

VICINITY MAP  
NOT TO SCALE

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, BELOW.

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

- COMMERCIAL: 300,000 SQUARE FEET
- CIVIC (LIBRARY): 20,000 SQUARE FEET
- RESIDENTIAL: 600 UNITS
- HOTEL: SUBJECT TO THE CONVERSION PROVISIONS OF SECTION IV.

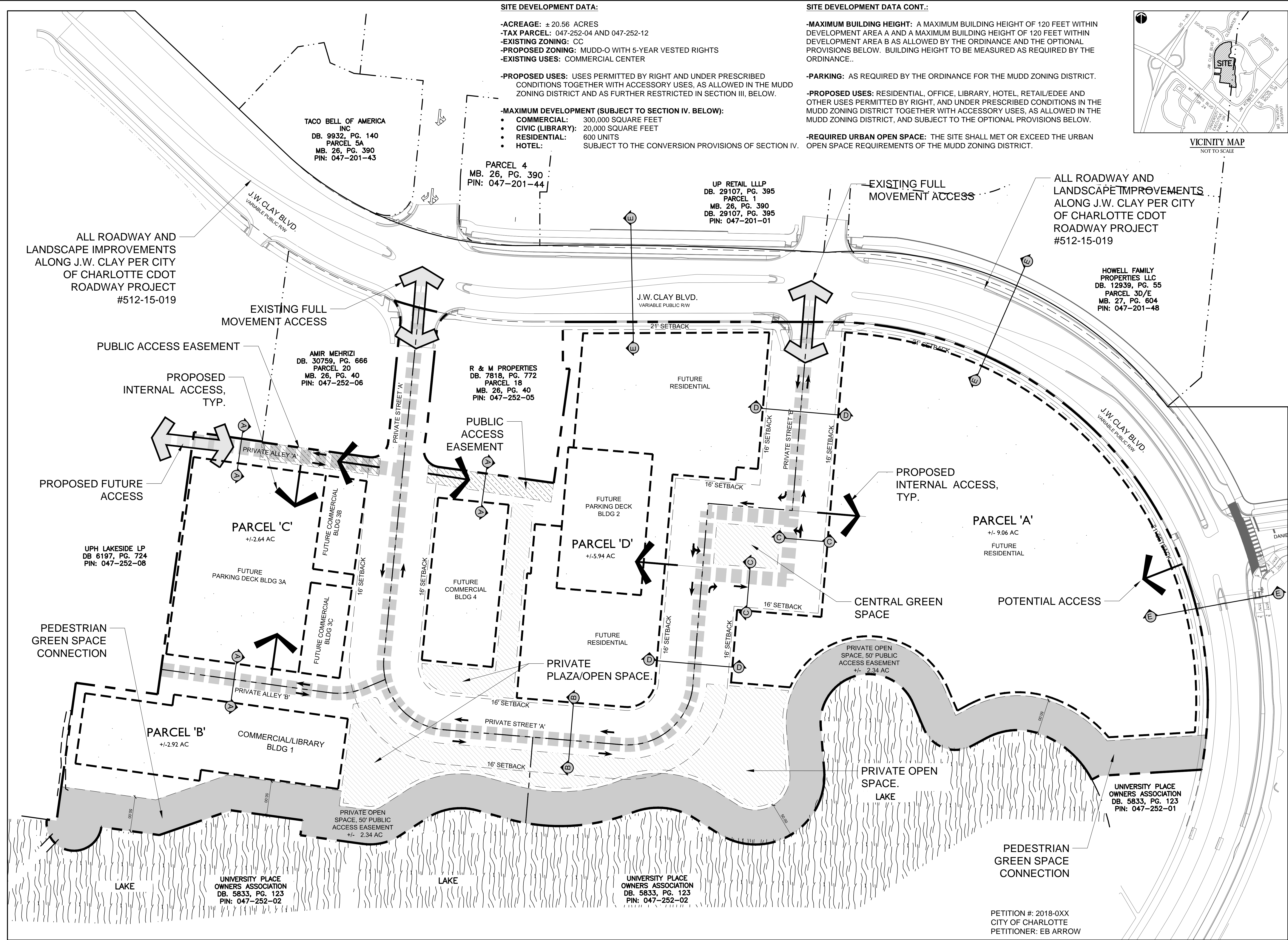
SITE DEVELOPMENT DATA CONT.:

-MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF 120 FEET WITHIN DEVELOPMENT AREA A AND A MAXIMUM BUILDING HEIGHT OF 120 FEET WITHIN DEVELOPMENT AREA B AS ALLOWED BY THE ORDINANCE AND THE OPTIONAL PROVISIONS BELOW. BUILDING HEIGHT TO BE MEASURED AS REQUIRED BY THE ORDINANCE..

-PARKING: AS REQUIRED BY THE ORDINANCE FOR THE MUDD ZONING DISTRICT.

-PROPOSED USES: RESIDENTIAL, OFFICE, LIBRARY, HOTEL, RETAIL/DEE 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 MET OR EXCEED THE URBAN OPEN SPACE REQUIREMENTS OF THE MUDD ZONING DISTRICT.



PETITION  
NO. 2018-0xx

UNIVERSITY CITY  
REZONING

EB ARROW

LANDDESIGN PROJ.#  
1018377

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE  
VERT: 1"=60'  
HORZ: 1"=60'  
SHEET TITLE

REZONING PLAN

SHEET NUMBER

RZ-1.0



Development Standards  
Rezoning Petition No. 2018-xxx  
EBA Investments - Petitioner  
11/20/2018

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, below.  
--Maximum Development (subject to Section IV, below):  
Commercial: 300,000 square feet  
Civic (Library): 20,000 square feet  
Residential: 600 Units  
Hotel: Subject to the conversion provisions of Section IV.  
--Maximum Building Height: As permitted in the MUDD zoning district.  
--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.

302696583 v1

1

302696583 v1

3

302696583 v1

5

302696583 v1

7

KEY MAP

SEAL

PETITION  
NO. 2018-0xx

PROJECT

UNIVERSITY CITY  
REZONING

EB ARROW

LANDDESIGN PROJ.#

1018377

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE NORTH

VERT:  
HORZ: NTS

(NOT TO SCALE)

SHEET TITLE

REZONING NOTES

SHEET NUMBER

RZ-2.0

- c. To allow drop off areas in front of office buildings, pick-up and drop off areas in front of EDEE 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; and
  - Drive-through service windows.

IV. Maximum Development

- a. The Site consists of Parcels A, B, C, and D (collectively, "the Parcels"), as generally depicted on the Rezoning Plan.
- The principal buildings within **Parcel A** may be developed with up to 300 multi-family residential units and associated surface parking, along with any accessory uses allowed in the MUDD zoning district.
  - The principal buildings within **Parcel B** may be developed with up to: (i) 20,000 square feet of library, community center or other civic uses and (ii) 180,000 square feet of commercial uses such as 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.
  - The principal buildings within **Parcel C** may be developed with up to 120,000 square feet of gross floor area of commercial uses such as office, retail, 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.
  - The principal buildings within **Parcel D** may be developed with up to 300 multi-family residential units and associated structured parking facility, along with any accessory uses allowed in the MUDD zoning district.

VI. Design Guidelines

- a. General Design Guidelines.

- shall be provided before the first certificate of occupancy is issued for Parcel B, Parcel C, or Parcel D.
- d. Where necessary, the Petitioner shall dedicate and convey in fee simple all rights of way to the City of Charlotte before the Site's first building certificate of occupancy is issued.
- e. During development of Parcel A, B and C, uses may be served by surface parking areas. Structured parking facilities shall be required prior to the issuance of the first certificate of occupancy for any residential development within Parcel D.
- f. Unless otherwise state herein, all transportation improvements shall be substantially completed before the Site's first building certificate of occupancy is issued.
- Substantial completion shall mean completion of the roadway improvements in accordance with the standards set forth herein provided, however, in the event certain non-essential roadway improvements (as reasonably determined by CDOT) are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then CDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.
- g. Access:
- Access to the Site from external public streets will be as generally depicted on the Rezoning Plan, subject to adjustments as set forth below.
  - The Rezoning Plan identifies potential vehicular access points which could be surface drives or entrances to structured parking facilities. There shall be a maximum of three (3) access points, as generally depicted on the Rezoning Plan. The exact number and location of vehicular access points will be determined during the design process and thereafter with approval from appropriate governmental authorities, subject to applicable statutes, ordinances and regulations such as subdivision and driveway regulations. Petitioner, in its discretion may limit ingress and egress movements or restrict certain vehicular access points to one-way traffic if necessary.
  - The alignment of vehicular circulation and driveways may be modified by the Petitioner, subject to CDOT's final approval.

VI. Design Guidelines

- a. General Design Guidelines.

- Preferred Exterior Building Materials: All principal and accessory buildings abutting a network required public or private street shall comprise a minimum of 50% of that building's entire facade facing such network street using brick, glass, natural stone (or its synthetic equivalent), stucco, fiber cement, corrugated metal, steel accents, architectural shingles or other material approved by the Planning Director.
- Prohibited Exterior Building Materials: The Petitioner will not utilize (1) vinyl siding (but not vinyl hand rails, windows or door trim) or (2) concrete masonry units not architecturally finished.
- The ground floor of each building facade fronting J W Clay Boulevard or the Pedestrian Greenspace Connection shall contain a minimum of 60% visible active use.
- Building Massing and Height shall be designed to break up long monolithic building forms as follows:
  - Buildings exceeding 120 feet in length shall include modulations of the building massing/facade plane (such as recesses, projections, and architectural details). Modulations shall be a minimum of 10 feet wide and shall project or recess a minimum of one (1) foot extending through at least a full floor.
- Meter banks will be screened where visible from public view at grade from public or private streets and shall be located outside of the setback.
- Rooftop HVAC and related mechanical equipment will be screened from public view at grade from public or private streets.
- Dumpsters, loading and services areas shall be screened from streets, common open spaces and any adjacent residential uses with materials complimentary to the principal structure. Dumpster enclosures will not directly abut the back of a sidewalk.
- Backflow preventers and transformers shall be screened and located outside the setback, but can be located in a four (4) foot transition zone.
- With the exception of structured parking facilities, multi-story buildings shall have a minimum of 20% percent transparency on all upper stories.

VII. Parking & Pedestrian Areas

- a. Structured parking facilities shall be designed to encourage and complement pedestrian-scale interest and activity on the ground floor and be architecturally compatible with primary buildings on all levels.

- b. Openings at the street level are limited to vehicular entrances, pedestrian access to the structure, and ventilation openings. All such openings shall be decorative and be an integral part of the overall building design.
- c. On-site loading docks and waste areas shall be separated and/or screened from view at ground level from primary building entrances.
- d. **Urban Open Space.** The Site shall met or exceed the Urban Open Space requirements of the MUDD zoning district.
- The Petitioner intends to provide a Pedestrian Greenspace Connection in the area as generally depicted on the Rezoning Plan to serve as a focal point adjacent to the existing lake edge. This area is intended to include and multi-modal trail with pocket amenity plazas and linear park features. The Pedestrian Greenspace Connection shall be a minimum of two (2) acres. The Private Plazas, Private Open Space, and Central Green Space areas, as generally shown on the Rezoning Plan, shall be a minimum of one and a half (1.5) acres, total, and may include features such as, but not limited to: water features, gazebos, specialty graphics or sculptures, landscaping, specialty paving, seating areas, signage (e.g., wayfinding, directional, special event), art work, and/or other site elements that help create vibrant pedestrian open space.

VIII. Environmental Features

The Petitioner shall comply with the Post Construction Stormwater Ordinance and Tree Ordinance.

IX. Signage

Signage as allowed by the Ordinance and by the Optional Provisions set forth under Section II above may be provided.

X. Lighting:

- a. Detached lighting on the Site, except street lights located along public streets, will be limited to 30 feet in height.
- b. Attached and detached lighting shall be downwardly directed. However, upward facing accent lighting shall be permitted.

XI. Amendments to the Rezoning Plan:

Future amendments to the Rezoning Plan may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

XII. Binding Effect of the Rezoning Application:

If this Rezoning Petition is approved, all conditions applicable to the development of the

Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.

XIII. Vested Rights Provision:

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.

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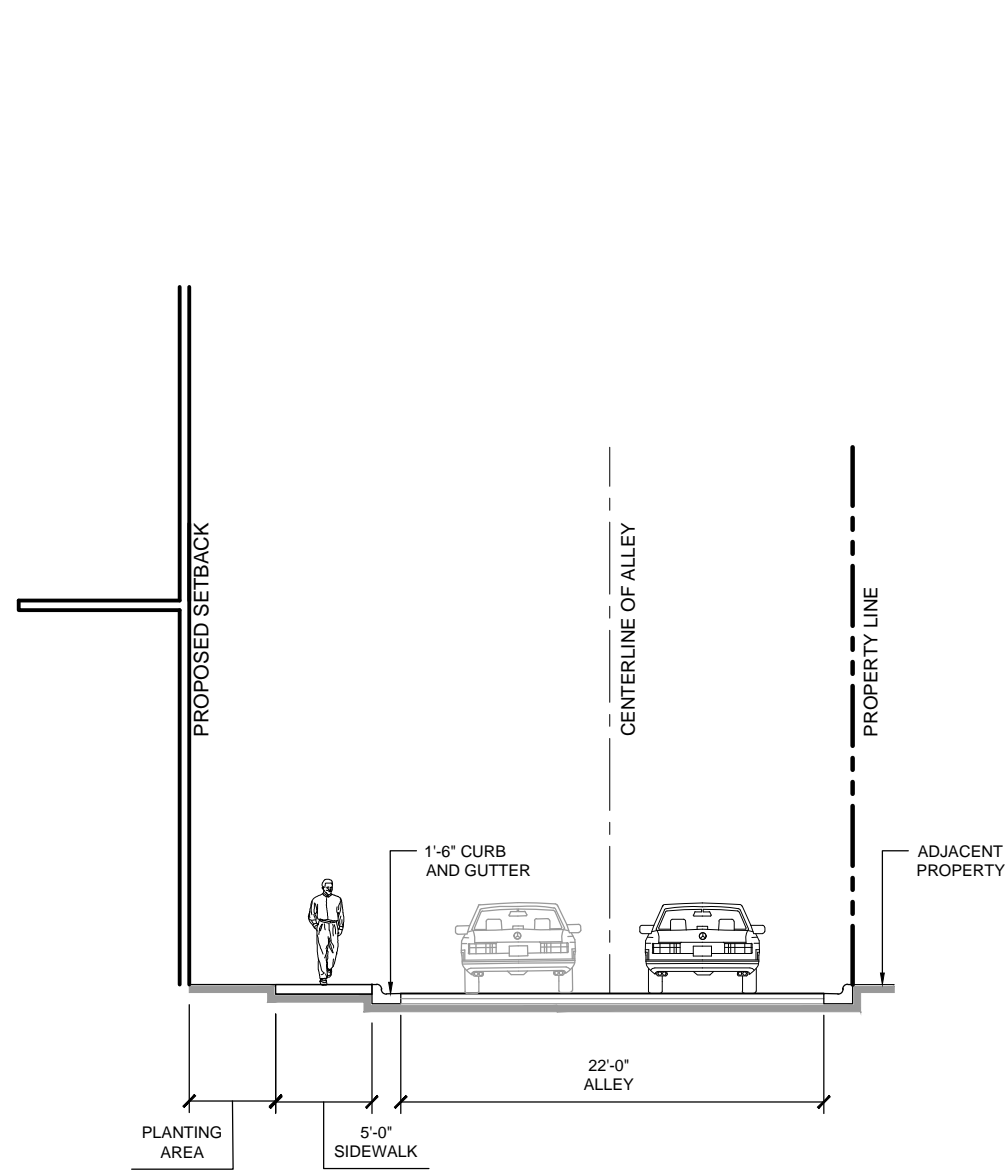
302696583 v1

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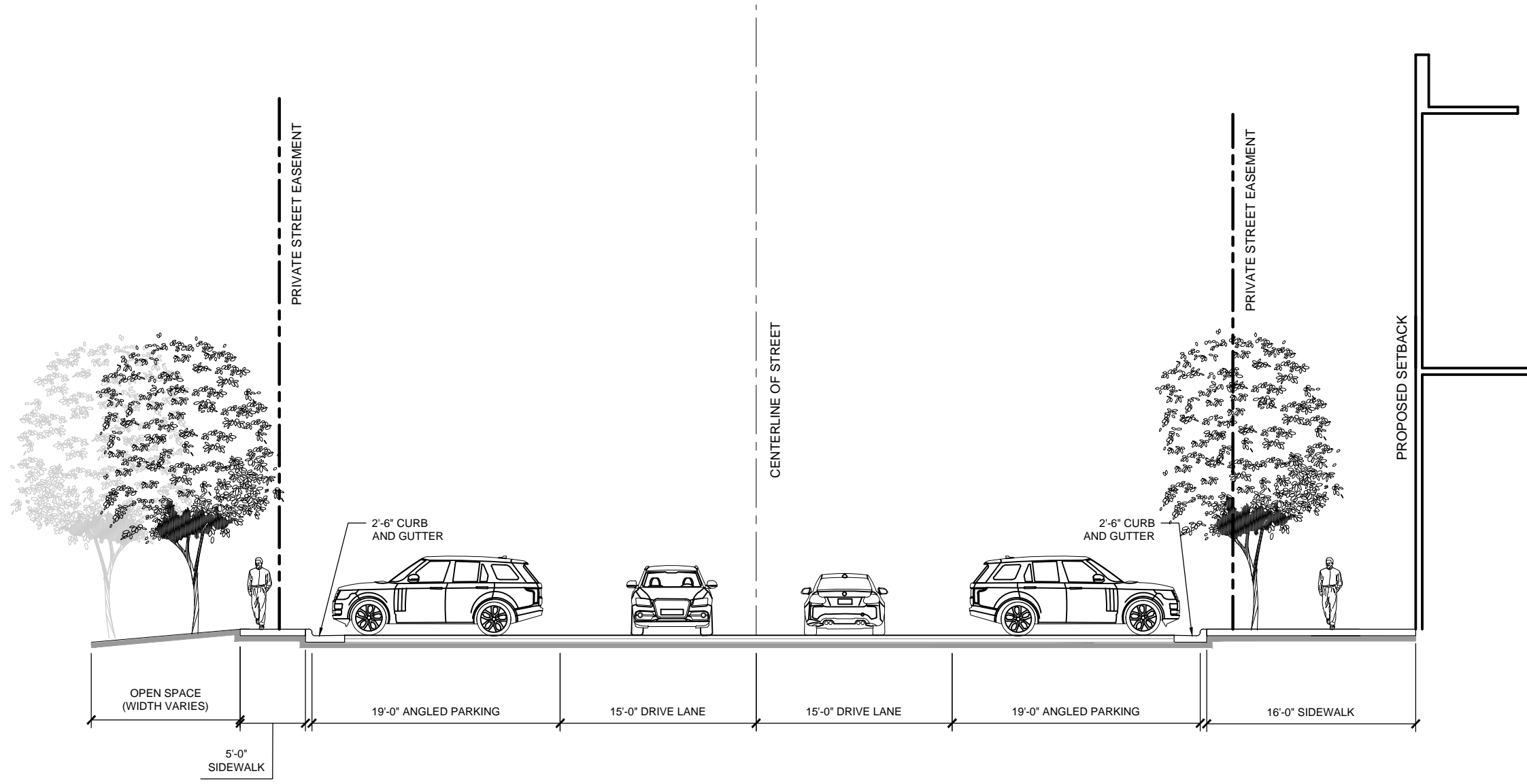
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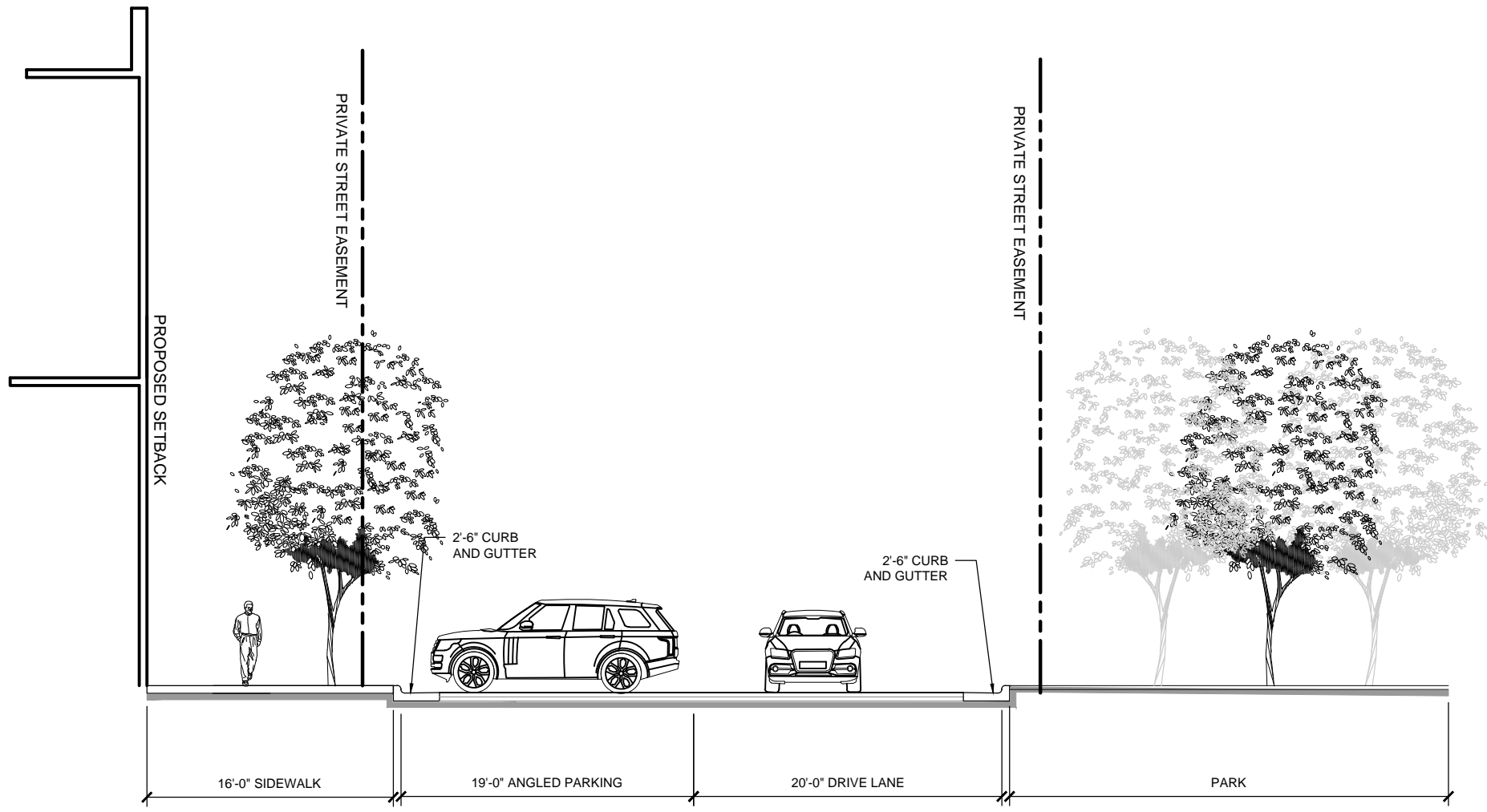




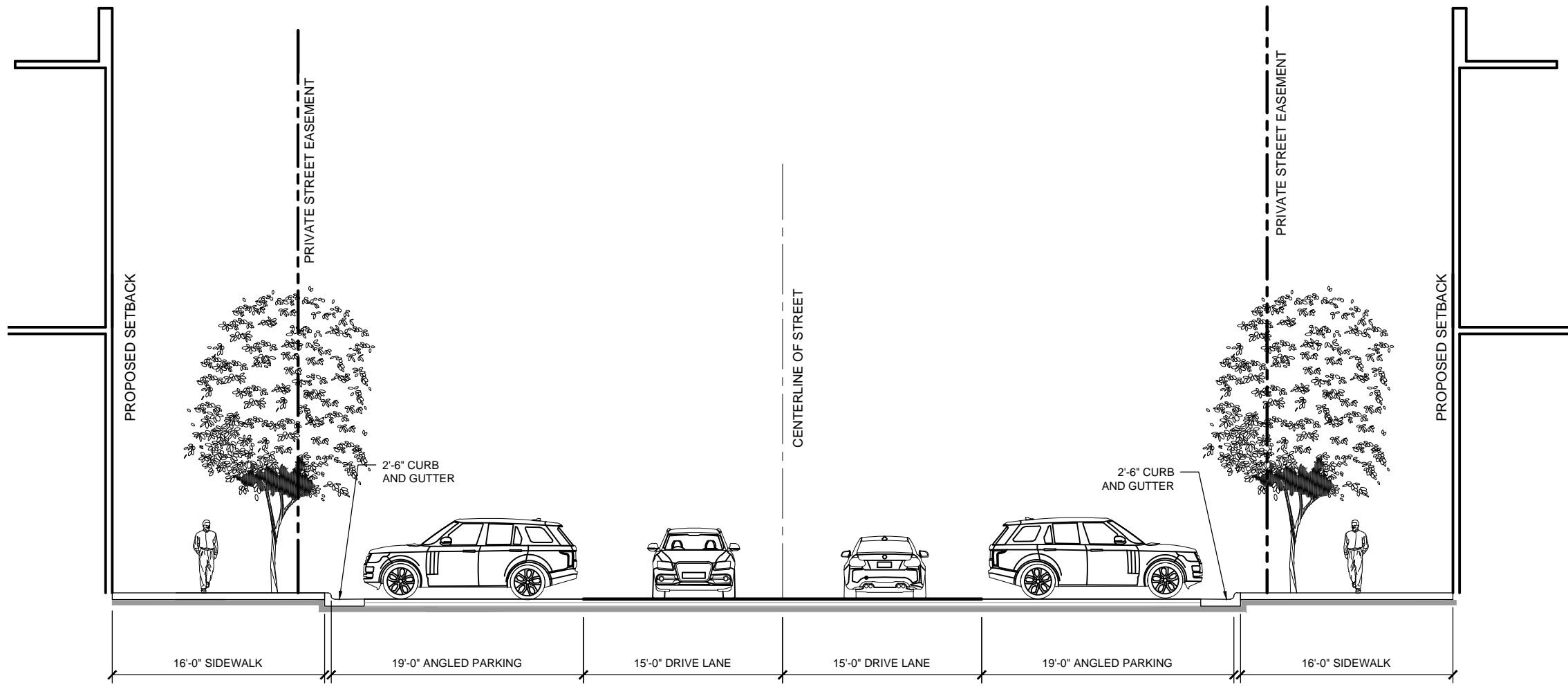
TYPICAL ALLEY CROSS-SECTION  
SECTION A-A  
SCALE: 1" = 10'-0"



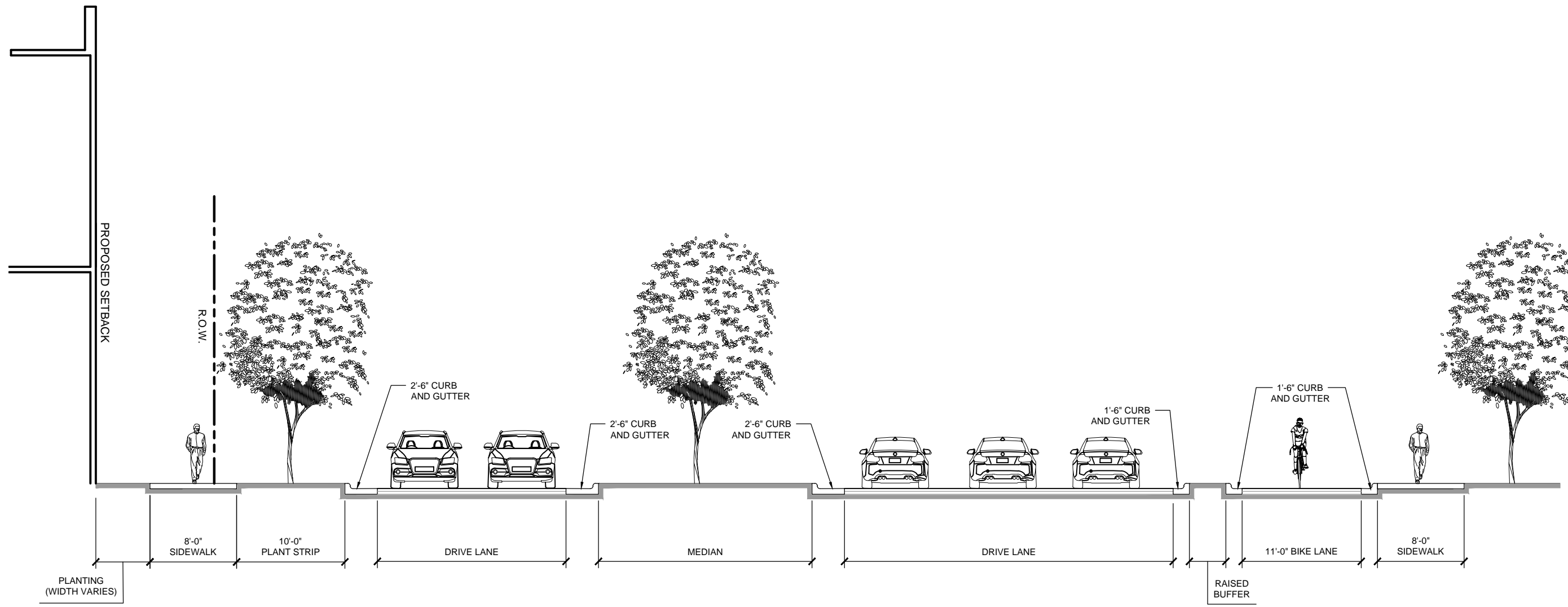
MAIN STREET AT OPEN SPACE CROSS-SECTION  
SECTION B-B  
SCALE: 1" = 10'-0"



MAIN STREET AT PARK CROSS-SECTION  
SECTION C-C  
SCALE: 1" = 10'-0"



MAIN STREET CROSS-SECTION  
SECTION D-D  
SCALE: 1" = 10'-0"



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

KEY MAP

SEAL

PETITION  
NO. 2018-0xx

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UNIVERSITY CITY  
REZONING

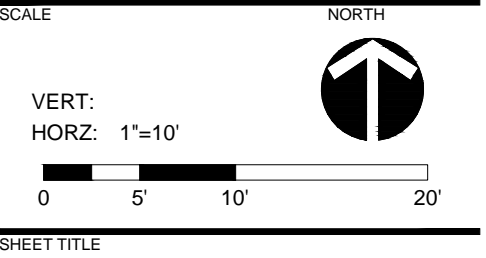
EB ARROW

LANDDESIGN PROJ.# 1018377

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:



STREET CROSS SECTIONS

SHEET NUMBER  
RZ-3.0









- EIP - EXISTING IRON PIN  
IPS - IRON PIN SET  
F.F.E. - FINISH FLOOR ELEVATION  
R/W - RIGHT OF WAY  
RWM - RIGHT OF WAY MOUNTAIN  
ESMT - EASEMENT  
M.B. - MAPBOOK  
PG. - PAGE  
EX. - EXISTING
- ⊙ - EXISTING IRON PIN  
☆ - LIGHT POLE  
■ - CATCH BASIN  
Ⓢ - STORM MANHOLE  
Ⓢ - SEWER MANHOLE  
h - HANDICAPPED PARKING  
EM - ELECTRICAL METER  
EB - ELECTRICAL BOX  
CO - CLEAN OUT  
UC - UNDER CONSTRUCTION  
WV - WATER VALVE  
T - TELEPHONE
- Ⓐ - NO. OF PARKING SPACES

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'	223.51'	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

- 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 County, (AFFECTS ALL PARCELS) (GENERAL EASEMENT)
4. Easement(s) to Duke Power Company recorded in Book 4870, Page 422, Meadlenburg County, (AFFECTS ALL PARCELS) (AFFECTS ALL PARCELS)
5. Restrictions, restrictions of easement(s) to Meadlenburg County, this policy insures that the restrictions have not been violated and that a future violation thereof will not cause forfeiture or revocation of title. (AFFECTS ALL PARCELS) (GENERAL EASEMENT)
6. University Place Owner's Association Declaration of Easements, Restrictions and Protective Covenants contained in instrument recorded in Book 5678, Page 2/7, Meadlenburg County, this policy insures that the restrictions have not been violated and that a future violation thereof will not cause forfeiture or revocation of title. (AFFECTS ALL PARCELS) (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)
7. Easement(s) to Wal-Mart Stores, Inc. and University Mall recorded in Book 8038, Page 573, Meadlenburg County, (SHOWING HEREON)
8. Easement(s) in part of parcel(s) recorded issued in (NOT SURVEY REPLIED) Mutual Restrictive Covenant Agreement dated as of August 15, 1986 by between Village Place, Inc. and Village Place II, Inc. recorded in Book 5678, Page 2/7, Meadlenburg County, (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)

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:
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, Macklenburg 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.

16. Declaration of Restrictions and Grant of Nonexclusive Easements for Village at 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.

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 p1st recorded in M Book 26, Page 40 and 567 and Map Book 27, Page 604, Mecklenburg County Registry. (SHOWN 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.:

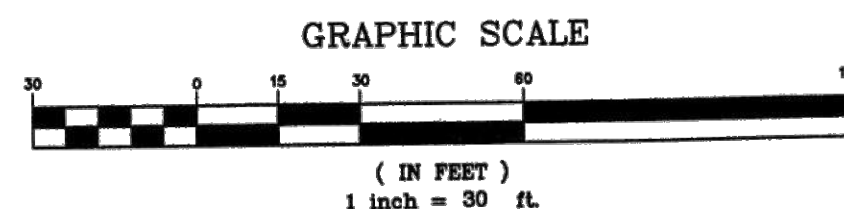
This is to certify that this map and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 2, 3, 4, 6, 7(a), 7(b)(7)(c), 8, 9, 10, 11(b), 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

11/3/05  
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



LEGAL DESCRIPTION (Pier 1 Imports)

Being all of Parcel 3f as described in Plat of "University Place Map 5 recorded at Map Book 27, Page 604, Mecklenburg County Register of Deeds, North Carolina. Situate in the City of Charlotte, N.C., Said property is also described as follows:

beginning at an X-Mark, the side walk, said X-Mark is the sidewalk being on the right of way of J.W. Clay Boulevard (having a variable right of way), and being a common corner of Parcel 3b as recorded in Plat Book 26 at page 587 in said Registry and being the POINT OF BEGINNING; thence S53°47'58"E, a distance of 176.64 feet to a P.K.; thence S06°12'24"W, a distance of 91.68 feet to an X-Mark in the brick paving; thence N04°28'22"W along the tangent curve to the right, having a radius of 34.50 feet, and having a chord bearing of N64°28'22"W, and a chord distance of 26.31 feet, thence northeasterly along the arc a distance of 26.99 feet to an X-Mark in the side walk; thence S06°12'24"W, a distance of 26.99 feet to the point of beginning of the second right of way; thence S06°12'24"W, a distance of 26.99 feet to the non tangent curve to the right, having a radius of 350.00 feet and having a chord bearing of N110°04'00"E, and a chord distance of 223.51 feet, thence northerly along the arc of said Easement right of way a distance of 225.08 feet to the POINT OF BEGINNING. Containing .43,992 square feet or more or less.



TOGETHER WITH appurtenant easements and rights established and created in that certain University Place Owners' Association Declaration of Easements, Restrictions and Protective Covenants recorded in Deed Book 5678 at Page 277 in the Mecklenburg County, North Carolina, Public Registry.

TOGETHER ALSO WITH appurtenant easements and rights established and created in that certain Joint Parking Agreement recorded in Book 5673 at Page 892 in the Mecklenburg County, North Carolina, Public Registry, as amended by that certain Amendment to Joint Parking Agreement recorded in Deed Book 7226 at Page 977 in said Registry and by that certain Restatement of Amendment to Joint Parking Agreement recorded in Deed Book 8047 at Page 754 in said Registry.

TOGETHER ALSO WITH appurtenant easements and rights established and created in that certain Declaration of Restrictions and Grant of Non-exclusive Easements for the Village at University Place recorded in Deed Book 7815 at Page 234 in the Mecklenburg County, North Carolina, Public Registry, as amended by that certain First Amendment to Declaration of Restrictions and Grant of Non-exclusive Easements for the Village at University Place recorded in Deed Book 8078 at Page 150 in said Registry.

TOGETHER ALSO WITH appurtenant easements and rights established and created in that certain Easement Agreement between Wal-Mart, Stores, Inc. and University Place Mall, Inc. recorded in Deed Book 8038 at Page 573 in the Mecklenburg County, North Carolina, Public Registry.

TOGETHER ALSO WITH all right, title and interest of University Place Mall, Inc. in and to the Right of First Refusal Offer, as contained in special warranty deed to Chick-Fil-A, Inc. dated September 27, 1994 and recorded in Deed Book 7924 at Page 89, Mecklenburg County, North Carolina, Public Registry relating to Parcel #20 (Pad J) (approximately 1.01 acres) as shown on Map of University Place Map 3 dated March 29, 1994, as last revised April 19, 1994, recorded in Map Book 26, at Page 40, Mecklenburg County, North Carolina, Public Registry, and all easements appurtenant to such parcel.

				SCALE 1" = 30'		DATE JUNE 3, 2005		SURVEYED AT THE REQUEST OF: SQUIRE, SANDERS & DEMPSEY L.L.P.		SHEET 1	
				FLD, BK, PG. DATA COLLECTOR		DRAWN BY JEC		UNIVERSITY PLACE PARCEL 3f		OF 1	
11/2/05 CLIENT & LENDER COMMENTS JEC		PROFESSIONAL LAND SURVEYORS OF NC EXCELLENCE AS A WORK		JOB NO. 050036-C		CHECKED BY JTT		CITY OF CHARLOTTE		MECKLENBURG COUNTY, N.C.	
10/25/05 CERTIFICATION AND TEXT CHANGES JEC		605 PHILIP DAVIS DRIVE SUITE 3 CHARLOTTE, N.C. 28217 (704) 335-8650 (800) 334-4951 FAX (704) 335-8655									
9/23/05 CERTIFICATION AND TEXT CHANGES JEC											
8/17/05 CERTIFICATION AND TEXT CHANGES JEC											
DATE REVISION BY											

# UNIVERSITY CITY REZONING

EB ARROW

LANDDESIGN PROJ.# 1018377

## REVISION / ISSUANCE

[illegible]

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE NORTH

VERT:  
HORZ: AS NOTED

SHEET TITLE

## SITE SURVEY

SHEET NUMBER

## RZ-4.1