

CURVE TABLE

LINE	CHD.	BEARING	CHD. LENGTH	RADIUS	ARC LENGTH
L1	S	72°07'39"	E	19.29'	13.06'
L2	S	37°20'08"	W	14.34'	16.47'
L3	N	01°16'23"	W	12.34'	16.83'
L4	S	01°16'55"	E	6.24'	6.85'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 72°07'39" E	19.29'
L2	S 37°20'08" W	14.34'
L3	N 01°16'23" W	12.34'
L4	S 01°16'55" E	6.24'
L5	S 50°10'24" E	19.92'
L6	N 54°47'10" E	10.22'
L7	N 14°13'00" W	11.98'
L8	S 45°29'54" E	10.56'
L9	S 14°13'00" W	15.87'



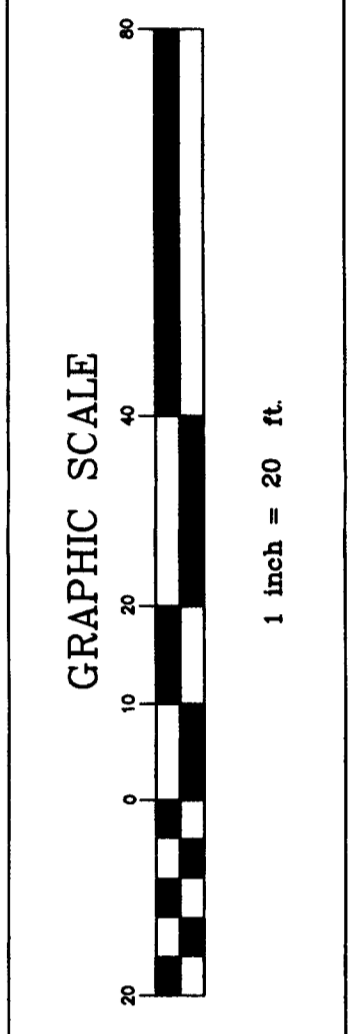
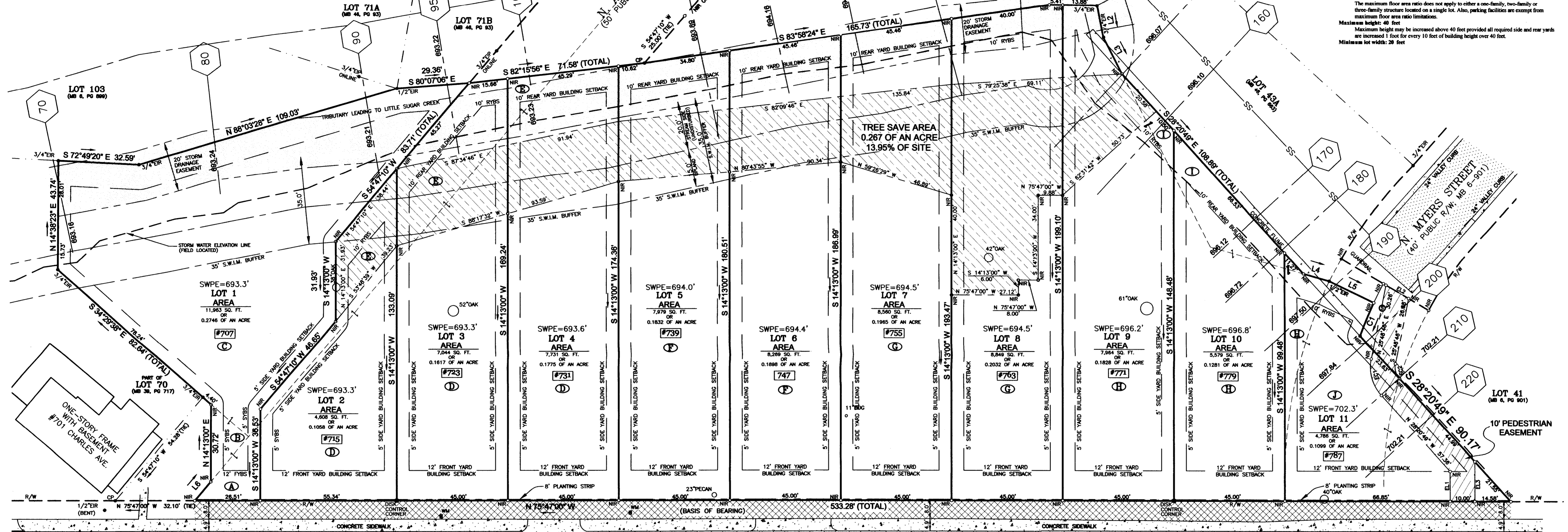
REGISTER OF DEEDS
 CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN:
 BOOK _____ PAGE _____
 DATE: _____
 JUDITH A. GIBSON, REGISTER OF DEEDS

REVIEW OFFICER
 I, _____ REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAN TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
 REVIEW OFFICER _____ DATE _____

LEGEND
 CPP - CORRUGATED PLASTIC PIPE
 CMP - CORRUGATED METAL PIPE
 CMS - CONCRETE MONUMENT SET
 D.B. - DEED BOOK
 EIR - EXISTING IRON PIPE
 EIP - EXISTING IRON PIPE
 FBYS - FRONT YARD BUILDING SETBACK
 G.W. - GUY WIRE
 M.B. - MAP BOOK
 N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
 N.R. - NEW IRON ROD
 P.G. - PAGE
 PP - POWER POLE
 R.V.B.S. - REAR YARD BUILDING SETBACK
 R.W. - RIGHT-OF-WAY
 S.W.I.M. - SURFACE WATER IMPROVEMENT AND MANAGEMENT
 SWPE - STORMWATER PROTECTION ELEVATION
 S.V.B.S. - SIDE YARD BUILDING SETBACK
 T.B.X. - TELEPHONE BOX

ZONING
 CITY OF CHARLOTTE ZONING ORDINANCE
 SUBJECT PROPERTY ZONED: UR-1 (C2)
 (REZONING PETITION 2008-050)
 Urban Residential Districts, areas, yard and height regulations.
 Minimum lot area: 3,000 sq. ft.
 Minimum side yard: 5 feet
 Reduction of any required yard by up to 25 percent is permitted, provided that the reduction will result in more efficient use of the site, preserve natural features or will not unduly diminish the provision of light, air and privacy to adjoining properties.
 Minimum setbacks: 14 feet from back of existing or proposed curb, whichever is greater.
 A) Minimum setback: 14 feet minimum from back of existing or proposed curb, whichever is greater, or as specified in a City Council adopted setback plan for the street that the project abuts. If the existing right-of-way is greater than the minimum setback from the back of existing or future curbs, the right-of-way line will become the minimum setback. If the existing curb line varies, the setback shall be measured from the widest section. Curbs lines are to be determined by the Charlotte Department of Transportation in conjunction with the Planning Commission staff. However, if new construction incorporates an existing structure located within the required setback, the setback for the addition may be reduced to the established setback but in no event be less than 10 feet from the back of the existing curb.
 B) Reduction of any required yard by up to 25 percent is permitted, provided that the reduction will result in more efficient use of the site, preserve natural features or will not unduly diminish the provision of light, air and privacy to adjoining properties.
 Minimum rear yard: 18 feet
 Reduction of any required yard by up to 25 percent is permitted, provided that the reduction will result in more efficient use of the site, preserve natural features or will not unduly diminish the provision of light, air and privacy to adjoining properties.
 Maximum floor area ratio: 0.25
 The maximum floor area ratio does not apply to either a one-family, two-family or three-family structure located on a single lot. Also, parking facilities are exempt from maximum floor area ratio limitations.
 Maximum height: 40 feet
 Maximum height may be increased above 40 feet provided all required side and rear yards are increased 1 foot for every 10 feet of building height over 40 feet.
 Minimum lot width: 30 feet

DATE: JUNE 7, 2008
 FILE NO.: 2008-033-INC
 JOB NO.: JWC-038
 SCALE: 1" = 20'
 REVISION:
 # 083-076-22
 # 083-076-01
 # 083-076-21



CHARLES AVENUE
 (45' PUBLIC R/W; MB 6-899 & 901)

PINCKNEY AVENUE

FACE OF WALK

EDGE OF PAVEMENT

SEP 5 2013

- A. GENERAL PROVISIONS**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Liberate Financial, LLC to accommodate the development of an approximately 1,910,000 sq. ft. parcel of land located north of Charles Avenue between Yaddo Avenue and N. McDowell Street, which parcel of land is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site includes unimproved portions of N. Alexander Street and N. Myers Street. Development within the unimproved portions of these streets as shown on the Rezoning Plan is contingent on the abandonment of these unimproved right-of-ways.
 - The development of the Site will be governed by the Rezoning Plan, these Development Standards and the standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the UR-1 zoning district unless more stringent standards are established by these Development Standards or the Rezoning Plan. The site plan shown here is subject to minor modifications during the construction drawing and final design phase, but it shall generally follow the layout shown here.
 - Any exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the Site and quality of development proposed for the Site.
 - The Rezoning Plan identifies building envelopes. Buildings shall be located within the building envelope. However, the exact location and size and number of buildings within the specific envelope is subject to change.
 - The Petitioner shall provide a pedestrian easement to Charles Avenue as shown on the Rezoning Plan.
- B. PERMITTED USES AND MAXIMUM DEVELOPMENT**
- The Site may be devoted only to the following uses:
- C. MINIMUM LOT AREA AND LOT WIDTH**
- The minimum lot area shall be 1,000 square feet.
 - The minimum lot width shall be 30 feet at the setback.
 - Lots 2-11 shall be at least 45 feet wide at the setback.
- D. SETBACK SIDE YARD AND REAR YARD REQUIREMENTS**
- The setback, side yard and rear yard requirements are set out on the Rezoning Plan.
- E. ACCESS POINTS**
- The Site shall have direct access to Charles Avenue.
 - The unimproved portions of N. Myers Street and N. Alexander Street within the Site shall be abandoned. Upon abandonment of these areas the Petitioner shall dedicate a pedestrian right-of-way as depicted on the Rezoning Plan.

- F. ARCHITECTURAL COMMENTS**
- No building on the Site will exceed 40 feet in height.
 - Attached hereto are conceptual architectural renderings of elevations of the dwelling units proposed to be constructed on the Site that are intended to depict the general conceptual architectural style, character and elements of these dwelling units. Accordingly, the elevations of any dwelling unit constructed on the Site shall be substantially similar in appearance to the relevant attached schematic architectural rendering in terms of architectural style, character and elements. Changes and alterations which do not materially change the overall conceptual architectural style and character are permitted based upon final design/construction drawings.
 - The exterior building materials for the dwelling units to be constructed on the Site shall be combination of brick, stone, shale and hard-plank. Vinyl siding shall not be a permitted exterior building material. Attached garages shall not be permitted. All detached garages shall be located behind a principal structure.
- G. OFF-STREET PARKING**
- A minimum of 2 off-street parking spaces per dwelling unit shall be provided on the Site.
- H. TREES**
- The Petitioner shall comply with the requirements of the Tree Ordinance.
 - A minimum of 10% of the Site will be devoted to a combination of tree save areas and/or areas to be newly landscaped with trees.
- I. STORM WATER MANAGEMENT**
- Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinance and the Charlotte-Mecklenburg Storm Water Design Manual. Surface level from water detention, if provided, shall not be located in the setback required by the Ordinance.
 - The detention shall tie-in to the existing abutting storm water system(s). The Petitioner shall have the receiving drainage system abutting the Site analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring.
 - Storm water and peak control will be as follows:
 - For projects with defined watersheds greater than 24% built-up area, control the entire volume for the 1-year, 24-hour storm. Runoff volume/drainage time shall be a minimum of 24 hours, but not more than 120 hours.
 - For residential projects with greater than 24% BUA, control the peak to match the development runoff rates for the 10-year and 25-year, 6-hour storms or perform a downstream analysis to determine whether peak control is needed, and if so, for what level of storm frequency. "Randomness" shall be defined as "A development containing dwelling units with open yards on at least two sides where land is sold with each dwelling unit."
 - For commercial projects with greater than 24% BUA, control the peak to match the development runoff rates for the 10-year and 25-year, 6-hour storms. If a downstream analysis is not performed, control the peak for the 10-year and 25-year, 6-hour storms. For commercial projects with less than or equal to 24% BUA, but greater than one acre of disturbed area, control the peak to match the development runoff rates for the 2- and 10-year, 6-hour storms.
- J. ALTERATIONS TO PLAN**
- Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 15 of the Ordinance.
- K. BINDING EFFECT**
- If the Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owners or owners of the Site from time to time who may be involved in any future development thereof.
 - The Petitioner reserves the right to request modification of the width, location and layout of the sidewalk and planting strip along Charles Avenue. In the event that such modification is approved by the Planning Director, City Council or Zoning Administrator the Petitioner may deviate from the sidewalk and planting strip standards shown on the Rezoning Plan.

- L. NOTES**
- THE PURPOSE OF THE MAP IS TO RECOMBINE PARCELS 08307498 & 08307498 (RECOMBINATION) & 08307499; TO SUBDIVIDE AND RECOMBINE PARCELS 08307622 & 08307699; TO SUBDIVIDE 08307621 & 08307625; TO SUBDIVIDE AND RECOMBINE PARCELS 08307601 & 08307626; RECOMBINE PARCELS 08307611 & 08307719 AND TO SHOW THE LAND DIVISIONS AGREED UPON WITH THE CLOSING OF N. ALEXANDER STREET AND N. MYERS STREET TO MEET THE DEVELOPMENTAL STANDARDS OF UR-1 (CONDITIONAL) ZONING.
 - ALL CORNERS MONUMENTED AS SHOWN.
 - NO RECOVERABLE NCGS 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 AND SUBJECT PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - PROPERTY DOES NOT LIE WITHIN A CRITICAL WATERSHED AREA.
 - "TREE SAVE AREA PER CITY TREE ORDINANCE" (CHARLOTTE CODE CHAPTER 21 SECTIONS 92 AND 93).
 - FLOOD INFORMATION PROVIDED BY EVANS, MECHWART, HAMBLETON, & TILTON, INC.
 - THE LOTS SHOWN WITHIN THE STORM WATER ELEVATION LINE ARE SUBJECT TO FLOODING DURING HEAVY RAINFALL AND THE CONSTRUCTION OF BUILDING OR STRUCTURES BELOW THE STORM WATER PROTECTION ELEVATIONS, AS SHOWN, IS MECKLENBURG

FLOOD CERTIFICATION
 THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT IN A FLOOD ZONE ("X") LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND DATED _____

- OWNERS CERTIFICATE**
- I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.
- OWNER(S) _____ DATE _____
- CITY OF CHARLOTTE**
 APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20 (SUBDIVISION ORDINANCE) OF THE CITY CODE OF THE CITY OF CHARLOTTE, NORTH CAROLINA.
 CHARLOTTE-MECKLENBURG PLANNING COMMISSION
 PLANNING COMMISSION STAFF _____ DATE _____

PARCELS

LOT 1 AREA: 11,963 SQ. FT. OR 0.2746 OF AN ACRE
 LOT 2 AREA: 4,608 SQ. FT. OR 0.1058 OF AN ACRE
 LOT 3 AREA: 7,044 SQ. FT. OR 0.1617 OF AN ACRE
 LOT 4 AREA: 7,778 SQ. FT. OR 0.1775 OF AN ACRE
 LOT 5 AREA: 7,878 SQ. FT. OR 0.1832 OF AN ACRE
 LOT 6 AREA: 8,289 SQ. FT. OR 0.1898 OF AN ACRE
 LOT 7 AREA: 8,560 SQ. FT. OR 0.1965 OF AN ACRE
 LOT 8 AREA: 8,849 SQ. FT. OR 0.2032 OF AN ACRE
 LOT 9 AREA: 7,964 SQ. FT. OR 0.1828 OF AN ACRE
 LOT 10 AREA: 5,778 SQ. FT. OR 0.1281 OF AN ACRE
 LOT 11 AREA: 4,786 SQ. FT. OR 0.1099 OF AN ACRE

TOTAL AREA: 83,332 SQ. FT. OR 1.9130 ACRES

TREE SAVE AREA: 11,630 SQ. FT. OR 0.267 OF AN ACRE / 13.9% OF MAP (10% MIN.)

SURVEYORS CERTIFICATION
 STATE OF NORTH CAROLINA
 COUNTY OF MECKLENBURG

I, JOHN W. STEVENS, CERTIFY THAT THIS PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION DEED DESCRIPTION RECORDED IN MAP BOOK 6, PAGE 898 & 901 THAT THE RATIO OF PRECISION AS CALCULATED IS GREATER THAN 1:10,000; THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 27TH DAY OF JUNE A.D. 2013.

G.S. 47-30(1)(1)(a)
 THAT THIS PLAN IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND

JOHN W. STEVENS, PLS
 1-240

Professional Land Surveying
 604 Pacemont Drive, Hills, North Carolina 28227
 Office: (704) 280-9500 Fax: (704) 246-9997
 jstevens@plandesign.com

John W. Stevens
 License No. 4545

Charlotte-Mecklenburg Planning Department

DATE: September 5, 2013

TO: Mark Fowler, Zoning Supervisor

FROM: Debra Campbell, Planning Director

SUBJECT: Administrative Approval for Petition No. 2008-050 Liberate Financial, LLC

Attached is the revised site plan for the above referenced rezoning petition. This plan allows the modification of the required sidewalk and planting strip per the UR standards in the Zoning Ordinance. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note: All other Zoning, Tree Ordinance and Conditional requirements still apply.

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT

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