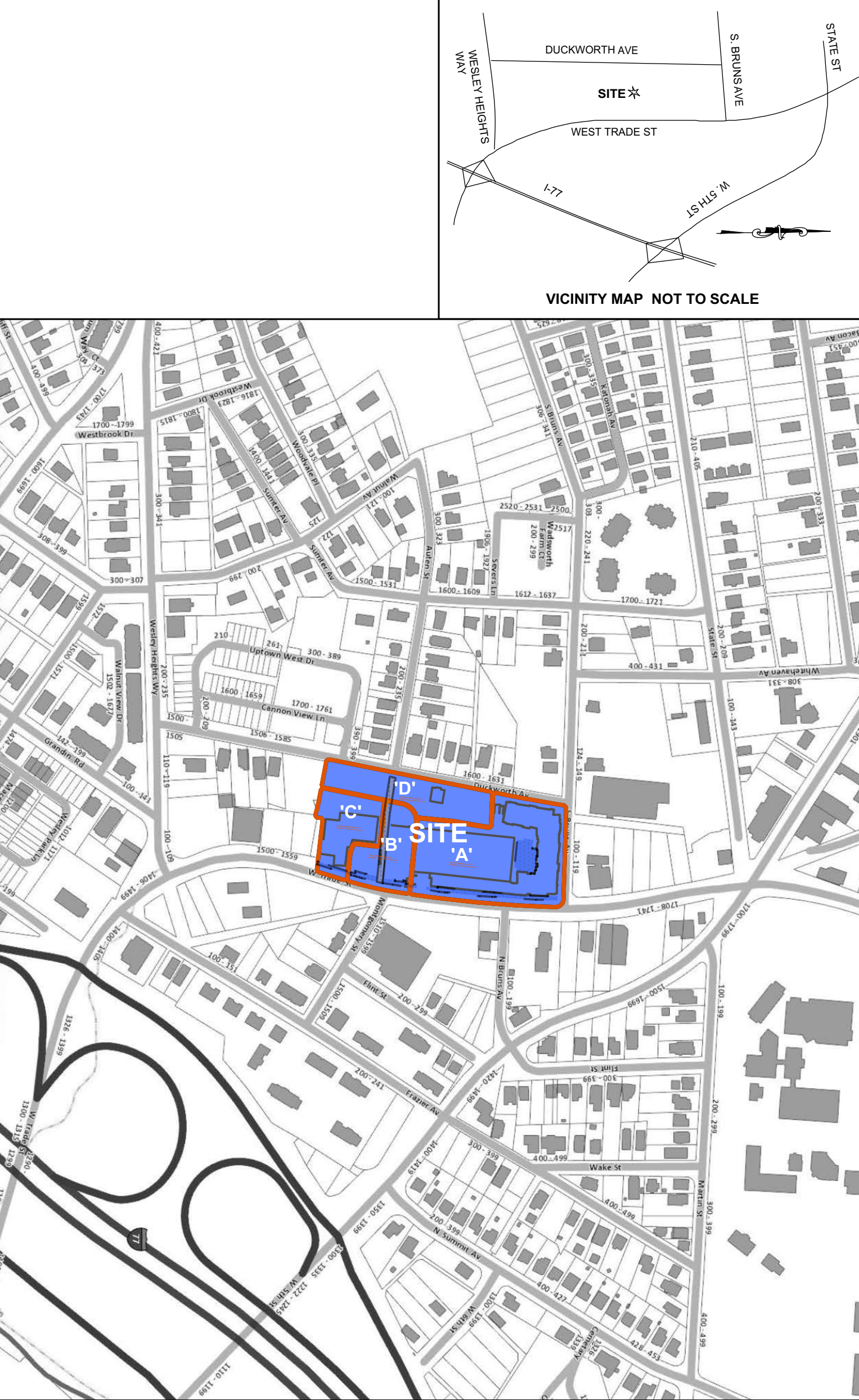
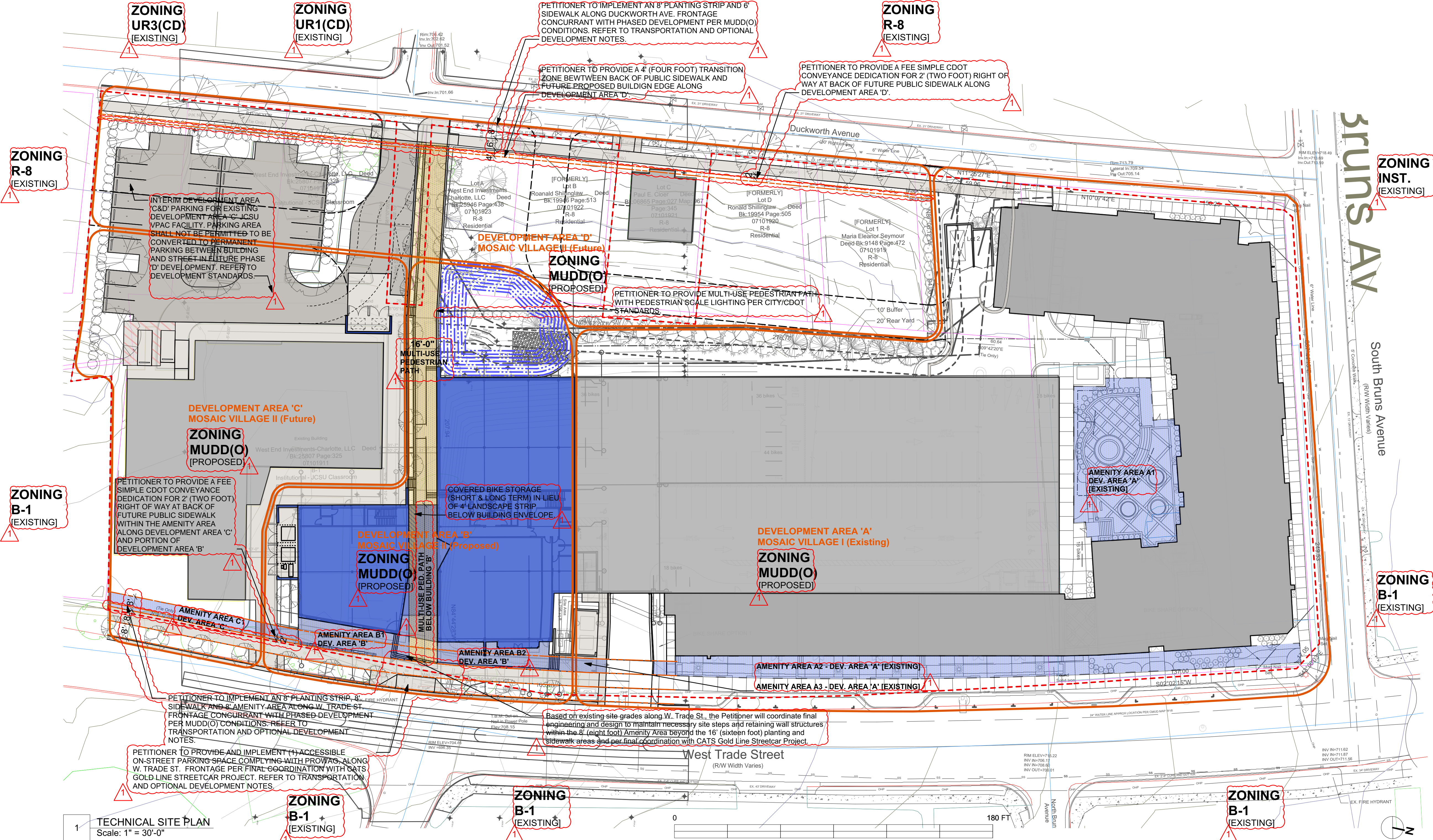




2 CONTEXT SITE PLAN
NO SCALE

Mosaic Village II Development Standards
01/14/2019

Rezoning Petition No. 2018-149
Site Development Data:
--Acreage: ± 4.134 acres

--Tax Parcel #: 071-01-911, 071-01-919, 071-01-920, 071-01-922, 071-01-923, 071-01-925, 071-01-926, 071-01-921 (Joinder: Paul Edwin Clouser), 071-01-915, 071-01-917, 071-01-933 (Joinder: Mosaic Village Holdings, LLC)

--Existing Zoning: B-1, B-1(PED-O), R-8, R-8 (CD)
--Proposed Zoning: MUDD(O) with five (5) year vested rights.
--Existing Uses: Office, Retail, Residential (Single Family & Multi-Family)
--Proposed Uses: Uses allowed in the MUDD(O) District for Development Areas A, B, C & D as more specifically described below in Section 3.

--Maximum Development Levels: In accordance with the transfer/conversion rights and the other provisions of Section 3 below: (i) up to 170 single family (attached/detached) and/or multi-family residential dwelling units; (ii) indoor community uses of up to 5,000 square feet of gross floor area; (iii) up to 20,000 square feet of gross floor area for visual and performing arts and related uses; and (iv) up to 190,000 square feet of gross floor area of office, multi-family, retail, restaurant, personal services and other similar commercial uses in each case as more particularly described below in Section 3; all together with accessory uses as permitted in the MUDD(O) District, as applicable.

--Maximum Building Height: -- A maximum building height (as measured per Ordinance) of up to (6) Six Stories (existing) shall apply to buildings within Development Area A; -- A maximum building height (as measured per Ordinance) of up to 86.5' feet shall apply to building within Development Area B; -- A maximum building height (as measured per Ordinance) of up to 86.5' feet shall apply to building within Development Area C; -- A maximum building height (as measured per Ordinance) of up to 48' feet shall apply to building within Development Area D; -- Height to be measured as described in the Ordinance and shall not include building service or architectural accent features such as towers and parapet features, it being understood that (i) the service features and other architectural accent features are yet to be determined and may be higher than the maximum height of the building to which such features are attached but excluding occupied space which shall be subject to the above referenced building height limitations.

--Parking: As required by the Ordinance for the MUDD(O) zoning classifications.

SITE LEGEND	
	AMENITY AREA (NEW & EXISTING)
	MULTI-USE PEDESTRIAN PATH
	COVERED BIKE STORAGE
	PROPERTY LINE
	SETBACK LINE
	DEVELOPMENT AREA

Amenity & Open Space Calculations	
The following represent the existing and proposed Open Space that the developer that must provide to satisfy the PED-O for the MUDD-O rezoning area.	
4.134 AC	Total Rezoning Site Area.
Private Open Space	
4,985 GSF	Development Area 'A' [Private Open Space - Existing Open Space/Amenity Area]
4,985 GSF	Private Open Space Provided
2,554 GSF	Private Open Space Required
Public Open Space	
4,280 GSF	A2 Development Area 'A' [Public Open Space - Existing Open Space/Amenity Area]
261 GSF	A3 Development Area 'A' [Public Open Space - Existing Open Space/Amenity Area]
1,074 GSF	B1 Development Area 'B' [Public Open Space - Proposed Open Space/Amenity Area]
1,030 GSF	B2 Development Area 'B' [Public Open Space - Proposed Open Space/Amenity Area]
778 GSF	C1 Development Area 'C' [Public Open Space - Proposed Open Space/Amenity Area]
7,424 GSF	Public Open Space Provided
4,774 GSF	Public Open Space Required
Public & Private Open Space as calculated per Ordinance: 1 sq. ft./100 sq. ft. gross floor area or 1 sq. ft./200 sq. ft. lot area, whichever is greater.	
Lot Area Calculation: 4.134 AC = 180,077.04 Sq. Ft. / 200 Sq. Ft. = 900.38 Sq. Ft.	
Floor Area Calculation: Development Areas A, B, C & D [(A) 255,430 + (B) 100,000 + (C) 90,000 [Future Max] + (D) 32,000 [Future Max] 477,430 Sq. Ft. / 100 Sq. Ft. = 4,774 Sq. Ft.	
Minimum Amenity Space/Open Area = 4,774 Sq. Ft. [Future Max]	

Private Open Space	
Private Open Space is defined as an area that is: (1) Accessible and visible to residents, tenants, and/or users of the development. (2) Improved with seating, plantings, or other amenities. (3) Located on the ground floor or first level of the development, a roof or terrace level, balconies, patios, in an interior courtyard area of the development, or a combination of these locations. (4) Out of doors, or in the open air (may be under a roof or canopy).	
Public Urban Open Space	
Public Urban Open Space is defined as an area that is: (1) Accessible and open to the public. (2) Improved with seating, plantings, or other amenities. (3) Visible and accessible from the street or public pedestrian areas. (4) Located on the ground floor or no more than five (5) feet above or five (5) feet below ground level. (5) Out of doors, or in the open air (may be under a roof or canopy).	
All required open space shall be located behind the sidewalk and on private property.	
Open space requirements are based on the type of use, the lot size, and the gross square footage of building floor area.	

Rezoning Transportation Advisory Information	
The following are requirements of the developer that must be satisfied prior to driveway permit approval.	
1.	According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street connections to the right-of-way of a street under the regulatory jurisdiction of the City of Charlotte.
2.	Adequate sight triangles must be reserved at the existing/proposed street entrance(s). Two 35' x 35' sight triangles (and two 10' x 70' sight triangles on North Carolina Department of Transportation on NCDOT maintained streets) are required for the entrance(s) to meet requirements. All proposed trees, berms, walls, fences, and/or identification signs must not interfere with sight distance at the entrance(s). Such items should be identified on the site plan.
3.	The proposed driveway connection(s) to public streets will require a driveway permit(s) to be submitted to CDOT (and the North Carolina Department of Transportation on NCDOT maintained streets) for review and approval. The exact driveway location(s) and type/width of the driveway(s) will be determined by CDOT during the driveway permit process. The locations of the driveway(s) shown on the site plan are subject to change in order to align with driveway(s) on the opposite side of the street and comply with City Driveway Regulations and the City Tree Ordinance.
4.	All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT for review and approval.
5.	Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way requires a certificate issued by CDOT.

FUTURE DEVELOPMENT AREA 'D' SITE ENTRANCE
PER FINAL COORDINATION WITH CDOT
(PROPOSED)

16' MULTI-USE PEDESTRIAN PATH ENTRANCE
PER FINAL COORDINATION WITH CDOT
(PROPOSED)

VPAC INTERIM SITE/PARKING ENTRANCE
PER FINAL COORDINATION WITH CDOT
(EXISTING / MODIFIED)

14' FRONT YARD SETBACK FROM B.O.C.
8' LANDSCAPE STRIP & 6' SIDEWALK

PARKING AREA LANDSCAPE SCREEN PER CHARLOTTE
LAND DEVELOPMENT REQUIREMENTS

INTERNAL SITE TREES PER CHARLOTTE
LAND DEVELOPMENT REQUIREMENTS

VPAC INTERIM PARKING - 32 SPACES
(EXISTING / MODIFIED)
FUTURE DEVELOPMENT AREA 'D' - SEE DEVELOPMENT
STANDARDS & TABLE 1 SHEET RZ4

PROPOSED PRIVATE DRIVE FUTURE INTERNAL
SITE CONNECTION

16' MULTI-USE PEDESTRIAN PATH
4' PLANTING STRIP & 12' SIDEWALK

AUTEN ST. ROADWAY ABANDONMENT AREA
(PER SEPARATE APPLICATION SUBMITTAL BY PETITIONER)

OFF-STREET LOADING - (1) SPACE
(PER ORDINANCE)

DEVELOPMENT AREA 'B' REFUSE & RECYCLE SERVICE AREA
(PER ORDINANCE)

VPAC INTERIM ADA PARKING
(PER ORDINANCE)

VPAC INTERIM BUILDING ENTRANCE

VISUAL & PERFORMING ARTS CENTER [VPAC]
(EXISTING)

DEVELOPMENT AREA 'B' STREET-LEVEL INTERNAL
COMMUNITY AREA WITH ACCESS TO MULTI-USE PEDESTRIAN
PATH

VISUAL & PERFORMING ARTS CENTER [VPAC]
(EXISTING ENTRANCE)

DEVELOPMENT AREA 'B' UTILITY AREA PER FINAL
COORDINATION WITH DUKE ENERGY AND CITY WATER
(SCREENED PER ORDINANCE)

PROPOSED SHORT & LONG TERM COVERED BIKE PARKING
(+40' SOLID WALL EXCEPTION)

INTERNAL SITE TREES PER CHARLOTTE
LAND DEVELOPMENT REQUIREMENTS

24' SETBACK FROM B.O.C.
8' PLANTING STRIP, 8' SIDEWALK & 8' AMENITY AREA
(PROPOSED)

STREET TREES PER CHARLOTTE TREE ORDINANCE
AND STREETSCAPE DEVELOPMENT REQUIREMENTS

1

2

W. TRADE ST. FRONTAGE & MULTI-USE PEDESTRIAN PATH FRONTAGE - DEVELOPMENT AREA 'C' ARCHITECTURAL TREATMENT - Future Development of the Ground floor elevations after future demolition of the existing JCSU VPAC Facility, shall be treated with a combination of fenestration, clear glass, prominent entrances, change in materials, building step backs and landscaping. Along the public right-of-ways, blank walls greater than twenty feet (20') cannot be addressed with landscape elements only.

16' Multi-Use Ped. Path

4' 12' 20'

16' Multi-Use Ped. Path

4' 12' 20'

16' Multi-Use Ped. Path

4' 12' 20'

16' Multi-Use Ped. Path

4' 12' 20'

AMENITY AREA (NEW & EXISTING)

MULTI-USE PEDESTRIAN PATH

COVERED BIKE STORAGE

PROPERTY LINE

SETBACK LINE

DEVELOPMENT AREA

1

2

CONCEPT SITE PLAN

Scale: 1:300

Multi-Use Pedestrian Path Sections

Scale: 1/8" = 1'-0"

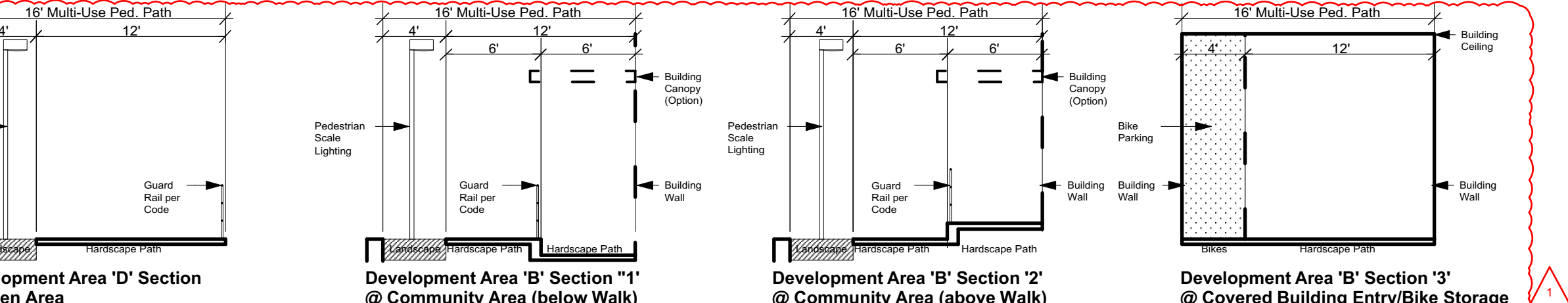
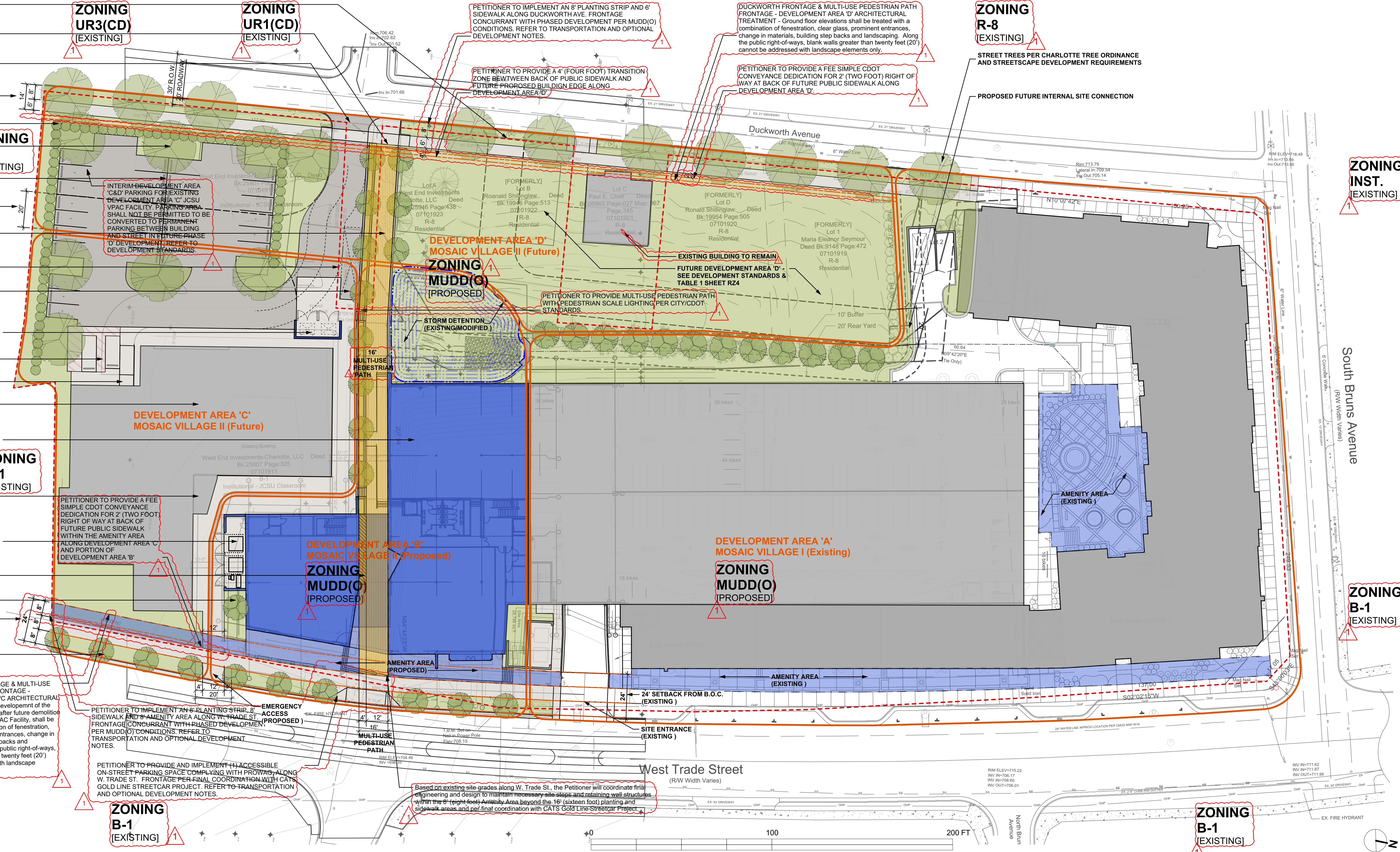
Development Area 'D' Section @ Open Area

Development Area 'B' Section '1' @ Community Area (below Walk)

Development Area 'B' Section '2' @ Community Area (above Walk)

Development Area 'B' Section '3' @ Covered Building Entry/Bike Storage

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neighboring concepts

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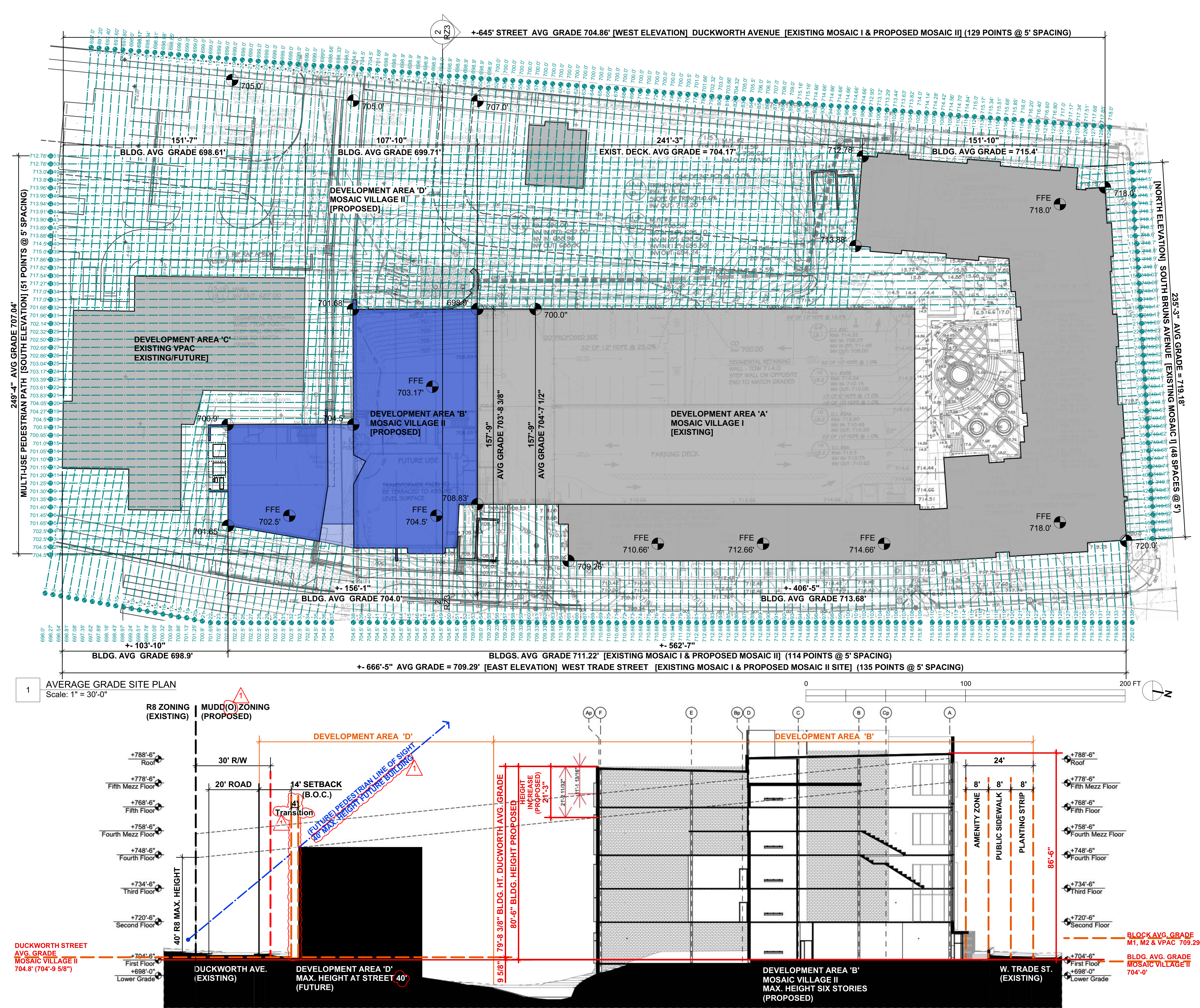
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Mark Date Description
01/14/2019 Rezoning Revision #1

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West End Investments, LLC
Mosaic Village II
1607 West Trade St.
Charlotte, NC 28216
11/21/2018 Rezoning Submittal
Project ID: 18046.001

Concept Site Plan
2018-149
M2 Zoning Plan.vwx
R22



3 SITE SECTION NO SCALE

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Mark Date Description
Δ 01/14/2019 Rezoning Revision #1

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West End Investments, LLC
Mosaic Village II

1607 West Trade St.
Charlotte, NC 28216

:A 11/21/2018 Rezoning Submittal
Project ID: 18046.001

Average Grades & Site Section 2018-149
M2 Zoning Plan.vwx

RZ3

AVERAGE GRADE CALCULATIONS - MOSAIC 1 (M1) & MOSAIC II (M2) & VPAC									
W. TRADE ST. [EAST ELEVATION]				DUCKWORTH AVE. [WEST ELEVATION]					
BLOCK TOTAL M1, M2, VPAC	BLDG TOTALS M1 & M2	BLDG TOTAL M2	BLDG TOTAL M1	BLOCK TOTAL M1, M2, VPAC	BLDG TOTAL VPAC				
1 696	22 701.65	22 701.65	54 709	1 697	1 697	1 697			
2 696.27	23 702.5	23 702.5	55 709.23	2 697.2	2 697.2	2 697.2			
3 696.54	24 702.5	24 702.5	56 709.3	3 697.4	3 697.4	3 697.4			
4 696.81	25 702.5	25 702.5	57 709.23	4 697.6	4 697.6	4 697.6			
5 697.08	26 702.5	26 702.5	58 709.33	5 697.8	5 697.8	5 697.8			
6 697.35	27 702.5	27 702.5	59 709.33	6 698	6 698	6 698			
7 697.62	28 702.5	28 702.5	60 709.33	7 698.17	7 698.17	7 698.17			
8 697.89	29 702.5	29 702.5	61 709.33	8 698.34	8 698.34	8 698.34			
9 698.16	30 702.5	30 702.5	62 709.33	9 698.51	9 698.51	9 698.51			
10 698.43	31 702.5	31 702.5	63 709.33	10 698.68	10 698.68	10 698.68			
11 698.7	32 702.5	32 702.5	64 710.16	11 698.85	11 698.85	11 698.85			
12 699.24	33 702.5	33 702.5	65 709.26	12 699	12 699	12 699			
13 699.51	34 702.5	34 702.5	66 710.66	13 699	13 699	13 699			
14 699.78	35 704.5	35 704.5	67 710.66	14 699	14 699	14 699			
15 700.05	36 704.5	36 704.5	68 710.66	15 699	15 699	15 699			
16 700.32	37 704.5	37 704.5	69 710.66	16 699	16 699	16 699			
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18 700.86	39 704.5	39 704.5	71 710.66	18 699	18 699	18 699			
19 701.13	40 704.5	40 704.5	72 710.66	19 699	19 699	19 699			
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22 701.65	43 704.5	43 704.5	75 710.66	22 699	22 699	22 699			
23 702.5	44 704.5	44 704.5	76 710.66	23 699	23 699	23 699			
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25 702.5	46 704.5	46 704.5	78 710.66	25 699	25 699	25 699			
26 702.5	47 704.5	47 704.5	79 711.66	26 699	26 699	26 699			
27 702.5	48 704.5	48 704.5	80 712.66	27 699	27 699	27 699			
28 702.5	49 704.5	49 704.5	81 712.66	28 699	28 699	28 699			
29 702.5	50 704.5	50 704.5	82 712.66	29 699	29 699	29 699			
30 702.5	51 704.5	51 704.5	83 712.66	30 699	30 699	30 699			
31 702.5	52 709.83	52 709.83	84 712.66	31 698.66	31 698.66	31 698.66			
32 702.5	53 709.83	53 709.83	85 712.66	32 698.23	32 698.23	32 698.23			
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37 704.5	58 709.33	58 709.33	90 712.66	37 701.68	37 701.68	37 701.68			
38 704.5	59 709.33	59 709.33	91 712.66	38 698.9	38 698.9	38 698.9			
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63 709.88	84 712.66	84 712.66	116 717.2	63 700	63 700	63 700			
64 710.16	85 712.66	85 712.66	117 717.82	64 700	64 700	64 700			
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79 711.66	100 714.66	100 714.66	132 719.85	79 702.32	79 702.32	79 702.32			
80 712.66	101 714.66	101 714.66	133 719.9	80 700	80 700	80 700			
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82 712.66	103 714.66	103 714.66	135 720	82 704.32	82 704.32	82 704.32			
83 712.66	104 714.66	104 714.66	136 720.24	83 705	83 705	83 705			
84 712.66	105 714.66	105 714.66	137 720.24	84 705.5	84 705.5	84 705.5			
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95 714.66	116 717.2	116 717.2	148 720.24	95 705.5	95 705.5	95 705.5			
96 714.66	117 717.47	117 717.47	149 720.24	96 705.5	96 705.5	96 705.5			
97 714.66	118 717.82	118 717.82	150 720.24	97 705.5	97 705.5	97 705.5			
98 714.66	119 717.9	119 717.9	151 720.24	98 705.5	98 705.5	98 705.5			
99 714.66	120 718.68	120 718.68	152 720.24	99 705.5	99 705.5	99 705.5			
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104 714.66	125 718.8	125 718.8	157 720.24	104 715.8	104 715.8	104 715.8			
105 714.66	126 719	126 719	158 720.24	105 715.8	105 715.8	105 715.8			
106 714.66	127 719.18	127 719.18	159 720.24	106 715.8	106 715.8	106 715.8			
107 714.66	128 719.36	128 719.36	160 720.24	107 715.8	107 715.8	107 715.8			
108 714.66	129 719.54	129 719.54	161 720.24	108 715.8	108 715.8	108 715.8			
109 715.8	130 719.75	130 719.75	162 720.24	109 715.8	109 715.8	109 715.8			
110 715.93	131 719.85	131 719.85	163 720.24	110 715.8	110 715.8	110 715.8			
111 715.93	132 719.85	132 719.85	164 720.24	111 715.8	111 715.8	111 715.8			
112 715.93	133 719.85	133 719.85	165 720.24	112 715.8	112 715.8	112 715.8			
113 715.93	134 719.85	134 719.85	166 720.24	113 715.8	113 715.8	113 715.8			
114 716.66	135 720	135 720	167 720.24	114 715.8	114 715.8	114 715.8			
115 716.93	136 720.24	136 720.24	168 720.24	115 715.8	115 715.8	115 715.8			
116 717.2	137 720.24	137 720.24	169 720.24	116 715.8	116 715.8	116 715.8			
117 717.47	138 720.24	138 720.24	170 720.24	117 715.8	117 715.8	117 715.8			
118 717.82	139 720.								

Site Development Data:

- Acreage: ± 4.134 acres
- Tax Parcel #: 071-01-911, 071-01-919, 071-01-920, 071-01-922, 071-01-923, 071-01-925, 071-01-926
- Owner: J. J. J. (Joinder: Paul Edwin Clower), 071-01-915, 071-01-917, 071-01-933 (Joinder: Mosaic Village Holdings, LLC)
- Existing Zoning: B-1, B-1 (PED-O), R-8, R-8 (CD)
- Proposed Zoning: MUDD(O) with five (5) year vested rights.
- Existing Uses: Office, Retail, Residential (Single Family & Multi-Family)
- Proposed Uses: Uses allowed in the MUDD(O) District for Development Areas A, B, C & D as more specifically described below in Section 3.

-Maximum Development Levels: In accordance with the transfer/conversion rights and the other provisions of Section 3 below: (i) up to 170 single family (attached/detached) and/or multi-family residential dwelling units; (ii) indoor community uses of up to 5,000 square feet of gross floor area; (iii) up to 20,000 square feet of gross floor area for visual and performing arts and related uses; and (iv) up to 190,000 square feet of gross floor area of office, multi-family, retail, restaurant, personal services and other similar commercial uses in each case as more particularly described below in Section 3; all together with accessory uses as permitted in the MUDD(O) district, as applicable.

- Maximum Building Height: -A maximum building height (as measured per Ordinance) of up to (6) Six Stories (existing) shall apply to buildings within Development Area A; -A maximum building height (as measured per Ordinance) of up to 86.5' feet shall apply to building within Development Area B; -A maximum building height (as measured per Ordinance) of up to 86.5' feet shall apply to building within Development Area C; -A maximum building height (as measured per Ordinance) of up to 48' feet shall apply to building within Development Area D; -Height to be measured as described in the Ordinance and shall not include building service or architectural accent features such as towers and parapet features, it being understood that (i) the service features and other architectural accent features are yet to be determined and may be higher than the maximum height of the building to which such features are attached but excluding occupied space which shall be subject to the above referenced building height limitations.

-Parking: As required by the Ordinance for the MUDD(O) zoning classifications.

- General Provisions:**
 - Site Location/Development Areas.** These Development Standards, the Technical Data Sheet and other graphics set forth on attached RZ Sheets, form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Mosaic Village II Rezoning Petition filed by West End Investments, LLC ("Petitioner") to accommodate development of mixed-uses on an approximately 4.134 acre site located along the CATS Gold Line at West Trade Street adjacent to the historic J.C. Smith University 5-Points, as generally depicted on the Rezoning Plan (the "Site"), such development to form a second phase of the original existing Mosaic Village I as described in Section 1.e. below. For ease of reference, the Rezoning Plan sets forth three (4) development areas as generally depicted on Sheets RZ1 & RZ2 as Development Areas A, B, C and D (each a "Development Area" and collectively the "Development Areas").

- Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, (i) the regulations established under the Ordinance for: (i) the MUDD(O) zoning district shall govern development taking place within Development Areas A, B, C and D.

- Graphics and Alterations/Modifications.** The conceptual depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas (as defined below) and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of the Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Changes to the Rezoning Plan, not anticipated by the Rezoning Plan nor deemed by Planning Staff as so minor as not to require an administrative amendment, will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction documentation phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, as indicated above, there may be instances where minor modifications that don't materially change the overall design intent depicted on the Rezoning Plan such as minor modifications to the Development Areas (as defined below) or the Development/Site Elements, may be allowed by the Planning Staff/Planning Director, in their discretion, without requiring the administrative amendment process per Section 6.207 of the Ordinance; and for other instances modifications shall be reviewed and approved as allowed by Section 6.207.

- Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site shall not exceed 8. Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building, and the number of accessory buildings (not including non-building structures) on the Site shall not exceed 8 and any such accessory buildings shall not exceed a height of 25 feet.

- Planned/Unified Development.** The Site together with Development Area A, the existing Mosaic Village 1, as generally depicted on Sheets RZ1 & RZ2, shall be viewed in the aggregate as a planned/unified development plan as to the elements and portions of the Site generally depicted on the Rezoning. As such, setbacks, side and rear yards, buffers, building height separation standards, FAR requirements, and other similar zoning standards will not be required internally between improvements and other Development/Site Elements located on the Site. The Petitioner and/or owner(s) of the Site reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, public/private street frontage requirements and FAR requirements, provided, however, all such separation standards along the exterior boundary of the Site shall be adhered to and all FAR requirements will be regulated by any development limitations set forth in Section 3 below as to the Site and in the applicable rezoning plan, taken as a whole and not individual portions or lots located therein.

- Five Year Vested Rights.** Pursuant to the provisions of Section 1.110 of the Ordinance and N.C.G.S. Section 160A-385.1, due to the master planned large scale nature of the development and/or redevelopment, the level of investment, the timing of development and/or redevelopment and certain infrastructure improvements, economic cycles and market conditions, this Petition includes vesting of the approved Rezoning Plan and conditional zoning districts associated with the Petition for a five (5) year period, but such provisions shall not be deemed a limitation on any other vested rights provided that at common law or otherwise.

- Gross Floor Area Clarification.** When determining the maximum development levels set forth in this Rezoning Plan, gross floor area as defined in the Ordinance shall exclude any surface or structured parking facilities (including, without limitation, corridors and elevators within such facilities), enclosed loading dock/service areas, balconies, ground/street level outdoor dining areas and exterior special event dining in above ground areas, and all gathering areas whether on the roof of the building or at street level.

- Personal Services.** Personal Service uses will be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandise but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: beauty salons and barber shops, Spa's, Yoga and exercise studios, fitness and wellness facilities, nail salons, martial art training studios, limited scale medical services such as dental services, and the like.

- Project Phasing.** Development taking place on the Site may occur in phases and in such event, except as expressly required in this Rezoning Plan or by the Ordinance, certain streetscape and related improvements and improvements associated with the Multi-Use Pedestrian Path to be developed through Development Areas B & C may take place in connection with the phase of development to which such improvements relate as described herein (such as completion of the Multi-Use Pedestrian Path within Development Area D prior to Area D Development Delivery Date).

- Definition of Multi-Use Pedestrian Path.** For the purposes of the Rezoning Plan, references to the term "Multi-Use Pedestrian Path" shall mean that portion of the Site located through Development Areas B & D that will serve to connect Duckworth Avenue at Auten St. to W. Trade Street and the CATS Gold Line.

- Optional Provisions.** The following Optional Provisions shall apply to Development Areas A, B, C and D:

- Internal Driveways.** To the extent an Optional Provision is needed for clarity, internal driveways shall be treated as private driveways for all purposes of the Rezoning Plan, and as such parking shall be allowed between such driveways and buildings located within the MUDD(O) zoned Development Areas A, B, C and D.

- Interim Surface Parking; Phasing Conditions.** To allow during the construction staging and subsequent phasing of development on the Site, surface parking on portions of the Site on an interim basis may be allowed without regard to locations between buildings and streets/driveways, provided that such surface parking areas beyond the construction staging period will meet all required minimum setbacks, streetscape and screening requirements. Driveways during phases of the development may vary in location from those generally depicted on the Rezoning Plan subject to approval of CDOT and the Charlotte Fire Department.

- Temporary Signs.** In addition to other signs permitted in this Section 2 and otherwise in the Rezoning Plan, to allow Temporary signs and/or banners along W. Trade St. with up to 64 square feet of sign face area and with a maximum height of seven (7) feet. A total of two (2) Temporary Planned Development signs may be erected along the Site's frontage on W. Trade St. (an increase of two (2) feet above the Ordinance requirements).

Note: The optional provisions regarding signs are additions/modifications to the standards for signs in the MUDD(O) district and are to be used with the remainder of MUDD(O) standards for signs not modified by these optional provisions.

- Recessed Doors.** Not to require doorways to be recessed into the face of buildings when abutting required Open Space or amenity area sidewalks 8 feet or greater.

- Bike Parking.** To allow required long term bike parking spaces for the uses located on the Site within Development Areas B to be located within the 4' Multi-Use Pedestrian Path Landscape Area constructed below the building portion of Development Area B at street level. Bike parking at this location will provide the most direct covered access to the Multi-Use Pedestrian Path, proposed Community Room, and MUDD(O) uses within Development Area B.

- Encroachments into Side Yard Separation.** To allow balconies located above the first floor of the building between Development Areas B and C to encroach up to four (4) feet into the assumed side yard separation to Development Area C as generally depicted on the Rezoning Plan subject to approval of the Charlotte Fire Department.

- Permitted Uses, Development Area Limitations, Transfer & Conversion Rights:**
 - In addition to other development permitted on the Site as described in this Section 3 and in accordance with and subject to the restrictions, limitations, and transfer/conversion rights listed below and other provisions of the Rezoning Plan, the principal buildings constructed on the Site may be developed with:

- indoor community uses of up to 5,000 square feet of gross floor area to be located in Development Area B (with interior access to office lobby and site access to the Multi-Use Pedestrian Path);

- up to 20,000 square feet of gross floor area for visual and performing arts and related uses (as existing in Development C building area or as future development within Development Areas B and C;

- up to 100,000 square feet of gross floor area of office, retail, restaurant, visual & performing arts, personal services and other similar non-office commercial uses as allowed in the MUDD(O) district (not including such that are accessory in nature) located in Development Area B;

- up to 90,000 square feet of gross floor area of office, retail, restaurant, visual & performing arts, personal services and other similar non-office commercial uses and/or residential housing of up to 90 multi-family residential dwelling units as allowed in the MUDD(O) district (not including such uses that are accessory in nature) located in Development Area C;

- residential housing of up to 80 units of single family (detached or attached) and/or multi-family residential dwelling units, which may be located in Development Area D;

- Structured parking, as allowed by The Ordinance, may be located in Development Areas C & D.

Note: Existing Residential, Retail, Classroom, Office or any other uses, as previously constructed as part of the Mosaic I development within Development Area A, is to be exempt from the requirements of this rezoning. Any new uses proposed shall follow the requirements of the MUDD(O) standards as modified by the rezoning.

The development limitations referenced in this Section 3.a. for all of the above together with secondary and accessory uses permitted in the MUDD(O) zoning district as to Development Areas A, B, C and D, do not reflect common areas/transitional area spaces, structured parking or accessory uses related to principal uses and as such shall be excluded from the calculation of the above listed development limitations.

SEE TABLE 1 BELOW FOR DEVELOPMENT AREAS SUMMARY (text of this Section shall control in event of a conflict)

- Notwithstanding the provisions of Section 3.a above, retail, restaurant, community space, Personal Services and other non-office commercial uses may be reduced and converted into office uses at a rate of one (1) square foot of gross floor of such uses so converted to one square-foot of office uses up to a total of 25,000 square feet of office uses so created by such conversion for up to a total of 25,000 square of gross floor area of offices uses allowed upon such conversion, provided that such additional office uses shall be permitted uses as described in Section 3.a. above.**

- The following uses are expressly prohibited on the Site:

- no drive-through uses, which includes a prohibition on the following: fast food restaurants with drive-through window facilities, drug stores with drive-through window facilities, and banks with drive-through facilities;
- no convenience store/gas station uses;
- no stand-alone retail uses in a building as the sole principal uses of such building;
- no drugstores with drive-through windows nor drugstores without drive-through windows of greater than 8,000 square feet of gross floor area;
- no retail stores that sell tobacco, e-cigarettes or similar products, except as a minor ancillary part of their business (e.g. drug store under 8,000 sf that also sells tobacco products);
- no retail stores that offer retail sale of alcohol, except as a minor ancillary part of their business (e.g. a drug store under 8,000 sf that also sells wine and beer);
- no "hookah lounges, vape stores, tattoo parlors, or similar facilities;
- no sweepstakes parlors;
- no check cashing or payday lender type of operations;
- no gambling/gaming establishments;
- no gas stations or automotive service/repair uses;
- no data or telecommunications facilities but this shall not prevent installation and use of data or telecommunications for use by owner or tenants as an ancillary use;
- no mailbox storage uses except for those serving existing Mosaic Village I multi-family residents or future single family (attached) or multi-family residents of the Mosaic Village II;
- no day labor employment support services of agencies;
- no donation drop-off facilities operating as a principal use;
- no adult clubs or similar facilities;
- no temporary employment services as a principal use;
- no funeral services as a principal use;
- no storage facilities as a principal use; and

- The height of principal buildings on the Site shall be as described in the Development Data portion above under "Maximum Building Heights".
- Transportation Improvements and Access:**
 - Proposed Improvements:** The Petitioner shall provide or cause to be provided on its own, or in cooperation with other parties who may implement portions of the improvements set forth below, the following improvements as generally depicted on Sheet RZ1 & RZ2:
 - 16' (Sixteen Foot) Multi-Use Pedestrian Path**
 - (Twelve Feet) 12'-wide ADA accessible multi-use path with 4' (four foot) landscape strip, which connects the eastern side of the Duckworth Ave. public sidewalk at Auten St. to the western side of the public sidewalk at W. Trade St. Construction and future maintenance of the Multi-Use Pedestrian Path will be by the Petitioner. 4' landscape strip to include pedestrian scale lighting per The Ordinance and Section 12 of the Development Standards.
 - Landscape Area**
 - (Four Feet) 4'-wide Landscape Area adjacent to the south side of the Multi-Use Pedestrian Path. Actual height and allowance for perpendicular crossing of the Landscape Area within and between Development Areas B and C and within Development Area D in relation to the Multi-Use Pedestrian Path shall be based on final design, review and coordination with CDOT. Construction and future maintenance of the Landscape Area will be by the Petitioner.
 - Auten St. Roadway Abandonment**
 - Under separate application, the Petitioner shall seek abandonment of the dead-end portion of Auten St. within Development Area D in order to better accommodate design and construction of the required Multi-Use Pedestrian Path. A separate Subdivision Ordinance Street Exception approval has been previously approved in connection to the Abandonment application.

- Side Yard Separation.**
 - Development Areas B & C:**
 - A minimum 20-foot-wide building separation shall be provided along the common boundary between Development Areas B and C, as generally depicted on Sheet RZ1 and RZ2.
 - Portions of the Multi-Use Pedestrian Path or required path for building egress may be located within the minimum 20-foot-wide building separation;
 - A 20-foot fire lane may be located between Development Areas B and C (such fire lane to be constructed per requirements and may contain grass pavers or similar materials) per final coordination with the City Fire Marshal.

- Parking Areas, Access and Circulation Design Guidelines.**
 - Building materials associated with facades on parking structures that are generally compatible in character and quality with adjoining buildings, plazas and streetscapes will be created, taking into consideration differences associated with parking structures.
 - Parking structures shall be designed to materially screen the view of parked cars from adjacent public streets, private driveways, or publicly accessible open spaces or plazas on all levels. Screening of cars on the ground level may be accomplished primarily through the use of landscaping; and screening of cars parked on an exposed upper level will be accomplished by a wall or screen element, at least 36 inches in height, designed as part of the parking deck structure.
 - On-site loading docks and waste areas shall be separated and/or screened from view at ground level from primary building entrances and from the Multi-Use Pedestrian Path edge per The Ordinance.
 - Existing parking within Development Area C along Duckworth Ave., associated with the existing J.C. Smith University Visual Performing Arts Center shall remain or shall be modified as required for continuing use until such time that future development occurs within Development Area C, per allowances of the Optional Provisions noted above.

- Pedestrian Access and Circulation Design Guidelines.**
 - Within Development Areas B, C & D, along the Site's internal private driveways, the Petitioner will provide a sidewalk and a cross-walk network that links the buildings, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public right-of-way and Multi-Use Pedestrian Path as generally depicted on the Rezoning Plan. The minimum width for these internal sidewalks will be six (6) feet.
 - Walkways through plazas or publicly accessible open space areas will be appropriately designed for the intended use and type of open space area in which they are located.

- Within Development Areas B, C & D, along the Site's internal private driveways, the Petitioner will provide a sidewalk and a cross-walk network that links the buildings, parking areas and areas of interest on the Site with one another by way of links to sidewalks along the abutting public right-of-way and Multi-Use Pedestrian Path as generally depicted on the Rezoning Plan. The minimum width for these internal sidewalks will be six (6) feet.**

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- Where walkways occur along building walls, a walkway width of at least six (6) feet must be maintained clear of door swings, temporary trash or similar impediments.

- Open Space Generally.**

- The Petitioner will provide open space areas in the manner generally depicted on the Rezoning Plan for Development Area B but subject to minor adjustments needed to accommodate building, parking and service improvements. Any additional Open Space required of the Ordinance for Development Areas C & D shall be provided concurrent with that phase. These open space areas will contain landscaping, seating areas and/or hardscape elements per the Ordinance. Refer to Sheet RZ1 for Open Space Calculations.

Note: Existing Open Space, as previously constructed as part of the Mosaic I development within Development Area A, is to be counted toward the minimum requirement for Open Space relative to this rezoning.

General Design Guidelines.

General Considerations

- Buildings will be oriented towards W. Trade St., Duckworth Ave. and the Multi-Use Pedestrian Path to reinforce the streetscape.
- Architectural treatment shall continue on all sides of a building except as specifically noted otherwise.
- Ground floor elevations shall be treated with a combination of fenestration, clear glass, prominent entrances, change in materials, building step backs, art work and landscaping. Along the public right-of-ways, blank walls greater than twenty feet (20') cannot be addressed with landscape elements only or as noted in (x), below.
- Accessory structures shall be consistent with the principal building in material, texture, and color.
- Structured parking shall be designed per the Ordinance for MUDD(O) and per 6.b. above.
- A minimum building separation of 20 feet shall be provided between the buildings in Development Areas B and C.

- New dumpster and recycling areas will be enclosed on all four sides by an opaque wall or fence with one side being a hinged opaque gate. If one or more sides of a new dumpster and recycling area adjoin a side wall or rear wall of a building, then the side wall or rear wall of the building may be substituted for the wall or fence along each such side.

- All roof mounted mechanical equipment on the new buildings and building additions to be constructed on the Site will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

- HVAC condensers shall be screened from view from adjoining public rights-of-way and abutting properties and shall not be located along the W. Trade St. or Duckworth Ave. right-of-way edge.

- A 40-foot portion of blank wall may be maintained and developed as part of the required long and short term bike storage along the south wall of the Mosaic II building in Development Area B along that edge of the Multi-use Pedestrian Path.

- Conceptual Renderings.** The conceptual renderings associated with the building to be located on the Site within Development Area B, as generally depicted on Sheet RZ25 in connection with certain permitted uses of the Site are included to reflect the architectural style and quality of the building that will be constructed, it being understood that the actual building(s) so constructed and the nature/location of the building elements may vary from these illustrations as long as (i) the general architectural concept and intent shown is maintained and (ii) heights of any buildings above heights specified in the Development Data portion are not increased.

Streetscape Design Standards:

- All buildings and uses developed in Areas B, C and D will meet the MUDD(O) standards of the Ordinance except as noted above in the Optional Provisions.

- Sidewalks and planting strips shall be as prescribed by the Ordinance in coordination with Urban Forestry.

- Screening will conform to the applicable standards of 12.303

Environmental Features:

- The Petitioner shall comply with the Charlotte City Council approved and adopted Tree Ordinance and Post Construction Stormwater Ordinance. The location, size and type of stormwater management systems depicted on the Rezoning Plan are subject to review and approval as [art of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual stormwater treatment requirements and natural site discharge points]

TABLE 1: DEVELOPMENT AREA SUMMARY (See Development Standards for more complete description which shall control)								
	Zoning Proposed	Principle Uses Proposed	Required Front Yard to Duckworth*	Required Side Yard to R-8*	Required Side Yard to B-1*	Fire Lane Separation Dev. B & C	Max. Ht. Rear Yard*	Max. HT Front*
Development Area A	MUDD (O) A	[Existing Mixed-Use] +255,430 sq. ft. Multi-family: 80 Suites Retail/Office/Restaurant Classrooms	(Exist)	(Exist)	N/A	N/A	(Exist.)	(Exist.)
Development Area B	MUDD (O) A	Mixed-Use: 100,000 sq. ft. Office/Retail/Restaurant Performing Arts Community Space	N/A	N/A	N/A	20'	80'	86'-6"
Development Area C	MUDD (O) A	Mixed-Use: 90,000 sq. ft. Multi-family; Up to 90 RDU Office/Retail/Restaurant Performing Arts Community Space	NA	10'	N/A	20'	80'	86'-6"
Development Area D	MUDD (O) A	Multi-family & SF [Attached/Detached]: Up to 80 RDU	14'(B.O.C.)	10'	10'	N/A	Per Ordinance	40' A
* (measured per Ordinance)								

RZ5.1 WEST TRADE STREET CONCEPT VIEW FROM NORTHEAST [TOWARDS I-77 & CENTER CITY]



RZ5.3 WEST TRADE STREET CONCEPT VIEW FROM SOUTHEAST [TOWARDS FIVE POINTS]



RZ5.2 WEST TRADE STREET CONCEPT VIEW FROM EAST



NOTE: "The RZ5.1, RZ5.2 AND RZ5.3 concept elevations and renderings are illustrative for the proposed Mosaic Village II building and are included to reflect an architectural style and quality of the building that will be constructed on the site. These concept elevations are illustrating the use of varied materials, rooflines, glass (either opaque or clear), wall plane variation, and massing. The actual building and the nature and location of the individual building elements constructed on the site may vary from these illustrations provided that the design intent is preserved."

This Drawing is the property of Shook Kelley, Inc. and is not to be reproduced in whole or in part. It is to be used for the project and site specifically identified herein and is not to be used on any other project. This Drawing is to be returned upon the written request of Shook Kelley, Inc.

neighboring
concepts

Prepared for:
West End Investments, LLC
19109 West Catawba Ave, Suite 400
Cornelius, NC 28031-5611
Contact: Mike Griffin

Agent:
Shook Kelley
2151 Hawking St., Suite 400
Charlotte, NC 28203
Contact: Frank Quattrocchi

c (704) 953-0364
frankquattrocchi@shookkelley.com

Mark Date Description
Δ 01/14/2019 Rezoning Revision #1

shook kelley

2151 Hawkins Street
Suite 400
Charlotte, NC 28203

704 / 377 0661
www.shookkelley.com

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West End Investments, LLC
Mosaic Village II

1607 West Trade St.
Charlotte, NC 28216

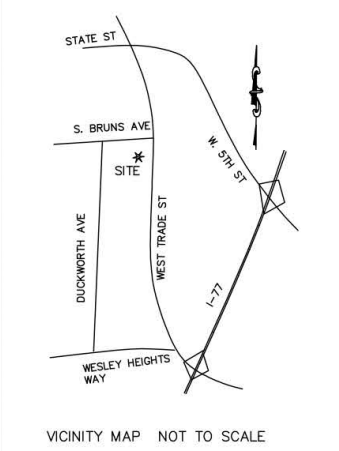
:A 11/21/2018 Rezoning Submittal

Project ID: 18046.001

Concept Renderings
2018-149

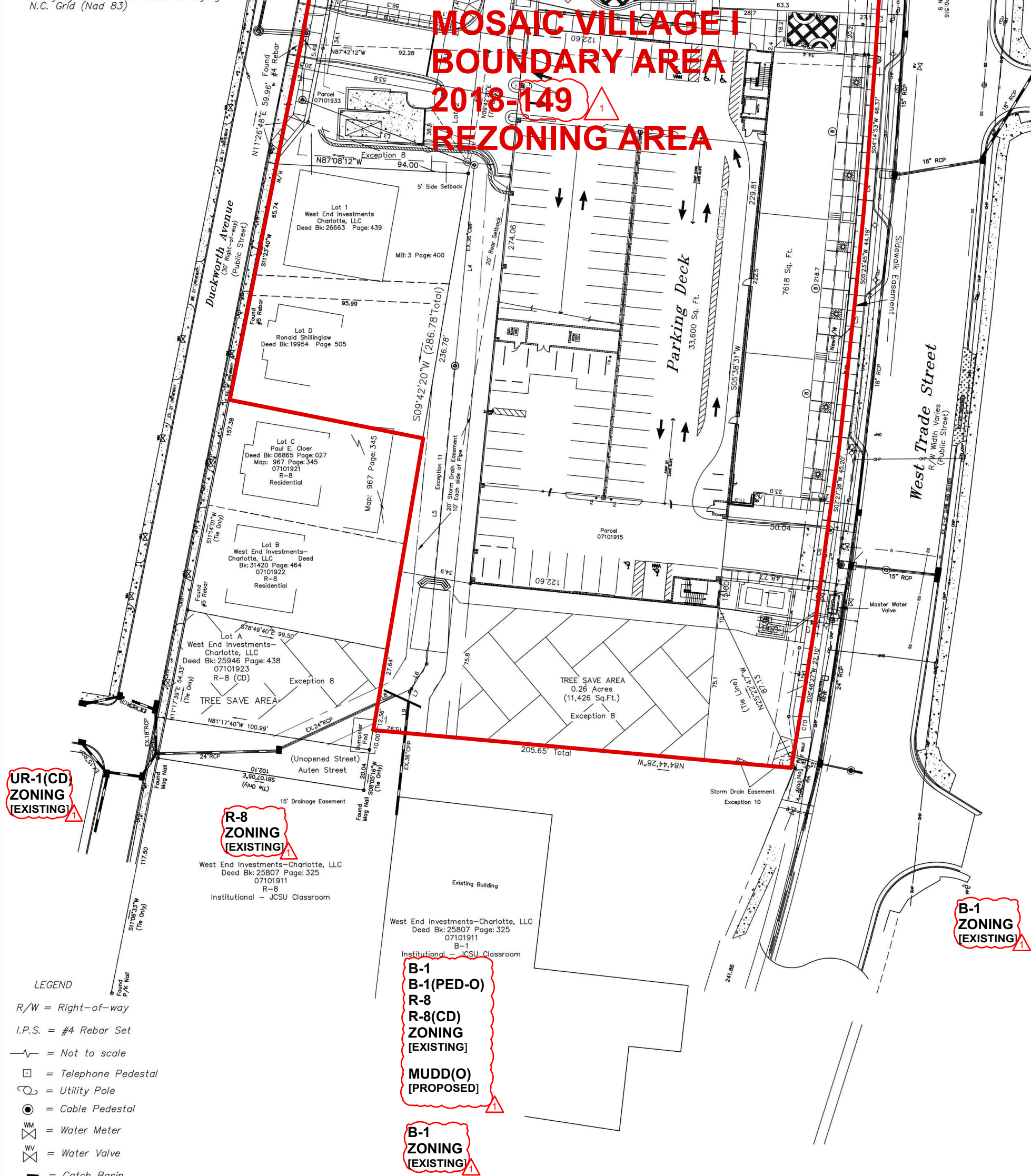
M2 Zoning Plan.vwx

RZ5



C/L STORM DRAIN EASEMENT		
LINE	LENGTH	BEARING
L1	1.64	N87°11'31"W
L2	32.73	N03°14'57"E
L3	90.10	N69°14'45"W
L4	98.91	N05°27'18"E
L5	146.96	S05°26'38"W
L6	14.31	S31°19'09"W
L7	1.83	S31°19'09"W
L8	18.56	S64°50'30"W
L9	20.04	S06°00'46"W

North Based on:
Survey by Bertram De Silva Surveying
N.C. Grid (Nad 83)



LEGEND
R/W = Right-of-way
I.P.S. = #4 Rebar Set
--- = Not to scale
☐ = Telephone Pedestal
☐ = Utility Pole
☐ = Cable Pedestal
☐ = Water Meter
☐ = Water Valve
☐ = Catch Basin
☐ = Storm Drain Manhole
☐ = Sanitary Sewer Manhole
☐ = Light Pole
☐ = Roof Drains
☐ = Sidewalk
RCP = Reinforced Concrete Pipe

To Mosaic Village Holdings, LLC ("Client"), Sun Life Assurance Company of Canada, a Canadian corporation (Lender), and First American Title ("Title Insurance Company").

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 11, 13, 14, and 19 of Table A thereof. The field work was completed on 10/11/17.

Date of Plat or Map: 10-25-17

Signature: _____
Printed Name: Joel H. Patterson II
Title: President
Registration/License Number: L-3717

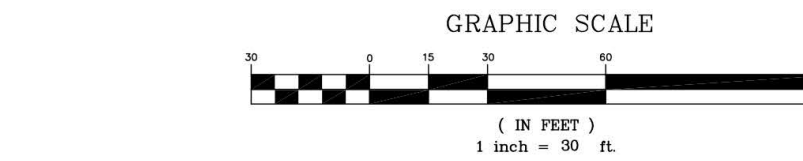
Land Surveying by:
PATTERSON LAND SURVEYING, PA
C-3390
P.O. Box 5010, Mooresville, NC 28117
704/361-0415 • Fax 704/528-4038

First American Title Insurance Company
This commitment is invalid unless the Insuring Provisions and Schedule A and B are attached.
Office: 1805 East Broadway, Charlotte, NC 28204 704-716-1337/
File ID: 17-2446 Issued: 09/26/2017 ID: 17-2446 09/26/2017/K/ Admin 17-2446

EXCEPTIONS:
Any policy or issue will have the following exceptions unless they are taken care of to our satisfaction.
1. No policy or issue will be issued for the year 2017 due and payable but not yet delinquent.
2. No policy or issue will be issued for the year 2017 due and payable but not yet delinquent.
3. No policy or issue will be issued for the year 2017 due and payable but not yet delinquent.
4. No policy or issue will be issued for the year 2017 due and payable but not yet delinquent.
5. No policy or issue will be issued for the year 2017 due and payable but not yet delinquent.
6. No policy or issue will be issued for the year 2017 due and payable but not yet delinquent.
7. No policy or issue will be issued for the year 2017 due and payable but not yet delinquent.
8. No policy or issue will be issued for the year 2017 due and payable but not yet delinquent.
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10. No policy or issue will be issued for the year 2017 due and payable but not yet delinquent.
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15. No policy or issue will be issued for the year 2017 due and payable but not yet delinquent.

LEGAL DESCRIPTION
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Beginning at a Found Mag Nail on the eastern right of way of Duckworth Avenue and a common point with West End Investments - Charlotte, LLC as recorded in Deed Book 25807 at Page 325 in the Mecklenburg County Register of Deeds and an unrecorded Street known as Aulien Street, Thence with the line of Aulien Street and with West End Investments - Charlotte, LLC property, the following two courses S 81-07-03 E a distance of 102.10 feet to a Found Mag Nail, Thence N 08-20-16 E a distance of 30.04 feet to a point, a common corner with Lot A of Map 987 at Page 345 also known as West End Investments - Charlotte, LLC property, Deed Book 25846 at Page 438 as recorded in the Mecklenburg County Register of Deeds to the TRUE POINT OF BEGINNING, Thence with the line of Lot A N 81-17-40 W a distance of 100.99 feet to point on the eastern right of way of Duckworth Avenue, Thence with Duckworth Avenue N 11-17-39 E a distance of 54.33 to a point, a common corner with Lot B of Map 987 at Page 345, Thence N 09-42-20 E a distance of 236.78 to a #4 Rebar Set at the corner of Lot 1 and Lot 2 of Severville Methodist Church as shown on Map 3 at Page 400 also known as West End Investment - Charlotte, LLC property Deed Book 26683 at Page 439 as recorded in the Mecklenburg County Register of Deeds, Thence with the line of Lot 2, N 87-08-12 W a distance of 84.00 feet to a #4 Rebar Set on the eastern right of way of Duckworth Avenue, Thence with the right of way of Duckworth Avenue, Thence N 11-26-48 E a distance of 59.96 feet to a Found #4 Rebar, Thence with the right of way of Duckworth Avenue N 10-07-42 E a distance of 150.25 to a point on the eastern right of way of Duckworth Avenue and on the southern right of way of South Burns Avenue, Thence with the southern right of way of South Burns Avenue, Thence S 87-44-15 E a distance of 249.53 feet to a Mag Nail Set, Thence S 43-00-03 E a distance of 17.05 feet to a Mag Nail Set on the western right of way of West Trade Street, Thence following fourteen courses of the right of way of West Trade Street as recorded in Map Book 54 at Page 516 as recorded in the Mecklenburg Register of Deeds, S 02-02-16 W a distance of 88.34 feet to a point, Thence with a curve to the left having a Radius of 3108.19 feet and a Length of 16.07 feet, a Chord Bearing and distance of S 03-02-46 W 16.07 feet, Thence with a curve to the left having a Radius of 1730.07 feet and a Length of 21.88 feet, a Chord Bearing and distance of S 03-24-37 W 21.88 feet, Thence with a curve to the left having a Radius of 859.80 feet a Length of 13.88 feet, a Chord Bearing and distance of S 03-43-03 W 13.88 feet, Thence S 04-14-53 W a distance of 46.37 feet, Thence with a curve to the right having a Radius of 970.21 feet a Length of 20.21 feet, a Chord Bearing and distance of S 04-49-40 W 20.21 feet, Thence S 05-23-45 W a distance of 44.19 feet, Thence with a curve to the right having a Radius of 3192.86 feet a Length of 73.85 feet, a Chord Bearing and distance of S 08-26-09 W 73.85 feet, Thence S 07-27-38 W a distance of 45.29 feet, Thence with a curve to the right having a Radius of 1719.09 a Length of 24.62 feet, a Cord Bearing and distance of S 08-04-14 W 24.62 feet, Thence with a curve to the right having a Radius of 3091.77 feet a Length of 29.91 feet, a Chord Bearing and distance of S 08-32-47 W 29.91 feet, Thence S 08-48-27 W a distance of 22.10 feet, Thence with a curve to the right having a Radius of 985.00 a Length of 29.61 feet, a Chord Bearing and distance of S 09-41-12 W 29.61 feet, Thence with a curve to the right having a Radius of 985.00 a Length of 7.26 feet, a Chord Bearing and distance of S 10-46-52 W 7.26 feet, to a Mag Nail set also a common corner with West End Investments-Charlotte, LLC, Deed Book 25807 at Page 325 as recorded in the Mecklenburg County Register of Deeds, Thence with the line of West End Investments-Charlotte, LLC, N 84-44-28 W a distance of 205.65 feet to the point, Thence S 09-42-20 W a distance of 10.00 feet to the point and place of beginning.

- 1) This property may be subject to any Easements, Rights-of-way, and/or Restrictive Covenants.
- 2) Boundary information based on Map Book 722 at Page 591, Deed Book 22753 at Page: 964 and Deed Book 19602 Page 405 as recorded in the Mecklenburg County Register of Deeds.
- 3) This survey is of an existing parcel or parcels of land.
- 4) Total Acreage of Site: 2.63 Acres
- 5) Area by coordinate method.
- 6) Utilities as shown are based on City of Charlotte design plans for West Trade Street Improvements, Dated 10/01/98. Storm water structure elevations and locations are field located. All underground utilities as shown are approximate.
- 7) Property is Zoned: B-1(Business District), and is included in the West End Land Use Pedscap and Pedestrian Overlay (PED).
- 8) SETBACKS
Front Street Type A (West Trade St.) - 24' minimum to back of curb. The 24' setback includes an option for recessed on-street parking which moves the curb back an additional 8'.
Local Street (S. Burns Ave. & Duckworth Ave.) - 14' minimum to back of curb
Side 5' minimum abutting residential use or zoning None in all other conditions.
Rear 20' minimum abutting residential use or zoning 5' minimum in all other conditions.
- 9) Total parking spaces: 400 Spaces
9 Handicap
7 Motorcycle
18 Bike Racks
- 10) This property is located in Flood Zone X as shown on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Panel 3710454400K Panel 4544, with an effective date of 9/2/2015
- 11) At the time of survey no Wetlands had been marked for location.
- 12) Approximate Building height is 49'+/-
Approximate Parking Deck Height is 53' +/-
- 13) There are no observable, above ground encroachments by the improvements on the subject property upon adjoining properties, streets, alleys, easements or right-of-ways.



JOHN NAME: _____
ALTA/NSPS SURVEY
OF
MOSAIC VILLAGE
1607 & 1635 WEST TRADE STREET

LOCATION: CITY OF CHARLOTTE, NORTH CAROLINA
TAX PARCEL ID: 07101915 07101917 & 07101933

OWNERS: MOSAIC VILLAGE HOLDINGS, LLC
19141 W. CATANBA AVENUE
CORNELIUS, NC 28031-5602
Deed Bk: 26860 at Page: 742

DRAWN BY: JHP
SCALE: 1" = 30'

DATE OF FIELD SURVEY: OCTOBER 11, 2017
DATE OF MAP: OCTOBER 25, 2017

JOB NUMBER: 11011 SHEET NUMBER: _____

I, JOEL H. PATTERSON II, CERTIFY THAT THIS PLAT WAS MADE UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, DEED DESCRIPTION AND/OR MAP BOOK SEE PAGE NOISE #2, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK #2, PAGE #2, THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 22nd DAY OF OCTOBER, 2016.

JOEL H. PATTERSON II, PLS
LICENSE NUMBER: L-3717

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Beginning at a Found Mag Nail on the eastern right of way of Duckworth Avenue and a common point with West End Investments - Charlotte, LLC as recorded in Deed Book 25807 at Page 325 in the Mecklenburg County Register of Deeds and an unrecorded Street known as Aulien Street, Thence with the line of Aulien Street and with West End Investments - Charlotte, LLC property, the following two courses S 81-07-03 E a distance of 102.10 feet to a Found Mag Nail, Thence N 08-20-16 E a distance of 30.04 feet to a point, a common corner with Lot A of Map 987 at Page 345 also known as West End Investments - Charlotte, LLC property, Deed Book 25846 at Page 438 as recorded in the Mecklenburg County Register of Deeds to the TRUE POINT OF BEGINNING, Thence with the line of Lot A N 81-17-40 W a distance of 100.99 feet to point on the eastern right of way of Duckworth Avenue, Thence with Duckworth Avenue N 11-17-39 E a distance of 54.33 to a point, a common corner with Lot B of Map 987 at Page 345, Thence N 09-42-20 E a distance of 236.78 to a #4 Rebar Set at the corner of Lot 1 and Lot 2 of Severville Methodist Church as shown on Map 3 at Page 400 also known as West End Investment - Charlotte, LLC property Deed Book 26683 at Page 439 as recorded in the Mecklenburg County Register of Deeds, Thence with the line of Lot 2, N 87-08-12 W a distance of 84.00 feet to a #4 Rebar Set on the eastern right of way of Duckworth Avenue, Thence with the right of way of Duckworth Avenue, Thence N 11-26-48 E a distance of 59.96 feet to a Found #4 Rebar, Thence with the right of way of Duckworth Avenue N 10-07-42 E a distance of 150.25 to a point on the eastern right of way of Duckworth Avenue and on the southern right of way of South Burns Avenue, Thence with the southern right of way of South Burns Avenue, Thence S 87-44-15 E a distance of 249.53 feet to a Mag Nail Set, Thence S 43-00-03 E a distance of 17.05 feet to a Mag Nail Set on the western right of way of West Trade Street, Thence following fourteen courses of the right of way of West Trade Street as recorded in Map Book 54 at Page 516 as recorded in the Mecklenburg Register of Deeds, S 02-02-16 W a distance of 88.34 feet to a point, Thence with a curve to the left having a Radius of 3108.19 feet and a Length of 16.07 feet, a Chord Bearing and distance of S 03-02-46 W 16.07 feet, Thence with a curve to the left having a Radius of 1730.07 feet and a Length of 21.88 feet, a Chord Bearing and distance of S 03-24-37 W 21.88 feet, Thence with a curve to the left having a Radius of 859.80 feet a Length of 13.88 feet, a Chord Bearing and distance of S 03-43-03 W 13.88 feet, Thence S 04-14-53 W a distance of 46.37 feet, Thence with a curve to the right having a Radius of 970.21 feet a Length of 20.21 feet, a Chord Bearing and distance of S 04-49-40 W 20.21 feet, Thence S 05-23-45 W a distance of 44.19 feet, Thence with a curve to the right having a Radius of 3192.86 feet a Length of 73.85 feet, a Chord Bearing and distance of S 08-26-09 W 73.85 feet, Thence S 07-27-38 W a distance of 45.29 feet, Thence with a curve to the right having a Radius of 1719.09 a Length of 24.62 feet, a Cord Bearing and distance of S 08-04-14 W 24.62 feet, Thence with a curve to the right having a Radius of 3091.77 feet a Length of 29.91 feet, a Chord Bearing and distance of S 08-32-47 W 29.91 feet, Thence S 08-48-27 W a distance of 22.10 feet, Thence with a curve to the right having a Radius of 985.00 a Length of 29.61 feet, a Chord Bearing and distance of S 09-41-12 W 29.61 feet, Thence with a curve to the right having a Radius of 985.00 a Length of 7.26 feet, a Chord Bearing and distance of S 10-46-52 W 7.26 feet, to a Mag Nail set also a common corner with West End Investments-Charlotte, LLC, Deed Book 25807 at Page 325 as recorded in the Mecklenburg County Register of Deeds, Thence with the line of West End Investments-Charlotte, LLC, N 84-44-28 W a distance of 205.65 feet to the point, Thence S 09-42-20 W a distance of 10.00 feet to the point and place of beginning.

LEGAL DESCRIPTION
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SURVEYOR NOTES
1) ALL DIMENSIONS SHOWN ARE IN US SURVEY FEET AND DECIMALS THEREOF AND ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE INDICATED. AREA BY COORDINATE METHOD.
2) THIS SURVEY IS BASED ON DEED BOOK 26860 PAGE 742, DEED BOOK 25846 PAGE 438, DEED BOOK 25807 PAGE 325, DEED BOOK 26358 PAGE 32, DEED BOOK 27884 PAGE 380, DEED BOOK 26358 PAGE 37, DEED BOOK PLAT BOOK 722 PAGE 591, PLAT BOOK 967 PAGE 345 AND PLAT BOOK 884 PAGE 469 AS RECORDED AT THE MECKLENBURG COUNTY REGISTER OF DEEDS.
3) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION BY AN ATTORNEY. THE PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS-OF-WAY, EASEMENTS, RESTRICTIVE COVENANTS OR CONDITIONS NOT COMMENCED BY ANY CONSTRUCTION. PATTERSON LAND SURVEYING, P.A. CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
4) BASIS OF BEARINGS: DEED BOOK 26860 PAGE 742 - DATED: NOVEMBER 3, 2011.
5) THE LOCATION OF UTILITIES AS SHOWN HEREON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON THE LOCATION OF VISIBLE ABOVE GROUND APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HEREON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. PATTERSON LAND SURVEYING, P.A. CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITIES.
6) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
7) THIS PROPERTY LIES IN FLOOD ZONE "X" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANELS 3710454400K, WITH AN EFFECTIVE DATE OF SEPTEMBER 02, 2015.
8) POINTS NOT LABELED "FOUND" OR "SET" ARE COMPUTED POINTS ONLY.

Prepared for:
West End Investments, LLC
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Cornelius, NC 28031-5611
Contact: Mike Griffin

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Shook Kelley
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Charlotte, NC 28203
Contact: Frank Quattrocchi

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LEGEND
R/W = Right-of-way
EOP = Edge-of-pavement
TBOC = Top Back of Curb
IPS = Set #5 Rebar
☐ = Telephone Pedestal
☐ = Water Meter
☐ = Overhead Utility Line

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