-of-way to be dedicated 10' from back of curb before issuance of building permits. The owner(s) of the property will dedicate right-of-way shown on the plans (shown as reserved) to the Charlotte Department of Transportation up to a maximum of 40' from the centerline of Park Road in conformance with the conditional development notes. This note to also appear on all recorded plat

ADDITIONAL NOTES:

Site Design:

1. 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
2. main vehicular entry shall be heavily landscaped and accommodate pedestrian sidewalks, proposed lighting and walls.
3. interior streetscape design will provide tree plantings, street lighting, sidewalks, driveways and common open spaces as noted on plan; however, building footprint may vary.
4. 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.
5. 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 medium or pocket parks to be planted or landscaped with large maturing trees. The developer shall ensure every parking space will be within 50 feet of a tree.

Architectural

1. proposed units shall meet the following mix of unit sizes w/ a maximum of 57 dwelling units allowed.
 - minimum unit size shall be 1,700 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 2,100 sf or greater
2. the minimum unit width will be 20 feet including the garage.
3. all units shall have at least 72 attached one car garage
4. 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 run of the garage from wall to face and a change of ridge line direction and ridge line elevations between garage and building face. Overall material usage, including windows, will be consistent on all exterior faces of each attached unit.

Buffers and Edge Treatment

1. this conditional plan will provide an 40' undisturbed buffer along the south property line and a 50' undisturbed buffer along the east property line. In addition, the buildings or their attached structures will be no closer than 50' to the south property line and 60' to the east property line.
2. additional plantings per applicable Class "C" 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
3. all undisturbed buffers will be the maintenance responsibility of the homeowner's association.
4. 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.

Stormwater and Drainage/Retention

1. the stormwater detention facility will be designed to store the 25 year storm in addition to the required 2 and 10 year storms.
2. 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.
3. 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.
4. 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.
5. the developer will provide Freedom Park Homeowner's Association with approved construction drawings prior to commencement of construction

Traffic

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

Miscellaneous

1. plans will show proposed refuse storage location and their provisions for screening from nearby units or property owners, signs and landscaping into the overall site design. (Signage will not be located on a weather-protected area)
2. all retaining structures shall show existing 4 foot contours and natural drainage features.
3. all groups of buildings shall be numbered for ease of reference.
4. all utilities (electric, cable, phone, etc.) will be underground.

November 4, 1997

As part of the approval of the stormwater system as shown on the subdivision plan, the developer commits to applying for the stormwater credit program through the City of Charlotte Engineering Department. See attached letter.

CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 INTER-OFFICE COMMUNICATION

DATE: December 4, 1997
 FROM: *mcc* (cc) Martin R. Cranton, Jr. Planning Director
 TO: Robert Brandon Zoning Administrator
 SUBJECT: Administrative Approval for Petition No.96-35, Hillside East. The Boulevard Company. Tax Parcel No. 151-092-30.

Attached is a revised site plan for the above referenced rezoning petition. The site plan has been revised to reflect the following changes.

- 1.) The removal of 2 1/2 inch caliper maples in the cul de sac to the rear of the site. To create a better grade relationship these trees are to be removed and replaced with 4 1/2 inch caliper maples.
- 2.) The addition of a brick privacy wall to building #1 to give the property owner privacy in their rear yard.
- 3.) The revision of the requirement of dedication of 40 feet of right of way prior to the issuance of any building permits with reservation and dedication of up to 40 feet from centerline upon request by the City of Charlotte Department of Transportation. This revision is required to accommodate the location of a brick retaining wall out of the public right of way and to further protect existing trees to be saved in the setback.
- 4.) The acceptance of the storm water system as shown on the approved subdivision plans with the commitment by the developer to apply for storm water credits thereby committing to annual inspection and required maintenance as determined by the City of Charlotte engineering staff.

The following revisions have been made to comply with the intent of the rezoning site plan as more detailed engineering drawings were prepared based upon existing conditions. Since these changes have been made in an effort to comply with the intent and spirit of the original site plan, we are administratively approving this revised site plan. Please use this revised site plan when evaluating requests for building permits and certificates of occupancy.