





NarmourWright

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

THESE DOCUMENTS PROVIDED BY NARMOUR WRIGHT ASSOCIATES ARE SUBJECT TO THE ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT. INTELLECTUAL PROPERTY RIGHTS PROTECTION IS ALSO APPLICABLE TO ELECTRONIC INFORMATION IN ANY FORM. THE USE OF THESE DOCUMENTS OR THE ELECTRONIC INFORMATION THAT PRODUCED THEM IS PROHIBITED UNLESS OTHERWISE PROVIDED IN WRITING BY AND COMPENSATION TO THE 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**

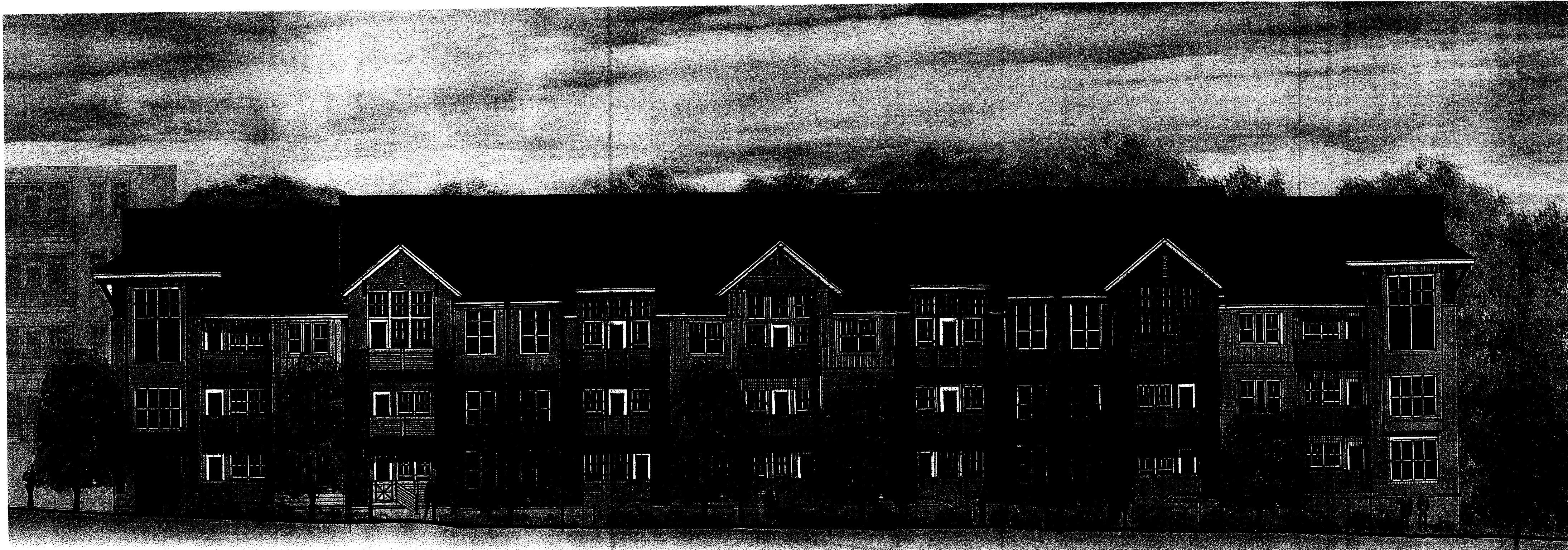
ISSUE  
August 10, 2009

REZONING PETITION #

PROJECT NUMBER  
09-005

**SCHEMATIC  
ELEVATIONS FOR  
REZONING**

**RZ2.1**



2 SEVENTH STREET PARTIAL ELEVATION



1 SEVENTH STREET PARTIAL ELEVATION



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JAN 19 2010

**Winter Elizabeth  
Charlotte, North Carolina**

ISSUE  
August 10, 2009  
**REZONING PETITION #**

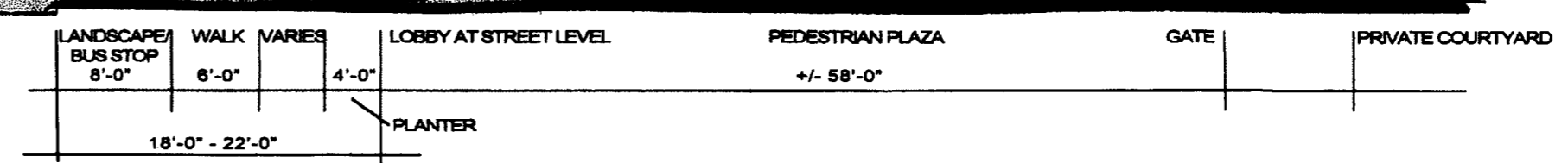
PROJECT NUMBER  
09-005

**SCHEMATIC  
ELEVATIONS FOR  
REZONING**

**RZ2.2**



2 PARTIAL WEDDINGTON AVE ELEVATION



3 COURTYARD ENTRY ELEVATION



1 INTERNAL PARK PARTIAL ELEVATION

LEGEND:

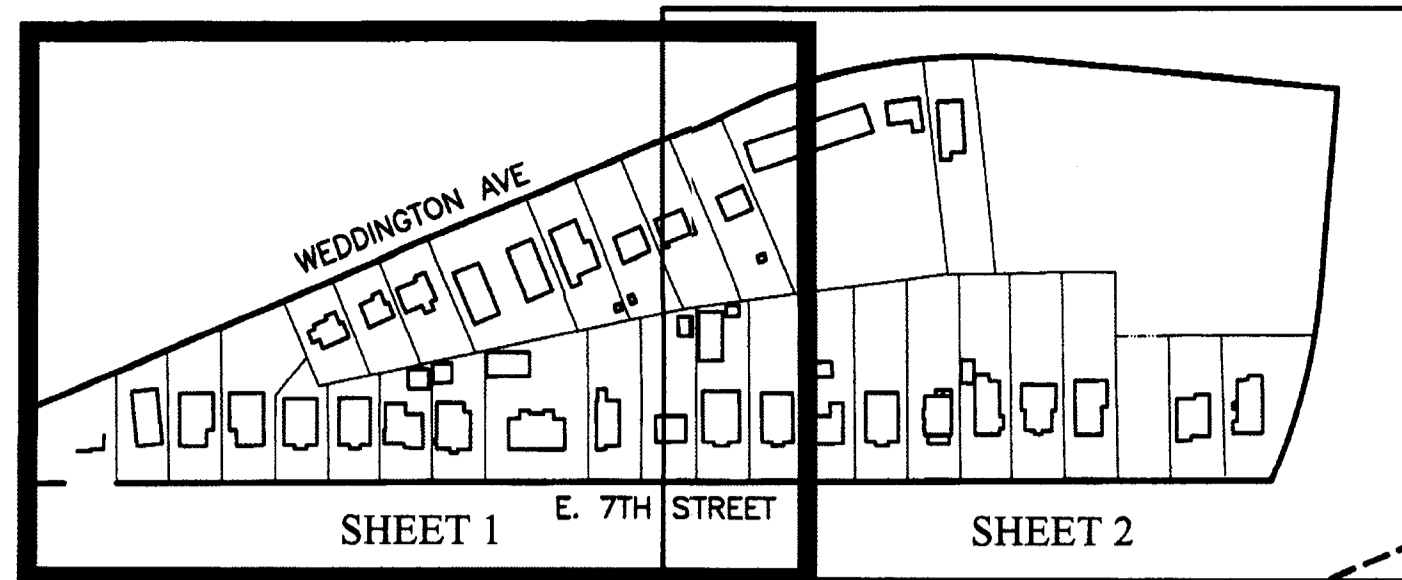
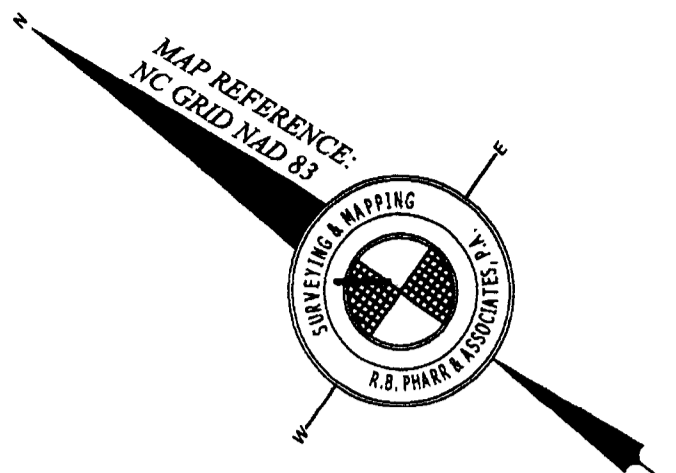
- BFP - BACK FLOW PREVENTOR
C.C. - CURB CUT
C&G - CURB & GUTTER
CB - CATCH BASIN
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CONC. - CONCRETE
CMP - CORRUGATED METAL PIPE
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GV - GAS VALVE
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ICV - IRRIGATION CONTROL VALVE
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
MB - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
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R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SFM - SANITARY SEWER MANHOLE
STP - STOOD
(T) - TOTAL
TB - TELEPHONE BOX
TER - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TVB - CABLE TV BOX
WB - WATER BOX
WDF - WOODEN FENCE
WM - WATER METER
WRFN - WIRE FENCE
WV - WATER VALVE

LINE LEGEND:

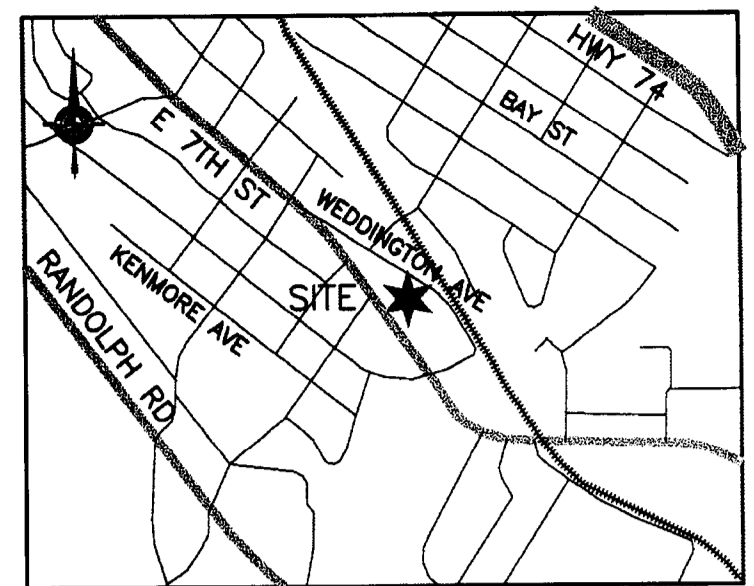
- PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETRACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE

TREE LEGEND:

- BCH - BEECH
BRC - BIRCH
BRAD - BRADFORD PEAR
CED - 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



100' RAILROAD R/W FROM CENTERLINE OF TRACKS (M.B. 42, PG. 1)



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 704-336-3359

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°52'14" W a ground distance of 7,476.46 feet to a new nail having NC Grid coordinates of N:533,309.39, E:1,459,418.69; 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 327.48 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 52.39 feet to an existing iron rod; 4) S 35°28'05" 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°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 761.17 feet to a new nail; 2) with the arc of a circular curve turning to the right with a radius of 559.47 feet and an arc length of 188.43, (chord: S 49°44'4" 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°24'14" W a ground distance of 7,142.41 feet to an existing pin-nail-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 11, 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 760.29 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 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 153.13 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

Table with 4 columns: DATE, DESCRIPTION, DRAWN, REVISED. Includes entries for 12/19/07 and 03/09/09.

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

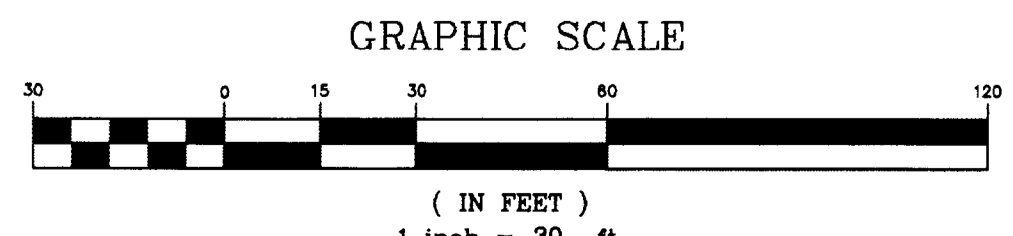
R.B. PHARR & ASSOCIATES, P.A.

420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL (704) 376-2186

SCALE: DATE: FILE NO. W-3581
1" = 30' NOV 30, 2007 JOB NO. 72050

FLOOD CERTIFICATION

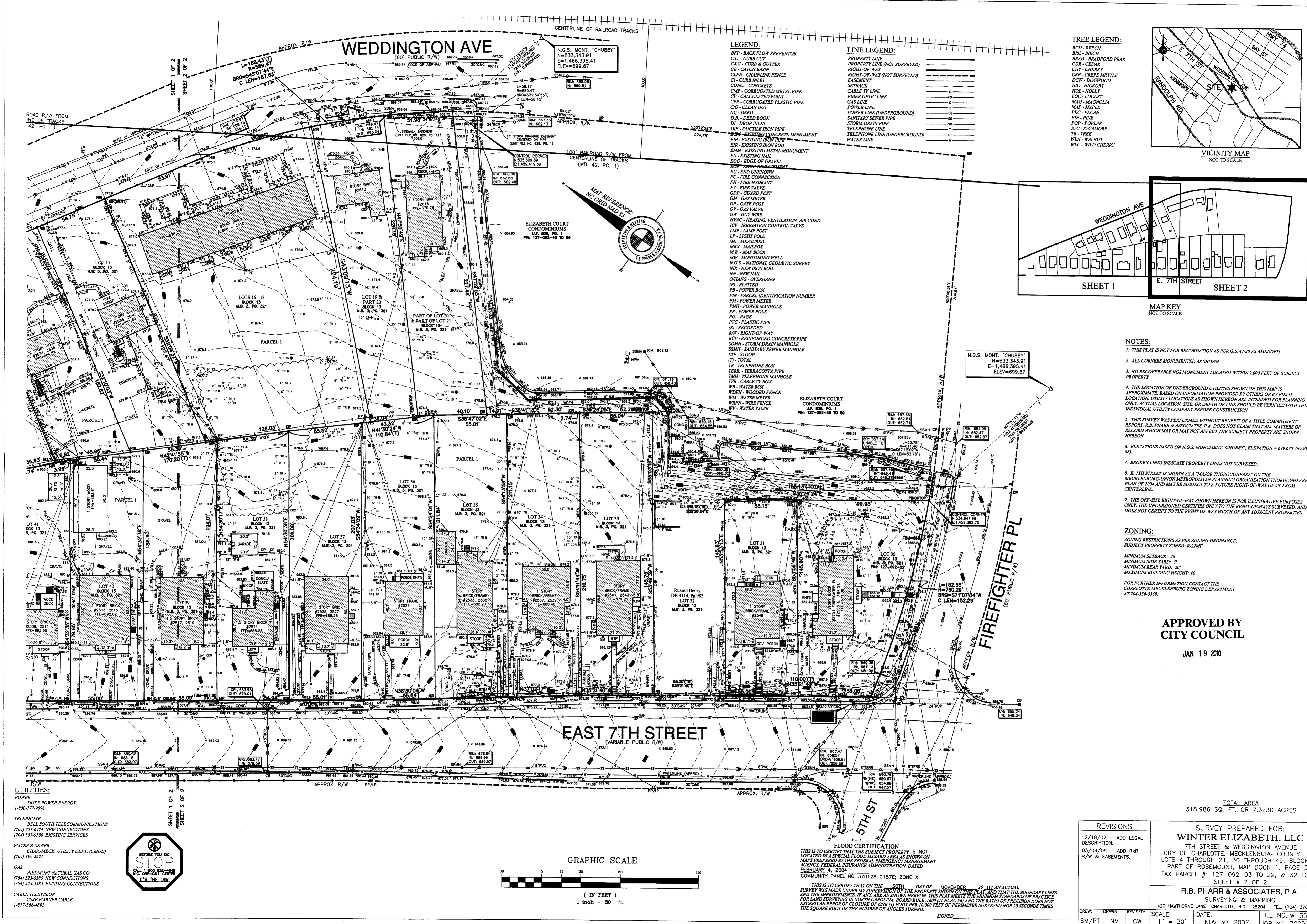
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004. COMMUNITY PANEL NO: 370128 0187E; ZONE X
THIS IS TO CERTIFY THAT ON THE 30TH DAY OF NOVEMBER 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 1609 G1 NCGS 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.



UTILITIES:

- POWER: DUKE POWER ENERGY 1-800-777-9898
TELEPHONE: BELL SOUTH TELECOMMUNICATIONS (704) 357-9974 NEW CONNECTIONS (704) 357-9580 EXISTING SERVICES
WATER & SEWER: CHAR-MECK UTILITY DEPT. (CMUD) (704) 399-2221
GAS: PIEDMONT NATURAL GAS CO. (704) 525-5585 NEW CONNECTIONS (704) 525-5585 EXISTING CONNECTIONS
CABLE TELEVISION: TIME WARNER CABLE 1-877-566-4892

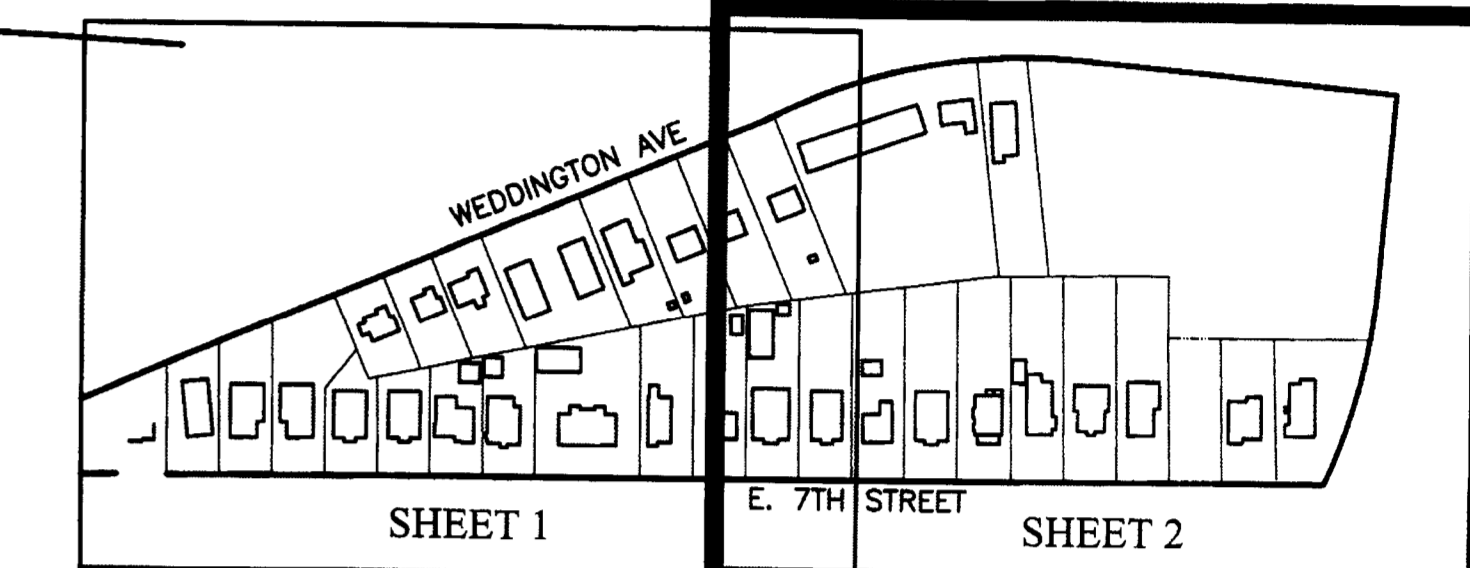
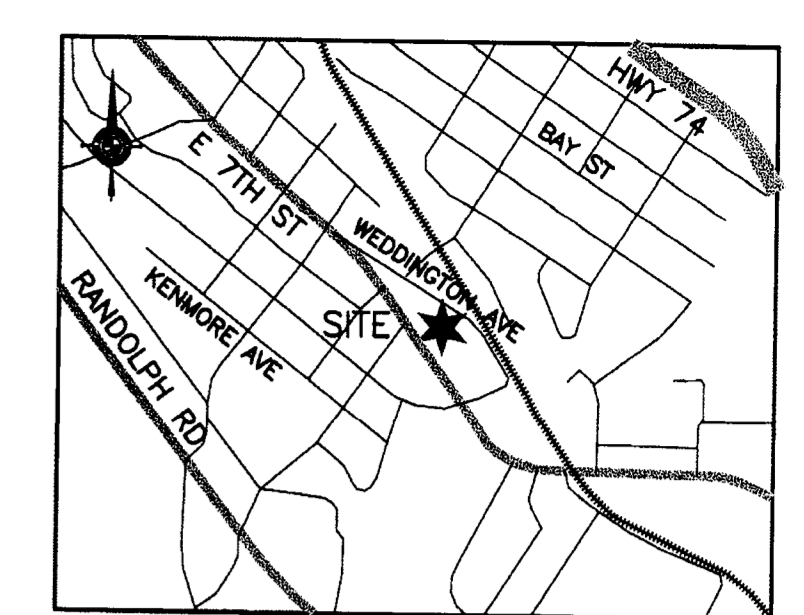




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  - C.C. - CURB CUT
  - C&G - CURB & GUTTER
  - CB - CATCH BASIN
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  - DI - DROP INLET
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  - EU - END UNKNOWN
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  - SSMH - SANITARY SEWER MANHOLE
  - STP - STOOP
  - (T) - TOTAL
  - TE - TELEPHONE BOX
  - TERR - TERRAZO TILE
  - TMH - TELEPHONE MANHOLE
  - TVB - CABLE TV BOX
  - WB - WATER BOX
  - WDFN - WOODED FENCE
  - WM - WATER METER
  - WFRN - WIRE FENCE
  - WY - WATER VALVE

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  - RIGHT-OF-WAY
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  - SETBACK
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  - GAS LINE
  - POWER LINE
  - POWER LINE (UNDERGROUND)
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  - TELEPHONE LINE
  - TELEPHONE LINE (UNDERGROUND)
  - WATER LINE

- TREE LEGEND:**
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  - CDR - CEDAR
  - CHY - CHERRY
  - CRP - CREPE MYRTLE
  - DGW - DOGWOOD
  - HIC - HICKORY
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  - LOC - LOCUST
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  - POP - POPLAR
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  - TR - TREE
  - WLN - WALNUT
  - WLC - WILD CHERRY



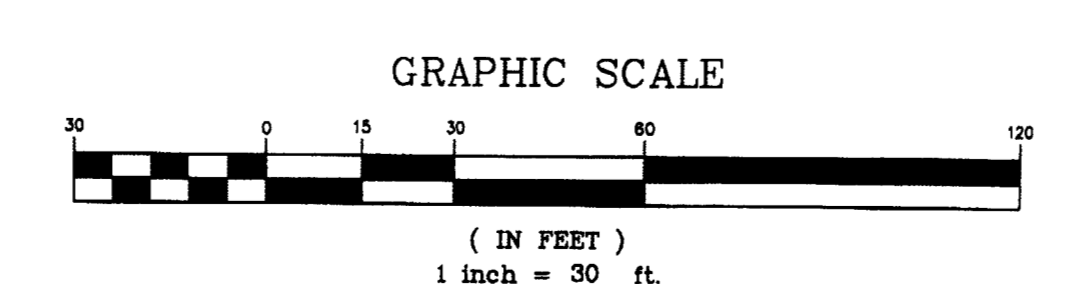
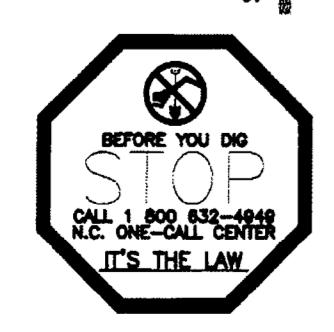
- NOTES:**
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**ZONING:**  
 ZONING RESTRICTIONS AS PER ZONING ORDINANCE.  
 SUBJECT PROPERTY ZONED: R-2MF  
 MINIMUM SETBACK: 20'  
 MINIMUM SIDE YARD: 5'  
 MINIMUM REAR YARD: 20'  
 MAXIMUM BUILDING HEIGHT: 40'

FOR FURTHER INFORMATION CONTACT THE  
 CHARLOTTE-MECKLENBURG ZONING DEPARTMENT  
 AT 704-316-3169.

**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) 357-9580 EXISTING SERVICES
  - WATER & SEWER - CHAR-MECK. UTILITY DEPT. (CMUD)  
(704) 399-2221
  - GAS - PIEDMONT NATURAL GAS CO.  
(704) 525-5585 NEW CONNECTIONS  
(704) 525-5585 EXISTING CONNECTIONS
  - CABLE TELEVISION - TIME WARNER CABLE  
1-877-566-4892



**FLOOD CERTIFICATION**  
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SIGNED

REVISIONS		DATE		FILE NO.	
12/19/07	- ADD LEGAL DESCRIPTION.	NOV 30, 2007	W-3581		
03/09/09	- ADD R/R				
	- ADD R/R				
	- ADD R/R				

**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 # 2 OF 2

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

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

TOTAL AREA  
 318,986 SQ. FT. OR 7.3230 ACRES

PLOTTED: 4/23/2009  
 P:\SDS\PROJ\3925.DWG  
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