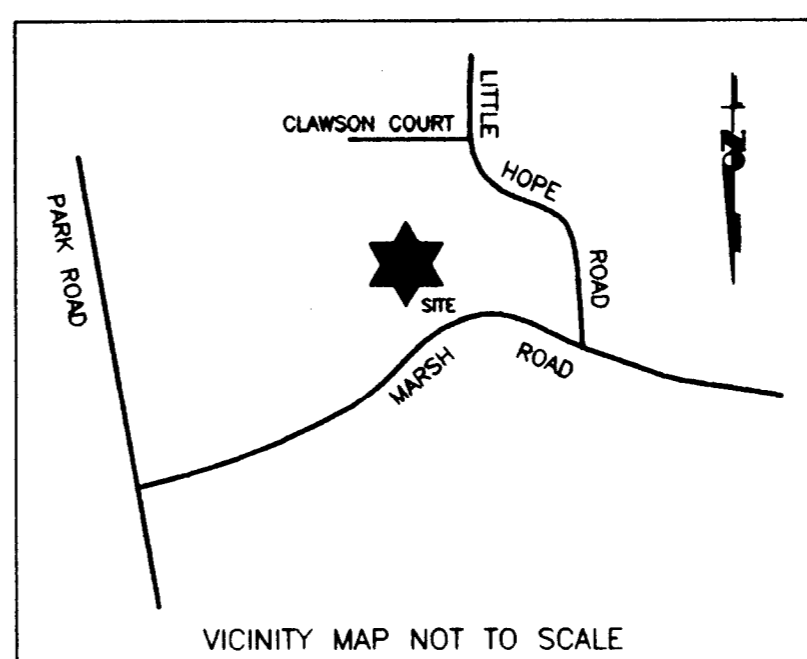
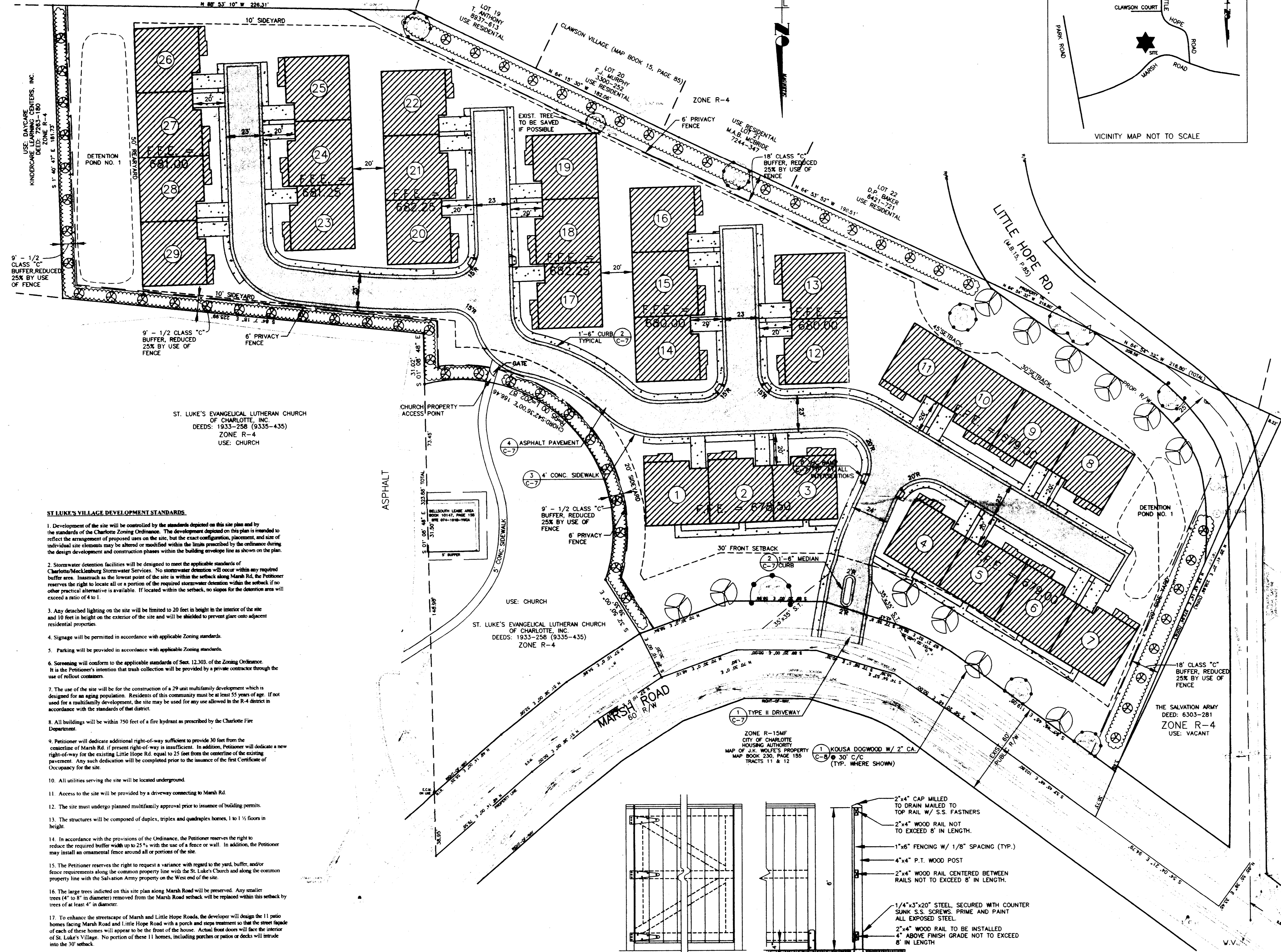


USE: MULTI-FAMILY
THE BOULEVARD AT HILLSIDE WEST, LLC
DEED: 9989-714

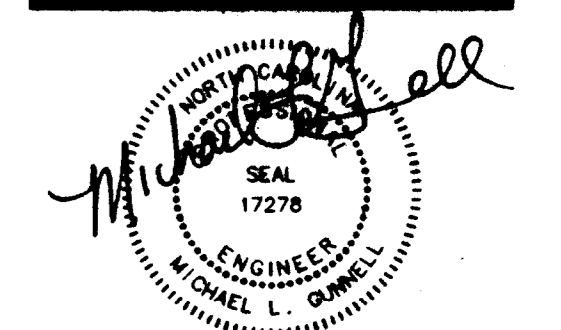
ZONE R-12



SITE DATA / GENERAL NOTES:

- EXISTING ZONING: R-17MF(CD), PETITION NUMBER 99-36
FRONT SETBACK: 30'
REAR YARD: 50'
SIDE YARD: 10'
- TOTAL ACREAGE FOR DEVELOPMENT: 15.374 ACRES; PROPOSED DENSITY: 7.65 UNITS/ACRES
ALLOWABLE DENSITY: 3.74 AC x 17 DU/AC = 64
PROPOSED NUMBER OF UNITS = 29 UNITS
AGE RESTRICTED TO 55 AND OLDER
- PIPE SYSTEMS AND OPEN CHANNELS WITHIN PUBLIC STORM DRAINAGE EASEMENTS ARE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER.
- ALL EASEMENTS (DRIVEWAYS, DRAINS, OR UTILITIES) TO BE SHOWN BY METES AND BOUNDS DESCRIPTION ON THE FINAL PLAT.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL.
- ON-SITE BURIAL PITS ("STUMP HOLES") REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
- THIS PROJECT TO COMMENCE ON: JUNE 1, 2000 AND BE COMPLETED ON: NOVEMBER 1, 2000
- DEVELOPER WILL PROVIDE STREET SIGNS AS PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARD NO. 50.05A.
- IN ROLLING AND HILLY TERRAIN, SHEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE CITY INSPECTOR BASED ON FIELD CONDITIONS.
- NON-STANDARD ITEMS: PAVERS IRRIGATION SYSTEMS, ETC.) IN THE RIGHT-OF-WAY REQUIRE A RIGHT-OF-WAY ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPARTMENT OF TRANSPORTATION BEFORE INSTALLATION.
- LAND DEVELOPMENT ENGINEER TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION WITH INSPECTOR.
- APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE OF ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFFSITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER.
- "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM MUST BE SUBMITTED TO THE CITY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CHARLOTTE SUBDIVISION ORDINANCE.
- IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MIN. OF 0.5% SLOPE ON THE CURB.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL CURB RADIUS ARE TO BACK OF CURB.
- CONTRACTOR SHALL PROTECT ALL ADJACENT PROPERTIES, THE GENERAL PUBLIC, AND ALL OTHER FACILITIES. SHOULD DAMAGES OCCUR, CONTRACTOR SHALL REPAIR IMMEDIATELY AS DIRECTED BY THE CROWN PROJECT ENGINEER. CONTRACTOR IS FINANCIALLY RESPONSIBLE FOR ALL REPAIRS AND REPAIRS ARE TO BE PERFORMED TO THE CROWN PROJECT ENGINEER'S SATISFACTION.
- CONCRETE JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/ OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY TRENCHING OR EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. FOR ASSISTANCE WITH FIELD LOCATION OF EXISTING UTILITIES THE CONTRACTOR CAN CONTACT NC ONE CALL AT 1-800-632-4949.
- EXISTING CURB AND ASPHALT PAVEMENT SHALL BE SAWCUT.
- THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATION OF THE UTILITY EXIT POINTS.
- PROPERTY WAS REZONED FROM R-4 TO R-17MF(CD) BY PETITION 99-36.
- TRASH COLLECTION TO BE PROVIDED BY PRIVATE SERV.
- NO FACE OF THE PRIMARY STRUCTURE TO BE LOCATED WITHIN 15' OF THE BACK OF CURB.
- NO SIDE OF THE PRIMARY STRUCTURE TO BE LOCATED WITHIN 5' OF THE BACK OF CURB.

NARMOUR WRIGHT ASSOCIATES ARCHITECTURE
127 W. Worthington Suite 206
Charlotte, NC 28203
704.378.6000
Fax 704.378.5550
Email: nwa@narmourwright.com



ATTACHED TO APPROVAL
APPROVAL
DATED: August 1, 2000
BY: MARTIN R. CRAMTON, JR.

St. Luke's Village

DATE: April 13, 2000
REVISIONS: April 18, 2000
PROJECT NUMBER: 45220

DRAWN BY: DES
CHECKED BY: MLG

MEADE GUNNELL
engineering & surveying, P.C.
Charlotte, North Carolina (704) 398-9805

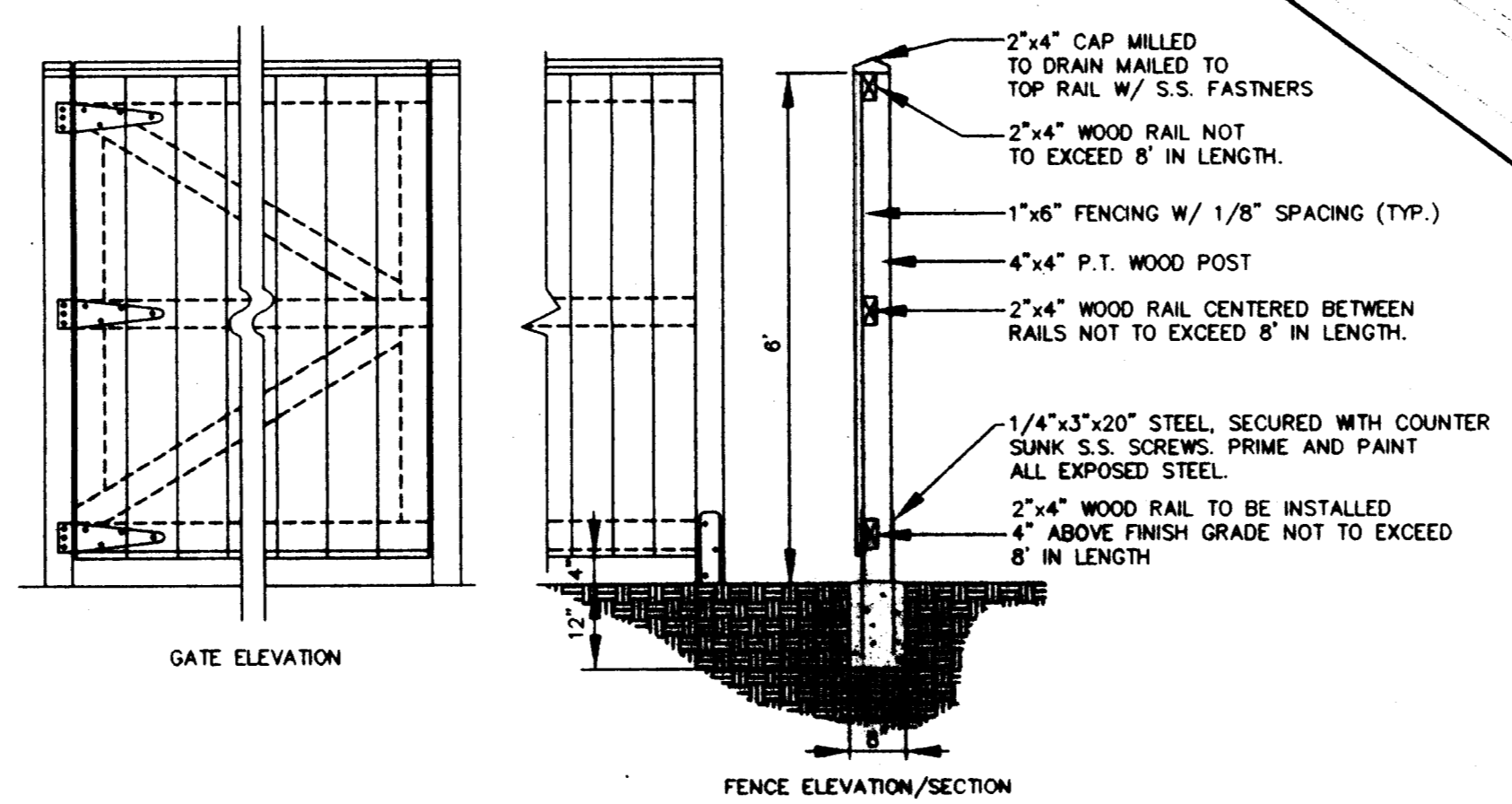
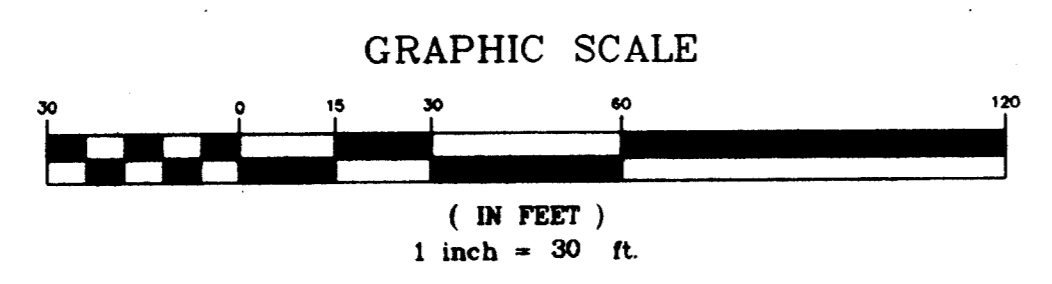
SITE PLAN



BE'RE YOU DIG I
CALL 800-632-4949
NE-CALL CENTER
N.C.'S THE LAW!

ST LUKE'S VILLAGE DEVELOPMENT STANDARDS

- Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits provided by the ordinance during the design development and construction phases within the building envelope line as shown on the plan.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte-Mecklenburg Stormwater Services. No stormwater detention will occur within any required buffer area. Inasmuch as the lowest point of the site is within the setback along Marsh Rd, the Petitioner reserves the right to locate all or a portion of the required stormwater detention within the setback if no other practical alternative is available. If located within the setback, no slopes for the detention area will exceed a ratio of 4 to 1.
- Any detached lighting on the site will be limited to 20 feet in height in the interior of the site and 10 feet in height on the exterior of the site and will be shielded to prevent glare onto adjacent residential properties.
- Signage will be permitted in accordance with applicable Zoning standards.
- Parking will be provided in accordance with applicable Zoning standards.
- Screening will conform to the applicable standards of Sect. 12.303. of the Zoning Ordinance. It is the Petitioner's intention that trash collection will be provided by a private contractor through the use of rollout containers.
- The use of the site will be for the construction of a 29 unit multifamily development which is designed for an aging population. Residents of this community must be at least 55 years of age. If not used for a multifamily development, the site may be used for any use allowed in the R-4 district in accordance with the standards of that district.
- All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Department.
- Petitioner will dedicate additional right-of-way sufficient to provide 30 feet from the centerline of Marsh Rd. if present right-of-way is insufficient. In addition, Petitioner will dedicate a new right-of-way for the existing Little Hope Rd. equal to 25 feet from the centerline of the existing pavement. Any such dedication will be completed prior to the issuance of the first Certificate of Occupancy for the site.
- All utilities serving the site will be located underground.
- Access to the site will be provided by a driveway connecting to Marsh Rd.
- The site must undergo planned multifamily approval prior to issuance of building permits.
- The structures will be composed of duplex, triplex and quadplex homes, 1 to 1 1/2 floors in height.
- In accordance with the provisions of the Ordinance, the Petitioner reserves the right to reduce the required buffer width up to 25% with the use of a fence or wall. In addition, the Petitioner may install an ornamental fence around all or portions of the site.
- The Petitioner reserves the right to request a variance with regard to the yard, buffer, and/or fence requirements along the common property line with the St. Luke's Church and along the common property line with the Salvation Army property on the West end of the site.
- The large trees indicated on this site plan along Marsh Road will be preserved. Any smaller trees (4" to 8" in diameter) removed from the Marsh Road setback will be replaced within this setback by trees of at least 4" in diameter.
- To enhance the streetscape of Marsh and Little Hope Roads, the developer will design the 11 patio homes facing Marsh Road and Little Hope Road with a porch and steps treatment so that the street facade of each of these homes will appear to be the front of the house. Actual front doors will face the interior of St. Luke's Village. No portion of these 11 homes, including porches or patios or decks will intrude into the 30' setback.



WOOD SCREENING FENCE DETAIL
N.T.S.