

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, AND THIS MUDD (CD) SUBMITTAL PACKAGE, DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.

- PERMITTED USES AND MAXIMUM DEVELOPMENT
 - 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:
 - NO MORE THAN 366 RESIDENTIAL UNITS MAY BE DEVELOPED ON THE SITE; AND
 - THE MAXIMUM RESIDENTIAL LEVELS SHALL NOT EXCEED THREE (3) STORIES IN BUILDINGS FACING 7TH STREET AND BASCOM STREET (THE "ROOF HEIGHTS"). THE REMAINING BUILDINGS MAY BE FOUR (4) STORIES, NOTWITHSTANDING THE FORTHING, A 4TH AND 5TH STORY RESPECTIVELY (THE "ADDITIONAL LOFT STORY") MAY BE ADDED SUBJECT TO I.A.C. AND I.A.G.
 - WHERE AN ADDITIONAL LOFT STORY IS ADDED IT WILL BE WHOLLY CONTAINED UNDER A SLOPED ROOF WITH A PITCH NO MORE SEVERE THAN 12/12 OR, IN THE EVENT OF A FLAT ROOF, THE VERTICAL ELEMENTS OF THE ADDITIONAL LOFT STORY WILL BE SETBACK FROM THE PRIMARY ELEVATION'S VERTICAL ELEMENTS BY A DISTANCE OF AT LEAST 15 FEET.
 - ALONG THE 7TH STREET ELEVATION, THE USE OF AN ADDITIONAL LOFT STORY IS LIMITED TO THAT NUMBER OF RUNNING FEET, WHICH WHEN TAKEN IN THE AGGREGATE ON A BY-BUILDING BASIS OR FULL STREET ELEVATION BASIS, IS 35% OF THE TOTAL RUNNING FEET OF EITHER BUILDING OR THE COMPLETE STREET ELEVATION RESPECTIVELY.
 - IN NO CASE SHALL THE ACTUAL BUILDING HEIGHT ALONG SEVENTH STREET AND BASCOM AVENUE EXCEED 50', MEASURED FROM THE GRADE AGAINST THE BUILDING TO THE ROOF EAVE (PITCHED ROOF) OR THE TOP OF THE PARAPET (FLAT ROOF).
- DESIGN AND PERFORMANCE STANDARDS
 - THE BUILDINGS AND DEVELOPMENT WILL COMPLY WITH ALL APPLICABLE ORDINANCE REQUIREMENTS FOR A MUDD DISTRICT, INCLUDING FOR SIGNAGE AND LANDSCAPING.
 - 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. THIS ADDITIONAL SETBACK SHALL BE FREE OF ALL BUILDING ELEMENTS (EXCLUDING OVERHANG ARCHITECTURAL ELEMENTS SUCH AS CANOPIES AND BALCONIES). THE REQUIRED 14' SETBACK SHALL BE FREE OF ALL ARCHITECTURAL STRUCTURES AND ELEMENTS.
 - IN REFERENCE TO THE 20' SETBACK LINE, ACCORDING TO THE PLANS AND ELEVATIONS PRESENTED IN THIS REZONING PETITION, THE INTENT OF THIS SETBACK LINE IS TO LOCATE THE GROUND FLOOR PORCHES AND STAIRS, BEYOND THIS 20' SETBACK LINE, THERE IS A 2' "ZONE" IN WHICH ONLY GROUND FLOOR PORCHES AND STEPS TO GRADE CAN EXIST. IN THIS ZONE, NONE OF THE BUILDING WALL CAN EXIST, WITH THE EXCEPTION OF NOTE 2.B.b.
 - A LIMITED AMOUNT OF BUILDING ELEMENTS (EXCLUDING THE "OVERHANGING ARCHITECTURAL ELEMENTS" REFERENCED IN NOTE 2.B.b.) ARE ALLOWED TO OCCUR WITHIN 2' OF AND UP TO THE 20' SETBACK LINE. THESE MIGHT INCLUDE CORNER TOWER ELEMENTS, PILASTERS, PERMANENT PLANTER WALLS, WINDOW BAYS, ETC. THESE SHALL BE LIMITED TO 18% OF THE BUILDINGS LENGTH ALONG THE CURB.
 - THERE IS TO BE AN UNDULATION TO THE BUILDING WALL THAT WILL PUSH A PORTION OF THE WALL BACK FROM THE 22' LINE REFERENCED IN NOTE 2.B.b. THE INTENT OF THIS UNDULATION IS TO ENSURE AN APPROPRIATE SCALE TO THE MASSING WITH RHYTHMS TYPICAL OF OTHER MULTI-FAMILY BUILDINGS IN ELIZABETH. THE PORTION OF FACADE PUSHED BACK FROM THE 22' LINE SHALL BE A RANGE OF 25% TO 50% OF THE BUILDING LENGTH ALONG THE CURB. THE DEPTH OF THESE UNDULATIONS SHALL BE A MINIMUM OF 2', WITH A MINIMUM OF 15% OF THE BUILDING LENGTH ALONG THE CURB BEING AT LEAST 6' BACK FROM THE 22' LINE REFERENCED IN 2.B.b.
 - THE PEDESTRIAN ACCESS/CONNECTOR BETWEEN 7TH STREET AND WEDDINGTON AVENUE, "THE MEWS", WILL BE PRIVATE AND WILL REMAIN OPEN AND ACCESSIBLE TO THE PUBLIC. THE MEWS WILL BE ENLIVENED AND ACTIVATED THROUGH THE USE OF PATIOS, WALKWAYS, AND SITE FURNISHINGS. THERE IS TO BE A CONTINUOUS PATHWAY FROM WEDDINGTON AVENUE TO SEVENTH STREET. NO ARCHITECTURAL ELEMENTS SUCH AS FENCES, WALLS, OR ANY OTHER OBSTRUCTION SHALL BE ADDED TO THE 50' WIDE MEWS AREA THAT MAY EITHER IMPED PUBLIC ACCESS OR VISUALLY AND PHYSICALLY CONNECT THE BUILDINGS ON EITHER SIDE OF THE MEWS. THE PETITIONER COMMITS TO PLACING THE MEWS IN A PUBLIC ACCESS EASEMENT. THE WORDING OF THE EASEMENT AGREEMENT WILL BE CRAFTED COOPERATIVELY BETWEEN THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND THE PETITIONER.
 - PEDESTRIAN SCALE LIGHTING WILL BE PROVIDED ALONG THE INTERIOR, PEDESTRIAN ACCESS/CONNECTOR AND THE PUBLIC STREETS THAT BORDER THE SITE.
 - 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. NO LIGHTING WALL PACKS MAY BE USED ANYWHERE IN THE DEVELOPMENT.
 - 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 OFF DUMPSTERS WITH TRASH COMPACTOR ROOM WITHIN THE BUILDING FOOTPRINT. ALL SUCH SERVICE SPACES ARE TO HAVE A WEDDINGTON AVENUE ORIENTATION.
 - A MINIMUM OF 450 OFF-STREET VEHICULAR PARKING SPACES WILL BE PROVIDED.
 - 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.
 - THE OPEN SPACE PROVIDED WILL EXCEED THE REQUIREMENTS OF THE ORDINANCE THROUGH A SERIES OF OPEN SPACES THAT ARE GENERALLY CONSISTENT WITH THE PLAN SUBMITTED AS PART OF THE REZONING APPLICATION.
 - THE THREE WIDTHS DIMENSIONED IN DETAIL #3 (35', 50', 50') SHALL BE THE MINIMUM WIDTHS BETWEEN PUBLIC SIDEWALK AREA THROUGH TO COURTS, AND MINIMUM WIDTH FROM 7TH STREET THROUGH TO WEDDINGTON AVENUE ALONG THE MEWS.
 - THOUGH NO DIMENSIONS ARE SHOWN FOR THE INTERIOR COURTYARDS, THEIR CONFIGURATIONS ARE TO BE GENERALLY CONSISTENT WITH WHAT IS SHOWN ON THE SITE PLAN.
 - THE DEVELOPMENT OF THE PROJECT MAY BE PHASED, BUT LIMITED TO TWO (2) PHASES. EXISTING HOUSES AND PROPERTY WILL BE MAINTAINED IN A DECADUOUS WAY THAT ALLOWS FOR POSITIVE DRAINAGE AND GROUND COVER THAT WILL BE ROUTINELY MAINTAINED. HOUSING WILL BE ACTIVELY RENTED AND REASONABLY MAINTAINED. REMOVED.
 - 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.
 - 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 VIABLE TO SURVIVE.
 - THE PETITIONER HAS COMMITTED TO PLACING 8 TREES ALONG 7TH STREET (MARKED ON THE SITE PLAN) IN A TREE SAVE. ADDITIONALLY, THE PETITIONER COMMITS TO ENGAGING A PROFESSIONAL ARBORIST TO CONDUCT A TREE SURVEY OF THE BUILDING HAS BEEN COMPLETED. WORKING WITH A PROFESSIONAL ARBORIST EVERY YEAR WITHIN REASON WILL BE MADE TO SAVE TREES THAT ARE LOCATED WITHIN THE INTERIOR COURTYARDS, THE MEWS, AND ALONG THE BASCOM STREET EXTENSION AND WEDDINGTON AVENUE.
- STORM WATER MANAGEMENT
 - THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- TRANSPORTATION COMMITMENTS
 - 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.
 - THE PETITIONER SHALL CONTRIBUTE \$5000 TOWARDS TRAFFIC CALMING ON CAMERON AVENUE SUBJECT TO THE CITY'S POLICY FOR TRAFFIC CALMING. CDOT WILL EVALUATE CAMERON AVENUE AFTER THE PROJECT IS COMPLETE, AND BASCOM IS EXTENDED TO DETERMINE IF THE CRITERIA HAVE BEEN MET. IF SHOULD CAMERON NOT MEET THE CRITERIA, THEN THE DEVELOPER AGREES THAT THE FUNDS WILL BE USED FOR TRAFFIC CALMING IN THE GREATER ELIZABETH NEIGHBORHOOD.
 - 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.
 - 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.
 - THE PETITIONER WILL CLOSE RANIER 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.
 - 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 RANIER AVENUE AND WHERE AN EXISTING PLANTING STRIP BEGINS NORTH OF RANIER AVENUE (APPROXIMATE 175' IN LENGTH).
- AMENDMENTS TO REZONING PLANFUTURE 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.
- ARCHITECTURETHE 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:
 - 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 LIKE MATERIAL.
 - 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.
 - 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.
 - 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.
 - 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.
 - THE BUILDING ALONG 7TH STREET SHALL HAVE BREAKS ALONG THEIR LENGTH AS DEPICTED ON THE SITE PLAN SUBMITTED FOR THIS REZONING. THE MINIMUM AND MAXIMUM DIMENSIONS SHALL BE ADHERED TO. SEE DETAIL #2.

ADJACENT PROPERTY OWNERS

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

REZONING SUMMARY
EXISTING ZONING:

PROPOSED ZONING:

(PARCELS: 127-092-03
127-092-04
127-092-05
127-092-06
127-092-07
127-092-08
127-092-09
127-092-10
127-092-11
127-092-12

R-22 MF

MUDD (CD)

127-092-13
127-092-14
127-092-15
127-092-16
127-092-17
127-092-18
127-092-19
127-092-32
127-092-33
127-092-34

DEVELOPMENT SITE AREA:

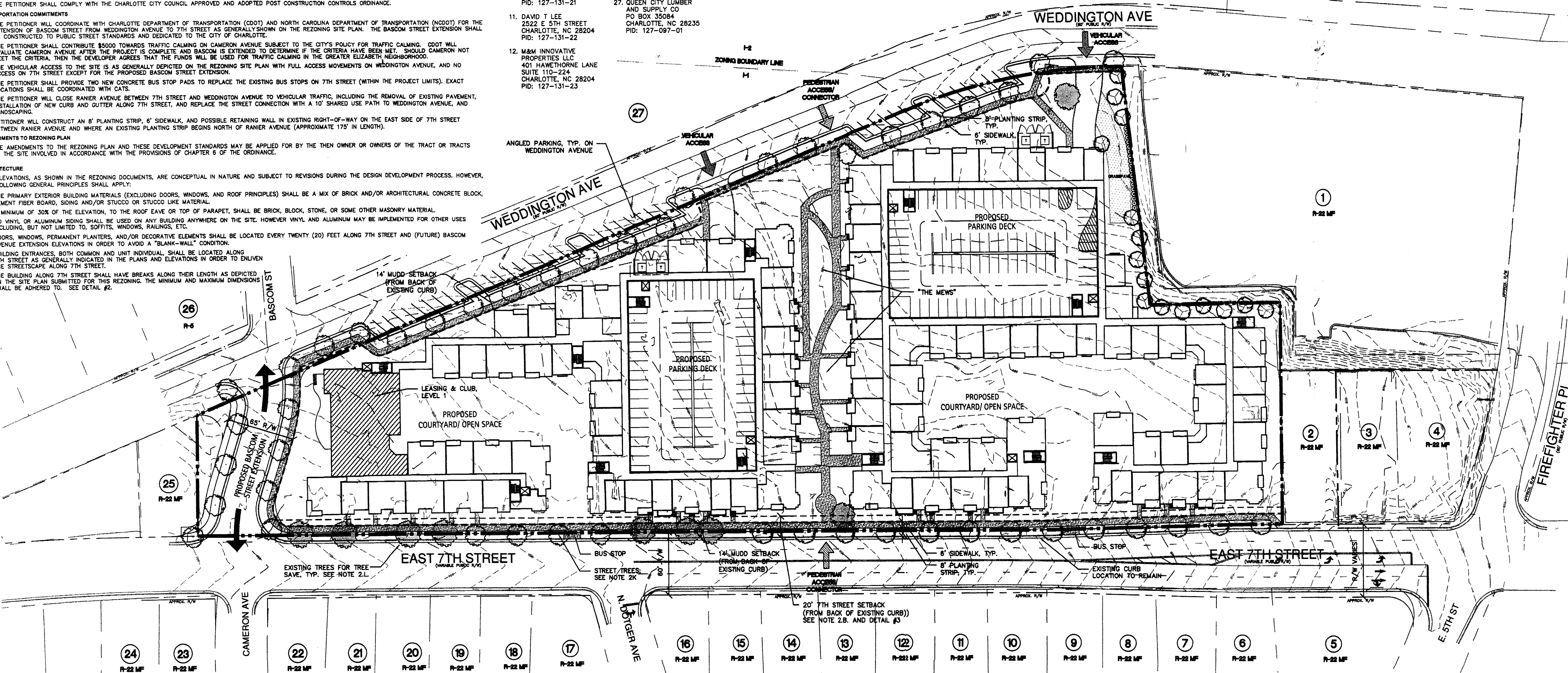
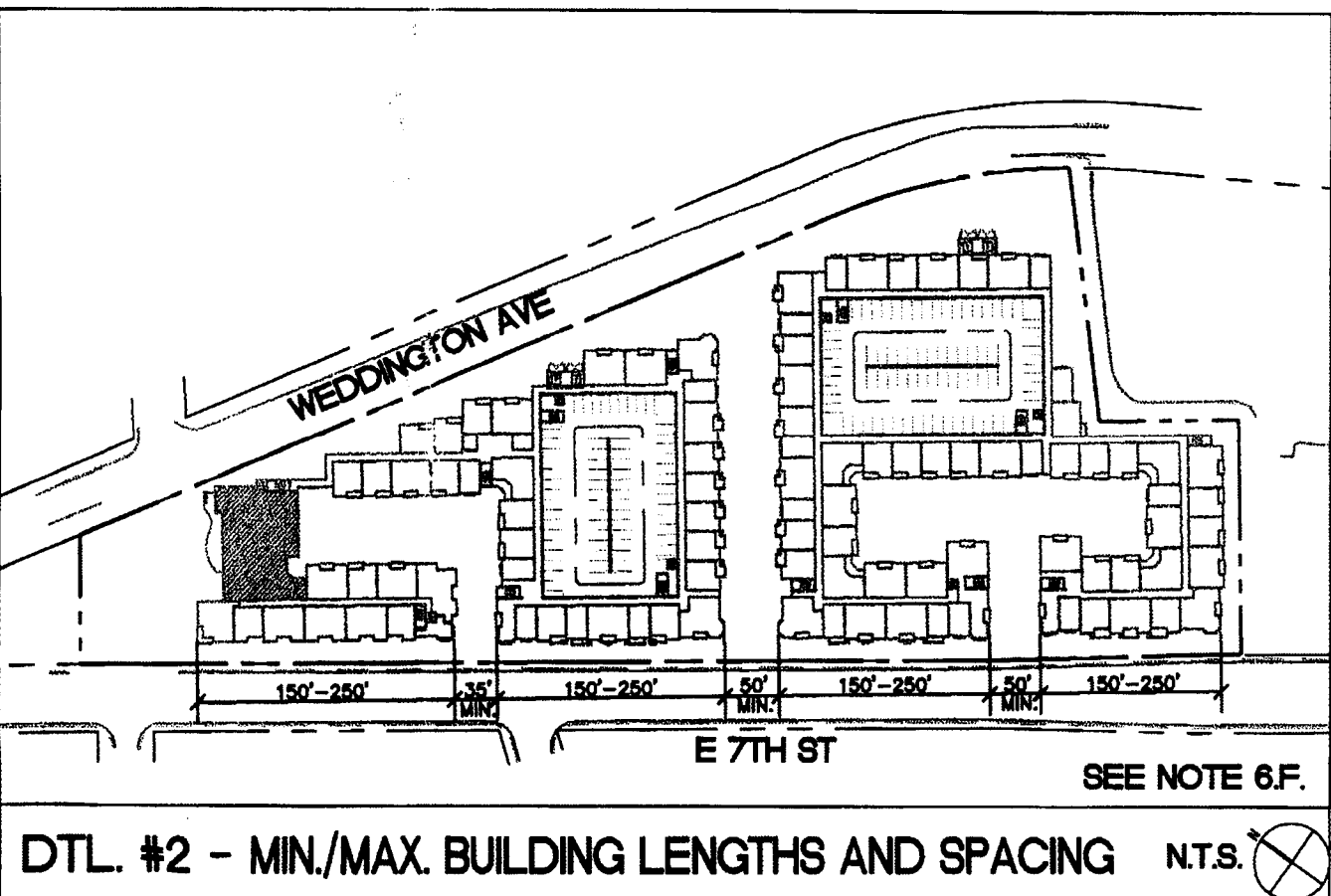
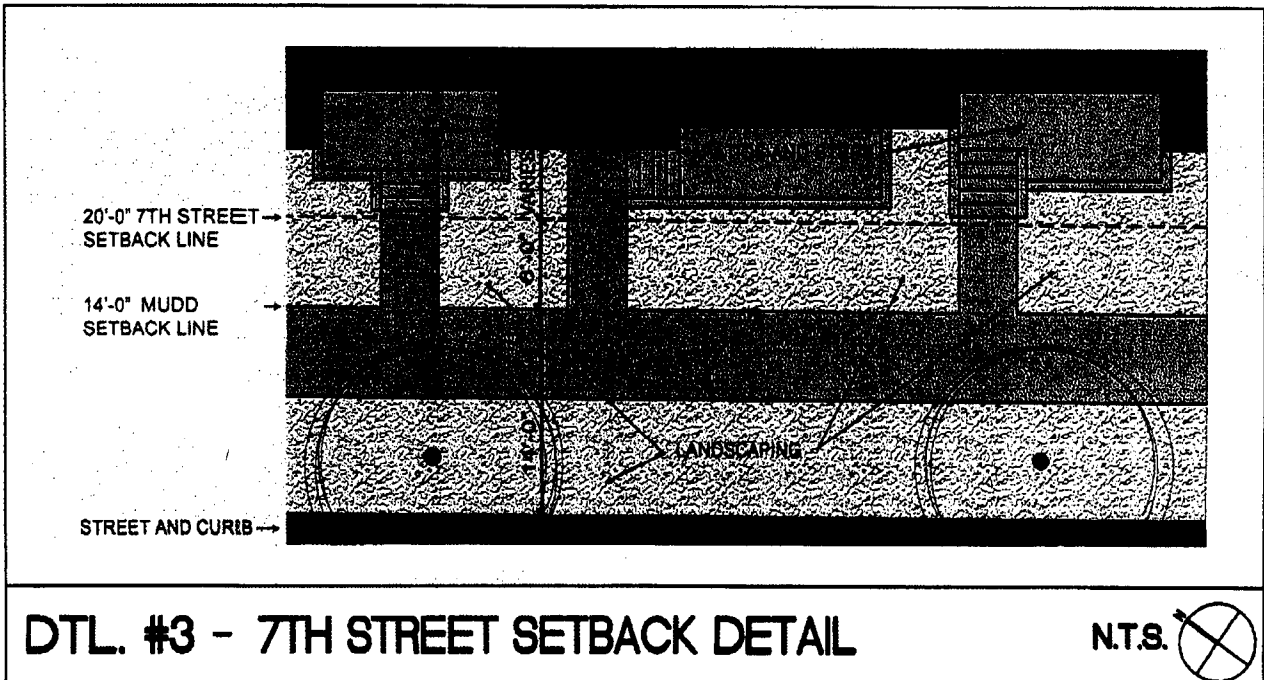
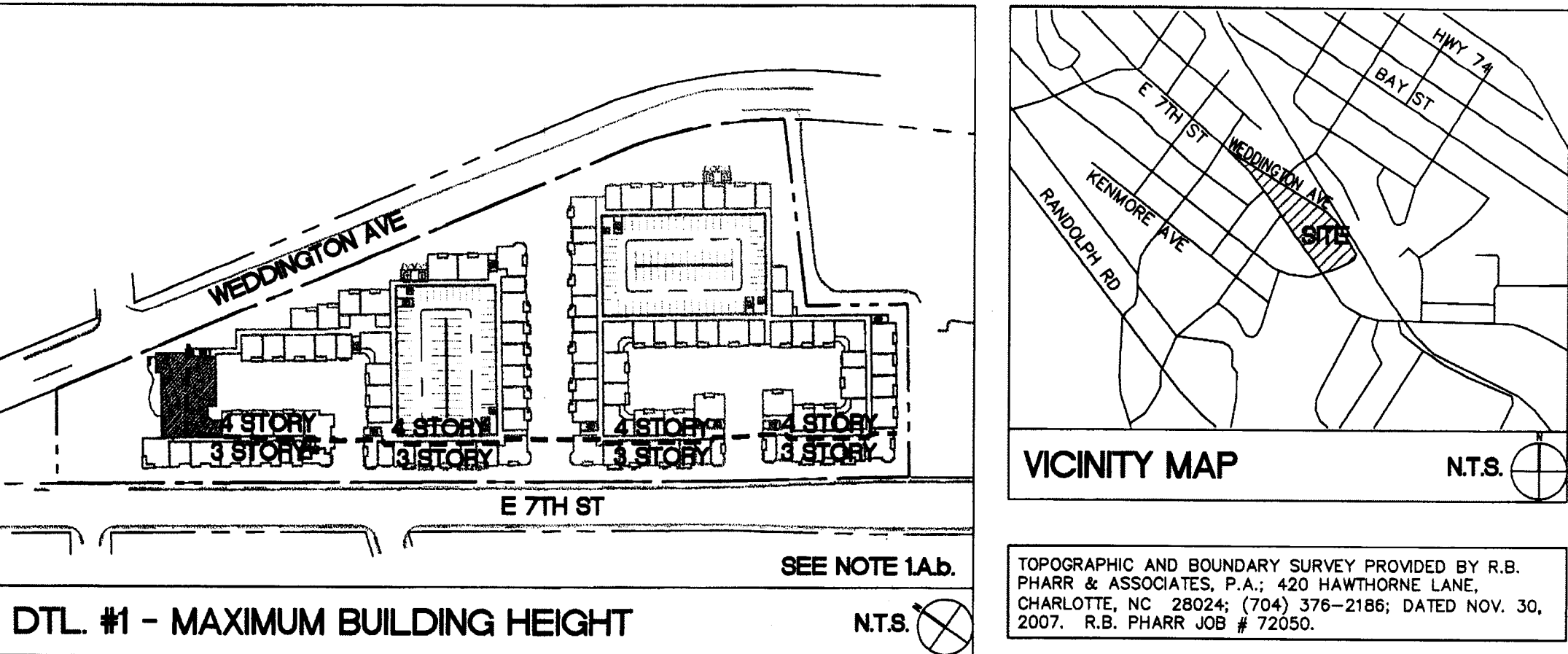
6.87 AC (TOTAL)

PETITIONER:

WINTER ELIZABETH, LLC
650 MEANS STREET, SUITE 220
ATLANTA, GA 30308

PARKING:

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



ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+ Landscape Architecture
+ Civil Engineering
+ Urban Design

200 South Tryon Street, Suite 1400
Charlotte, North Carolina 28202

p: 704.376.1555 f: 704.376.7851
url: www.colejeneststone.com

WINTER ELIZABETH
590 MEANS STREET
SUITE 220
ATLANTA, GA 30318

WINTER ELIZABETH
APPROVED
CITY COUNCIL
JAN 14, 2010

REZONING PLAN

Petition # 0

Project No.
3925

Issued
04/23/09

Revised	PER OWNER, NE COMMENTS
07/14/09	PER OWNER, NE COMMENTS
08/21/09	RESUBMITTAL P AND NCDOT CO
09/18/09	RESUBMITTAL P AND NCDOT CO BLDG FOOTPRINT & UNIT COUNT
11/5/09	REVISED BUILDING ADDED DETAIL
11/20/09	RESUBMITTAL T ADDED DETAIL
12/22/09	RESUBMITTAL T

09-00

SCALE: 1"=50'

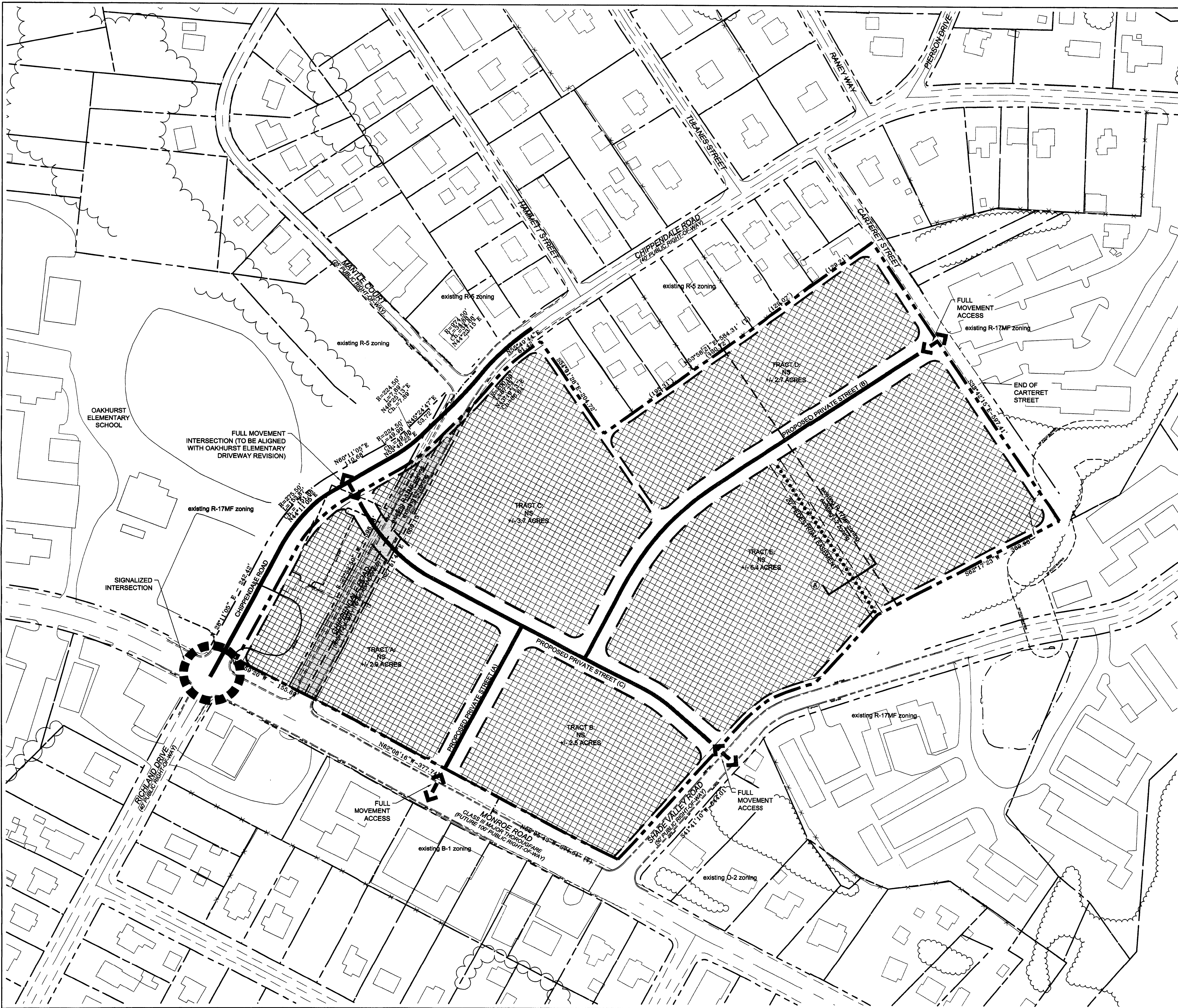
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RZ1.0

The drawings, the project manual and the instruments of ColeJenest & Stone, or unauthorized use of the documents of ColeJenest & Stone, P.A. is prohibited.

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FOR PUBLIC HE
PETITION # 09-C

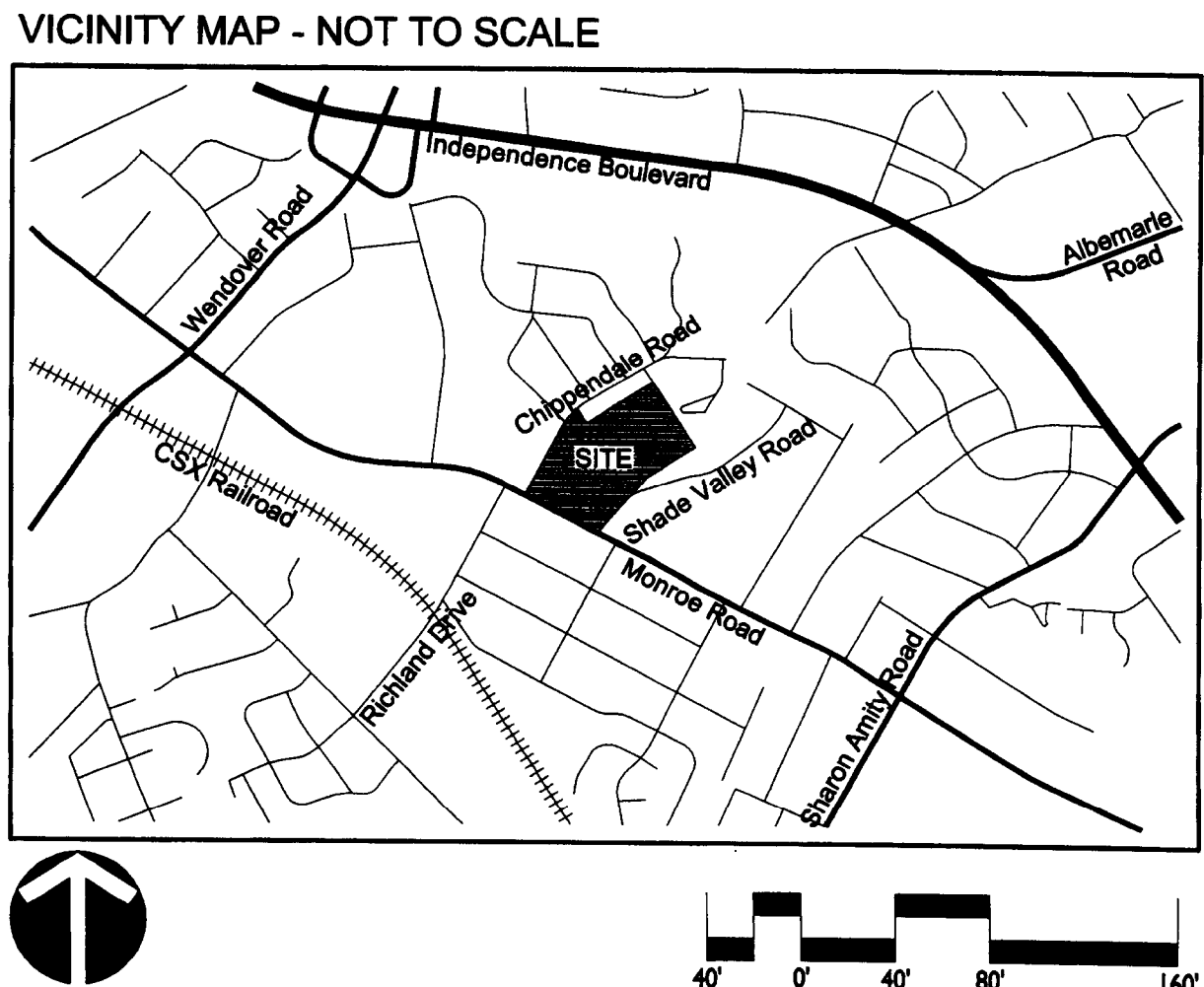


SITE DEVELOPMENT SUMMARY:	
SITE AREA:	47,793,086.52 SQFT (18.2 ACRES)
TAX PARCELS INCLUDED WITHIN THE AREA TO BE REZONED	16104344, 16105208, 16105219, 16105220, 16105221, 16105222, 16105223, 16105224, AND 16105225
EXISTING ZONING	GENERAL INDUSTRIAL DISTRICT "I-2", MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF", AND SINGLE-FAMILY RESIDENTIAL DISTRICT "R-3"
PROPOSED ZONING	NEIGHBORHOOD SERVICES DISTRICT (NS)
EXISTING USES	VACANT
PROPOSED USES	COMMERCIAL AND RESIDENTIAL
RESIDENTIAL UNITS AND TYPES	250 UNITS MAXIMUM - MULTI-FAMILY (TOWNHOMES / APARTMENTS / CONDOMINIUMS)
RESIDENTIAL DENSITY	22 DWELLING UNITS PER ACRE (22 DUA) MAXIMUM
NON-RESIDENTIAL USES	75,000 SQFT MAXIMUM - COMMERCIAL
FLOOR AREA RATIO	PER THE ORDINANCE
MAXIMUM BUILDING HEIGHT	PER THE ORDINANCE
NUMBER OR RATIO OF PARKING SPACES	PER THE ORDINANCE
AMOUNT OF OPEN SPACE	PER THE ORDINANCE

GENERAL NOTES:
SURVEY PROVIDED BY:
A.G. ZOUTEWELLE SURVEYORS
1418 EAST FIFTH STREET
CHARLOTTE, NC 28204
704.372.9444

ADJACENT PARCEL INFORMATION & TREE COVER PROVIDED BY:
2004 MECKLENBURG COUNTY DELD DATA

APPROVED BY
CITY COUNCIL
SEP 20 2010



REVISIONS:
DATE: APRIL 26, 2010
06/18/10 REVISED PER CITY STAFF COMMENTS
DRAWN BY: DAW / CHK
08/11/10 REVISED PER CITY STAFF COMMENTS
CHECKED BY: RP
08/19/10 ISSUED FOR APPROVAL
Q.C. BY: RP
SCALE: 1" = 80.0'
PROJECT #: 100720

OAKHURST
NEIGHBORHOOD SERVICES DEVELOPMENT
DAVID R. KRUG ASSOCIATES, INC.; CHARLOTTE, NC
SCHEMATIC PLAN

FOR PUBLIC HEARING
PETITION NO. 2010-042



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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ARCHITECT

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.

APPROVED BY
CITY COUNCIL

JAN 19 2010

Winter Elizabeth
Charlotte, North Carolina

ISSUE

August 10, 2009

REZONING PETITION #

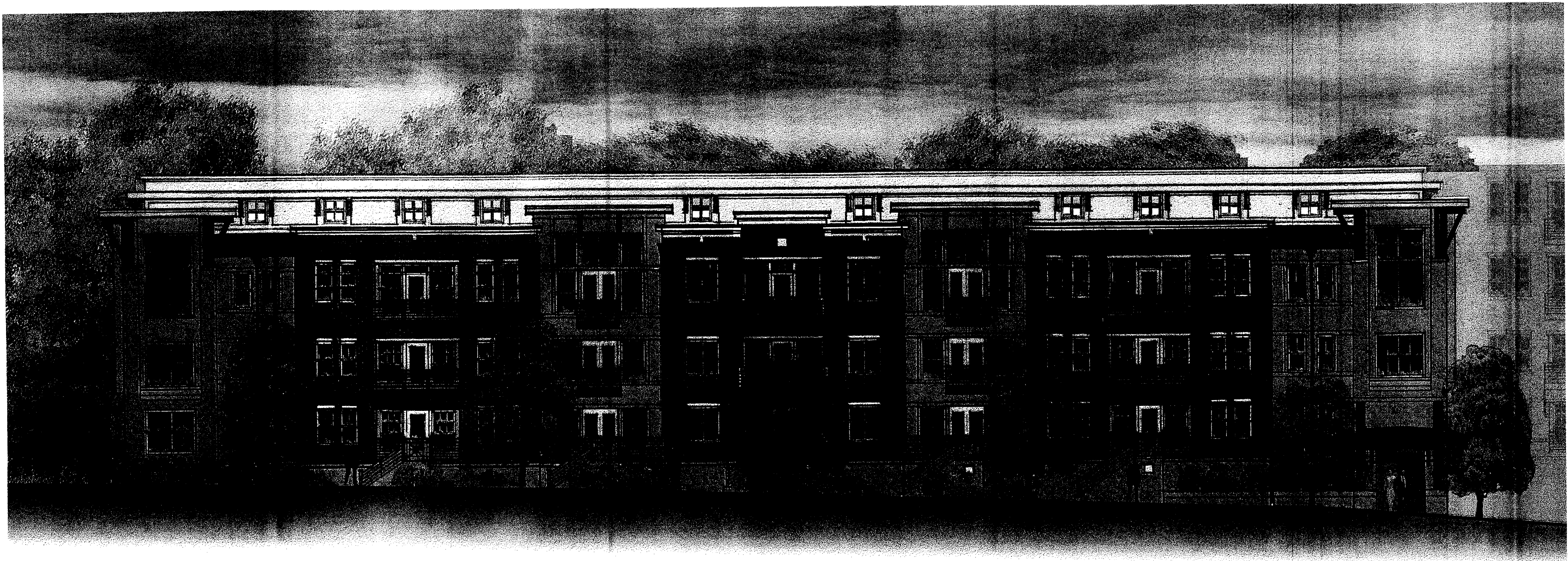
PROJECT NUMBER
09-005

SCHEMATIC
ELEVATIONS FOR
REZONING

RZ2.1



2 SEVENTH STREET PARTIAL 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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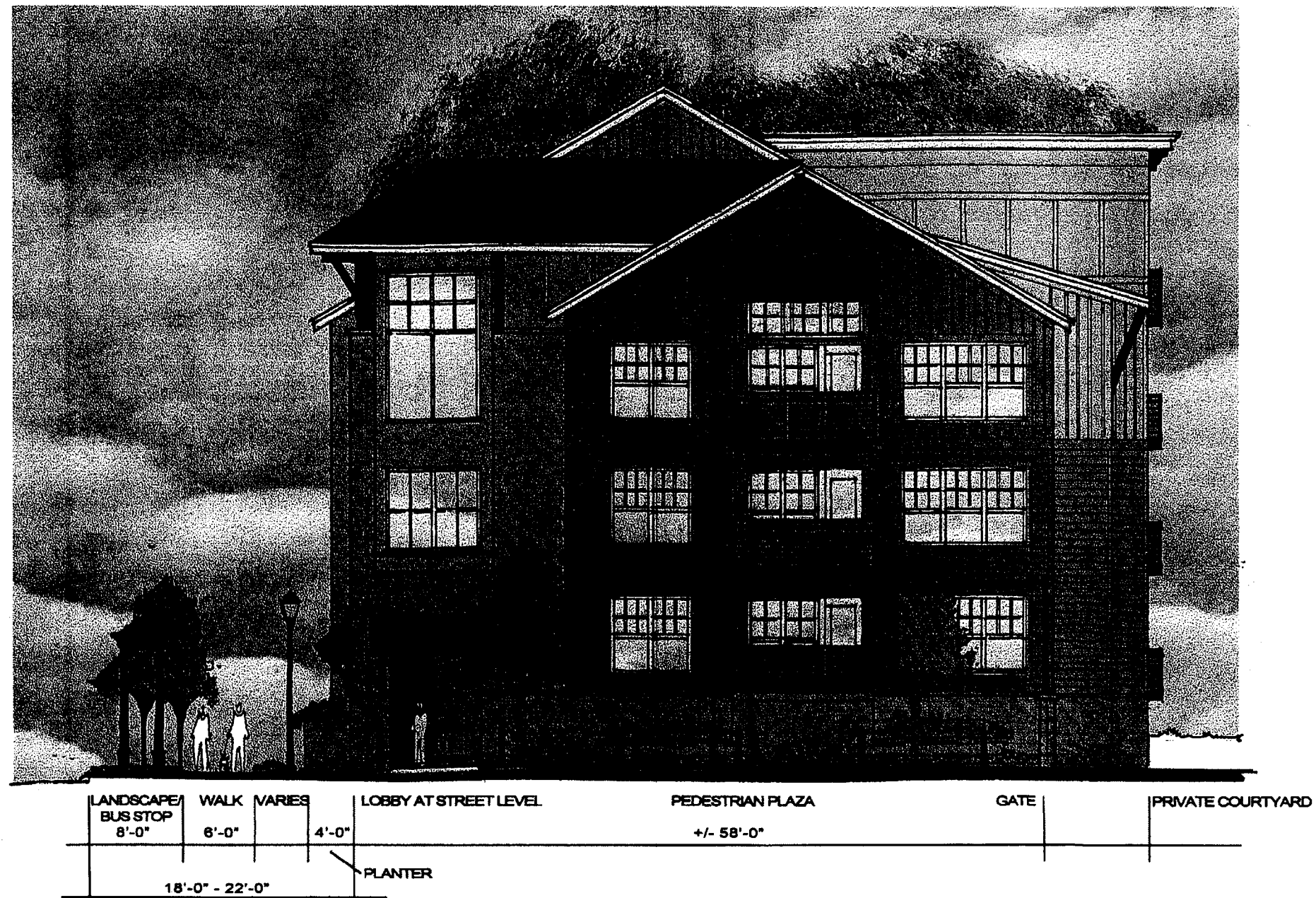
PROJECT NUMBER
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SCHEMATIC
ELEVATIONS FOR
REZONING

RZ2.2



2 PARTIAL WEDDINGTON AVE ELEVATION



3 COURTYARD ENTRY ELEVATION



1 INTERNAL PARK PARTIAL ELEVATION

LEGEND:

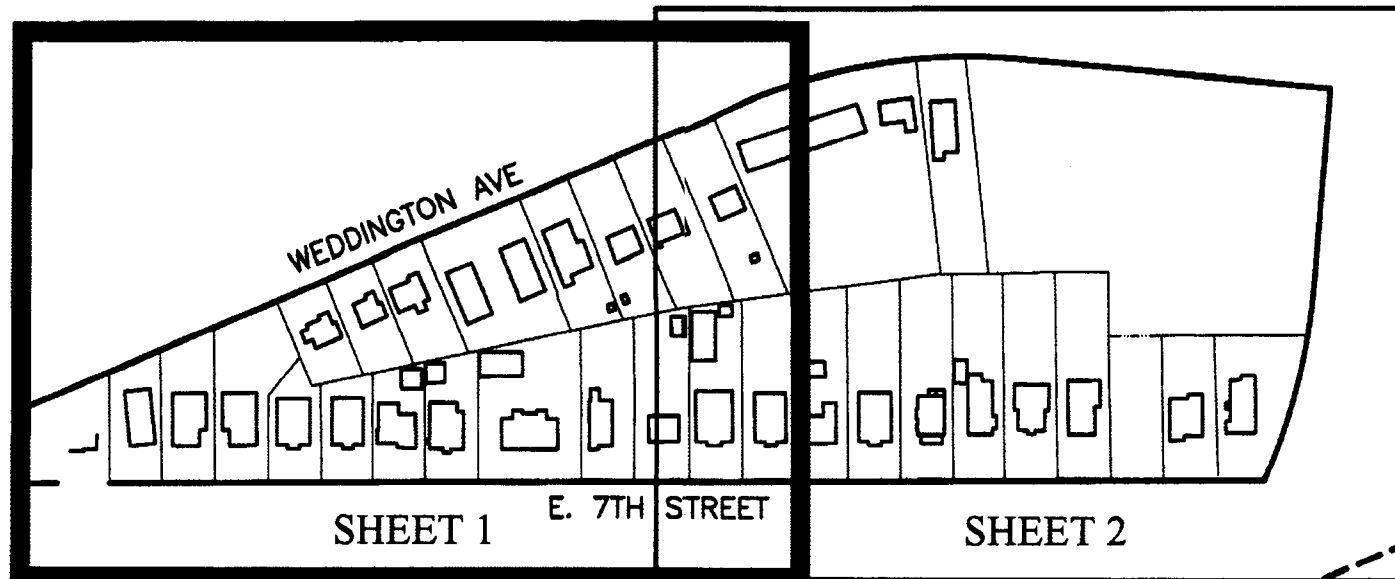
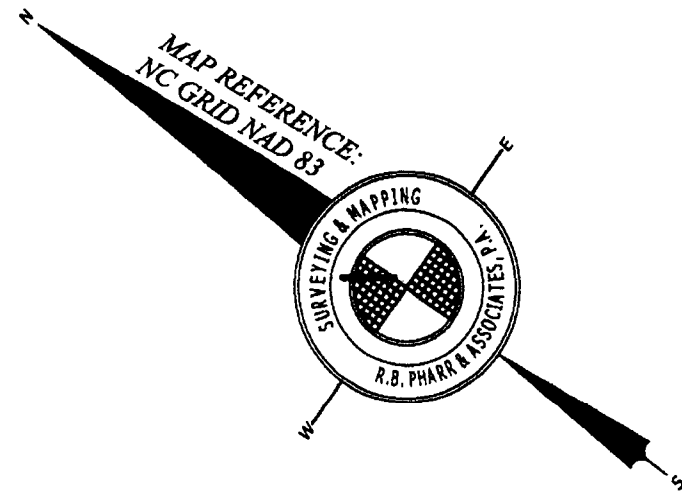
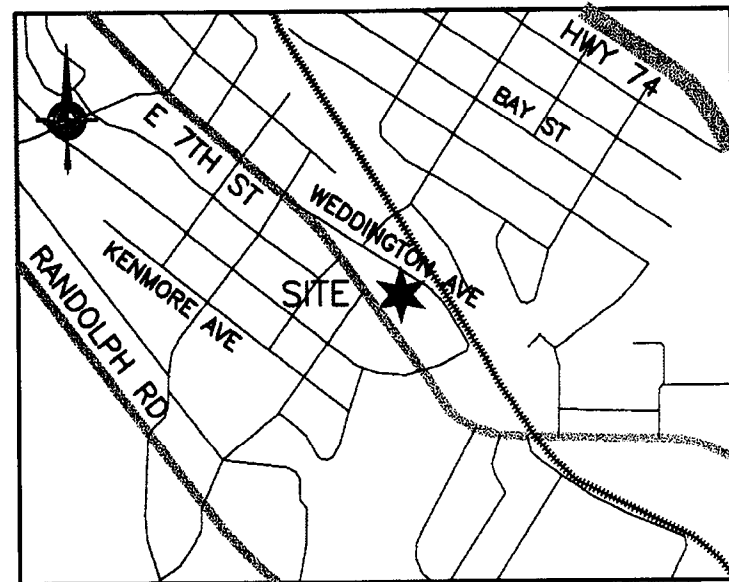
BFP - BACK FLOW PREVENTOR
C.C. - CURB CUT
C&G - CURB & GUTTER
CB - CATCH BASIN
CLEN - CHAINLINK FENCE
CI - CURB INLET
CONC. - CONCRETE
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT
(D) - DEED
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - 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
FY - 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. - DEED BOOK
MP - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NI - NEW IRON ROD
NH - NEW HANG
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
SSMH - SANITARY SEWER MANHOLE
STP - STUMP
(T) - TOTAL
TB - TELEPHONE BOX
TERR - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TVB - CABLE TV BOX
WB - WATER BOX
WDF - WOODEN FENCE
WM - WATER METER
WRFN - WIRE FENCE
WY - WATER VALVE

LINE LEGEND:

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

TREE LEGEND:

BCH - BEECH
BRD - BRADFORD PEAR
CDB - 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

MAP KEY
NOT TO SCALEVICINITY MAP
NOT TO SCALE

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE.
SUBJECT PROPERTY ZONED: R-21MF

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 704-336-3369

NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. 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.
5. 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.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "CHUBBY", ELEVATION = 699.670' (NAVD 83).
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. 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.
9. 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.

APPROVED BY
CITY COUNCIL

JAN 19 2010

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:1,466,396.41; thence N 74°18'31" W a ground distance of 7,142.46 feet to a new nail having NC Grid coordinates of N:533,309.89, E:1,459,418.69, said point being 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 14.91 feet to an existing iron rod; 3) S 30°41'13" E a distance of 52.30 feet to an existing iron rod; 4) S 35°20'05" E a distance of 57.78 feet to an existing iron rod; 5) S 55°03'18" 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 northerly margin of East 7th Street (a variable width public right-of-way); thence along the aforesaid northerly 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°23'48" 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" W a distance of 767.17 feet to a new iron nail; 2) thence an arc of 114.76 feet, curving to the right with a radius of 559.47 feet, and an arc length of 188.43, (chord: S 48°04'24" 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:1,466,396.41; thence N 77°52'41" W a ground distance of 7,142.41 feet to an existing pin-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; thence along the northerly 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 0.4539 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

12/19/07 - ADD LEGAL
DESCRIPTION
03/09/09 - ADD R/R
R/W & EASEMENTS.

SURVEY PREPARED FOR:
WINTER ELIZABETH, LLC
7TH STREET & WEDDINGTON AVENUE
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 1 OF 2

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL (704) 376-2186

CREW: SCALE: DATE: FILE NO. W-3581
SM/PT NM CW 1" = 30' NOV 30, 2007 JOB NO. 72050

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 2007 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 160 (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

UTILITIES:

POWER
DUKE POWER ENERGY
1-800-777-9898

TELEPHONE
BELL SOUTH TELECOMMUNICATIONS
(704) 337-0914 NEW CONNECTIONS
(704) 337-9580 EXISTING SERVICES

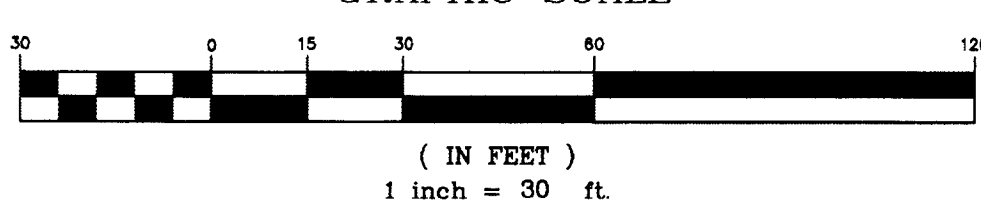
WATER & SEWER
CHAR-MECK. UTILITY DEPT. (CMUD)
(704) 399-2221

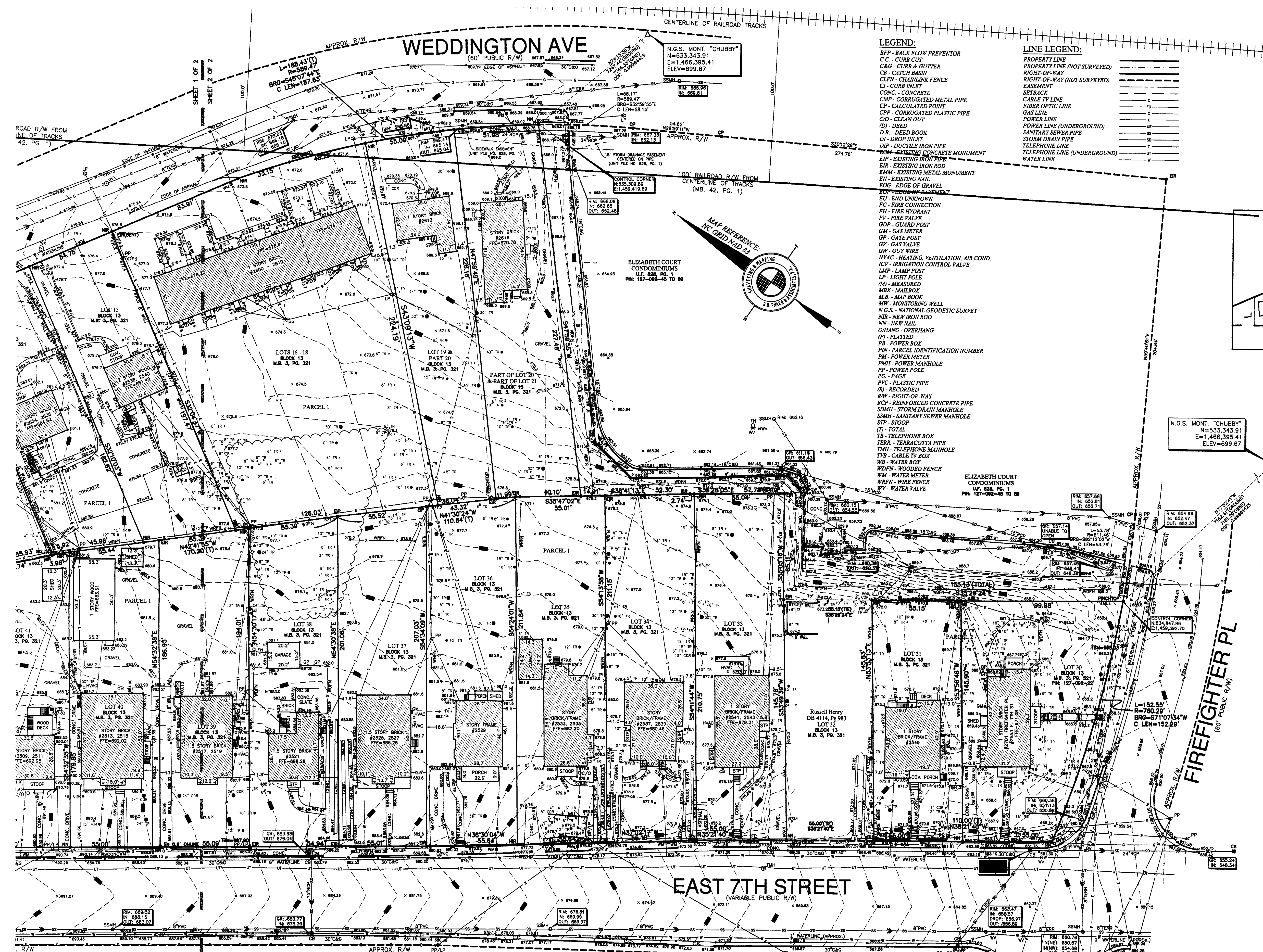
GAS
PIEDMONT NATURAL GAS CO.
(704) 525-5585 NEW CONNECTIONS
(704) 525-5385 EXISTING CONNECTIONS

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

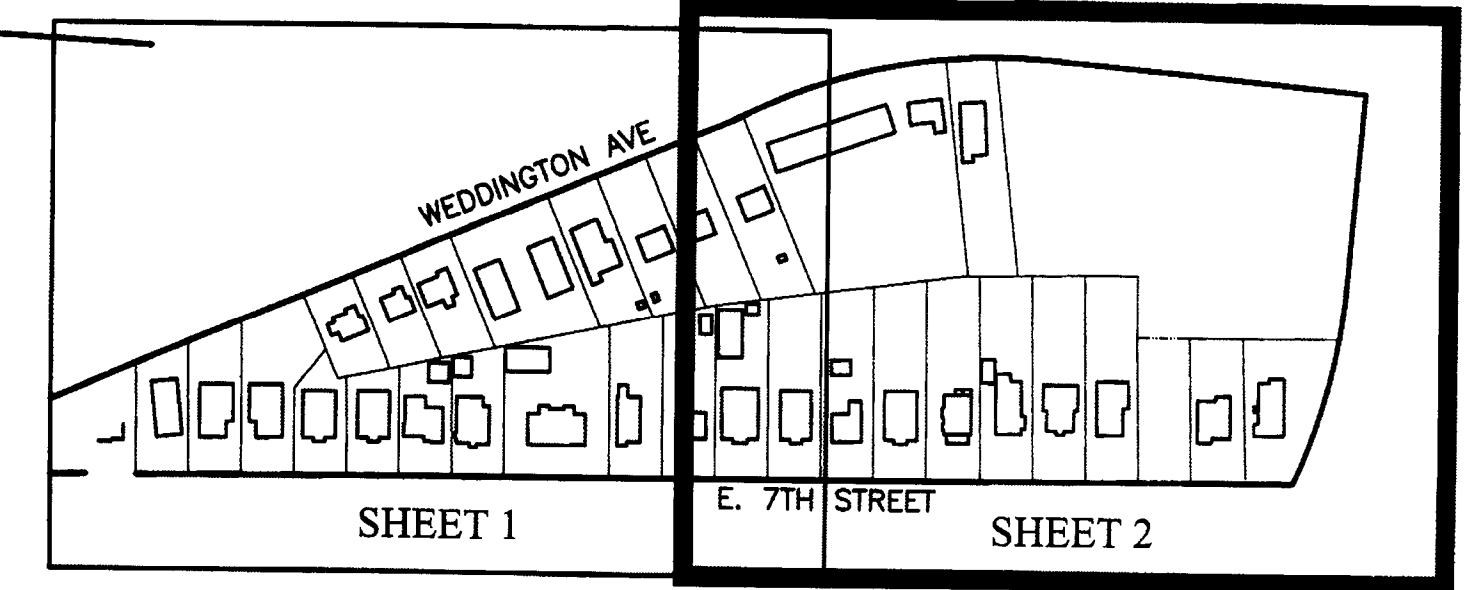
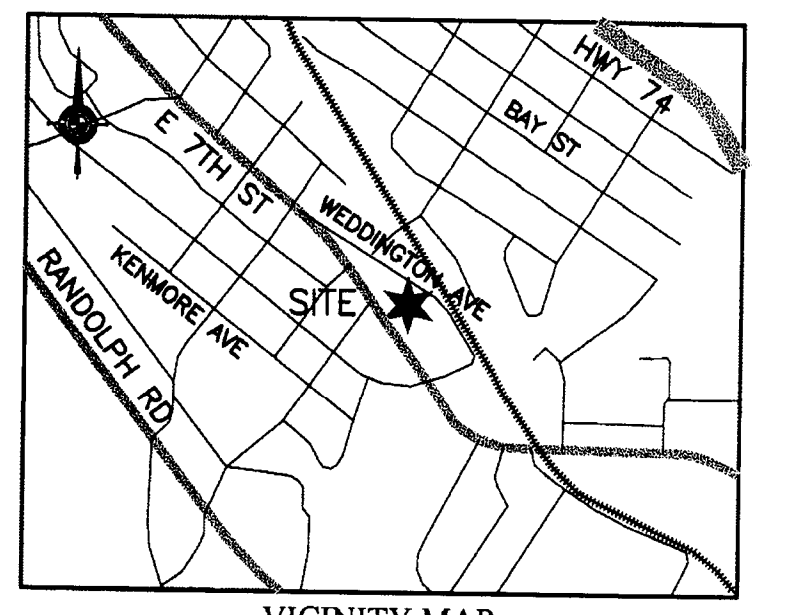


GRAPHIC SCALE





- TREE LEGEND:**
- BCH - BEECH
 - BRC - BIRCH
 - BRD - 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



- NOTES:**
- THIS PLAN 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 = 699.67' (NAD 83).
 - 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 100' 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-3IMP

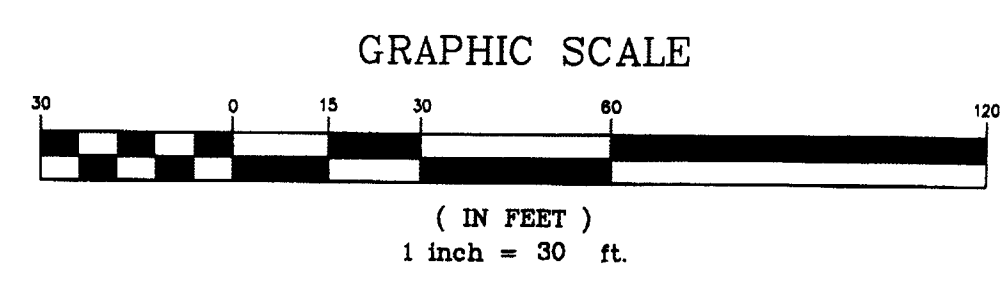
MINIMUM SETBACK: 20'
MINIMUM SIDE YARD: 5'
MINIMUM REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE
CHARLOTTE-MECKLENBURG ZONING DEPARTMENT
AT 704-336-3369.

**APPROVED BY
CITY COUNCIL**

JAN 19 2010

- UTILITIES:**
- POWER: DUKE POWER ENERGY
1-800-777-9898
 - TELEPHONE: BELL SOUTH TELECOMMUNICATIONS
(704) 357-6974 NEW CONNECTIONS
(704) 357-9380 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



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 01876; ZONE X

THIS IS TO CERTIFY THAT ON THE 30TH DAY OF NOVEMBER, 2007 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1000 (1) NCAC 55-15 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: _____

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 # 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		
SM/PT	NM	CW	1" = 30'	NOV 30, 2007	JOB NO. 72050		