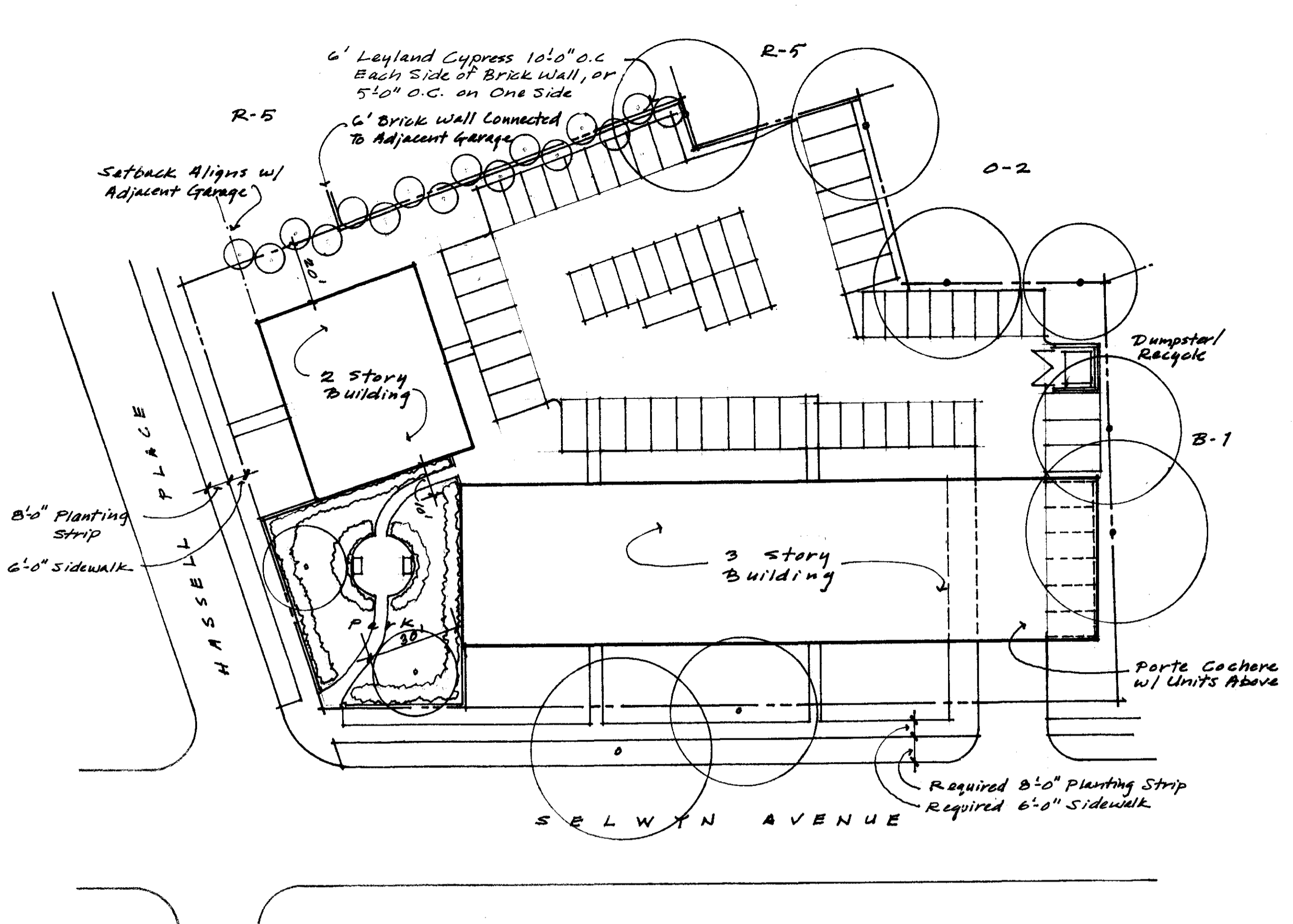


Technical Site Plan

Scale: 1" = 30'-0"

Site Data

Acreage: 1.178 Acres
Existing Zoning: O-2/R-5
Proposed Zoning: UR-2 (CD)
Proposed Use: 38 Residential Units



Schematic Site Plan

Scale: 1" = 30'-0"

"This conceptual site plan is intended to depict the general conceptual layout of the building(s) on the site. Changes and alterations which do not materially affect the overall conceptual layout shall be permitted based upon final design and construction drawings. These building(s) may change in size, location and orientation so long as they are consistent with overall concept shown above and meet the specific requirements of the technical data sheet submitted as part of this rezoning process."

Technical Data Sheet - Development Conditions

A) Conditions regarding building design

- The design concept will have one building oriented toward Selwyn Avenue and one smaller building oriented toward Hassell Place, adjacent to the property at 2323 Hassell Place.
- The building oriented toward Hassell Place will not exceed two stories, with no habitable space above the second level.
- The building oriented toward Hassell Place will have a pitched/sloped roof versus flat roof.
- The building on Selwyn Avenue will not exceed three stories with no habitable space above the 3rd level.
- The building on Selwyn Avenue will have a flat roof.
- Maximum marketable (net) square footage will be 36,000 for all the buildings combined, with the gross square footage of all buildings not to exceed 42,000.
- Overall, the buildings will have an articulated facade of at least 60% brick that is red or red/brown in color. The sides of the building facing Hassell Place and Selwyn Place will be at least 75% brick. No vinyl siding will be used. Plastic or metal material may be used for incidental architecture details including windows, doors and trim details. Any use of stucco will be hard coat stucco.
- HVAC for the buildings on Hassell Place will be located within or on top of the roof.
- No individual unit will be smaller than 700 square feet.

B) Conditions regarding parking

- There will be one entrance/exit to the parking area that will be accessible only from Selwyn Avenue.
- The parking area will be located behind the buildings and largely out of view from Selwyn Avenue and Hassell Place.
- Parking will be paved with asphalt.
- The petitioner shall provide a bicycle rack on site for use by the residents, not visible from any street.
- The minimum number of parking spaces will be a 1.8 ratio of spaces to units.

C) Conditions regarding screening, walls, dumpsters

- Screening shall conform to the standards and treatments specified in the Ordinance, except as stipulated in notes #2, #3, #4 and #5 as follows.
- There will be a wall along the entire sides and back of the development adjacent to residential property. This wall will be 100% brick and will be 6 feet tall as measured from grade of the property at 2323 Hassell. The wall may turn 90° and be connected to the front of the garage at 2323 Hassell Place.

- There will be 6-foot tall Leyland Cypress plants planted 10 feet on center on each side of the wall running the length of the property line between the development and the property at 2323 Hassell Place.
- Any dumpsters located on the site shall be along the property line adjacent to the Circle K and shall be screened from view by a solid fence or wall 12 inches higher than the dumpster utilized with a gate enclosure facing the interior of the parking lot.
- Roof top mechanical equipment shall be screened from public view at street level. Air conditioning units directly visible from Selwyn Avenue and Hassell Place shall be screened from public view.

D) Conditions regarding buffers, landscaping, lighting and signage

- The petitioner will develop open space landscaping between the two buildings that will be suitable for passive recreation and leisure and will be accessible to the public. Design details will be developed according to the site plan sufficient to satisfy the Charlotte-Mecklenburg Planning Commission staff.
- Trees on the property behind the buildings that are 6 inches or more in diameter will be retained per recommendations of Urban Forestry.
- All freestanding lighting fixtures will be uniform in design and shall not exceed 5 feet in height. Lights shall be directed internally away from adjoining properties.
- No wall pack lighting will be allowed.
- No signage on Hassell Place will be allowed.

E) Conditions regarding storm water and other regulations

- Storm water runoff from the site will be managed through proven techniques, which satisfy standards, if any, imposed by the City of Charlotte.
- Any storm water retention will be underground.
- Storm water drainage will be directed to Selwyn Avenue unless otherwise mandated by the City of Charlotte.
- All other utilities at the site, but not those in the public right of way, will be located underground.
- If detention is required, the detention shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide adequate detention to prevent this from occurring.
- In addition to the previous detention requirements, the petitioner shall agree to coordinate improvements with the City of Charlotte Storm Water Services and the Hassell Place Sidewalk Improvement Project. The Project Manager for the sidewalk project is Sonji Mosley (704-336-3214) of the City of Charlotte E&PM.

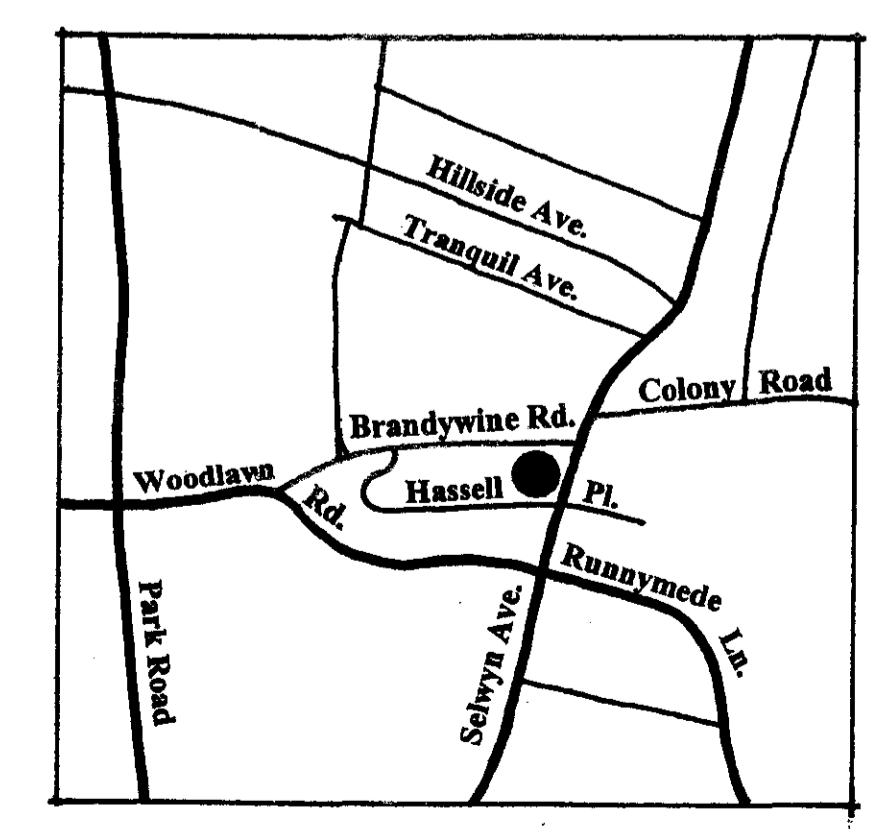
F) Conditions regarding setbacks, sidewalks and access

- The building on Hassell Place will maintain a 20-foot side yard setback from the property line adjacent to the residential property at 2323 Hassell Place.
- Vehicular access to the site, both permanent and during construction will be from Selwyn Avenue.
- The units facing Selwyn Avenue and Hassell Place will have direct access via sidewalks to the street through a combination of individual stoops and sidewalks or coordinated access points.
- The building on Hassell Place will maintain a minimum setback from Hassell Place at least equal to the setback from the right of way of the residential structure (garage) at 2323 Hassell Place.
- The building on Selwyn will maintain a minimum setback from Hassell Place at least 30 feet further from Hassell Place than the setback of the other building on Hassell Place.
- The petitioner shall maintain a minimum 6-foot sidewalk and minimum 8-foot planting strip along Selwyn Avenue and Hassell Place, unless otherwise specified by Ordinance.

G) Conditions of ownership and use

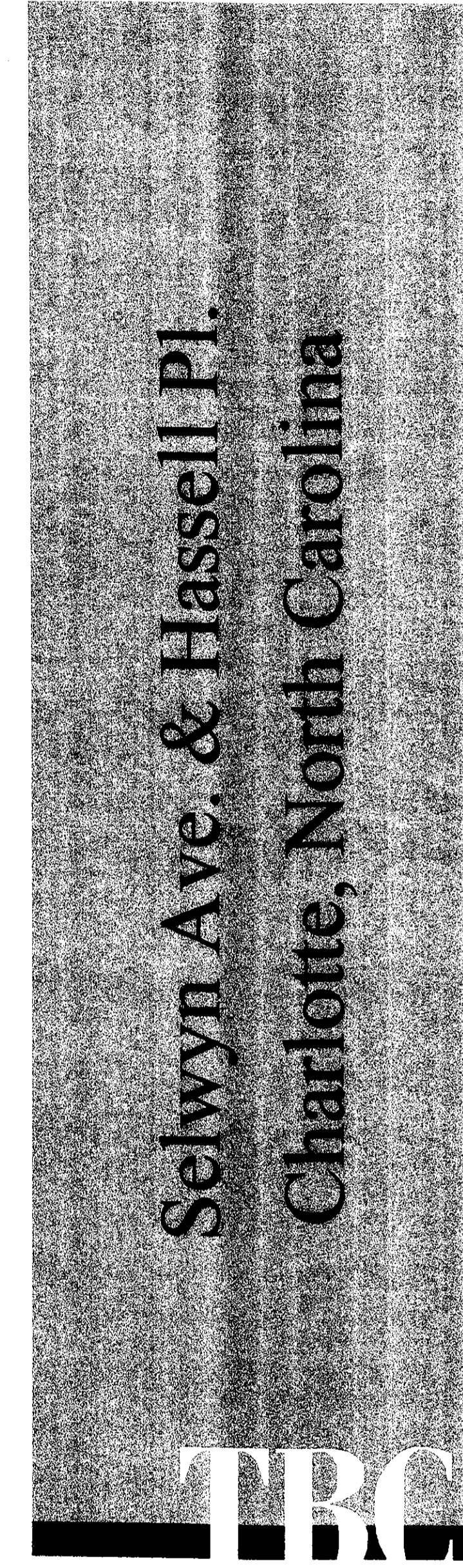
- The site will be developed as residential development with no more than 38 units.
- The building units will be marketed for sale as condominiums or townhouses.

(Note: The 3/17/03 revisions are shown in italics.)



Vicinity Map

Not to Scale



(Revised March 25, 2003)
14 March 2003
Rezoning Petition
For Zoning Committee
02-143

APPROVED BY CITY COUNCIL

DATE: 3/27/03

Technical Site Plan
Schematic Site Plan
Development Conditions



Hassell Place Elevation

Scale: 3/32" = 1'-0"

These conceptual elevations are intended to depict the general conceptual architectural style of the project from Hassell Place. Changes and alterations which do not materially affect the overall conceptual architectural style shall be permitted based upon final design and construction drawings. These buildings may change in size and style as well as employ complimentary differences in color and material so long as they are consistent with the overall concept shown above and meet the specific requirements of the technical data sheet submitted as part of this rezoning process.

Selwyn Ave. & Hassell Pl.
 Charlotte, North Carolina
 TRC



Selwyn Avenue Elevation

Scale: 3/32" = 1'-0"

These conceptual elevations are intended to depict the general conceptual architectural style of the project from Selwyn Avenue. Changes and alterations which do not materially affect the overall conceptual architectural style shall be permitted based upon final design and construction drawings. These buildings may change in size and style as well as employ complimentary differences in color and material so long as they are consistent with the overall concept shown above and meet the specific requirements of the technical data sheet submitted as part of this rezoning process.

14 March 2003
 Rezoning Petition
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APPROVED BY CITY COUNCIL
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Conceptual Elevations