

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.

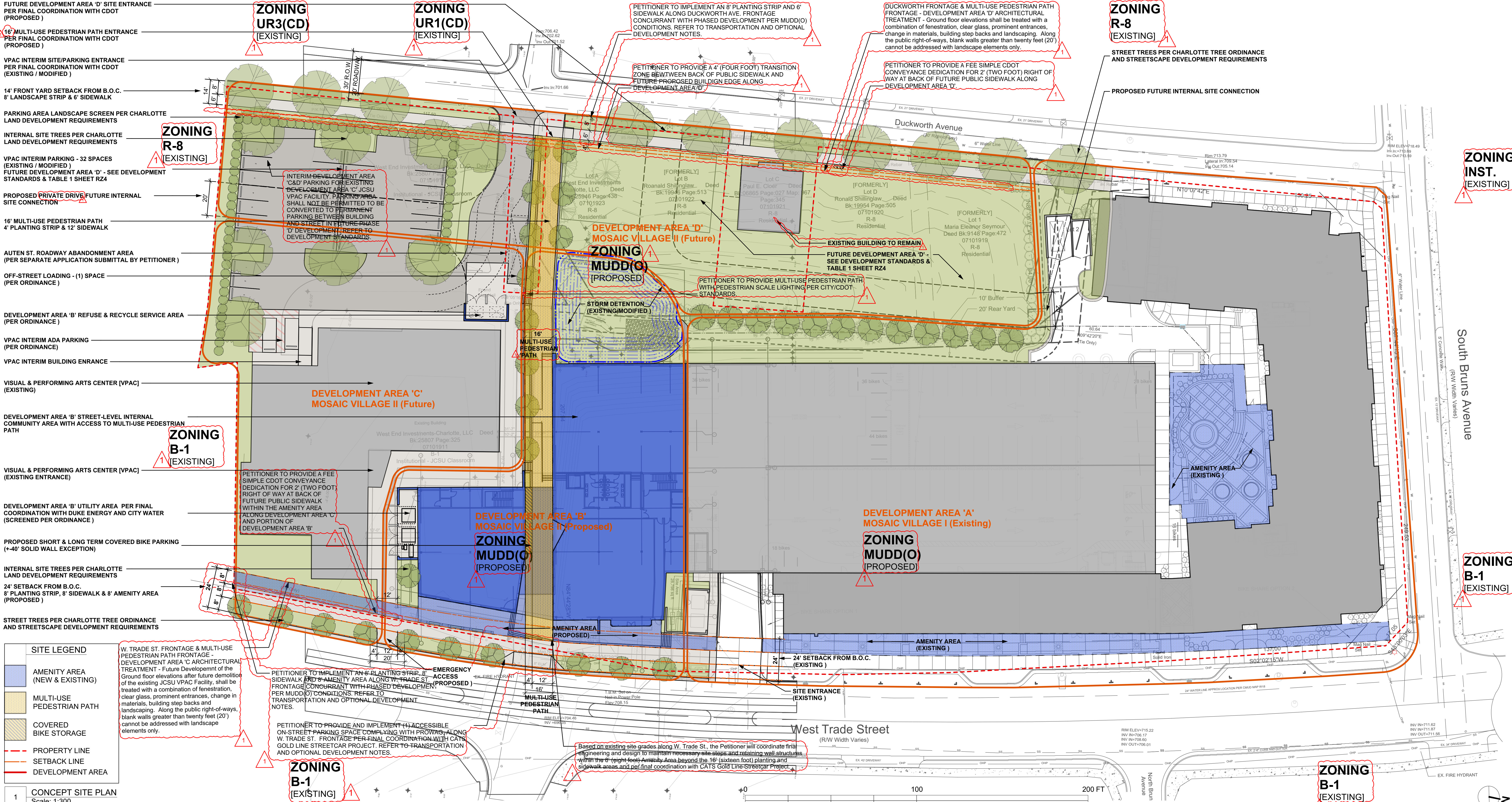
--Parking: As required by the Ordinance for the MUDD(O) zoning classifications.

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.	

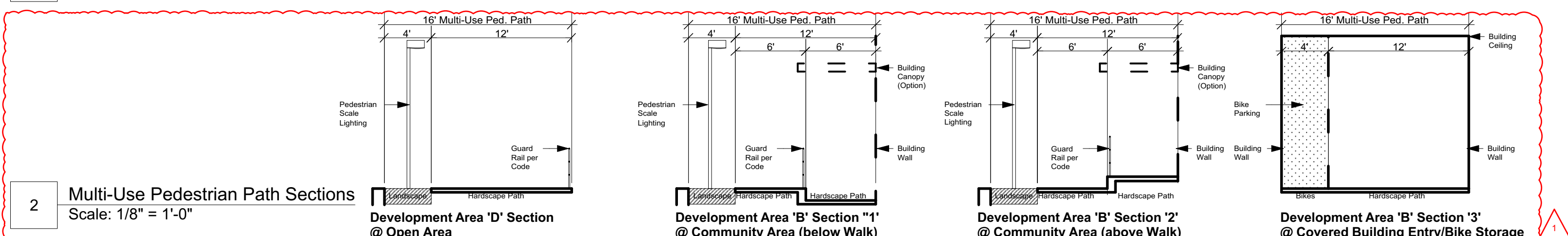
Rezoning Transportation Advisory Information	
The following are requirements of the developer that must be satisfied prior to driveway permit approval.	
1.	According to the City of Charlotte's Driveway Regulations, CDOT has the authority to regulate/approve all private street/driveway and public street 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.

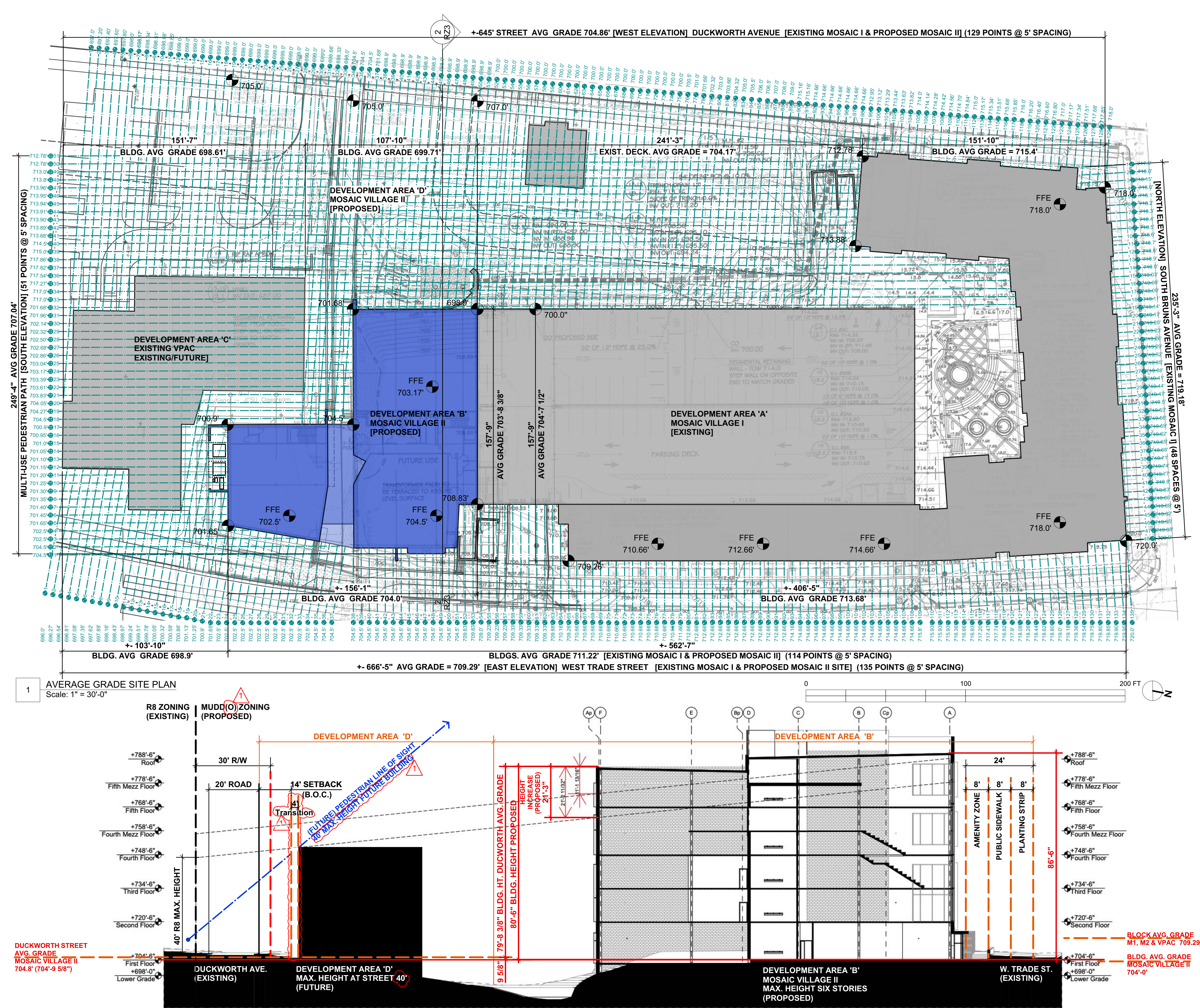


SITE LEGEND

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

CONCEPT SITE PLAN
Scale: 1:300





3 SITE SECTION NO SCALE

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 200
Cornelius, NC 28031-5611
Contact: Mike Griffin

Agent:
Shook Kelley
2151 Hawkins 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

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			
17 700.59	38 704.5	38 704.5	70 710.66	17 699	17 699	17 699			
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			
20 701.25	41 704.5	41 704.5	73 710.66	20 699	20 699	20 699			
21 700.9	42 704.5	42 704.5	74 710.66	21 699	21 699	21 699			
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			
24 702.5	45 704.5	45 704.5	77 710.66	24 699	24 699	24 699			
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			
33 702.5	54 709	54 709	86 712.66	33 698	33 698	33 698			
34 702.5	55 709.23	55 709.23	87 712.66	34 704.5	34 704.5	34 704.5			
35 704.5	56 709.33	56 709.33	88 712.66	35 704.5	35 704.5	35 704.5			
36 704.5	57 709.33	57 709.33	89 712.66	36 704.5	36 704.5	36 704.5			
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			
39 704.5	60 709.33	60 709.33	92 712.66	39 698.9	39 698.9	39 698.9			
40 704.5	61 709.33	61 709.33	93 714.16	40 698.9	40 698.9	40 698.9			
41 704.5	62 709.33	62 709.33	94 714.66	41 698.9	41 698.9	41 698.9			
42 704.5	63 709.88	63 709.88	95 714.66	42 698.9	42 698.9	42 698.9			
43 704.5	64 710.16	64 710.16	96 714.66	43 698.9	43 698.9	43 698.9			
44 704.5	65 709.26	65 709.26	97 714.66	44 698.9	44 698.9	44 698.9			
45 704.5	66 710.66	66 710.66	98 714.66	45 704.5	45 704.5	45 704.5			
46 704.5	67 710.66	67 710.66	99 714.66	46 698.9	46 698.9	46 698.9			
47 704.5	68 710.66	68 710.66	100 714.66	47 698.9	47 698.9	47 698.9			
48 704.5	69 710.66	69 710.66	101 714.66	48 698.9	48 698.9	48 698.9			
49 704.5	70 710.66	70 710.66	102 714.66	49 698.9	49 698.9	49 698.9			
50 704.5	71 710.66	71 710.66	103 714.66	50 698.9	50 698.9	50 698.9			
51 704.5	72 710.66	72 710.66	104 714.66	51 700	51 700	51 700			
52 709.83	73 710.66	73 710.66	105 714.66	52 700	52 700	52 700			
53 709.83	74 710.66	74 710.66	106 714.66	53 700	53 700	53 700			
54 709	75 710.66	75 710.66	107 714.66	54 700	54 700	54 700			
55 709.23	76 710.66	76 710.66	108 714.66	55 700	55 700	55 700			
56 709.23	77 710.66	77 710.66	109 715.8	56 700	56 700	56 700			
57 709.23	78 710.66	78 710.66	110 715.93	57 700	57 700	57 700			
58 709.33	79 711.66	79 711.66	111 715.93	58 700	58 700	58 700			
59 709.33	80 711.66	80 711.66	112 715.93	59 700	59 700	59 700			
60 709.33	81 712.66	81 712.66	113 716.36	60 700	60 700	60 700			
61 709.33	82 712.66	82 712.66	114 716.36	61 700	61 700	61 700			
62 709.33	83 712.66	83 712.66	115 716.36	62 700	62 700	62 700			
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			
65 709.26	86 712.66	86 712.66	118 717.82	65 700	65 700	65 700			
66 710.66	87 712.66	87 712.66	119 717.9	66 700	66 700	66 700			
67 710.66	88 712.66	88 712.66	120 718.66	67 700	67 700	67 700			
68 710.66	89 712.66	89 712.66	121 718.26	68 700	68 700	68 700			
69 710.66	90 712.66	90 712.66	122 718.26	69 700	69 700	69 700			
70 710.66	91 712.66	91 712.66	123 718.44	70 700	70 700	70 700			
71 710.66	92 712.66	92 712.66	124 718.62	71 700	71 700	71 700			
72 710.66	93 714.16	93 714.16	125 718.6	72 700	72 700	72 700			
73 710.66	94 714.66	94 714.66	126 719	73 700	73 700	73 700			
74 710.66	95 714.66	95 714.66	127 719.18	74 700	74 700	74 700			
75 710.66	96 714.66	96 714.66	128 719.36	75 700	75 700	75 700			
76 710.66	97 714.66	97 714.66	129 719.54	76 700.5	76 700.5	76 700.5			
77 710.66	98 714.66	98 714.66	130 719.75	77 701	77 701	77 701			
78 710.66	99 714.66	99 714.66	131 719.8	78 701.66	78 701.66	78 701.66			
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	133 719.85	80 700	80 700	80 700			
81 712.66	102 714.66	102 714.66	134 719.85	81 703.65	81 703.65	81 703.65			
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	83 705.5	83 705.5	83 705.5			
84 712.66	105 714.66	105 714.66	137 720.24	84 705.5	84 705.5	84 705.5			
85 712.66	106 714.66	106 714.66	138 720.24	85 705.5	85 705.5	85 705.5			
86 712.66	107 714.66	107 714.66	139 720.24	86 705.5	86 705.5	86 705.5			
87 712.66	108 714.66	108 714.66	140 720.24	87 705.5	87 705.5	87 705.5			
88 712.66	109 715.8	109 715.8	141 720.24	88 705.5	88 705.5	88 705.5			
89 712.66	110 715.93	110 715.93	142 720.24	89 705.5	89 705.5	89 705.5			
90 712.66	111 715.93	111 715.93	143 720.24	90 705.5	90 705.5	90 705.5			
91 712.66	112 715.93	112 715.93	144 720.24	91 705.5	91 705.5	91 705.5			
92 712.66	113 716.36	113 716.36	145 720.24	92 705.5	92 705.5	92 705.5			
93 714.16	114 716.66	114 716.66	146 720.24	93 705.5	93 705.5	93 705.5			
94 714.66	115 716.93	115 716.93	147 720.24	94 705.5	94 705.5	94 705.5			
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	120 718.08	120 718.08	152 720.24	99 705.5	99 705.5	99 705.5			
100 714.66	121 718.26	121 718.26	153 720.24	100 705.5	100 705.5	100 705.5			
101 714.66	122 718.36	122 718.36	154 720.24	101 705.5	101 705.5	101 705.5			
102 714.66	123 718.44	123 718.44	155 720.24	102 705.5	102 705.5	102 705.5			
103 714.66	124 718.62	124 718.62	156 720.24	103 705.5	103 705.5	103 705.5			
104 714.66	125 718.8	125 718.8	157 720.24	104 705.5	104 705.5	104 705.5			
105 714.66	126 719	126 719	158 720.24	105 705.5	105 705.5	105 705.5			
106 714.66	127 719.18	127 719.18	159 720.24	106 705.5	106 705.5	106 705.5			
107 714.66	128 719.36	128 719.36	160 720.24	107 705.5	107 705.5	107 705.5			
108 714.66	129 719.54	129 719.54	161 720.24	108 705.5	108 705.5	108 705.5			
109 715.8	130 719.75	130 719.75	162 720.24	109 705.5	109 705.5	109 705.5			
110 715.93	131 719.8	131 719.8	163 720.24	110 705.5	110 705.5	110 705.5			
111 715.93	132 719.85	132 719.85	164 720.24	111 705.5	111 705.5	111 705.5			
112 715.93	133 719.85	133 719.85	165 720.24	112 705.5	112 705.5	112 705.5			
113 715.93	134 719.85	134 719.85	166 720.24	113 705.5	113 705.5	113 705.5			
114 715.93	135 720	135 720	167 720.24	114 705.5	114 705.5	114 705.5			
115 716.93	136 720.24	136 720.24	168 720.24	115 705.5	115 705.5	115 705.5			
116 717.2	137 720.24	137 720.24	169 720.24	116 705.5	116 705.5	116 705.5			
117 717.47	138 720.24	138 720.24	170 720.24	117 705.5	117 705.5	117 705.5			
118 717.82	1								

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.

1. General Provisions: a. 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").

b. 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.

c. 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.

d. 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.

e. 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.

f. 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.

g. 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.

h. 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.

i. 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).

j. 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.

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

a. 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.

b. 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.

c. 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.

d. 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.

e. 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.

f. 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.

3. The petitioner will implement an 8' (eight foot) planting strip and 6' (six foot) sidewalk along the Duckworth Ave. frontage prior to receipt of Certificate of Occupancy for Buildings within each separate phase of Development Area 'D' construction along Duckworth Ave.

h. The petitioner will implement an 8' (eight foot) planting strip and 8' (eight foot) sidewalk along the W. Trade St. frontage prior to receipt of Certificate of Occupancy for Buildings within each separate phase of Development Area 'B' and Development Area 'C' construction along W. Trade St.

3. Permitted Uses, Development Area Limitations, Transfer & Conversion Rights:

a. 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:

- (i) 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);
- (ii) 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;
- (iii) 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;
- (iv) 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;
- (v) 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;
- (vi) 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)

a. 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.

b. The following uses are expressly prohibited on the Site:

- (i) 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;
- (ii) no convenience store/gas station uses;
- (iii) no stand-alone retail uses in a building as the sole principal uses of such building;
- (iv) no drugstores with drive-through windows nor drugstores without drive-through windows of greater than 8,000 square feet of gross floor area;
- (v) 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);
- (vi) 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);
- (vii) no "hookah lounges, vape stores, tattoo parlors, or similar facilities;
- (viii) no sweepstakes parlors;
- (ix) no check cashing or payday lender type of operations;
- (x) no gambling/gaming establishments;
- (xi) no gas stations or automotive service/repair uses;
- (xii) 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;
- (xiii) 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;
- (xiv) no day labor employment support services of agencies;
- (xv) no donation drop-off facilities operating as a principal use;
- (xvi) no adult clubs or similar facilities;
- (xvii) no temporary employment services as a principal use;
- (xviii) no funeral services as a principal use;
- (xix) no storage facilities as a principal use; and

c. The height of principal buildings on the Site shall be as described in the Development Data portion above under "Maximum Building Heights".

4. Transportation Improvements and Access:

a. 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:

- 1. 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.
- 2. 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.

c. The height of principal buildings on the Site shall be as described in the Development Data portion above under "Maximum Building Heights".

4. Transportation Improvements and Access:

a. 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:

- 1. 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.
- 2. 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.

3. 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.

4. The location of the Duckworth Ave. future back of curb may remain as is. The location of the West Trade St. future back of curb is to be determined by the CATS Gold Line Streetcar Project.

5. The petitioner will implement an 8' (eight foot) planting strip and 6' (six foot) sidewalk along the Duckworth Ave. frontage per the Optional Provisions noted above.

6. The petitioner will implement an 8' (eight foot) planting strip and 8' (eight foot) sidewalk along the W. Trade St. frontage per the Optional Provisions noted above.

7. Based on existing site grades along W. Trade St., the Petitioner will coordinate final engineering and design to maintain necessary site steps and retaining wall structures within the 8' (eight foot) Amenity Area beyond the 16' (sixteen foot) planting and sidewalk areas and per final coordination with CATS Gold Line Streetcar Project.

8. Based on existing site grades along W. Trade St. and final coordination with the CATS Gold Line Streetcar Project, the Petitioner will coordinate final engineering and design to implement one (1) accessible on-street parking space along the W. Trade St. frontage, complying to PROWAG Guidelines.

Prepared for: West End Investments, LLC 19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Mike Griffin

Agent: Shook Kelley 2151 Hawking St., Suite 400 Charlotte, NC 29203 Contact: Frank Quattrocchi

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

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

19109 West Catawba Ave, Suite 200 Cornelius, NC 28031-5611 Contact: Frank Quattrocchi

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

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

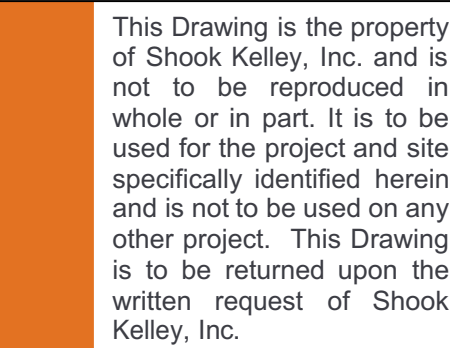
c (704) 953-0364
frankquattrocchi@shookkelley.com

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
© 2014 Shook Kelley, Inc.
All Rights Reserved

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



1°31'W
4°57'E
4°45'W
7°18'E
5°38'W
9°09'W
9°09'W
9°30'W
0°46'W

**MOSAIC VILLAGE II
BOUNDARY AREA
2018-149
REZONING AREA**

- 1) *This property may be subject to any Easements, Rights-of-way, and/or Restrictive Covenants.*
- 2) *Boundary information based on Map Book 722 of Page 591, Deed Book 22753 of Page 964 and Deed Book 19602 of Page 405 as recorded in the Mecklenburg County Register of Deeds.*
- 3) *This survey is of an existing parcel or parcels of land.*
- 6) *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-(Business District); and is included in the West End Land Use Pedescope and Pedestrian Overlay (PZO).*
- 8) *SETBACKS*

Front Street Type A (West Trade St.) – 24' minimum to back of curb. The setback includes an option for recessed parking on-street parking which moves the curb back an additional 6'.
 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 in location of Flood Zone X as shown on Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Community Plan 3710544400K Page 454, with an effective date of 9/7/2015*
- 11) *On-street parking with no Wetlands had been marked for location.*
- 12) *Approximate Building Height is 49'-0".*
 Approximate Parking Deck Height is 55' +/-
- 13) *There are no observable, above ground encroachments by the immediate owner on the subject property upon adjoining properties, streets, alleys, easements or right-of-ways.*

SURVEYOR NOTES

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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N08°05'17"E	20.04'
L2	N09°42'20"E	10.00'
L3	S84°44'28"E	2.29'
L5	S83°11'13"E	8.07'
L6	N05°25'25"E	17.36'
L7	N86°35'45"E	12.86'

BOUNDARY SURVEY
OF

TAX PARCELS: 071-01-911, 071-01-925, 071-01-926,
071-01-927, 071-01-928, 071-01-909, 071-01-908,
071-01-907.

LOCATION: CITY OF CHARLOTTE, NORTH CAROLINA

OWNERS: MOSAIC VILLAGE HOLDINGS, LLC
19141 W. CATAWBA AVENUE
CORNELIUS, NC 28031-5502

Deed Bk: 28850 at Page: 742

DRAWN BY: MDH	CHECKED BY: JHP
SCALE: 1" = 30'	
DATE OF FIELD SURVEY: NOVEMBER 11, 2018	
DATE OF MAP: NOVEMBER 20, 2018	
JOB NUMBER	SHEET NUMBER

West End Investments, LLC Mosaic Village II

Existing Site Surveys

M2 Zoning Plan.vwx

Project ID: 18046.001

RZ6

© 2014 Shook Kelley, Inc
All Rights Reserved

704 / 377 0661
www.shookkelley.com