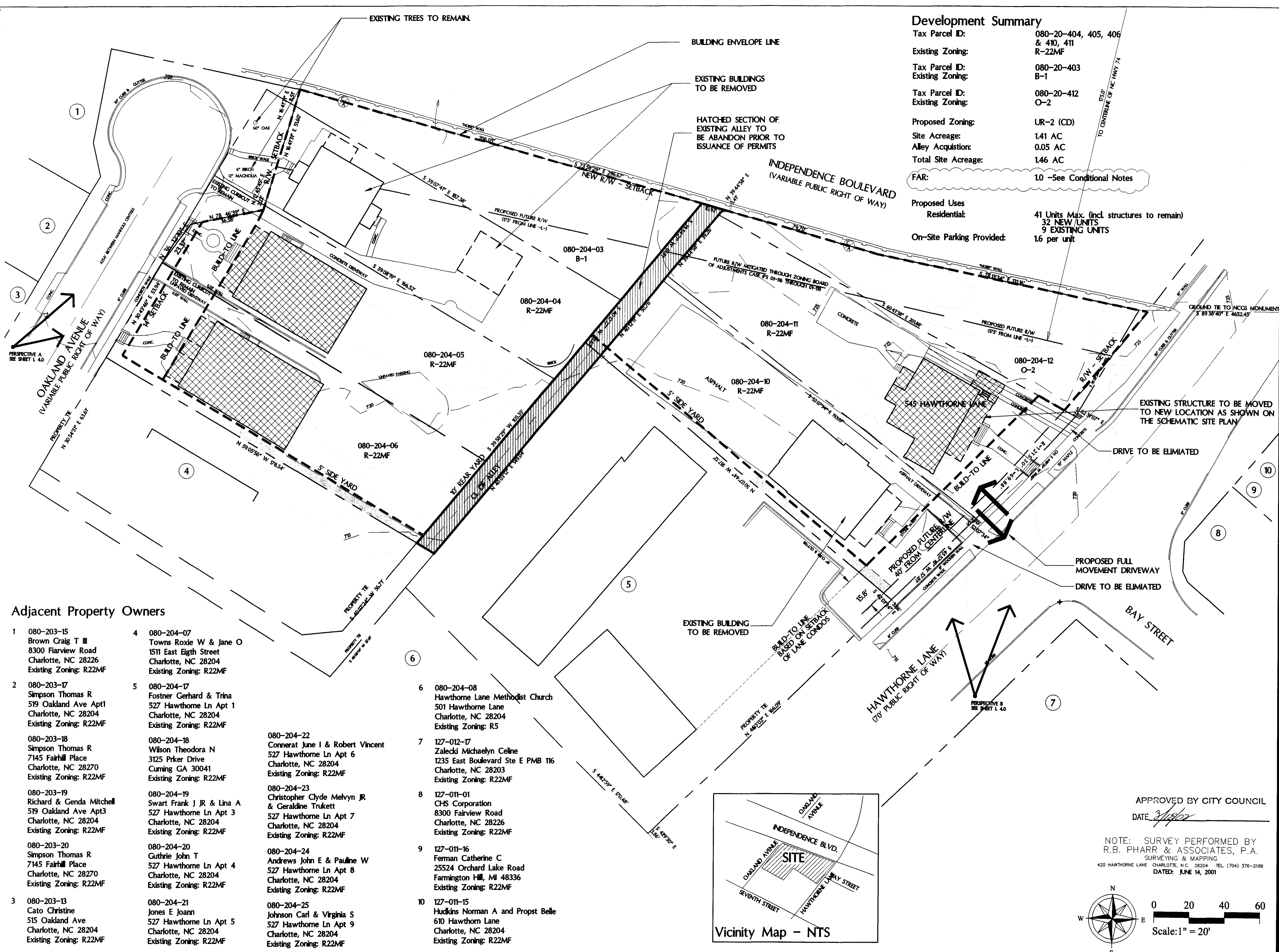
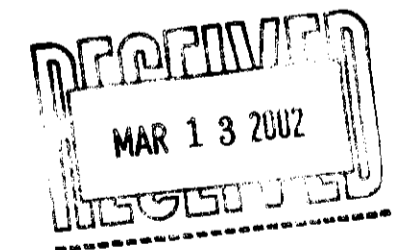


Development Summary

Tax Parcel ID: 080-20-404, 405, 406 & 410, 411
 Existing Zoning: R-22MF
 Tax Parcel ID: 080-20-403
 Existing Zoning: B-1
 Tax Parcel ID: 080-20-412
 Existing Zoning: O-2
 Proposed Zoning: UR-2 (CD)
 Site Acreage: 1.41 AC
 Alley Acquisition: 0.05 AC
 Total Site Acreage: 1.46 AC
 FAR: 1.0 - See Conditional Notes
 Proposed Uses Residential: 41 Units Max. (incl. structures to remain)
 32 NEW UNITS
 9 EXISTING UNITS
 On-Site Parking Provided: 16 per unit



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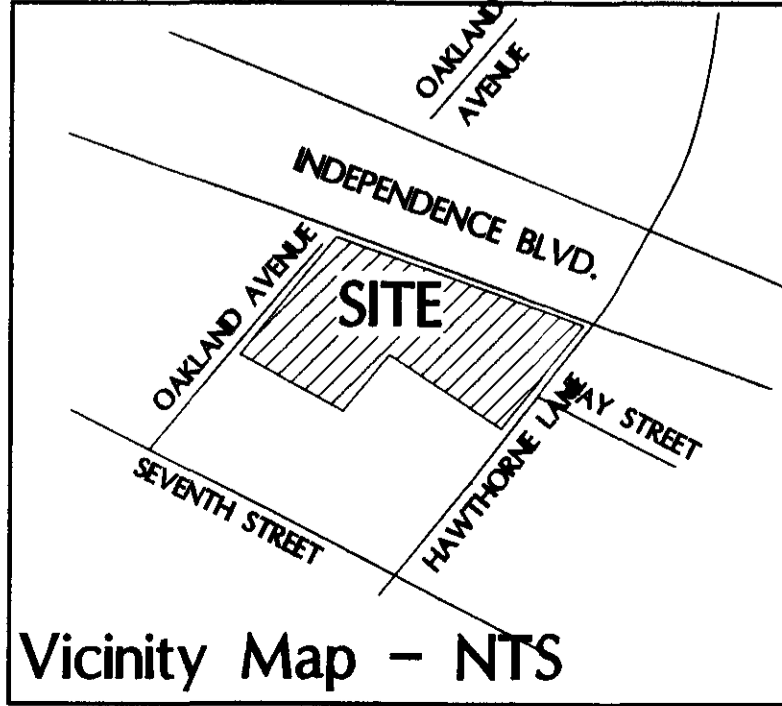
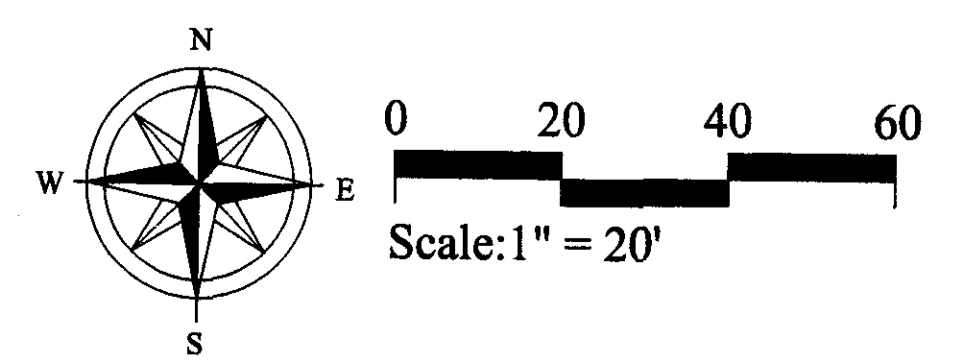
for public hearing
 Petition No.: 2001-139

Technical Data Sheet

DATE:	NOVEMBER 15, 2001
PROJECT:	99-2001
SCALE:	1" = 20'
	JANUARY 18, 2002
	FEBRUARY 1, 2002
	FEBRUARY 15, 2002
	MARCH 8, 2002

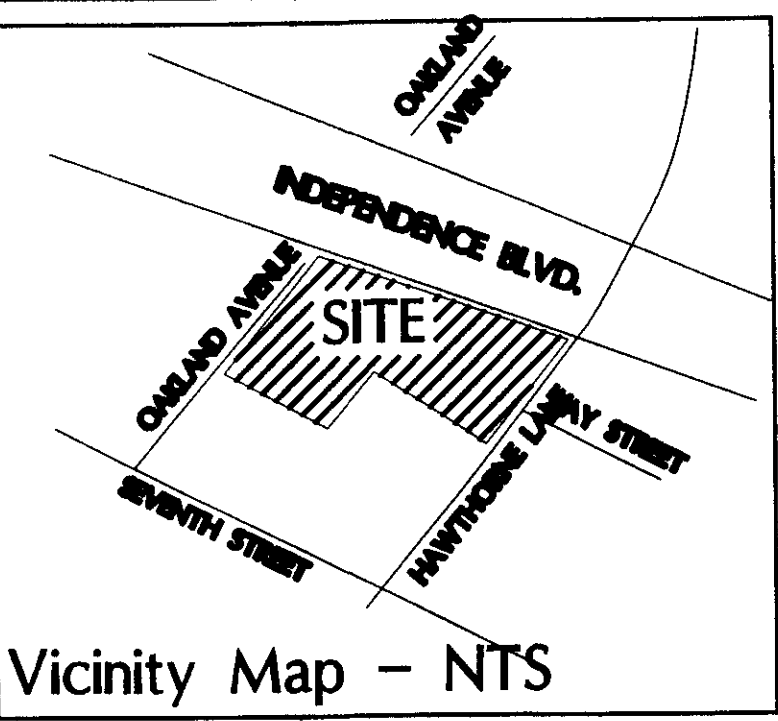
APPROVED BY CITY COUNCIL
 DATE: *[Signature]*

NOTE: SURVEY PERFORMED BY
 R.B. PHARR & ASSOCIATES, P.A.
 SURVEYING & MAPPING
 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL: (704) 376-2188
 DATED: JUNE 14, 2001



Adjacent Property Owners

- | | | | |
|---|---|---|--|
| <p>1 080-203-15
Brown Craig T III
8300 Fairview Road
Charlotte, NC 28226
Existing Zoning: R22MF</p> <p>2 080-203-17
Simpson Thomas R
519 Oakland Ave Apt1
Charlotte, NC 28204
Existing Zoning: R22MF</p> <p>080-203-18
Simpson Thomas R
7145 Fairhill Place
Charlotte, NC 28270
Existing Zoning: R22MF</p> <p>080-203-19
Richard & Genda Mitchell
519 Oakland Ave Apt3
Charlotte, NC 28204
Existing Zoning: R22MF</p> <p>080-203-20
Simpson Thomas R
7145 Fairhill Place
Charlotte, NC 28270
Existing Zoning: R22MF</p> <p>3 080-203-13
Cato Christine
515 Oakland Ave
Charlotte, NC 28204
Existing Zoning: R22MF</p> | <p>4 080-204-07
Towns Roxie W & Jane O
1511 East Eighth Street
Charlotte, NC 28204
Existing Zoning: R22MF</p> <p>5 080-204-17
Fostner Gerhard & Trina
527 Hawthorne Ln Apt 1
Charlotte, NC 28204
Existing Zoning: R22MF</p> <p>080-204-18
Wilson Theodora N
3125 Prker Drive
Cumming GA 30041
Existing Zoning: R22MF</p> <p>080-204-19
Swart Frank J JR & Lina A
527 Hawthorne Ln Apt 3
Charlotte, NC 28204
Existing Zoning: R22MF</p> <p>080-204-20
Guthrie John T
527 Hawthorne Ln Apt 4
Charlotte, NC 28204
Existing Zoning: R22MF</p> <p>080-204-21
Jones E Joann
527 Hawthorne Ln Apt 5
Charlotte, NC 28204
Existing Zoning: R22MF</p> | <p>080-204-22
Connerat June I & Robert Vincent
527 Hawthorne Ln Apt 6
Charlotte, NC 28204
Existing Zoning: R22MF</p> <p>080-204-23
Christopher Clyde Melvyn JR & Geraldine Trukett
527 Hawthorne Ln Apt 7
Charlotte, NC 28204
Existing Zoning: R22MF</p> <p>080-204-24
Andrews John E & Pauline W
527 Hawthorne Ln Apt 8
Charlotte, NC 28204
Existing Zoning: R22MF</p> <p>080-204-25
Johnson Carl & Virginia S
527 Hawthorne Ln Apt 9
Charlotte, NC 28204
Existing Zoning: R22MF</p> | <p>6 080-204-08
Hawthorne Lane Methodist Church
501 Hawthorne Lane
Charlotte, NC 28204
Existing Zoning: R5</p> <p>7 127-012-17
Zalecki Michaelyn Celine
1235 East Boulevard Ste E PMB 116
Charlotte, NC 28203
Existing Zoning: R22MF</p> <p>8 127-011-01
CHS Corporation
8300 Fairview Road
Charlotte, NC 28226
Existing Zoning: R22MF</p> <p>9 127-011-16
Ferman Catherine C
25524 Orchard Lake Road
Farmington Hill, MI 48336
Existing Zoning: R22MF</p> <p>10 127-011-15
Hudkins Norman A and Propst Belle
610 Hawthorn Lane
Charlotte, NC 28204
Existing Zoning: R22MF</p> |
|---|---|---|--|



General Provisions

These Development Standards form a part of the Technical Data Sheet for the Elizabeth Village Development submitted by The Conformity Corporation (Monte and Jessica Ritchey). Development of the property identified on this Technical Data Sheet (the "Property" or the "Site") and the individual components to be located thereon will be governed by the conditions of this Technical Data Sheet and those plans and drawings expressly incorporated herein by reference and the applicable provisions of the City of Charlotte Zoning Ordinance. Unless more stringent standards are established by this Technical Data Sheet, the development standards established under the Ordinance for the UR-2 District classification shall be followed in connection with development taking place on the Site.

The development depicted on the Schematic Site Plan attached as Sheet L2.0 is merely schematic in nature and is intended only to describe the possible arrangement of uses on the Site. Accordingly, the configuration, placement and size of the building footprints outlined on the Schematic Site Plan are schematic in nature and, subject only to the provisions set forth below under Architectural controls and Restrictive Covenants, may be altered or modified during design, development and construction phases to the extent permitted by the Ordinance.

Permitted Uses

The Site may only be developed with residential uses. Not more than 32 newly developed units may be constructed on the site. The total unit count including those units in buildings to be preserved may not exceed 41.

Building Limitations

Total built SF will be governed by the base F.A.R for the district, which is 1.0.

Buffers

Exempt

Setbacks, Side Yards and Rear Yards

All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the ordinance for the UR-2 district.

Screening and Landscaping

1. Landscaping will meet or exceed the requirements of the Ordinance along City Rights of Way.
2. Screening shall conform to the standards and treatments specified in Section 12.303 of the Ordinance.
3. Petitioner shall exercise good faith efforts to preserve trees. Trees 8 inches in caliper or greater shall be preserved within setbacks along roadways except where their preservation conflicts with the installation or replacement of utilities and other similar site elements. Mitigation of the removal of any setback trees will be coordinated through Urban Forestry consistent with the Tree Ordinance.
4. The dumpster, if any, will not be located adjacent to the Lane Condominiums.
5. The developer will construct an 8' (or a height allowed by code, if less) masonry wall along the rear property line of the Lane Condominiums. The developer will construct a 6' (or a height allowed by code, if less) wall along the adjacent side property line of the Lane Condominiums. The side property line wall will step down in height from 6' as it approaches Hawthorne Lane in a fashion that is architecturally sensitive in the discretion of the developer.

Parking

1. Off street parking shall be provided at a ratio of 2.0 spaces per unit for the (14) proposed 3 story townhome units, and 1.5 spaces per unit for all remaining units on site.
2. No parking shall be allowed between buildings fronting Hawthorne Lane and the Hawthorne Lane ROW or between buildings fronting Oakland Avenue and the Oakland Avenue ROW under this plan with the exception that two conventional driveways, each supporting two cars in queue may cross the Oakland Avenue setback at a right angle to the ROW.
3. Parking space and drive aisle dimensions as well as sight triangles do not apply in the UR-2 district, but consideration will be given to adequacy of circulation (balanced against the highly urban nature of the site) and safety concerns.

Lighting

No wall packs

Signs

Pursuant to the Ordinance.

Access Points (Driveways)

1. The developer shall use good faith efforts to limit the number of cars ingressing and egressing the site via Oakland through effective planning of both driveway access and parking facilities. Access for both ingress and egress will be provided at Hawthorne Lane.
2. No internal site access is to be provided from Oakland Avenue.

Fire Protection

Plans for each building will be submitted to the Fire Marshal's office for approval before construction of that building commences.

Open Space

Pursuant to the Ordinance

Architectural Controls and Restrictive Covenants

1. The developer will cause all buildings on the site to be architecturally compatible in appearance with an end goal of creating a village-type environment internally. The Petitioner agrees to record restrictive covenants governing the use and development of the Site prior to the issuance of any building permit for improvements to the Site. The restrictive covenants will be enforced by a Property Owners Association and will provide for the establishment of:
 - A Property or Homeowner's Association
 - Use restrictions on the property no less restrictive and in keeping with the use restrictions set forth in these Development Standards
 - Common areas maintenance
 - An architectural review process for external modifications and installation of satellite dishes, etc.
2. A minimum of 3 separate buildings will be erected.
3. The height of all buildings constructed on the site shall comply with the Ordinance.
4. In no event shall any building exceed 4 stories in height with a maximum height of 55' measured from the existing average grade elevation of the building's footprint.

Storm Water

Storm water runoff from the Site will be managed through proven techniques that satisfy the standards imposed by the City of Charlotte.

Sidewalks and Internal Streets

1. Petitioner will, after consultation with the City of Charlotte planners and other City staff install an agreed upon sidewalk and planting strip of dimensions to be determined which pay respect to existing conditions and connections while improving the overall appearance and function of both the site and the public right of way. This commitment applies to both Hawthorne and Oakland with the understanding that existing conditions at both streets are unique.
2. Internal streets will be private and will be dimensioned to provide adequate circulation (balanced against the highly urban nature of the site) and accessibility for emergency vehicles.

Amendments to Rezoning Plan

The then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance may apply for future amendments to this Technical Data Sheet.

Binding Effect

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest or assigns

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 HAWTHORNE LANE
 CHARLOTTE
 THE CONFORMITY CORPORATION

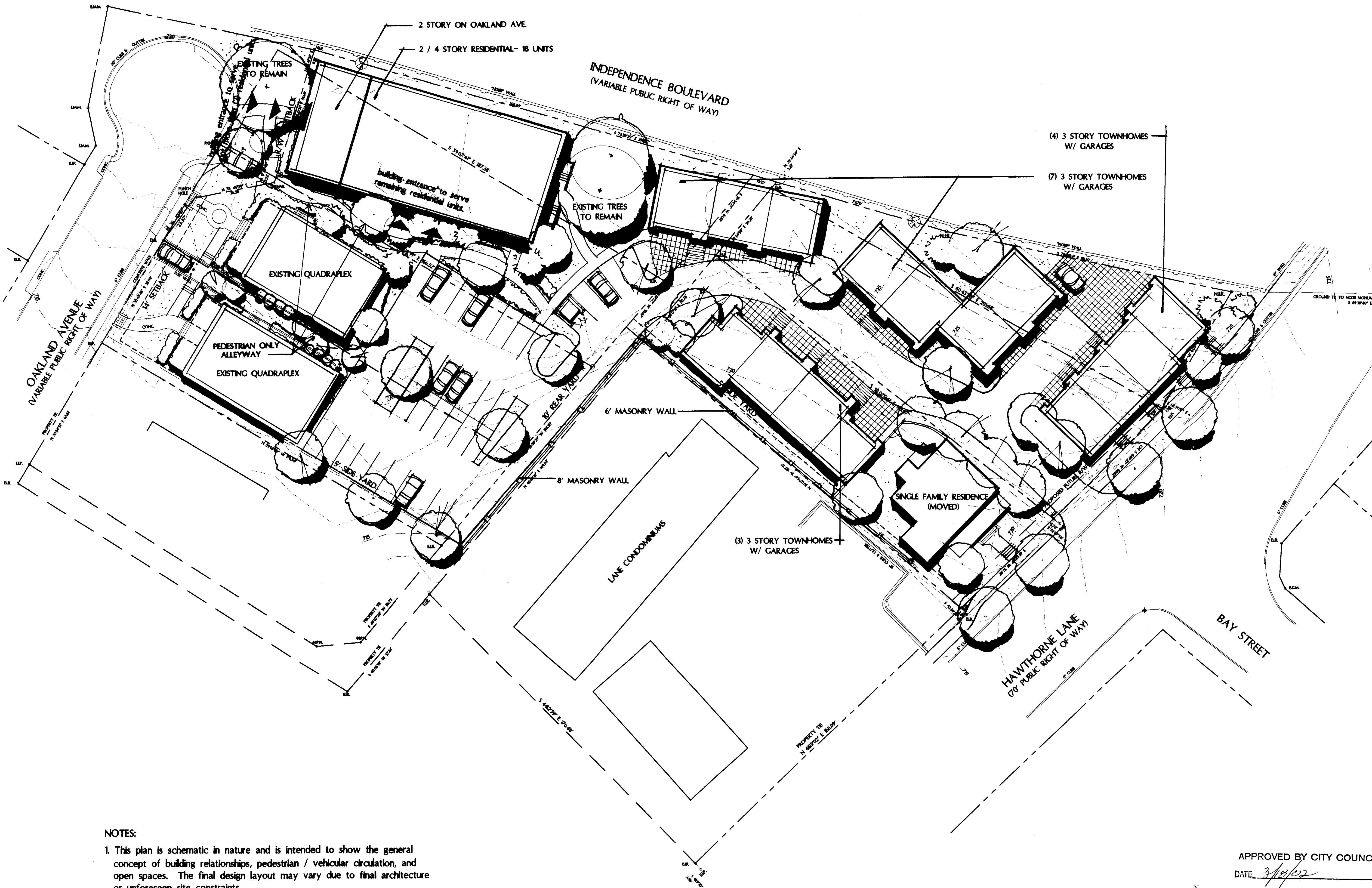
for public hearing
 Petition No.: 2001-139

Conditional Notes

DATE: NOVEMBER 16, 2001
 PROJECT: 99-2001

JANUARY 18, 2002
 FEBRUARY 1, 2002
 MARCH 8, 2002

APPROVED BY CITY COUNCIL
 DATE: 3/18/02



NOTES:
 1. This plan is schematic in nature and is intended to show the general concept of building relationships, pedestrian / vehicular circulation, and open spaces. The final design layout may vary due to final architecture or unforeseen site constraints.

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 HAWTHORNE LANE
 CHARLOTTE
 THE CONFORMITY CORPORATION

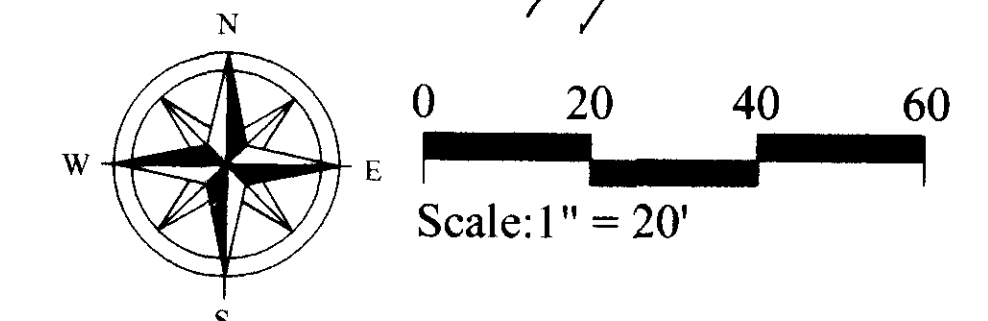
for public hearing
 Petition No.: 139-01

Schematic Site Plan

DATE: NOVEMBER 16, 2001
 PROJECT: 99-2001
 SCALE: 1" = 20'

JANUARY 18, 2002
 FEBRUARY 15, 2002
 * ADDED LIMIT ACCESS NOTES TO THE 2/4 STORY BUILDING
 * ADDED "PEDESTRIAN ONLY ALLEYWAY" NOTE

APPROVED BY CITY COUNCIL
 DATE: 3/10/02



SHEET: **L3.0**





OAKLAND AVENUE :
Perspective A



HAWTHORNE LANE :
Perspective B

ELIZABETH VILLAGE
HAWTHORNE LANE
CHARLOTTE
THE CONFORMITY CORPORATION

for public hearing
Petition No.: 2001-139

Conceptual Perspectives

DATE: NOVEMBER 16, 2001
PROJECT: 59-2001
SCALE:
JANUARY 18, 2002
~~FEBRUARY 12, 2002 - NO CHANGES~~

APPROVED BY CITY COUNCIL
DATE: 3/18/02

NOTES:
1. This perspective is schematic in nature and is intended to show the general concept of building relationships, building setbacks, and streetscape. The final design layout may vary due to final architecture or unforeseen site constraints

SHEET: L4.0

