

KEY MAP

SEAL

**PETITION
NO. 2018-151
CITY OF
CHARLOTTE**

PROJECT

UNIVERSITY CITY
REZONING

PETITIONER:
EB ARROW

LANDDESIGN PROJ.# 1018377

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	1ST SUBMITTAL	11/20/2018
	STAFF COMMENTS	01/14/2019
	3RD SUBMITTAL	02/11/2019
	4TH SUBMITTAL	04/15/2019
	5TH SUBMITTAL	05/13/2019

DESIGNED BY: RJP
DRAWN BY: LDB
CHECKED BY: RJP

SCALE

NORTH

VERT:
HORZ: 1"=60'



0 30' 60' 120'

SHEET TITLE

TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1.0

SITE DEVELOPMENT DATA:

-ACREAGE: ± 20.56 ACRES
-TAX PARCEL: 047-252-04 AND 047-252-12
-EXISTING ZONING: CC
-PROPOSED ZONING: MUDD-O WITH 5-YEAR VESTED RIGHTS
-EXISTING USES: COMMERCIAL CENTER

-PROPOSED USES:

USES PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT AND AS FURTHER RESTRICTED IN SECTION III AND IV, BELOW.

-MAXIMUM DEVELOPMENT (SUBJECT TO SECTION IV. BELOW):

- **COMMERCIAL:** 260,000 SQUARE FEET
- **CIVIC (LIBRARY):** 40,000 SQUARE FEET
- **RESIDENTIAL:** 600 UNITS
- **HOTEL:** SUBJECT TO THE CONVERSION PROVISIONS OF SECTION IV.

SITE DEVELOPMENT DATA CONT.:

-MAXIMUM BUILDING HEIGHT:
 PARCEL 'A': 70 FEET
 PARCEL 'B': 120 FEET
 PARCEL 'C': 120 FEET
 PARCEL 'D': 120 FEET
 PARCEL 'E': 120 FEET

-PARKING:

AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.

-PROPOSED USES:

RESIDENTIAL, OFFICE, LIBRARY, HOTEL, RETAIL/EDEE AND OTHER USES PERMITTED BY RIGHT, AND UNDER PRESCRIBED CONDITIONS IN THE MUDD ZONING DISTRICT TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD ZONING DISTRICT, AND SUBJECT TO THE OPTIONAL PROVISIONS BELOW.

-REQUIRED URBAN OPEN SPACE:

THE SITE SHALL MEET OR EXCEED THE URBAN OPEN SPACE REQUIREMENTS OF THE MUDD ZONING DISTRICT. MIN. REQUIRED OPEN SPACE OF +/- 0.20 AC SHALL BE PROVIDED. BASED ON 900,000 SQ. FT. OF GROSS FLOOR AREA FOR LOTS GREATER THAN 40,000 SQ.FT. (260,000 SF. COMMERCIAL + 40,000 CIVIC + 600,000 SF. RESIDENTIAL (1,000 SF/UNIT) = 900,000 GROSS FLOOR AREA)

— EXISTING SIGNALIZED FULL
MOVEMENT ACCESS

— ALL ROADWAY AND LANDSCAPE IMPROVEMENTS
ALONG J.W. CLAY PER CITY OF CHARLOTTE
CDOT ROADWAY PROJECT #512-15-010

HOWELL FAMILY
PROPERTIES LLC
DB. 12939, PG. 55
PARCEL 3D/E
MB. 27, PG. 604
PIN: 047-201-48

SITE DEVELOPMENT DATA:

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- TAX PARCEL: 047-252-04 AND 047-252-12
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- PROPOSED ZONING: MUDD-O WITH 5-YEAR VESTED RIGHTS
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VICINITY MAP
NOT TO SCALE

TACO BELL OF AMERICA INC.
DB. 9932, PG. 140
PARCEL 5A
MB. 26, PG. 390
PIN: 047-201-43

UP RETAIL LLP
DB. 29107, PG. 395
PARCEL 1
MB. 26, PG. 390
DB. 29107, PG. 395
PIN: 047-201-01

R & M PROPERTIES
DB. 7818, PG. 772
PARCEL 18
MB. 26, PG. 40
PIN: 047-252-05
(NOT IN PETITION)

AMIR MEHRIZI
DB. 30759, PG. 666
PARCEL 20
MB. 26, PG. 40
PIN: 047-252-06
(NOT IN PETITION)

HOWELL FAMILY PROPERTIES LLC
DB. 12939, PG. 55
PARCEL 3D/E
MB. 27, PG. 604
PIN: 047-201-48

UNIVERSITY PLACE OWNERS ASSOCIATION
DB. 5833, PG. 123
PIN: 047-252-01

UNIVERSITY PLACE OWNERS ASSOCIATION
DB. 5833, PG. 123
PIN: 047-252-02

DOUG MAYES
50' PUBLIC RW

J.W. CLAY BLVD.
VARIABLE PUBLIC RW

VILLAGE SHOPPING CENTER DR.
PRIVATE DRIVE

PRIVATE STREET 'A'

PRIVATE STREET 'B'

PRIVATE STREET 'C'

PUBLIC STREET 'A'

PUBLIC STREET 'B'

PARCEL 'A'
+/- 6.5 AC
FUTURE RESIDENTIAL

PARCEL 'B'
+/- 1.8 AC
COMMERCIAL / CIVIC / LIBRARY

PARCEL 'C1'
+/- 0.6 AC
FUTURE RESIDENTIAL

PARCEL 'C2'
+/- 1.6 AC
FUTURE COMMERCIAL / RESIDENTIAL / PARKING STRUCTURE

PARCEL 'D'
+/- 1.4 AC
FUTURE RESIDENTIAL

PARCEL 'E'
+/- 1.6 AC
FUTURE PARKING STRUCTURE

FUTURE GROUND FLOOR COMMERCIAL

PEDESTRIAN / VEHICULAR PLAZA

PUBLIC PLAZA / OPEN SPACE

PUBLIC ACCESS EASEMENT CONNECTIONS

LAKE

EXISTING PEDESTRIAN BRIDGE TO REMAIN

PROPOSED FUTURE ACCESS, TYP.

PROPOSED INTERNAL ACCESS, TYP.

PEDESTRIAN GREEN SPACE CONNECTION WITH 12' WIDE MULTI USE PATH

12' WIDE MULTI USE PATH TO CONNECT TO CITY ROADWAY IMPROVEMENTS CDOT PROJECT #512-15-019

PRIVATE OPEN SPACE, 50' PUBLIC ACCESS EASEMENT (2 AC MIN.)

EXISTING SIGNALIZED FULL MOVEMENT ACCESS

ALL ROADWAY AND LANDSCAPE IMPROVEMENTS ALONG J.W. CLAY PER CITY OF CHARLOTTE CDOT ROADWAY PROJECT #512-15-019

Development Standards
Rezoning Petition No. 2018-151
EBA Investments - Petitioner
5/13/2019

Site Development Data:

--**Acreage:** ± 20.56 acres
--**Tax Parcel:** 047-252-04 and 047-252-12
--**Existing Zoning:** CC
--**Proposed Zoning:** MUDD-O with 5-year vested rights
--**Existing Uses:** Commercial Center
--**Proposed Uses:** Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district and as further restricted in Section III and IV, below.
--**Maximum Development (subject to Section IV, below):**
Commercial: 260,000 square feet
Civic (Library): 40,000 square feet
Residential: 600 Units
Hotel: Subject to the conversion provisions of Section IV.
--**Maximum Building Height:**
Parcel A: 70 feet
Parcel B: 120 feet
Parcel C: 120 feet
Parcel D: 120 feet
Parcel E: 120 feet
--**Parking:** As required by the Ordinance for the MUDD zoning district.

I. General Provisions

- a. **Site Description.** These Development Standards and the Technical Data Sheet form the rezoning plan (hereafter collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by EBA Investments ("Petitioner") to accommodate development of a mixed use activity center on an approximately 20.56-acre site located on Mecklenburg Tax Parcel Numbers 047-252-04 and 047-252-12 (the "Site").
- b. **Intent.** This Rezoning is intended to accommodate development on the Site in a manner consistent with the objectives set forth in the Blue Line Extension Transit Station Area Plan and the University City Partners Area Plan. Development of the Site would include a horizontally-integrated mixture of uses, including office, retail, restaurant, residential, public library and other ground floor commercial uses within walking distance of a greenway connection and University City area amenities. The Petitioner seeks to create a pedestrian-scale greenspace multi-modal trail with pocket amenity parks to accent the existing lake feature and provide a connection to the greenway. The overall development plan is intended to allow the

Site to evolve in a manner that is consistent with the future vision for the area, resulting in a well designed, quality experience for nearby residents, employees, and visitors, as well as the larger community.

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, the regulations established under the Ordinance for the MUDD zoning classification for the portion of the Site so designated on the Rezoning Plan shall govern all development taking place on such portion of the Site, subject to the Optional Provisions provided below.

- c. **Graphics and Alterations/Modifications.** The schematic depictions of the uses, Parcel areas, parking areas, sidewalks, structures and buildings, building materials, streetscape perspectives, driveways and other development matters and site elements set forth on the Rezoning Plan are intended to be conceptual in nature. Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the development matters and site elements. Therefore, there may be instances where minor modifications will be allowed without requiring the administrative amendment process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:
- i. Minor and do not materially change the overall design intent depicted on the Rezoning Plan, such as minor modifications to the configurations of the street dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or
- ii. Modifications to allow minor increases in the mass of the building that does not materially change the design intent depicted on or described in the Rezoning Plan.
- d. University City Partners shall be reasonably notified of all administrative amendment applications related to this Rezoning Plan.

II. Optional Provisions for the MUDD-O Zoning District

The following optional provisions are provided to accommodate deviations from the MUDD standards:

- a. To allow wall signs to have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less.
- b. To allow one (1) detached ground mounted identification sign for each building. These detached identification signs may be up to five (5) feet high and contain up to 36 square feet of sign area.

- c. To allow temporary signs and banners not to exceed 100 square feet in sign area. Any such signs or banners will be professionally fabricated banners made of fabric or plastic of any type. Paper banners will not be allowed; and no more than two (2) banners will be allowed at a time.
- d. To allow existing surface level vehicular parking and maneuvering areas between buildings and JW Clay Boulevard to remain until redevelopment is complete on each Parcel. Once redevelopment for a Parcel is complete, parking areas shall not exceed 35% of the JW Clay Boulevard frontage for each Parcel and shall be adequately screened with landscaping.
- e. To allow drop off areas in front of office buildings, pick-up and drop off areas in front of EDEE and hotel uses, valet parking, and service areas for uses such as mail delivery, loading and delivery. The Petitioner shall coordinate with CDOT during the permitting phase of redevelopment regarding the final location of the proposed valet/loading area.

III. Permitted Uses

- a. Subject to the Maximum Development provisions set forth under Section 4 below, the Site may be devoted to any residential or commercial uses permitted by right or under prescribed conditions in the MUDD Zoning District together with any incidental or accessory uses associated therewith, except for the following:
- Car washes;
 - Automobile service stations;
 - Drive-through service windows;
 - Drive-through service windows as an accessory to permitted principal uses;
 - Adult establishments;
 - Auction sales or auction houses not to exceed 10,000 square feet, excluding any associated outdoor storage and the sales of automobiles, trucks, trailers and construction equipment;
 - Automotive service stations, including minor adjustments, repairs, lubrication and accessory car washes;
 - Equipment rental and leasing within an enclosed building;
 - Group homes;
 - Subdivision sales offices;
 - Telecommunications and data storage facility;
 - Boarding houses;
 - Donation drop-off facility;
 - Electric and gas substations;
 - Self-storage facilities, excluding storage units as an accessory to support permitted residential or commercial tenants within the Site (i.e., no third party self-storage will be permitted);
 - Outdoor sales as an accessory use; and

17. Satellite dish farms.

IV. Minimum and Maximum Development

- a. The Site consists of Parcels A, B, C1, C2, D, and E (collectively, "the Parcels"), as generally depicted on the Rezoning Plan.
- The principal buildings within **Parcel A** and **Parcel C1** will be developed with no less than 200 and up to 325 multi-family residential units and associated surface parking, along with any accessory uses allowed in the MUDD zoning district not otherwise excluded in Section III, above.
 - The principal buildings within **Parcel B** will be developed with: (i) no less than 20,000 and up to 40,000 square feet of library, community center or other civic uses and (ii) up to 148,000 square feet of commercial uses limited to office, retail, Eating, Drinking and Entertainment Establishments ("EDEE"), and other commercial non-residential uses permitted by right and under prescribed conditions, along with any accessory uses allowed in the MUDD zoning district and not excluded in Section III, above.
 - The principal buildings within **Parcel C2** and **Parcel D** will be developed with up to 125,000 square feet of gross floor area of commercial uses limited to office, retail, EDEE, and other commercial non-residential uses permitted by right and under prescribed conditions, along with associated structured parking facilities and/or surface parking and any other accessory uses allowed in the MUDD zoning district, and up to 300 multi-family residential units and associated structured parking facility and/or surface parking, along with any accessory uses allowed in the MUDD zoning district not otherwise excluded in Section III, above.
 - The principal buildings within **Parcel E** may be developed as a parking structure to serve the broader development with ground floor commercial uses fronting Private Street A or other uses allowed in the MUDD zoning district not otherwise excluded in Section III, above.
 - A minimum of 130,000 square feet of commercial space will be shared between Parcel B, Parcel C2, Parcel D and Parcel E, with the balance of the minimum square feet (i.e., 130,000 square feet) permitted with the last of the four Parcels to be developed. The minimum may be reduced to 80,000 square feet between the four Parcels based on the conversion of up to 50,000 square feet converted to fifty (50) hotel rooms as permitted in Section IV.
- b. The total square feet of gross floor area devoted to office uses and other commercial uses such as retail, EDEE and personal services uses shall be interchangeable provided that:

KEY MAP

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PETITION
NO. 2018-151
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UNIVERSITY CITY
REZONING

PETITIONER:
EB ARROW

LANDDESIGN PROJ.# 1018377

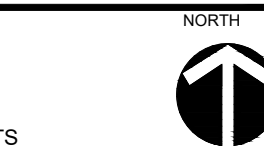
REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	1ST SUBMITTAL	11/20/2018
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	5TH SUBMITTAL	05/13/2019

DESIGNED BY: RJP
DRAWN BY: LDB
CHECKED BY: RJP

SCALE

VERT: NTS
HORZ: NTS



(NOT TO SCALE)

SHEET TITLE

REZONING NOTES

SHEET NUMBER

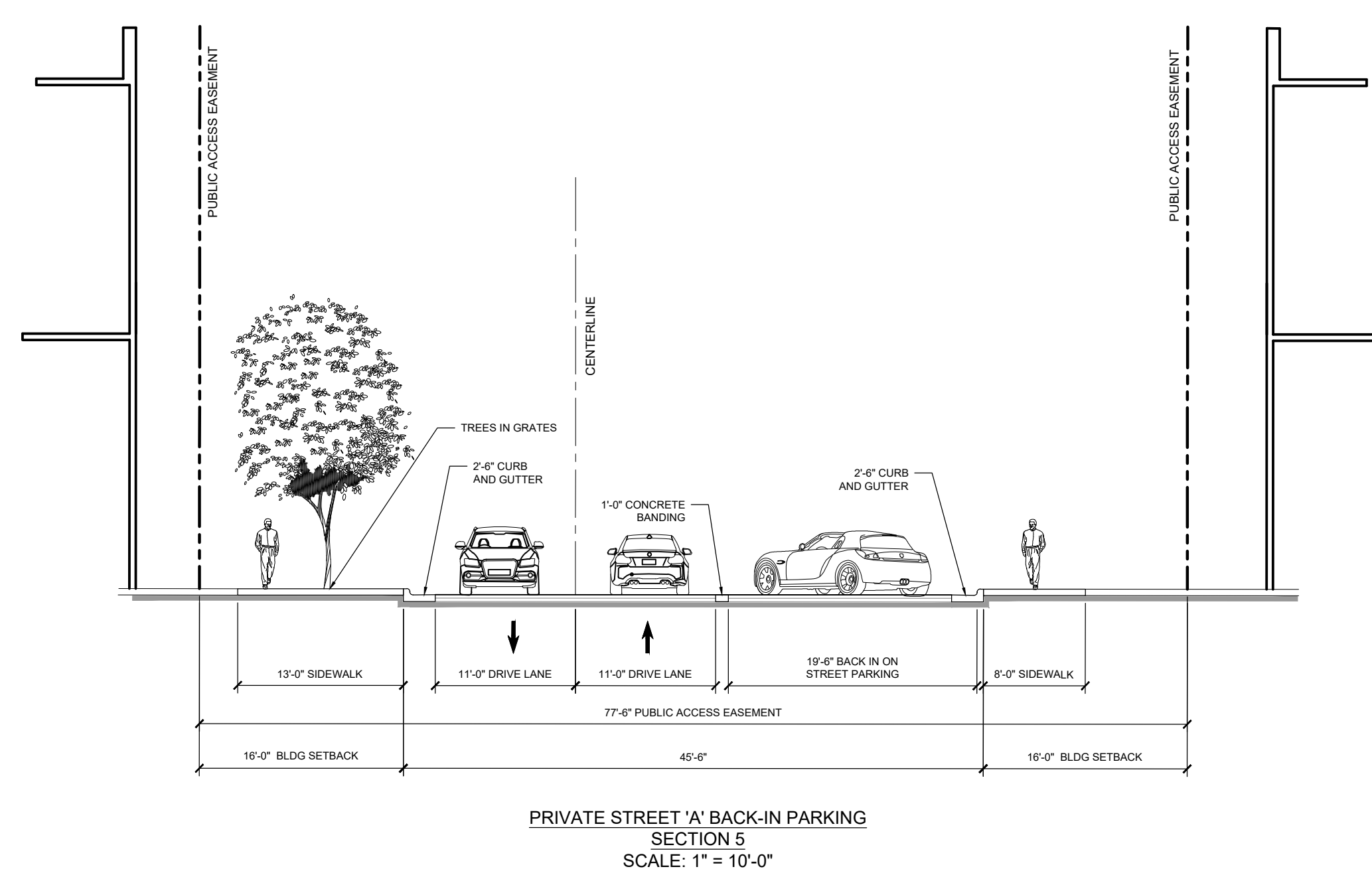
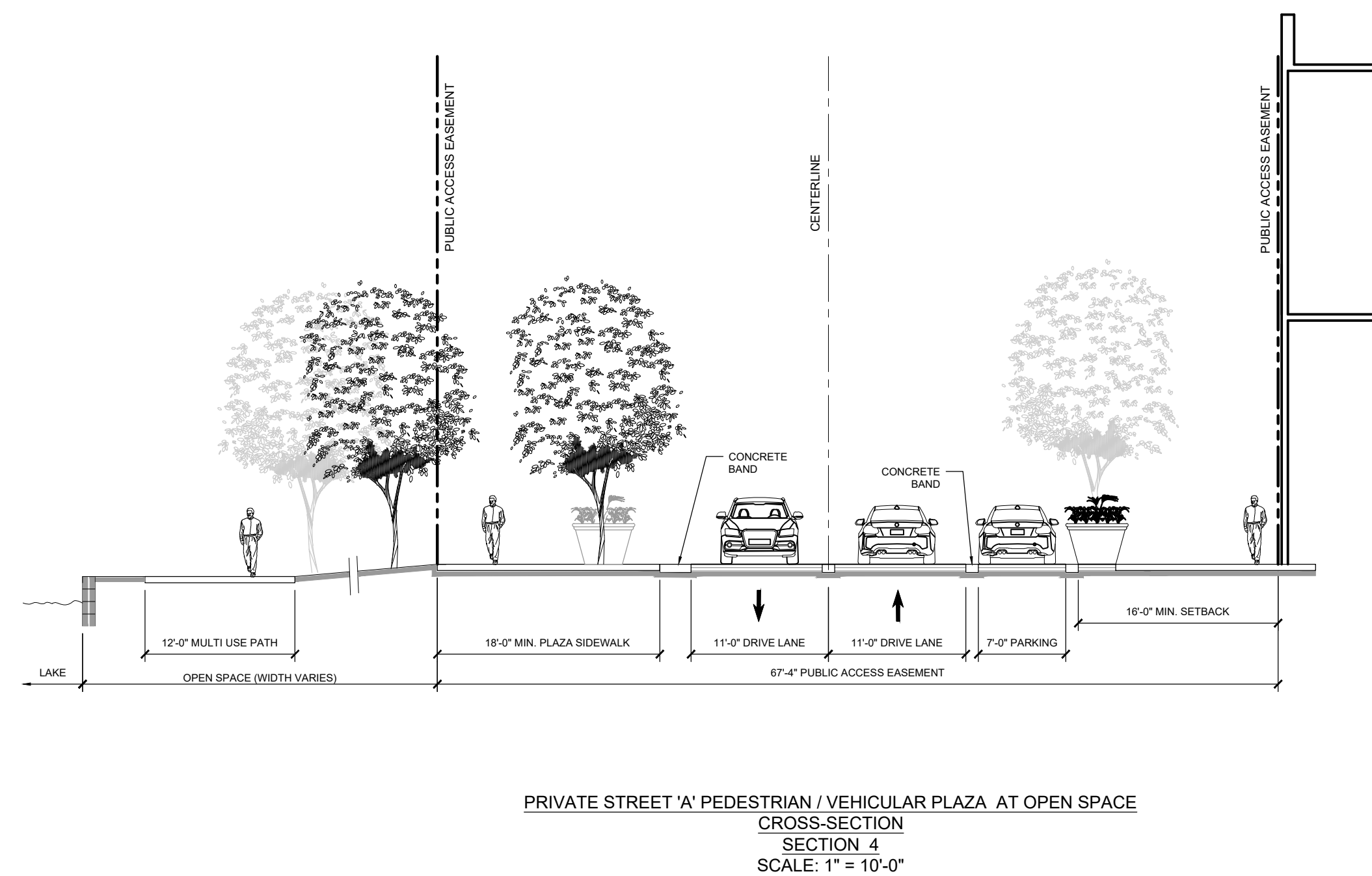
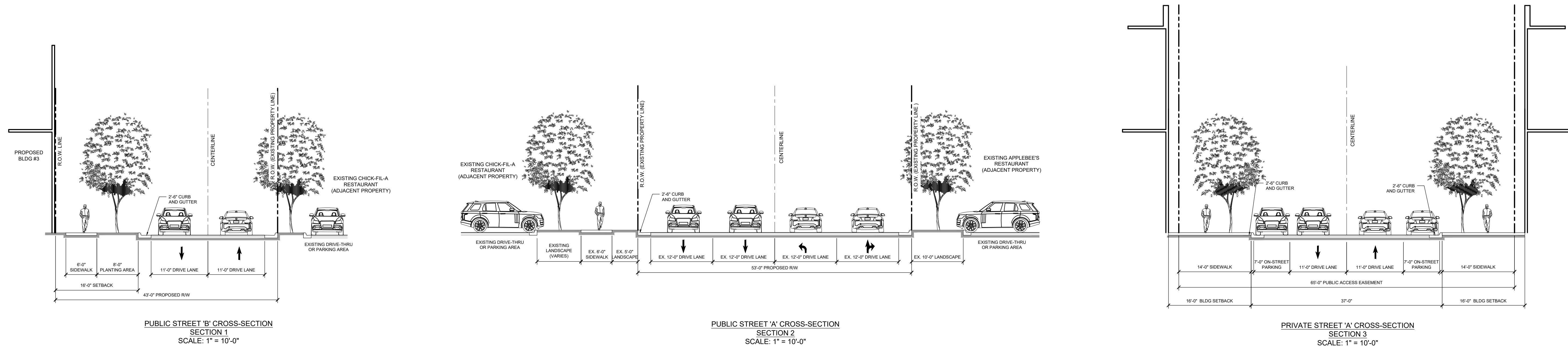
RZ-2.0

1. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

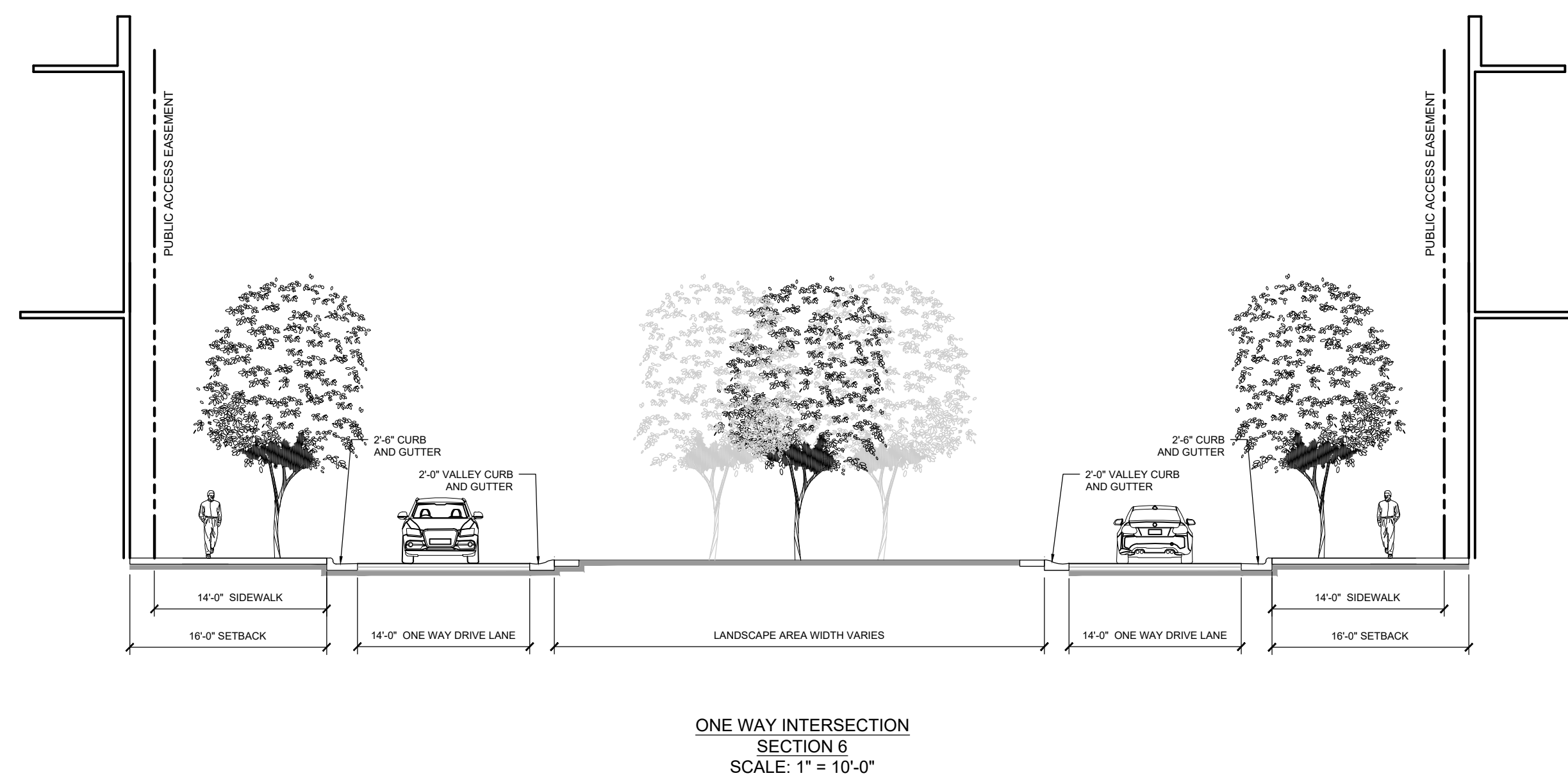
- a. Structured parking facilities shall be designed to encourage and complement pedestrian-scale interest and activity on the ground floor and be architecturally

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners

If this Rezoning Petition is approved by the Charlotte City Council then, pursuant to Section 1.110 of the Ordinance, the Petitioner hereby requests a five-year vested right to undertake and complete the development of this Site under the terms and conditions as so approved, commencing upon approval of this Rezoning Petition by the Charlotte City Council. The Petitioner makes this request for a five-year vested right due to the size and phasing of the proposed development, market conditions and the level of investment involved.



- GENERAL NOTES:
- THE PETITIONER WILL WORK WITH CDOT DURING THE LAND DEVELOPMENT PERMITTING PROCESS AND PROVIDE ANY REQUESTED TRAFFIC STUDIES AND ANALYSIS FOR INTERNAL STACKING AND LANEAGE ON PRIVATE STREET 'A' & 'B', AND PUBLIC STREET 'A' & 'B'. CDOT AND THE PETITIONER WILL COME TO AGREEMENT ON AN INTERNAL ROADWAY DESIGN THAT DOES NOT CREATE STACKING ISSUES ON JW CLAY WHILE PROVIDING FOR AN ACTIVATED PEDESTRIAN FRIENDLY ENVIRONMENT ON ALL NEW INTERNAL STREETS.
 - THE PETITIONER WILL WORK WITH CDOT DURING THE LAND DEVELOPMENT PERMITTING PROCESS AND PROVIDE ANY REQUESTED TRAFFIC STUDIES FOR MODIFICATIONS TO THE EXISTING JW CLAY TURN LANES (IF REQUESTED), PRIOR TO APPROVAL OF LAND DEVELOPMENT PLANS.



KEY MAP

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**UNIVERSITY CITY
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DESIGNED BY: RJP
DRAWN BY: LDB
CHECKED BY: RJP

SCALE

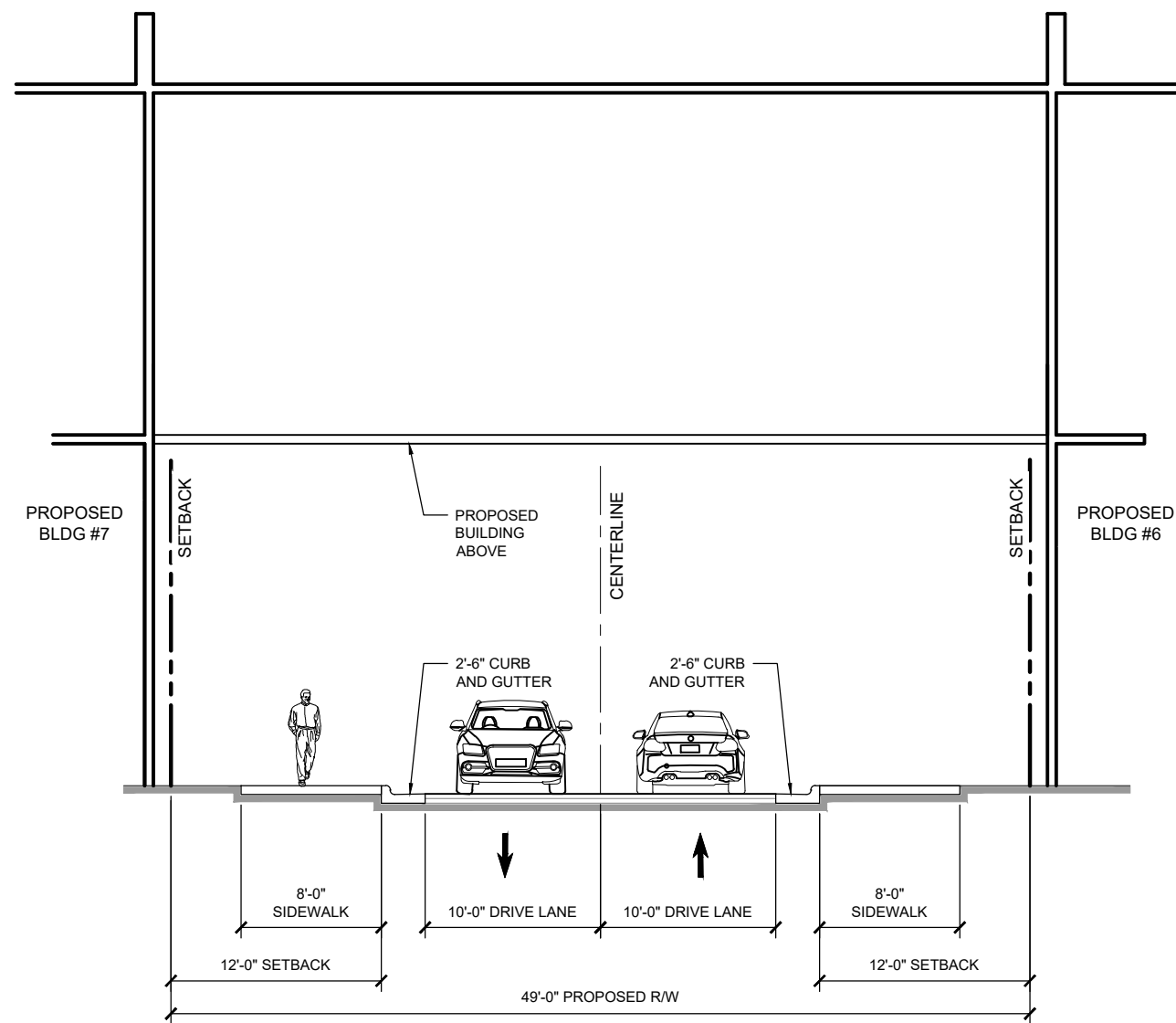
VERT: 1"=10'
HORZ: 1"=10'

SHEET TITLE

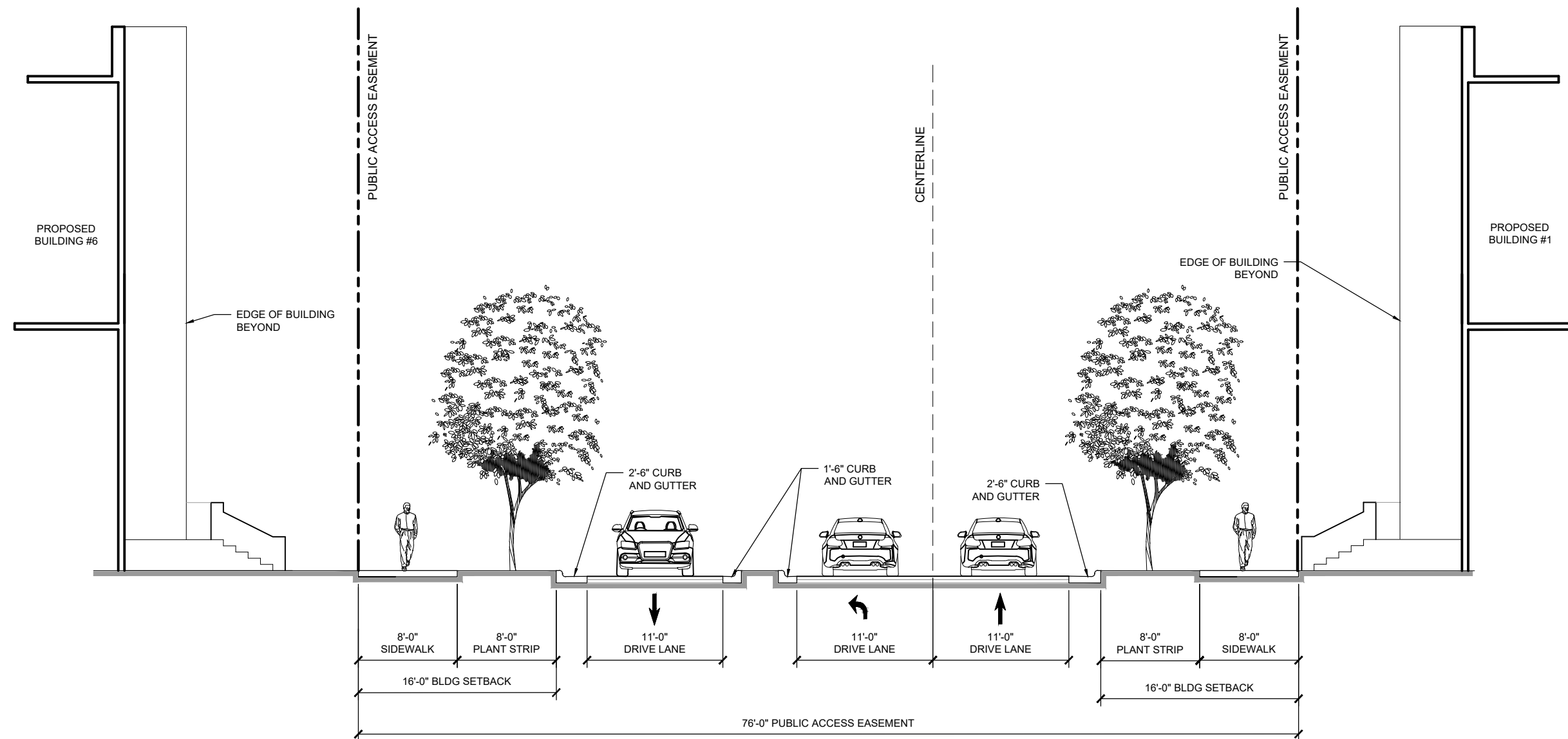
STREET CROSS SECTIONS

SHEET NUMBER

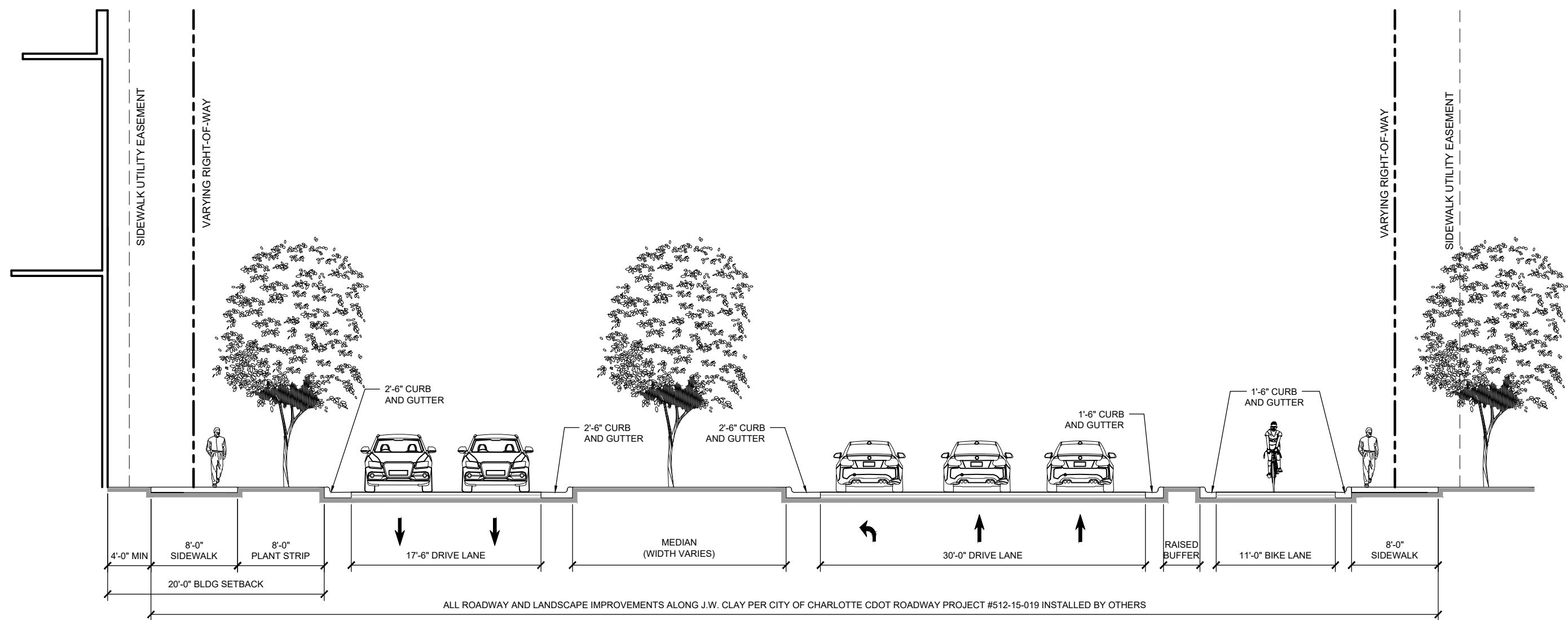
RZ-3.0



PRIVATE STREET 'C' CROSS-SECTION
SECTION 7
SCALE: 1" = 10'-0"



PRIVATE STREET 'B'
SECTION 8
SCALE: 1" = 10'-0"



J.W. CLAY CROSS-SECTION
SECTION 9
SCALE: 1" = 10'-0"

KEY MAP

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NO.	DESCRIPTION	DATE
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5TH SUBMITTAL		05/13/2019

DESIGNED BY:
DRAWN BY:
CHECKED BY:

SCALE

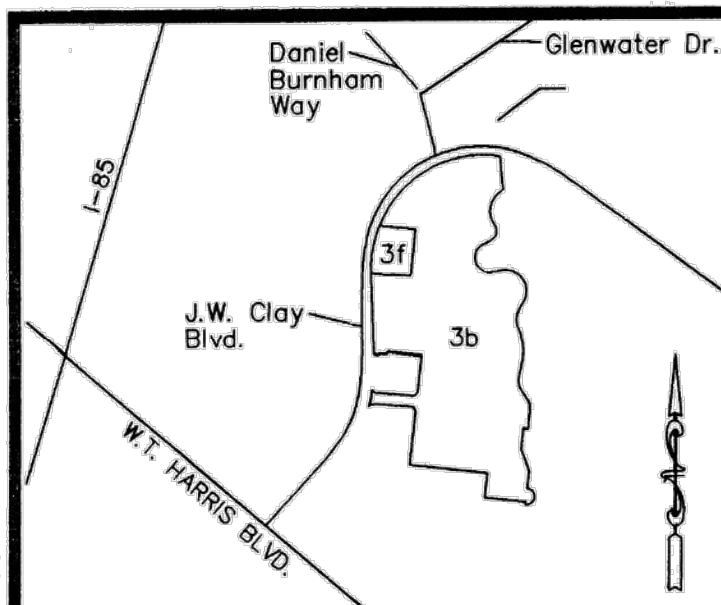
VERT: 1"=10'
HORIZ: 1"=10'

SHEET TITLE

STREET CROSS SECTIONS

SHEET NUMBER

RZ-3.1



VICINITY MAP (N.T.S.)

- LEGEND:**
- F.F.E. - FINISH FLOOR ELEVATION
 - R/W - RIGHT OF WAY
 - R/W - RIGHT OF WAY MONUMENT
 - ESMT - EASEMENT
 - M.B. - MAPBOOK
 - PG. - PAGE
 - EX - EXISTING
 - EXIST - EXISTING IRON PIN
 - ★ - LIGHT POLE
 - - CATCH BASIN
 - ⊙ - STORM MANHOLE
 - ⊙ - SEWER MANHOLE
 - ⊙ - YARD INLET
 - ⊙ - HANDICAPPED PARKING
 - ⊙ - FIRE HYDRANT
 - U/C - UNDER CONSTRUCTION
 - ⊙ - ELECTRICAL METER
 - ⊙ - ELECTRICAL BOX
 - ⊙ - WATER VALVE VAULT
 - ⊙ - TELEPHONE
 - ⊙ - UTILITY POLE
 - ⊙ - WATER VALVE
 - ⊙ - GAS VALVE
 - ⊙ - NO. OF PARKING SPACES
 - ⊙ - BOLLARD
 - ⊙ - SIGN
 - ⊙ - SIGN
 - 8888 ADDRESS

CURVE TABLE						LINE TABLE					
NUMBER	DELTA	BEARING	TANGENT	RADIUS	ARC	NUMBER	DIRECTION	DISTANCE			
C9	19°05'33"	N 60°49'02" E	430.98	550.00	731.13	L17	S 01°43'28" W	9.89			
C10	40°03'39"	S 40°43'04" W	51.04	140.00	97.89	L18	S 88°16'32" W	68.01			
C11	50°32'42"	S 04°35'04" W	45.26	95.86	84.57	L19	S 83°47'26" E	1.06			
C12	59°11'08"	S 17°44'28" W	54.75	50.00	83.07	L20	N 06°12'24" E	14.44			
C13	161°33'10"	S 15°26'17" E	431.07	76.00	197.37	L21	N 06°12'25" W	85.00			
C14	127°14'54"	S 32°35'25" E	200.66	100.00	122.09	L22	S 83°47'25" W	22.00			
C15	14°10'40"	S 03°56'12" E	51.09	100.00	94.47	L23	S 31°02'02" W	40.16			
C16	14°10'40"	S 04°31'35" E	96.76	288.07	186.70	L24	N 83°47'26" E	64.37			
C17	37°08'02"	S 04°31'35" E	96.76	288.07	186.70	L25	S 85°20'18" W	40.17			
C18	48°38'32"	S 10°16'54" E	40.67	95.00	78.40	L26	S 29°51'21" E	24.57			
C19	49°49'21"	S 14°11'49" E	29.76	90.00	55.99	L27	S 29°51'21" E	11.82			
C20	179°39'41"	S 06°12'35" W	863375.84	40.00	125.84	L28	S 34°36'10" E	46.64			
C21	09°35'25"	N 60°47'08" W	77.68	925.94	1144.99	L29	S 14°02'22" W	43.98			
C22	51°17'00"	N 89°08'02" W	170.79	610.00	333.06	L30	S 24°25'05" W	15.33			
C23	05°23'56"	N 57°04'34" W	43.96	40.00	66.60						
C24	11°33'58"	N 15°09'18" W	37.44	369.68	74.62						
C25	81°40'52"	N 19°54'12" E	17.29	20.00	28.51						
C26	06°55'50"	S 57°16'25" W	18.40	303.84	36.75						
C27	02°00'17"	N 39°52'14" W	25.44	24.50	39.41						
C28	40°42'21"	S 73°41'56" W	18.36	49.50	35.17						
C29	06°55'50"	N 12°32'41" E	39.76	656.50	75.43						
C30	00°27'00"	S 60°43'23" E	18.25	34.50	30.38						
C31	88°54'38"	N 51°09'43" E	24.46	24.50	38.45						
C32	07°54'37"	N 69°32'14" W	82.39	910.44	125.70						
C33	02°39'51"	N 11°02'40" E	114.14	350.00	125.65						
C34	44°49'27"	S 64°28'22" E	14.23	34.50	26.99						
C35	01°00'43"	S 01°13'07" E	4.88	550.00	9.71						

TOTAL PARKING SPACES
25 - HANDICAPPED SPACES
823 - REG. SPACES
848 - TOTAL SPACES
(712 REG. SPACES REQUIRED)
(17 HANDICAPPED SPACES REQUIRED)

TOTAL ACREAGE & SQUIRE FOOTAGE
PARCEL #3b 19.56 AC±, 852,033.6 sq. ft.

MAP REFERENCES
MAP BOOK 25, PAGES 633 & 950
MAP BOOK 21, PAGE 74
MAP BOOK 26, PAGES 40, 284, 567 & 390
MAP BOOK 21, PAGES 474, 480 & 747

LAWYERS TITLE INSURANCE CORPORATION ORDER NO. CH02136SL1-30736 EFFECTIVE DATE: MAY 9, 2005, Amended May 26, 2005 SCHEDULE B-SECTION 2 EXCEPTIONS

89603 University Place District 1
CHARLOTTE NORTH CAROLINA

11. Easements with Covenants and Restrictions Affecting the Land recorded in Book 7442, Page 728, amended by First Amendment to Easements with Covenants and Restrictions Affecting the Land recorded in Book 7869, Page 441; Second Amendment recorded in Book 8038, Page 578, re-recorded in Book 8254, Page 848; Third Amendment recorded in Book 8325, Page 879; Fourth Amendment recorded in Book 11174, Page 536 and Fifth Amendment recorded in Book 12637, Page 235, Mecklenburg County Registry. (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)

As to Tract I of Parcel 2:

13. Riparian rights of others in and to the lake. (NOT SPECIFICALLY LOCATABLE)
14. Parking easement and access easement contained in Deed to R & M Properties recorded in Book 7818, Page 772, Mecklenburg County Registry. (SHOWN HEREON)

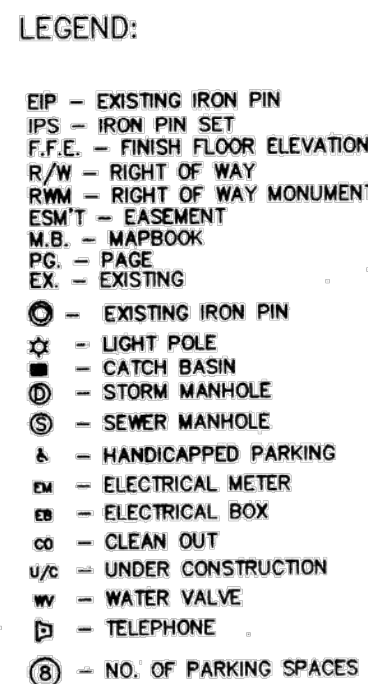
As to Tract I and II of Parcel 2:

15. Joint Parking Agreement recorded in Book 5673, Page 892, amended by Amendment to Joint Parking Agreement recorded in Book 7226, Page 977 and Restatement of Amendment recorded in Book 8047, Page 754, Mecklenburg County Registry. (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)
16. Declaration of Restrictions and Grant of Nonexclusive Easements for Village of University Place recorded in Book 7815, Page 234, as amended by First Amendment to Declaration of Restrictions and Grant of Nonexclusive Easements recorded in Book 8078, Page 150, Mecklenburg County Registry. (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)
18. Permanent Utility Easement to City of Charlotte recorded in Book 9203, Page 202, Mecklenburg County Registry. (BLANKET EASEMENT FOR ELECTRICAL AND TRAFFIC SIGNAL EQUIPMENT)
19. Building restriction line(s), easement(s) and other matters as shown on plat recorded in Map Book 26, Page 40 and 567 and Map Book 27, Page 604, Mecklenburg County Registry. (SHOWN HEREON)

LEGAL DESCRIPTION

Being all of Parcel 3b as described in Plat of "University Place Map 4" recorded at Map Book 26, Page 567, Mecklenburg County Register of Deeds, North Carolina. Situate in the City of Charlotte. Said property is also described as follows:

Beginning at an X-Mark in the sidewalk, said X-Mark being on the southerly right of way of J.W. Clay Boulevard (having a variable right of way) and being the POINT OF BEGINNING; thence S05°05'38"E, a distance of 149.55 feet to an X-Mark in the sidewalk; thence S29°11'50"E, a distance of 11.82 feet to a point on the edge of the Lake and being the Property of University Place Owners as described in Deed Book 5833 at Page 123 in said registry, and also being the point of curve of a non tangent curve to the left having a radius of 140.00 feet and having a chord bearing of S40°43'04"W, and a chord distance of 95.91 feet; thence southwesterly along the arc, a distance of 97.89 feet to a point, and said point being the point of curve of a non tangent curve to the left having a radius of 95.86 feet and having a chord bearing of S04°35'04"E, and a chord distance of 81.85 feet; thence southerly along the arc a distance of 84.57 feet to a point; thence S29°51'21"E, a distance of 24.52 feet to a point, said point being the point of curve to the right having a radius of 50.00 feet, and a chord bearing of S17°44'28"W, and a chord distance of 73.84 feet; thence southerly along the arc a distance of 83.07 feet to a point; thence S85°20'18"W, a distance of 40.17 feet to a point, said point being the point of curve to the left having a radius of 70.00 feet, and a chord bearing of S15°26'17"E, and a chord distance of 138.19 feet; thence southerly along the arc a distance of 197.37 feet to a point; thence N83°47'08"E, a distance of 64.37 feet to a point, said point being the point of curve to the right having a radius of 100.00 feet, and a chord bearing of S32°35'25"E, and a chord distance of 179.18 feet; thence southerly along the arc a distance of 222.09 feet to a point; thence S31°02'02"W, a distance of 40.16 feet to a point, and a chord bearing of S03°58'12"W, and a chord distance of 91.00 feet; thence southerly along the arc a distance of 94.47 feet to a point, said point being the point of curve of a non tangent curve to the right having a radius of 288.07 feet and having a chord bearing of S04°31'38"E, and a chord distance of 183.45 feet; thence southerly along the arc a distance of 186.70 feet to a point; thence S14°02'22"W, a distance of 43.98 feet to a point, said point being the point of curve to the left having a radius of 90.00 feet, and a chord bearing of S10°16'54"E, and a chord distance of 74.13 feet; thence southerly along the arc a distance of 76.41 feet to a point; thence S34°36'10"E, a distance of 46.64 feet to a point, said point being the point of curve of a non tangent curve to the right having a radius of 80.00 feet and having a chord bearing of S14°11'48"E, and a chord distance of 55.79 feet; thence southerly along the arc a distance of 56.99 feet to a point; thence S06°12'35"W, a distance of 91.14 feet to a point; thence N83°47'26"W, a distance of 22.00 feet to a point; thence S06°12'35"W, a distance of 105.00 feet to a point; thence S20°47'25"E, a distance of 110.00 feet to a point; thence S06°12'35"W, a distance of 85.00 feet to a point, said point being the point of curve of a non tangent curve to the right having a radius of 40.00 feet and having a chord bearing of S06°12'35"W, and a chord distance of 80.00 feet; 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CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	34.50'	26.99'	14.23'	26.31'	N64°28'22"W	44°49'27"
C2	550.00'	225.08'	114.14'	224.51'	N11°00'40"E	23°26'51"

LAWYERS' TITLE INSURANCE CORPORATION ORDER No: CH021365LT-30736 EFFECTIVE DATE: MAY 9, 2005
Amended May 26, 2005 SCHEDULE B-SECTION 2 EXCEPTIONS

- A. as to All Tracts of Parcel 1 and 2:**
3. Easement(s) to Southern Bell Telephone and Telegraph Company recorded in Book 4894, Page 646; Meadlenburg City Registry. (Affects all Parcels)(BLANKET EASEMENT)
4. Data Processing Center easement recorded in Book 4870, Page 422; Meadlenburg City Registry. (Affects all Parcels)(BLANKET EASEMENT)
5. Restrictions, reservation of easements and other matters contained in instrument recorded here have not been violated and that a future violation thereof will not cause forfeiture or reversion of title to said land. (GENERAL EASEMENTS LOCATEABLE)
6. Universal Place Owners Association Declaration of Easements, Restrictions and Protective Covenants contained in instrument recorded in Book 5676, Page 2-7; Meadlenburg County Registry. This policy shall not constitute a restriction on the right of the future owner of the premises which will not cause forfeiture or reversion of title. (AFFS all Parcels)
- (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATEABLE)
7. Rights of the parties in and to the subject property are defined by the Agreement between the Parties, Stores, Inc. and University Plaza Mall, Inc. recorded in Book 8038, Page 573; Meadlenburg County Registry. (SHOW FILE HEREON)
8. The portion of the parcel described hereunder is (NOT SURVEY RELATED)
9. Mutual Restrictive Covenant Agreement dated as of August 15, 1986 by and between Village Phase I, Inc. and Village Phase II, Inc. recorded in Book 8707, Page 103; Meadlenburg County Registry. (SPECIFICALLY LOCATEABLE)

11. Easements with Covenants and Restrictions Affecting the Land recorded in Book 7442, Page 728, amended by First Amendment to Easements with Covenants and Restrictions Affecting the Land recorded in Book 7869, Page 441; Second Amendment recorded in Book 8038, Page 578, re-recorded in Book 8224, Page 848; Third Amendment recorded in Book 8325, Page 879; Fourth Amendment recorded in Book 11174, Page 536 and Fifth Amendment recorded in Book 12637, Page 235, Mecklenburg County Registry.
(GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)

As to Tract 1 of Parcel 2

14. Parking easement and access easement contained in Deed to R & M Properties recorded in Book 7818, Page 772, Mecklenburg County Registry. (SHOWN HEREON)

As to Tract I and II of Parcel 2:

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18. Permanent Utility Easement to City of Charlotte recorded in Book 8203, Page 202. Mecklenburg County Registry. (BLANKET EASTMAN FOR ELECTRICAL AND SIGNAL EQUIPMENT)
19. Building restriction (line), easements(s) and other matters as shown on plat recorded in Map Books 40 and 49 and 367 and Map 27, Page 604, Mecklenburg County Registry. (SHOW HEREON)

TOTAL PARKING SPACES
2 - HANDICAPPED SPACES
45 - REG. SPACES
47 - TOTAL SPACES
(40 REG. SPACE REQUIRED)
(1 HANDICAPPED SPACE REQUIRED)

MAP REFERENCES
 MAP BOOK 25, PAGES 633 & 950
 MAP BOOK 21, PAGE 74
 MAP BOOK 26, PAGES 40, 264, 567 & 390
 MAP BOOK 21, PAGES 474, 480 & 747

The undersigned, being a registered surveyor of the State of North Carolina certifies to AEGON USA Realty Advisors, Inc., Transamerica Life Insurance Company, CS University Place II, LLC, Lawyer's Title Insurance Corporation, and Squire, Sanders & Dempsey L.L.P.:

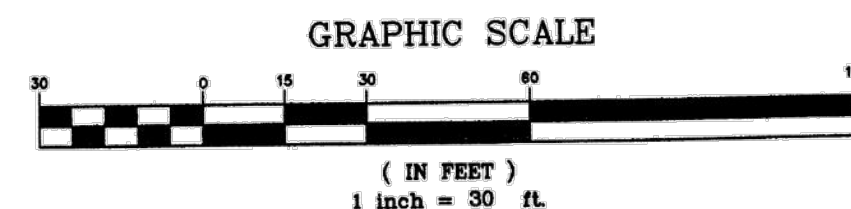
This is to certify that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 2, 3, 4, 6, 7(a), 7(b)(1)(c), 8, 9, 10, 11(b), 13, 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standard as adopted by ALTA, NSPS, ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

GPA Professional Land Surveyors of NC

James Timothy Thomas PLS #4330

DATE _____

CS University Place II, LLC
c/o CASTO 191 West Nationwide Boulevard,
Suite 200 Columbus, Ohio 43215
DB.19063 PG.52
PARCEL #3b
M.B. 26 PG. 567
TAX#047-252-04



				 PROFESSIONAL LAND SURVEYORS OF NC EXCELLENCE AS A WORK 600 PHILIP DAVIS DRIVE SUITE 3 CHARLOTTE, N.C. 28217 (704) 335-8600 (800) 334-4451 FAX (704) 335-8655	SCALE	DATE	SURVEYED AT THE REQUEST OF: SQUIRE, SANDERS & DEMPSEY L.L.P. UNIVERSITY PLACE PARCEL 3f CITY OF CHARLOTTE MECKLENBURG COUNTY, N.C. ALTA/ACSM LAND LAND TITLE SURVEY	SHEET	
					1" = 30'	JUNE 3, 2005		1	
					F.L.D. BK.	P.G.		DRAWN BY	OF
								JEC	1
	11/2/05	CLIENT & LENDER COMMENTS	JEC						
	10/25/05	CERTIFICATION	JEC						
	9/23/05	CERTIFICATION AND TEXT CHANGES	JEC						
	6/17/05	CERTIFICATION AND TEXT CHANGES	JEC						
	1/17/06	REVISION	BY						
				JOB NO.	CHECKED BY				
				050036-C	JTT				

KEY MAP

SEMI

PROJECT

UNIVERSITY CITY REZONING

PETITIONER:
EB ARROW

LAND DESIGN PROJ.#		10183377
REVISION / ISSUANCE		
NO.	DESCRIPTION	DATE
	1ST SUBMITTAL	11/20/2016
	2ND SUBMITTAL	01/14/2017
	3RD SUBMITTAL	02/11/2017
	4TH SUBMITTAL	04/15/2017
	5TH SUBMITTAL	05/13/2017

DESIGNED BY: N/A
DRAWN BY: N/A
CHECKED BY: N/A

SCALE NORTH

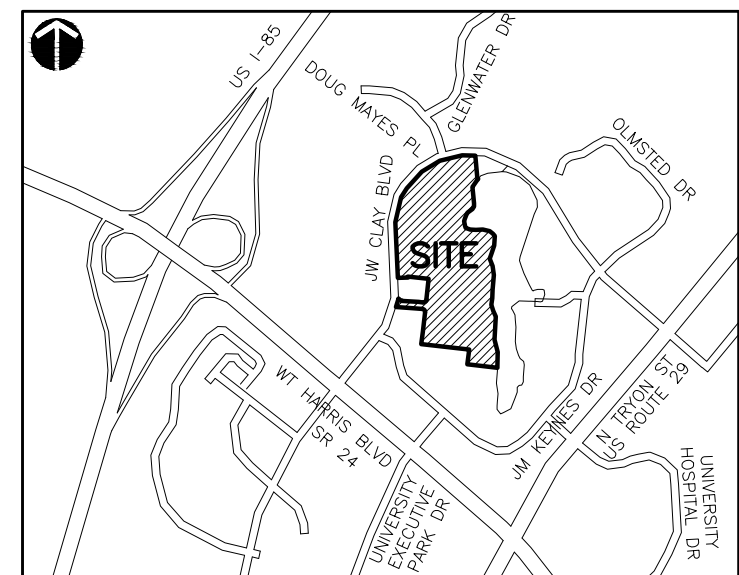
VERT: _____
HORZ: AS NOTED

SHEET TITLE

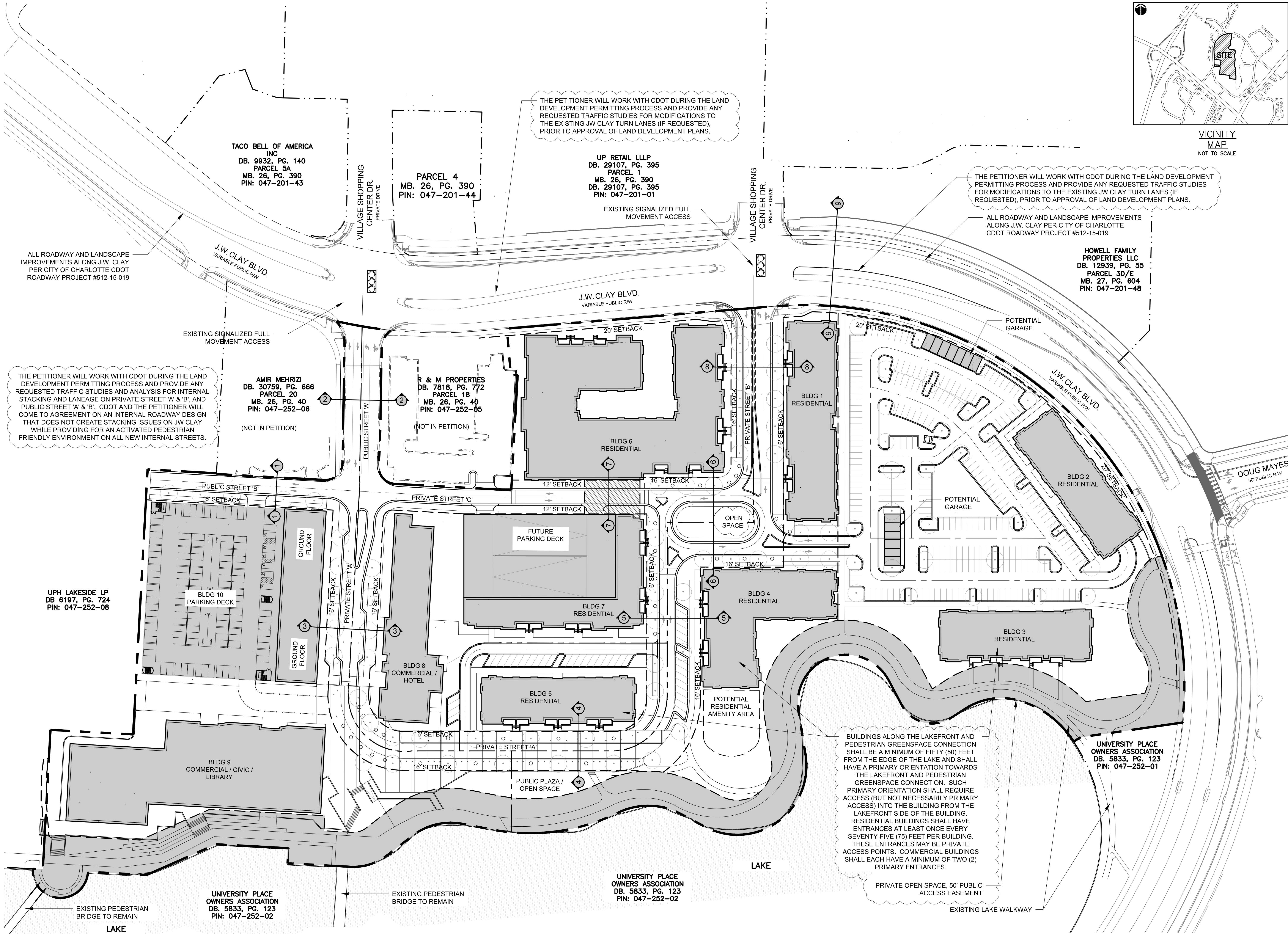
SITE SURVEY

SHEET NUMBER

RZ-4.1



VICINITY
MAP
NOT TO SCALE



PETITION
NO. 2018-151
CITY OF
CHARLOTTE

UNIVERSITY CITY
REZONING

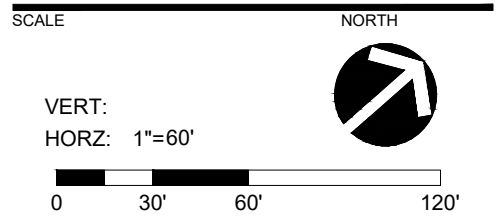
PETITIONER:
EB ARROW

LANDDESIGN PROJ.# 1018377

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1ST SUBMITTAL		11/20/2018
STAFF COMMENTS		01/14/2019
3RD SUBMITTAL		02/11/2019
4TH SUBMITTAL		04/15/2019
5TH SUBMITTAL		05/13/2019

DESIGNED BY: RJP
DRAWN BY: LDB
CHECKED BY: RJP



REZONING SCHEMATIC SITE
PLAN

SHEET NUMBER

RZ-5.0