

DEVELOPMENT NOTES:

THE DEVELOPMENT STANDARDS OF THIS SITE SHALL BE GOVERNED BY THE STANDARDS INDICATED ON THIS REZONING PLAN AND THE CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE DEVELOPMENT DEPICTED ON THIS REZONING PLAN IS SCHEMATIC IN NATURE AND IS INTENDED TO REFLECT THE ARRANGEMENTS OF PROPOSED BUILDINGS AND USES ON THE SITE, BUT, THE EXACT CONFIGURATIONS OF BUILDINGS, PLACEMENTS AND SIZES OF INDIVIDUAL SITE ELEMENTS, VEHICULAR AND PEDESTRIAN CIRCULATION, RESIDENTIAL UNIT CONFIGURATIONS AND ARCHITECTURAL ELEVATIONS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

1. PERMITTED USES AND MAXIMUM DEVELOPMENT

- A. THE SITE SHALL BE DEVOTED TO RESIDENTIAL USES ONLY ALONG WITH ASSOCIATED PARKING AND SERVICE AREAS ALLOWED UNDER THE ORDINANCE IN A MUDD DISTRICT; SUBJECT TO THE FOLLOWING DEVELOPMENT RESTRICTIONS:
 - a. NO MORE THAN 366 RESIDENTIAL UNITS MAY BE DEVELOPED ON THE SITE; AND
 - b. THE MAXIMUM RESIDENTIAL LEVELS SHALL BE THREE (3) STORIES (PLUS LOFT) ON UNITS FACING 7TH AND BASCOM STREETS AND FOUR (4) STORIES (PLUS LOFT) FOR THE REMAINING UNITS AS INDICATED ON THE REZONING SITE PLAN.

2. DESIGN AND PERFORMANCE STANDARDS

- A. THE PROPOSED BUILDINGS AND DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS FOR A MUDD DISTRICT, INCLUDING FOR SIGNAGE AND LANDSCAPING.
- B. THE MINIMUM SETBACK ON 7TH STREET, BASCOM STREET EXTENSION AND WEDDINGTON AVENUE IS 14' AS SHOWN ON THE REZONING SITE PLAN. THE PETITIONER SHALL PROVIDE AN ADDITIONAL 6' FOR A TOTAL SETBACK OF 20' ON 7TH STREET. THE ADDITIONAL SETBACK SHALL BE MEASURED TO THE STEP, STOOP OR BUILDING FACE (NOT INCLUDING ARCHITECTURAL ELEMENTS SUCH AS OVERHANGS AND CANOPIES. THE REQUIRED 14' SETBACK WILL BE FREE OF ALL ARCHITECTURAL STRUCTURES AND ELEMENTS.
- C. THE PEDESTRIAN ACCESS/CONNECTOR BETWEEN 7TH STREET AND WEDDINGTON AVENUE, "THE MUSE", WILL BE PRIVATE AND WILL REMAIN OPEN AND ACCESSIBLE TO THE PUBLIC.
- D. PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED ALONG THE INTERIOR, PEDESTRIAN ACCESS/CONNECTOR AND THE PUBLIC STREETS THAT BORDER THE SITE.
- E. ALL FREESTANDING LIGHTING AND EXTERIOR LIGHTING ON BUILDINGS WILL BE CAPPED SO AS TO MINIMIZE THE IMPACT FROM LIGHTS THAT MAY BE VISIBLE FROM NEARBY PROPERTIES.
- F. ALL DUMPSTERS, LOADING AREAS AND SERVICE AREAS IF NOT WITHIN THE BUILDING WILL BE SCREENED IN ACCORDANCE WITH SECTION 12.303 OF THE ORDINANCE. THE PETITIONER INTENDS TO UTILIZE ROLL OUT DUMPSTERS WITH TRASH COMPACTOR ROOM WITHIN THE BUILDING FOOTPRINT.
- G. A MINIMUM OF 450 OFF-STREET VEHICULAR PARKING SPACES WILL BE PROVIDED.
- H. THE PETITIONER WILL CONSTRUCT A MINIMUM OF 30 ANGLED PARKING SPACES WITHIN THE LIMITS OF THE PROJECT AND WITHIN THE RIGHT-OF-WAY ALONG WEDDINGTON AVENUE AS INDICATED ON THE REZONING SITE PLAN. THIS PARKING IS IN ADDITION TO THE OFF STREET PARKING PROVIDED IN THE PARKING DECKS.
- I. THE REQUIRED URBAN OPEN SPACE WILL MEET OR EXCEED THE REQUIREMENTS OF THE ORDINANCE.
- J. THE DEVELOPMENT OF THE PROJECT MAY BE PHASED, BUT LIMITED TO TWO (2) PHASES.
- K. PROPOSED STREET TREES (ALONG PUBLIC STREETS) SHALL BE 4" - 5" CALIPER AND PLANTED 40' O.C.. TREES SHALL BE LARGE MATURING AND DECIDUOUS SUCH AS MAPLE, OAK, ELM, OR ZELKOVA.
- L. THE PETITIONER SHALL REVIEW THE LOCATION OF THE EXISTING TREES RELATIVE TO THE PROPOSED GRADING AND BUILDING CONSTRUCTION AND WHERE PRACTICAL PRESERVE ANY TREES DEEMED WABLE TO SURVIVE.

3. STORM WATER MANAGEMENT

- A. THE DEVELOPMENT OF THE SITE WILL COMPLY WITH THE POST CONSTRUCTION CONTROLS ORDINANCE (PCCO), THE CHARLOTTE-MECKLENBURG STORM WATER DESIGN MANUAL AND THE CHARLOTTE-MECKLENBURG BMP DESIGN MANUAL.
- B. THE STORM WATER DETENTION AND WATER QUALITY MEASURES MAY BE PROVIDED EITHER ON THE SURFACE OF THE SITE OR BELOW GRADE.

4. TRANSPORTATION COMMITMENTS

- A. THE PETITIONER WILL COORDINATE WITH CHARLOTTE DEPARTMENT OF TRANSPORTATION (CDOT) AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) FOR THE EXTENSION OF BASCOM STREET FROM WEDDINGTON AVENUE TO 7TH STREET AS GENERALLY SHOWN ON THE REZONING SITE PLAN. THE BASCOM STREET EXTENSION SHALL BE CONSTRUCTED TO PUBLIC STREET STANDARDS AND DEDICATED TO THE CITY OF CHARLOTTE.
- B. THE PETITIONER SHALL COMMIT \$5000 TOWARDS TRAFFIC CALMING DEVICES FOR CAMERON AVENUE ACCORDING TO CDOT STANDARDS.
- C. THE VEHICULAR ACCESS TO THE SITE IS AS GENERALLY DEPICTED ON THE REZONING SITE PLAN WITH FULL ACCESS MOVEMENTS ON WEDDINGTON AVENUE, AND NO ACCESS ON 7TH STREET EXCEPT FOR THE PROPOSED BASCOM STREET EXTENSION.
- D. THE PETITIONER SHALL PROVIDE TWO NEW CONCRETE BUS STOP PADS TO REPLACE THE EXISTING BUS STOPS ON 7TH STREET (WITHIN THE PROJECT LIMITS). EXACT LOCATIONS SHALL BE COORDINATED WITH CATS.
- E. THE PETITIONER WILL CLOSE RAMIER AVENUE BETWEEN 7TH STREET AND WEDDINGTON AVENUE TO VEHICULAR TRAFFIC, INCLUDING THE REMOVAL OF EXISTING PAVEMENT, INSTALLATION OF NEW CURB AND GUTTER ALONG 7TH STREET, AND REPLACE THE STREET CONNECTION WITH A 10' SHARED USE PATH TO WEDDINGTON AVENUE, AND LANDSCAPING.
- F. PETITIONER WILL CONSTRUCT AN 8' PLANTING STRIP, 6' SIDEWALK, AND POSSIBLE RETAINING WALL IN EXISTING RIGHT-OF-WAY ON THE EAST SIDE OF 7TH STREET BETWEEN RAMIER AVENUE AND WHERE AN EXISTING PLANTING STRIP BEGINS NORTH OF RAMIER AVENUE (APPROXIMATE 175' IN LENGTH).

5. AMENDMENTS TO REZONING PLAN

FUTURE AMENDMENTS TO THE REZONING PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS WITHIN THE SITE INVOLVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.

6. ARCHITECTURE

- A. THE ELEVATIONS, AS SHOWN IN THE REZONING DOCUMENTS, ARE CONCEPTUAL IN NATURE AND SUBJECT TO REVISIONS DURING THE DESIGN DEVELOPMENT PROCESS. HOWEVER, THE FOLLOWING GENERAL PRINCIPLES SHALL APPLY:
 - A. THE PRIMARY EXTERIOR BUILDING MATERIALS (EXCLUDING DOORS, WINDOWS, AND ROOF PRINCIPLES) SHALL BE A MIX OF BRICK AND/OR ARCHITECTURAL CONCRETE BLOCK, CEMENT FIBER BOARD, SIDING AND/OR STUCCO OR STUCCO LIKE MATERIAL.
 - B. A MINIMUM OF 30% OF THE ELEVATION, TO THE ROOF EAVE OR TOP OF PARAPET, SHALL BE BRICK, BLOCK, STONE, OR SOME OTHER MASONRY MATERIAL.
 - C. NO VINYL OR ALUMINUM SIDING SHALL BE USED ON ANY BUILDING ANYWHERE ON THE SITE. HOWEVER VINYL AND ALUMINUM MAY BE IMPLEMENTED FOR OTHER USES INCLUDING, BUT NOT LIMITED TO, SOFFITS, WINDOWS, RAILINGS, ETC.
 - D. DOORS, WINDOWS, PERMANENT PLANTERS, AND/OR DECORATIVE ELEMENTS SHALL BE LOCATED EVERY TWENTY (20) FEET ALONG 7TH STREET AND (FUTURE) BASCOM AVENUE EXTENSION ELEVATIONS IN ORDER TO AVOID A "BLANK-WALL" CONDITION.
 - E. BUILDING ENTRANCES, BOTH COMMON AND UNIT INDIVIDUAL, SHALL BE LOCATED ALONG 7TH STREET AS GENERALLY INDICATED IN THE PLANS AND ELEVATIONS IN ORDER TO ENLIVEN THE STREETScape ALONG 7TH STREET.

ADJACENT PROPERTY OWNERS

- | | | |
|--|--|--|
| 1. ELIZABETH COURT CONDOMINIUMS
PID: 127-092-45 TO 127-092-89 | 8. DANIEL J KUNKLEMAN
4001 WILSON DRIVE
CHARLOTTE, NC 28270
PID: 127-131-19 | 15. CATHERINE M MCGERALD
2414 E 7TH STREET
CHARLOTTE, NC 28204
PID: 127-132-19 |
| 2. HENRY R HELMS
3009 GRIFFITHS STREET
CHARLOTTE, NC 28203
PID: 127-092-20 | 9. EVELYN H FURR
2010 SHARON LANE
CHARLOTTE, NC 28211
PID: 127-131-20 | 20. JAMES S STASSINOS
4930 CHARMARPEG AVENUE
CHARLOTTE, NC 28211
PID: 127-132-20 |
| 3. WINTER ELIZABETH, LLC
1330 SPRINGS ST NW
ATLANTA, GA 30309
PID: 129-092-21 | 10. DANIEL KEMPF AND LISA BREITENBACH
2413 E 5TH STREET
CHARLOTTE, NC 28204
PID: 127-131-21 | 21. KATSUN LLC
8421 AMELIA DRIVE
CHARLOTTE, NC 28211
PID: 127-132-21 |
| 4. WINTER ELIZABETH, LLC
1330 SPRINGS ST NW
ATLANTA, GA 30309
PID: 129-092-21 | 11. DAVID T LEE
2522 E 5TH STREET
CHARLOTTE, NC 28204
PID: 127-131-22 | 22. NANCY AND THOMAS KERR FREEMAN AND JANE P FREEMAN
2716 CHELSEA DRIVE
CHARLOTTE, NC 28209
PID: 127-132-01 |
| 5. MEREDITH KNOX
2625 E 5TH STREET
UNIT # A
JACQUELINE LEE AND DENISE LEE
2625 E 5TH STREET
UNIT # B
PID: 127-131-28 | 12. M&M INNOVATIVE PROPERTIES LLC
401 HAWTHORNE LANE
SUITE 110-224
CHARLOTTE, NC 28204
PID: 127-131-23 | 23. KENNETH E GREER JR8
2348 E 7TH STREET
CHARLOTTE, NC 28204
PID: 127-133-11 |
| 6. NICOLE L HAND
2625 E 5TH STREET
UNIT # C
PID: 127-131-29 | 13. LINDSEY A MARKIN
2514 E 5TH STREET
CHARLOTTE, NC 28204
PID: 127-131-24 | 24. TRAVIS V BROOKS
2342 E 7TH STREET
CHARLOTTE, NC 28204
PID: 127-133-12 |
| 7. THOMAS DERHODES
2625 E 5TH STREET
UNIT # D
PID: 127-131-30 | 14. OJ WEAVER AND MAGERY S CAMRON
536 BERTONLEY AVENUE
CHARLOTTE, NC 28211
PID: 127-131-25 | 25. HENRY R HELMS
3009 GRIFFITHS STREET
CHARLOTTE, NC 28203
PID: 127-092-02 |
| 8. SARAH J SMYTHE
2625 E 5TH STREET
UNIT # E
PID: 127-131-31 | 15. MATTHEW W BARREAREE AND JOE COMER
2508 E 5TH STREET
CHARLOTTE, NC 28205
PID: 143-133-04 | 26. MICHAEL S DOUGLAS
228 COTTAGE PLACE
CHARLOTTE, NC 28207
PID: 127-093-06 |
| 9. HANNAH H LIM
2625 E 5TH STREET
UNIT # F
PID: 127-131-32 | 16. ROBERT E BRADDOCK JR AND JANET WATSON
2500 7TH STREET
CHARLOTTE, NC 28209
PID: 127-131-01 | 27. QUEEN CITY LUMBER AND SUPPLY CO
PO BOX 35084
CHARLOTTE, NC 28235
PID: 127-097-01 |
| 10. SARAH J SMYTHE
2625 E 5TH STREET
UNIT # F
PID: 127-131-32 | 17. LUCILLE W CURTIS
2420 E 7TH STREET
CHARLOTTE, NC 28204
PID: 127-132-27 | |
| 11. HENRY R HELMS
3009 GRIFFITHS STREET
CHARLOTTE, NC 28203
PID: 127-131-17 | 18. ROBERT J HARTLEY AND DEBRA R CORSBIE
16630 CHICAGO PLAZA, APT 6
OMAHA, NE 68118
PID: 127-132-18 | |
| 12. HENRY R HELMS
3009 GRIFFITHS STREET
CHARLOTTE, NC 28203
PID: 127-131-18 | | |

REZONING SUMMARY

EXISTING ZONING:

R-22 MF

PROPOSED ZONING:

MUDD (CD)

(PARCELS:

127-092-03	127-092-13	127-092-35
127-092-04	127-092-14	127-092-36
127-092-05	127-092-15	127-092-37
127-092-06	127-092-16	127-092-38
127-092-07	127-092-17	127-092-39
127-092-08	127-092-18	127-092-41
127-092-09	127-092-19	127-092-42
127-092-10	127-092-32	127-092-43
127-092-11	127-092-33	127-092-44
127-092-12	127-092-34	

DEVELOPMENT SITE AREA:

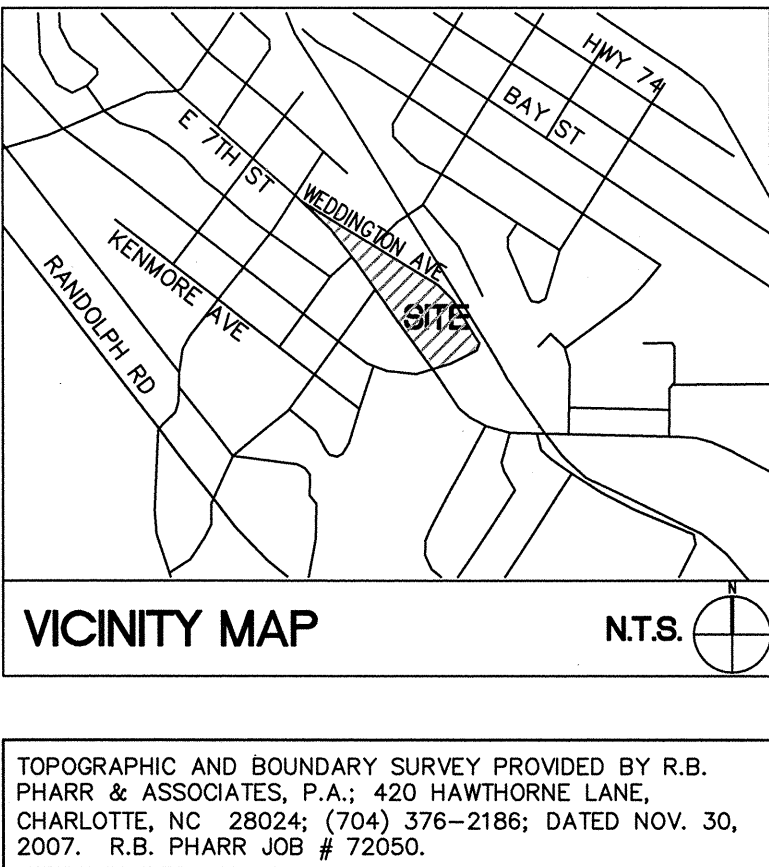
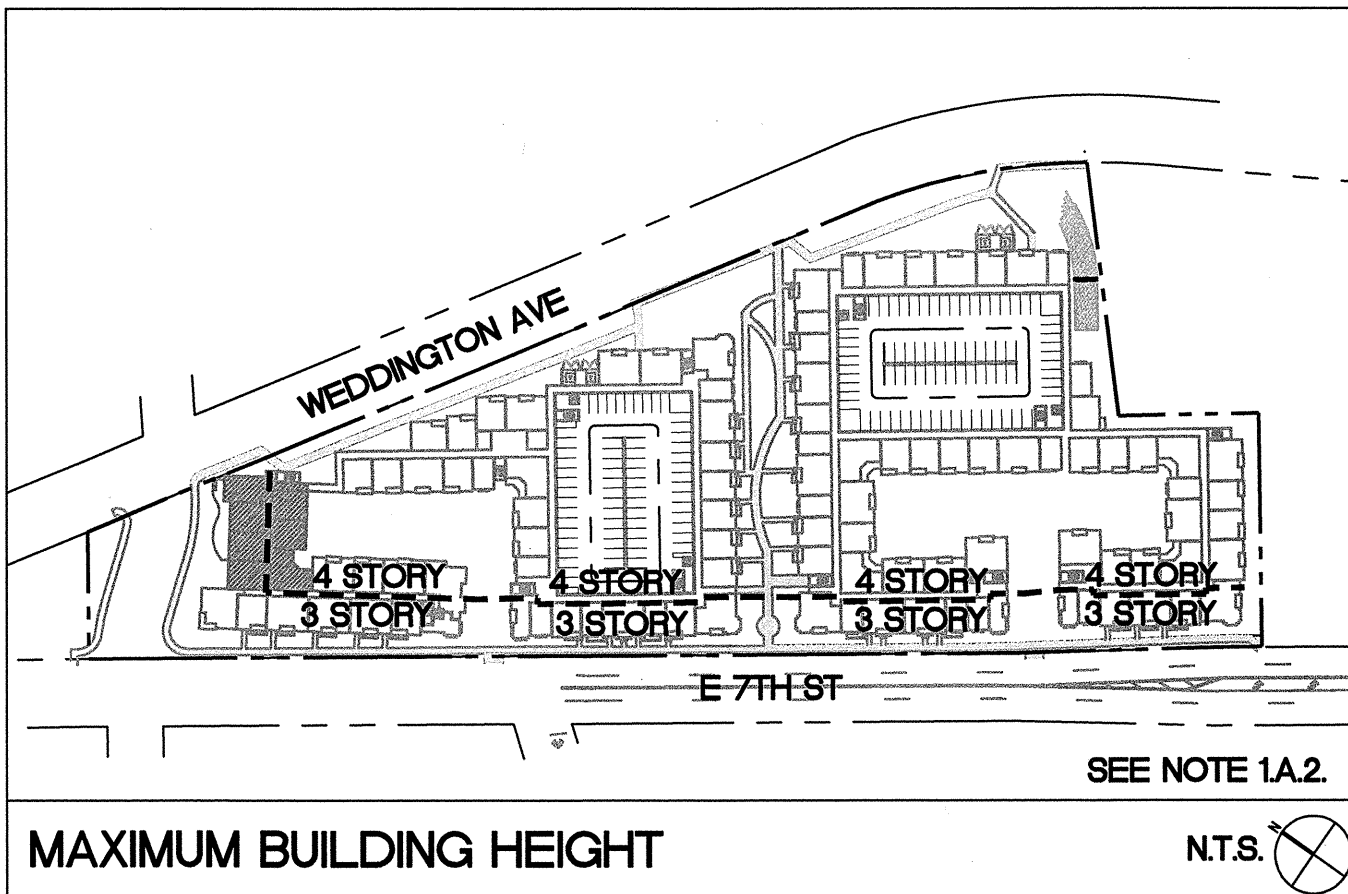
6.87 AC (TOTAL)

PETITIONER:

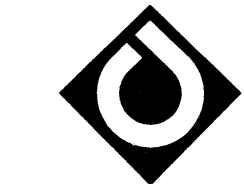
WINTER ELIZABETH, LLC
590 MEANS STREET, SUITE 220
ATLANTA, GA 30318

PARKING:

REQUIRED SPACES - 366 (1 SPACE/UNIT)
PROVIDED SPACES - 450 (MINIMUM IN DECK)



TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY R.B. PHARR & ASSOCIATES, P.A.; 420 HAWTHORNE LANE, CHARLOTTE, NC 28024; (704) 376-2186; DATED NOV. 30, 2007. R.B. PHARR JOB # 72050.



ColeJenest & Stone

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info www.colejeneststone.com

WINTER
ELIZABETH, LLC
590 MEANS STREET
SUITE 220
ATLANTA, GA 30318

WINTER
ELIZABETH

REZONING SITE
PLAN

Petition # 09-048

Project No.

3925

Issued

04/23/09

Revised

07/14/09 PER OWNER, NEIGHBORHOOD, AND NCDOT COMMENTS

08/21/09 RESUBMITTAL PER OWNER, NEIGHBORHOOD, AND NCDOT COMMENTS

09/18/09 RESUBMITTAL PER OWNER, NEIGHBORHOOD, AND NCDOT COMMENTS (REV. INCLUDE BLDG FOOTPRINT, 7TH ST. SETBACK NOTE, & UNIT COUNT)

SCALE: 1"=50'

0 25 50 100

RZ1.0

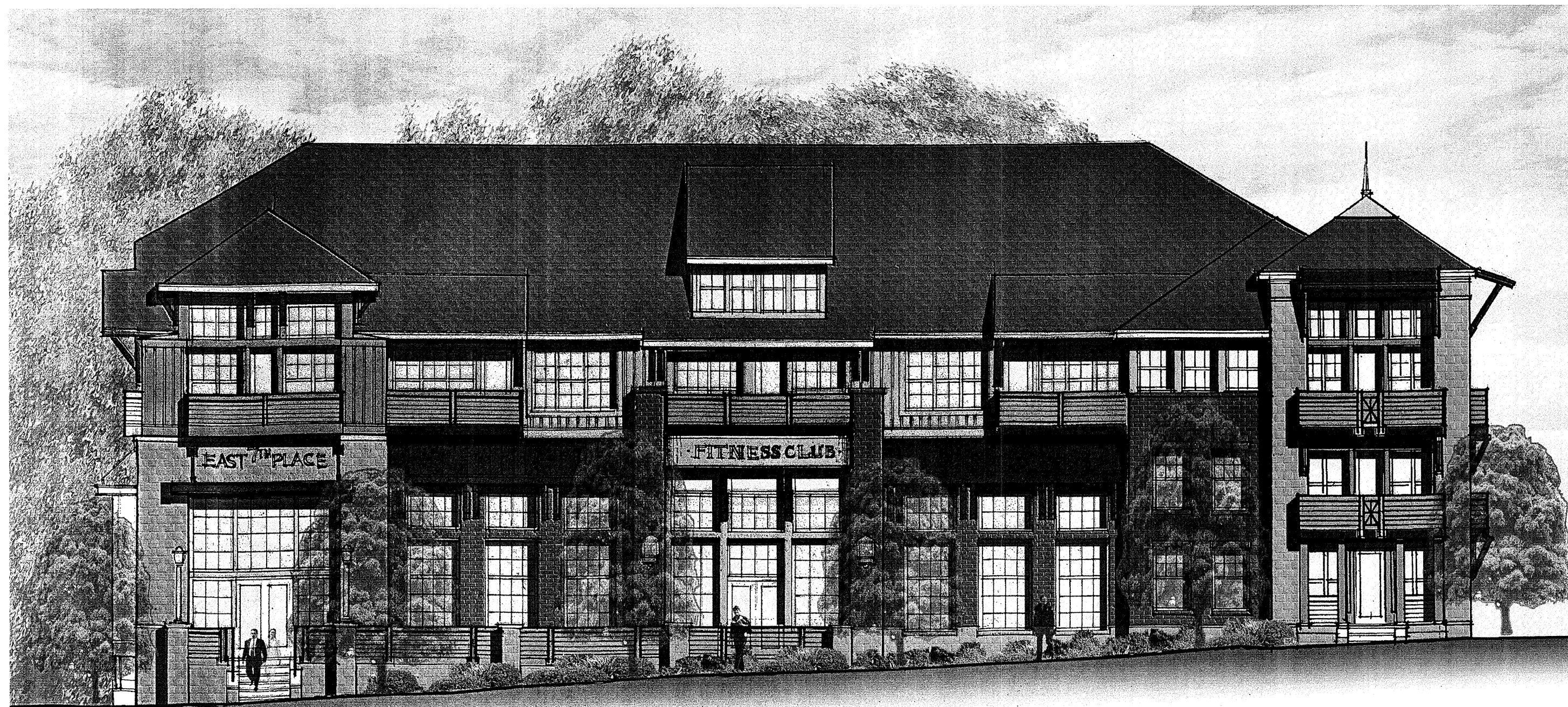
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FOR PUBLIC HEARING
PETITION # 09-048



3 VIEW AT COURTYARD ENTRY



2 BASCOM STREET ELEVATION



1 SEVENTH STREET PARTIAL ELEVATION



NarmourWright

127 W. Worthington Avenue
Suite 200
Charlotte, NC 28203
p 704.332.5668
f 704.332.9556
www.narmourwright.com

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Progress Drawings

Not for pricing, permitting or
construction. If used for
estimating, it must be
understood by all that the
drawings and specifications
at this point in time are
incomplete and cannot be
assumed to be the basis for
correct budgeting or bidding.

Winter Elizabeth Charlotte, North Carolina

ISSUE
August 10, 2009

REZONING PETITION # :

PROJECT NUMBER
09-005

SCHEMATIC
ELEVATIONS FOR
REZONING

RZ2.0



NarmourWright

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Winter Elizabeth Charlotte, North Carolina

ISSUE

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REZONING PETITION # :

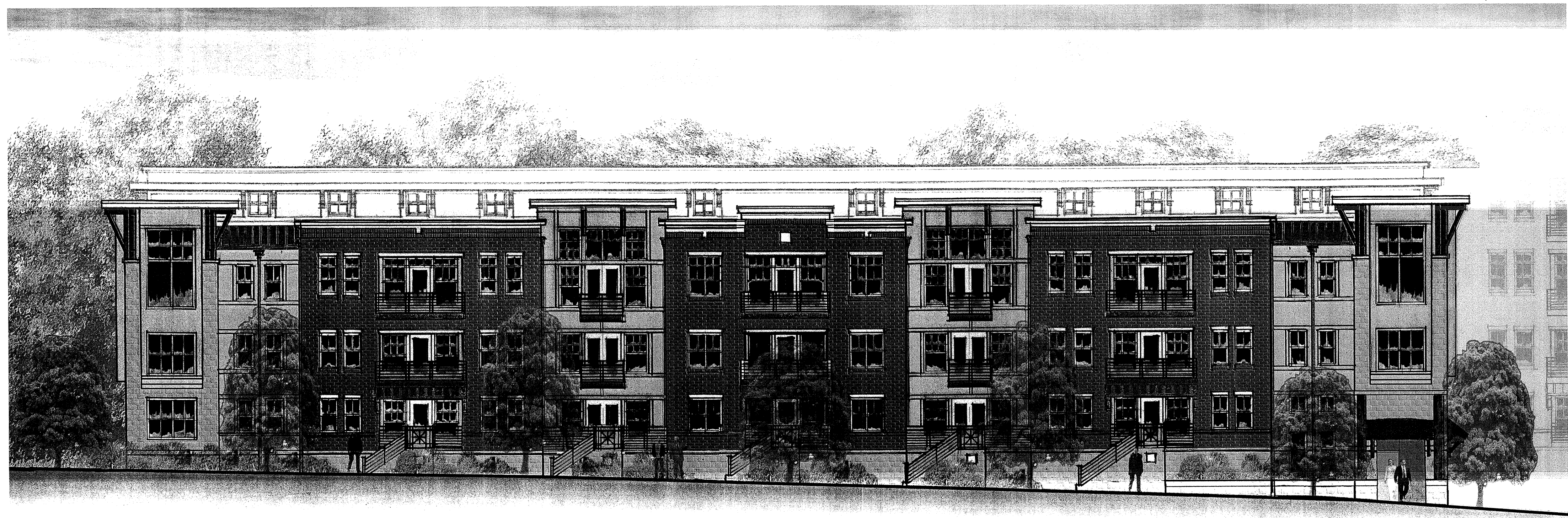
PROJECT NUMBER
09-005

SCHEMATIC
ELEVATIONS FOR
REZONING

RZ2.1



2 SEVENTH STREET PARTIAL ELEVATION



1 SEVENTH STREET PARTIAL ELEVATION



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Winter Elizabeth Charlotte, North Carolina

ISSUE
August 10, 2009
REZONING PETITION # :

PROJECT NUMBER
09-005

SCHEMATIC
ELEVATIONS FOR
REZONING

RZ2.2



2 PARTIAL WEDDINGTON AVE ELEVATION



3 COURTYARD ENTRY ELEVATION



1 INTERNAL PARK PARTIAL ELEVATION

LEGEND:

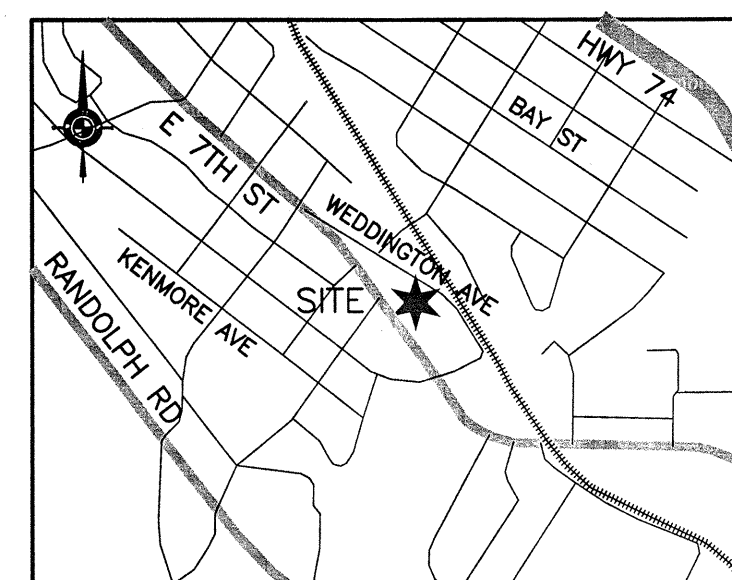
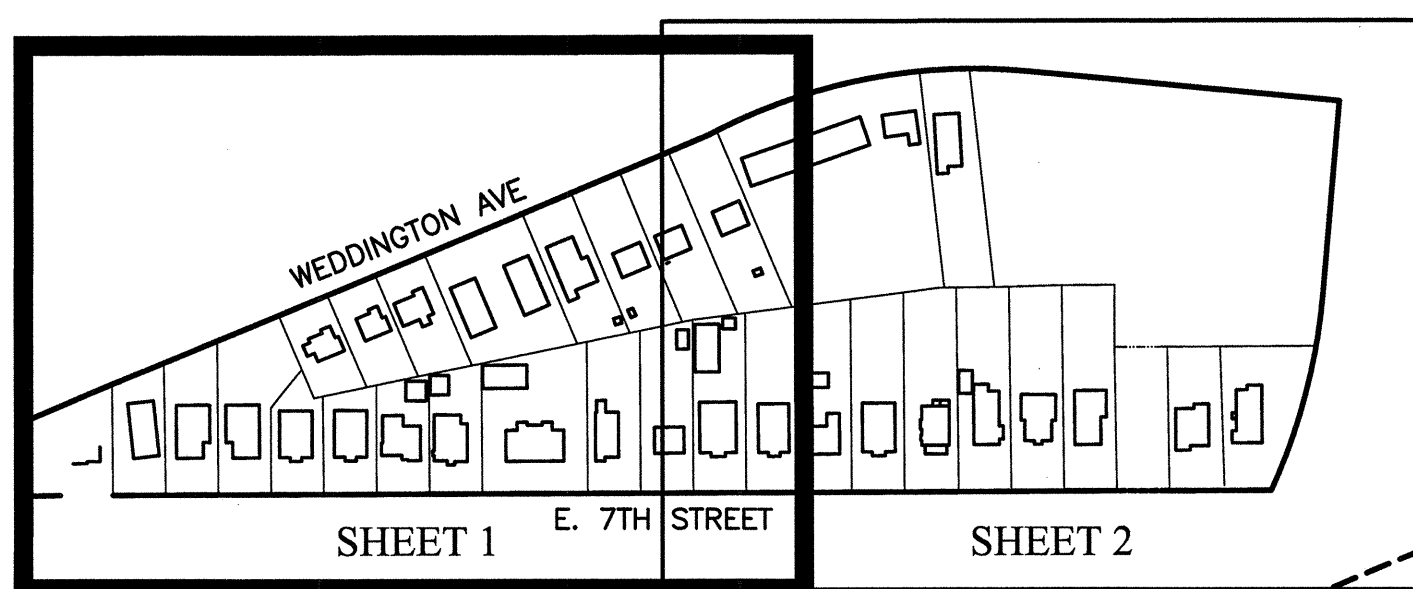
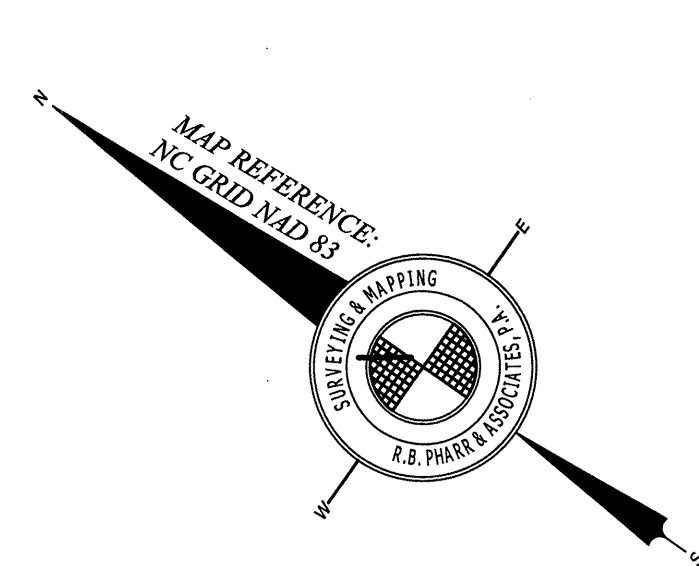
BFP - BACK FLOW PREVENTOR
C.C. - CURB CUT
C&G - CURB & GUTTER
CB - CATCH BASIN
CLFN - CHAINLINK FENCE
CI - CURB INLET
CONC. - CONCRETE
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
C/O - CLEAN OUT
(D) - DEED
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FV - FIRE VALVE
GDP - GUARD POST
GM - GAS METER
GP - GATE POST
GV - GAS VALVE
GW - GUT WIRE
HVAC - HEATING, VENTILATION, AIR COND.
ICV - IRRIGATION CONTROL VALVE
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
OHANG - OVERHANG
(P) - PLATTED
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
STP - STOOP
(T) - TOTAL
TB - TELEPHONE BOX
TERR - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TVB - CABLE TV BOX
WB - WATER BOX
WDFN - WOODED FENCE
WM - WATER METER
WRFN - WIRE FENCE
WY - WATER VALVE

LINE LEGEND:

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETRACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE

TREE LEGEND:

BCH - BEECH
BR - BIRCH
BRAD - BRADFORD PEAR
CDR - CEDAR
CHY - CHERRY
CRP - CREPE MYRTLE
DGW - DOGWOOD
HIC - HICKORY
HOL - HOLLY
LOC - LOCUST
MAG - MAGNOLIA
MAP - MAPLE
PEC - PECAN
PIN - PINE
POP - POPLAR
STC - SYCAMORE
TR - TREE
WLN - WALNUT
WLC - WILD CHERRY

VICINITY MAP
NOT TO SCALE

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-22MP

MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3569.

NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- ELEVATIONS BASED ON N.G.S. MONUMENT "CHUBBY", ELEVATION = 699.670' (NAVD 88).
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- E. 7TH STREET IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
- THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAY SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

Legal Description

Winter Elizabeth, LLC - Parcel 1

That certain parcel of land, situated, lying and being in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

COMMENCING at a NGS Monument Chubby, having NC Grid coordinates of N:533,343.91, E:1,466,395.41; thence N 74°15'38" W a ground distance of 7,247.46 feet to a new nail having NC Grid coordinates of N:533,309.89, E:1,459,419.89; said point lying at the intersection of the southerly margin of Weddington Avenue (a 60 foot public right-of-way), with the northerly corner of lands of Elizabeth Court Condominiums as shown on Unit Ownership File #28, Page 1, recorded in the Mecklenburg County Public Registry, which is the POINT OF BEGINNING;

Thence along the northerly and westerly lines of the aforesaid lands of Elizabeth Court Condominiums for the following five (5) courses and distances: 1) S 47°59'55" W a distance of 227.48 feet to an existing iron rod; 2) S 35°47'02" E a distance of 1,491 feet to an existing iron rod; 3) S 36°41'13" E a distance of 52.30 feet to an existing iron rod; 4) S 35°38'08" E a distance of 57.78 feet to an existing iron rod; 5) S 58°01'18" W a distance of 65.11 feet to an existing iron rod, said point being a common corner to the aforesaid lands of Elizabeth Court Condominiums and Lots 32 & 33 as shown on Map Book 3, Page 321, recorded in the Mecklenburg County Public Registry; thence along a common line between the aforesaid Lots 32 & 33, S 53°49'39" W a distance of 145.76 feet to a new nail, said point lying on the northeasterly margin of East 7th Street (a variable width public right-of-way); thence along the aforesaid northeasterly margin for the following four (4) courses and distances: 1) N 35°21'40" W a distance of 55.00 feet to an existing nail; 2) N 37°02'17" W a distance of 55.18 feet to an existing iron rod; 3) thence N 36°30'04" W a distance of 111.28 feet to an existing iron rod; 4) N 35°21'40" W a distance of 825.26 feet to an existing iron pipe, said point lying at a common corner of Lots 3 & 4 of the aforesaid Map Book 3, Page 321; thence along a common line between the aforesaid Lots 3 & 4, N 54°29'48" E a distance of 114.76 feet to an existing iron pipe, said point lying on the aforesaid southerly margin of Weddington Avenue; thence along the aforesaid southerly margin for the following two (2) courses and distances: 1) S 57°46'55" E a distance of 767.17 feet to a new iron rod; 2) with the arc of a circular curve turning to the right with a radius of 589.47 feet, and an arc length of 188.43, (chord: S 45°07'44" E a distance of 187.63 feet), to the POINT OF BEGINNING.

Containing 299,255 square feet or 6.8700 acres as shown on a survey by R.B. Pharr and Associates P.A. dated (November 30, 2007), (Map File W-3581).

Winter Elizabeth, LLC - Parcel 2

Together with all of Lots 30 & 31 as shown on Map Book 3, Page 321, recorded in the Mecklenburg County Public Registry and being more particularly described as follows:

COMMENCING at a NGS Monument Chubby, having NC Grid coordinates of N:533,343.91, E:1,466,395.41; thence N 77°52'41" W a ground distance of 7,162.41 feet to an existing pinch-top pipe, said point lying at the intersection of the northerly margin of Firefighter Place (a 60 foot public right-of-way), with the southerly corner of lands of Elizabeth Court Condominiums as shown on Unit Ownership File #28, Page 1, recorded in the Mecklenburg County Public Registry, with the easterly corner of the aforesaid Lot 30, having NC Grid coordinates of N:534,847.96, E:1,459,392.70, which is the POINT OF BEGINNING;

Thence along the aforesaid northerly margin of Firefighter Place, with the arc of a circular curve turning to the right with a radius of 760.25 feet, and an arc length of 152.55, (chord: S 71°07'34" W a distance of 152.29 feet), to a new nail, said point lying at the intersection of the aforesaid northerly margin of Firefighter Place, with the northeasterly margin of East 7th Street (a variable width public right-of-way); thence N 35°21'40" W a distance of 110.00 feet to a new nail, said point being a common corner to Lots 31 & 32 as shown on Map Book 3, Page 321, recorded in the Mecklenburg County Public Registry; thence along a common line between the two (2) aforesaid Lots N 53°53'13" E a distance of 145.83 feet to a new iron rod, said point lying on the westerly line of the aforesaid lands of Elizabeth Court Condominiums; thence along the aforesaid westerly line S 35°26'24" E a distance of 155.13 feet to POINT OF BEGINNING.

Containing 19,731 square feet or 0.4530 acres as shown on a survey by R.B. Pharr and Associates P.A. dated (November 30, 2007), (Map File W-3581).

TOTAL AREA

318,986 SQ. FT. OR 7.3230 ACRES

REVISIONS		SURVEY PREPARED FOR:	
12/19/07	ADD LEGAL DESCRIPTION	WINTER ELIZABETH, LLC	
03/09/09	ADD R&R	CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.	
R/W & EASEMENTS.		LOTS 4 THROUGH 21, 30 THROUGH 49, BLOCK 13	
		PART OF ROSEMOUNT, MAP BOOK 1, PAGE 321	
		TAX PARCEL #: 127-092-03 TO 22, & 32 TO 44	
		SHEET # 1 OF 2	
		R.B. PHARR & ASSOCIATES, P.A.	
		SURVEYING & MAPPING	
		420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186	
CREW:	DRAWN:	REVISED:	SCALE:
SM/PT	NM	CW	1" = 30'
		DATE:	FILE NO. W-3581
		NOV 30, 2007	JOB NO. 72050

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
(704) 357-6974 NEW CONNECTIONS
(704) 357-9580 EXISTING SERVICES

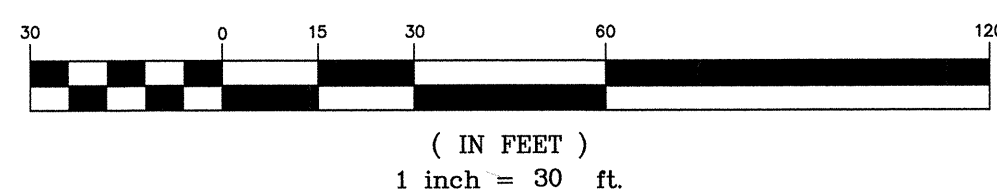
WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 399-2221

GAS
PIEDMONT NATURAL GAS CO.
(704) 325-5583 NEW CONNECTIONS
(704) 325-5583 EXISTING CONNECTIONS

CABLE TELEVISION
TIME WARNER CABLE
1-877-566-4892



GRAPHIC SCALE



FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004.

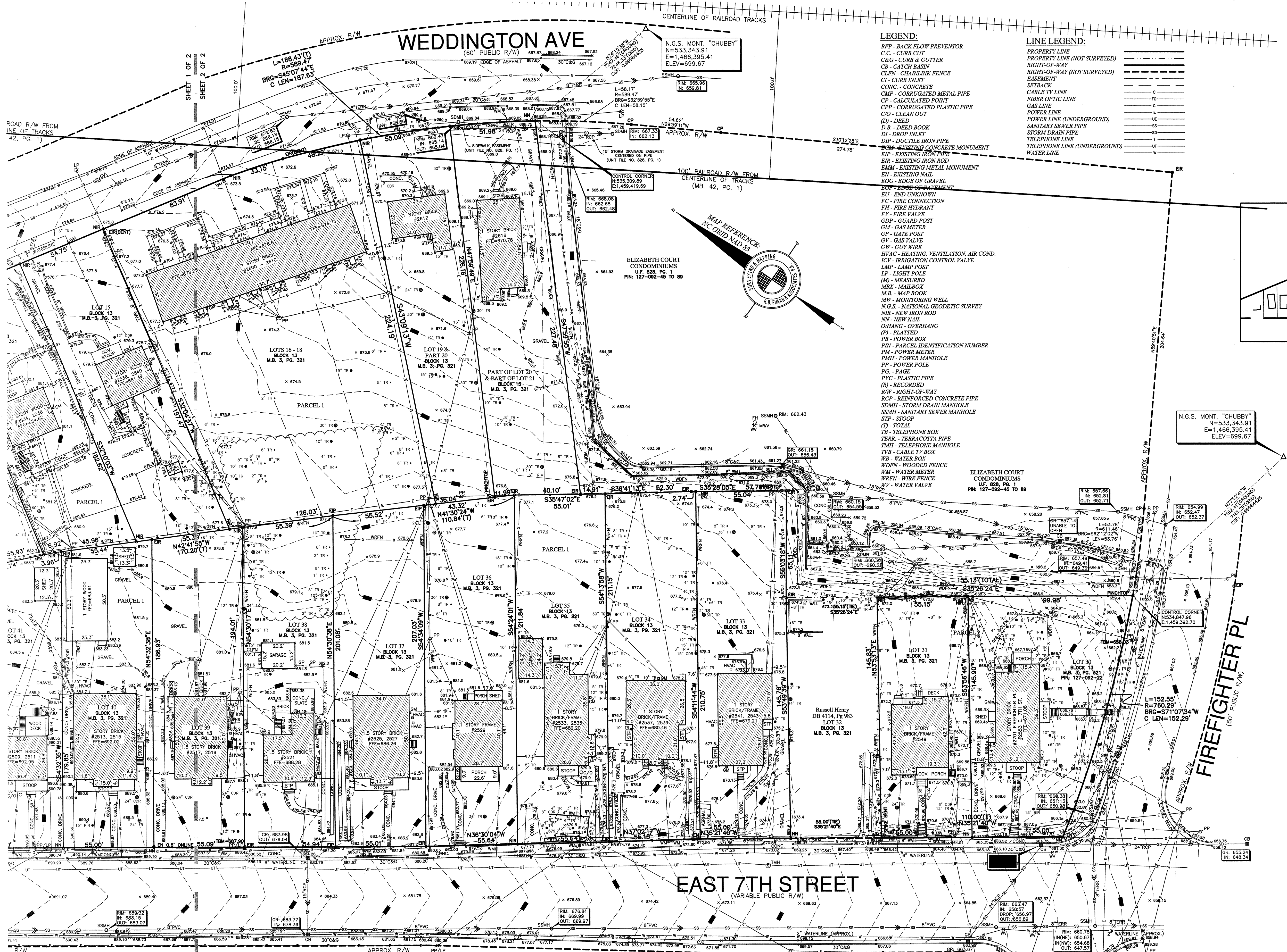
COMMUNITY PANEL NO: 370128 0187E, ZONE X

THIS IS TO CERTIFY THAT ON THE 30TH DAY OF NOVEMBER 20 07 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1680 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

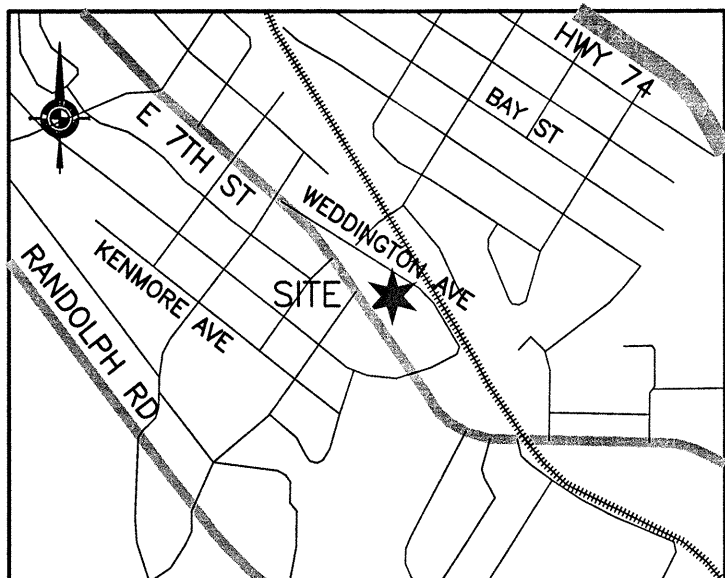
SIGNED

PLOTTED: 4/23/2009

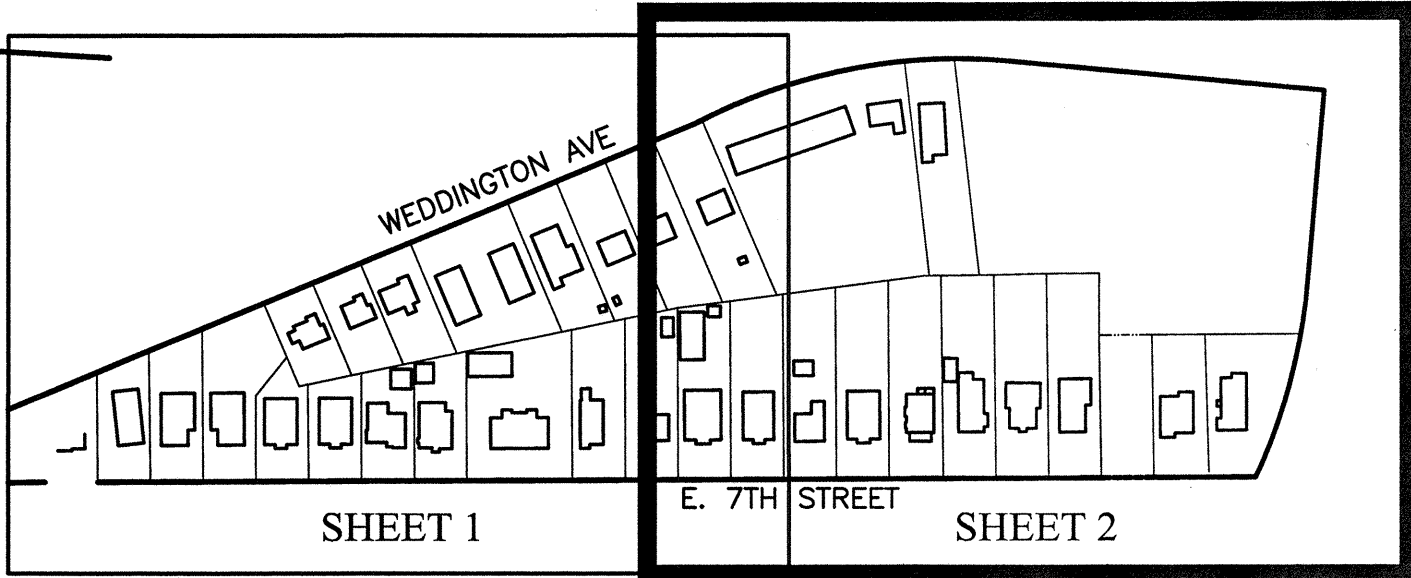
P:\2009\0309-CONNIGER-J-SURVEY\72050.DWG



- TREE LEGEND:**
- BCH - BEECH
 - BR - BIRCH
 - BRAD - BRADFORD PEAR
 - CDR - CEDAR
 - CHY - CHERRY
 - CRP - CREPE MYRTLE
 - DGW - DOGWOOD
 - HIC - HICKORY
 - HOL - HOLLY
 - LOC - LOCUST
 - MAG - MAGNOLIA
 - MAP - MAPLE
 - PEC - PECAN
 - PIN - PINE
 - POP - POPLAR
 - SYC - SYCAMORE
 - TR - TREE
 - WLN - WALNUT
 - WLC - WILD CHERRY



VICINITY MAP
NOT TO SCALE

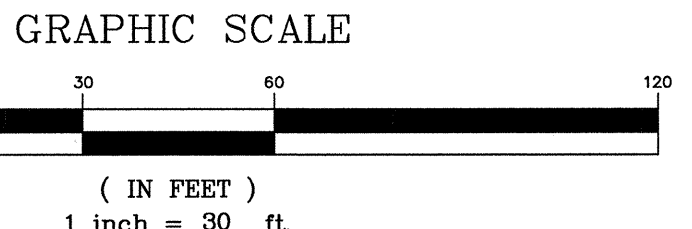


MAP KEY
NOT TO SCALE

- NOTES:**
- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 - ALL CORNERS MONUMENTED AS SHOWN.
 - NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 - THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
 - ELEVATIONS BASED ON N.G.S. MONUMENT "CHUBBY", ELEVATION = 699.670' (NAVD 88).
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - E. 7TH STREET IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
 - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

- ZONING:**
- ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: R-22MF
- MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 40'
- FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3569.

EAST 7TH STREET
(VARIABLE PUBLIC R/W)



- UTILITIES:**
- POWER
DUKE POWER ENERGY
1-800-777-9898
- TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
(704) 357-6974 NEW CONNECTIONS
(704) 357-9980 EXISTING SERVICES
- WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 399-2221
- GAS
PIEDMONT NATURAL GAS CO.
(704) 525-5585 NEW CONNECTIONS
(704) 525-5585 EXISTING CONNECTIONS
- CABLE TELEVISION
TIME WARNER CABLE
1-877-566-4892



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COMMUNITY PANEL NO: 370128 0187E; ZONE X

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SIGNED

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12/19/07	-	ADD LEGAL DESCRIPTION	WINTER ELIZABETH, LLC		
03/09/09	-	ADD R/R R/W & EASEMENTS.	CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C. LOTS 4 THROUGH 21, 30 THROUGH 49, BLOCK 13 PART OF ROSEMOUNT, MAP BOOK 1, PAGE 321 TAX PARCEL #: 127-092-03 TO 22, & 32 TO 44 SHEET # 2 OF 2		
			R.B. PHARR & ASSOCIATES, P.A.		
			SURVEYING & MAPPING 420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL: (704) 376-2186		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-3581
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