

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.

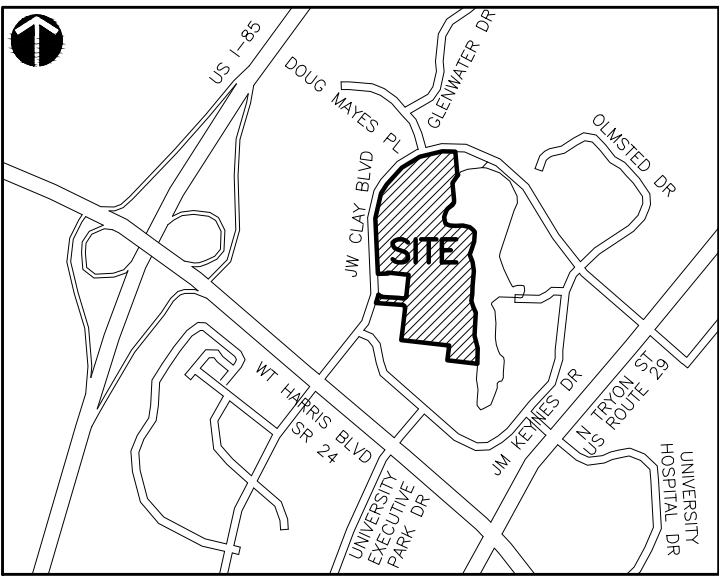
SITE DEVELOPMENT DATA CONT.:

-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 MET 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)



VICINITY  
MAP  
NOT TO SCALE

KEY MAP

SEAL

PETITION  
NO. 2018-151  
CITY OF  
CHARLOTTE

UNIVERSITY CITY  
REZONING

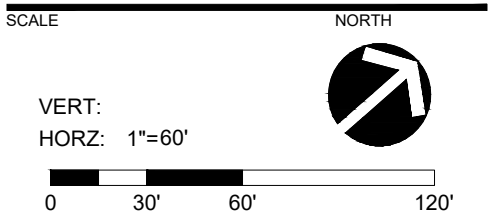
PETITIONER:  
EB ARROW

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



TECHNICAL DATA SHEET

SHEET NUMBER

RZ-1.0



ORIGINAL SHEET SIZE: 24" X 36"



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.

compatible with primary buildings on all levels. The proposed parking structure on Parcel C2 that fronts on Private Street C shall not have ground floor active uses fronting Private Street C. The ground floor parking shall be screened from the street with architectural louvers or decorative screens.

- 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 meet or exceed the Urban Open Space requirements of the MUDD zoning district.

- 1. The Petitioner will 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 will include a twelve (12) foot 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

- i. Buildings shall be placed so as to present a front or side façade to all network required streets.
- ii. Buildings shall front a minimum of 60% of the total network required street frontage on the site (exclusive of driveways, pedestrian access, points, accessible open space, tree save or natural areas, tree replanting areas and storm water facilities).
- iii. Driveways intended to serve single units shall be prohibited on all network required streets.
- iv. Architectural Elevation Design - elevations shall be designed to create visual interest as follows:
  - 1. Building elevations shall be designed with vertical bays or articulated architectural façade features which may include but not be limited to a combination of exterior wall offsets, projections, recesses, pilasters, banding, windows, balconies, awnings, bump outs, and change in materials or colors.
  - 2. Building elevations facing network required public or private streets shall not have expanses of blank walls greater than 20 feet in all directions and architectural features such as but not limited to banding, medallions or design features or materials will be provided to avoid a sterile, unarticulated blank treatment of such walls.
- v. Roof Form and Articulation - roof form and lines shall be designed to avoid the appearance of a large monolithic roof structure as follows:
  - 1. Long pitched or flat roof lines shall avoid continuous expanses without variation by including changes in height and/or roof form, to include but not be limited to gables, hips, dormers or parapets.
  - 2. For pitched roofs the minimum allowed is 4:12 excluding buildings with a flat roof and parapet walls.
- vi. Exposed multi-level parking decks shall provide screening so that interior lighting and cars are not visible from public streets. This is primarily accomplished by the use of architectural louvers or decorative screens on all levels so that vehicles and interior lighting are not seen from adjacent street level.
- vii. Sidewalk extensions shall be provided between all required street trees on all public and private network required streets when parking is adjacent.

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

- 8. 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, except for sidewalks providing access to the dumpster enclosure.
- 9. Backflow preventers and transformers shall be screened and located outside the setback, but can be located in a four (4) foot transition zone.
- 10. With the exception of structured parking facilities, multi-story buildings shall have a minimum of 20% percent transparency on all upper stories.
- b. **Office and Commercial Building Design Guidelines**
  - 1. The commercial or retail space(s) proposed in Parcel E shall have a minimum depth of forty (40) feet.
  - 2. Office and Commercial building heights shall be a minimum of twenty-two (22) feet.
  - 3. Building Placement and Site Design shall focus on and enhance the pedestrian environment on public or private network required streets through the following:
    - i. Buildings shall be placed so as to present a front or side façade to all streets.
    - ii. Facades fronting streets shall include a combination of windows and operable doors for a minimum of 60% of each frontage elevation transparent glass between 2' and 10' on the first floor. Up to 10% of this requirement may be comprised of display windows. These display windows must maintain a minimum of 3'-0" clear depth between window and rear wall. Windows within this zone shall not be screened by film, decals, and other opaque material, glazing finishes or window treatments. The maximum sill height for required transparency shall not exceed 4'-0" above adjacent street sidewalk.
    - iii. The facades of first ground floor of buildings along streets shall incorporate a minimum of 20% Preferred Exterior Building Materials.
    - iv. Direct pedestrian connection shall be provided between street facing doors and corner entrance features to sidewalks on adjacent streets.
    - v. Building elevations shall not have expanses of blank walls greater than twenty (20) feet in all directions and shall contain architectural features such as but not limited to banding, medallions or design features or materials to avoid a sterile, unarticulated blank wall treatment.
- c. **Residential Building Design Guidelines**
  - 1. Building Placement and Site Design shall focus on and enhance the pedestrian environment through the following:

302696583 v7

9

302696583 v7

10

302696583 v7

11

302696583 v7

12

KEY MAP

SEAL

PETITION  
NO. 2018-151  
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CHARLOTTE

PROJECT

UNIVERSITY CITY  
REZONING

PETITIONER:  
EB ARROW

LANDDESIGN PROJ.#  
1018377

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	4TH SUBMITTAL	04/15/2019
	5TH SUBMITTAL	05/13/2019

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE

NORTH

VERT: NTS  
HORZ: NTS

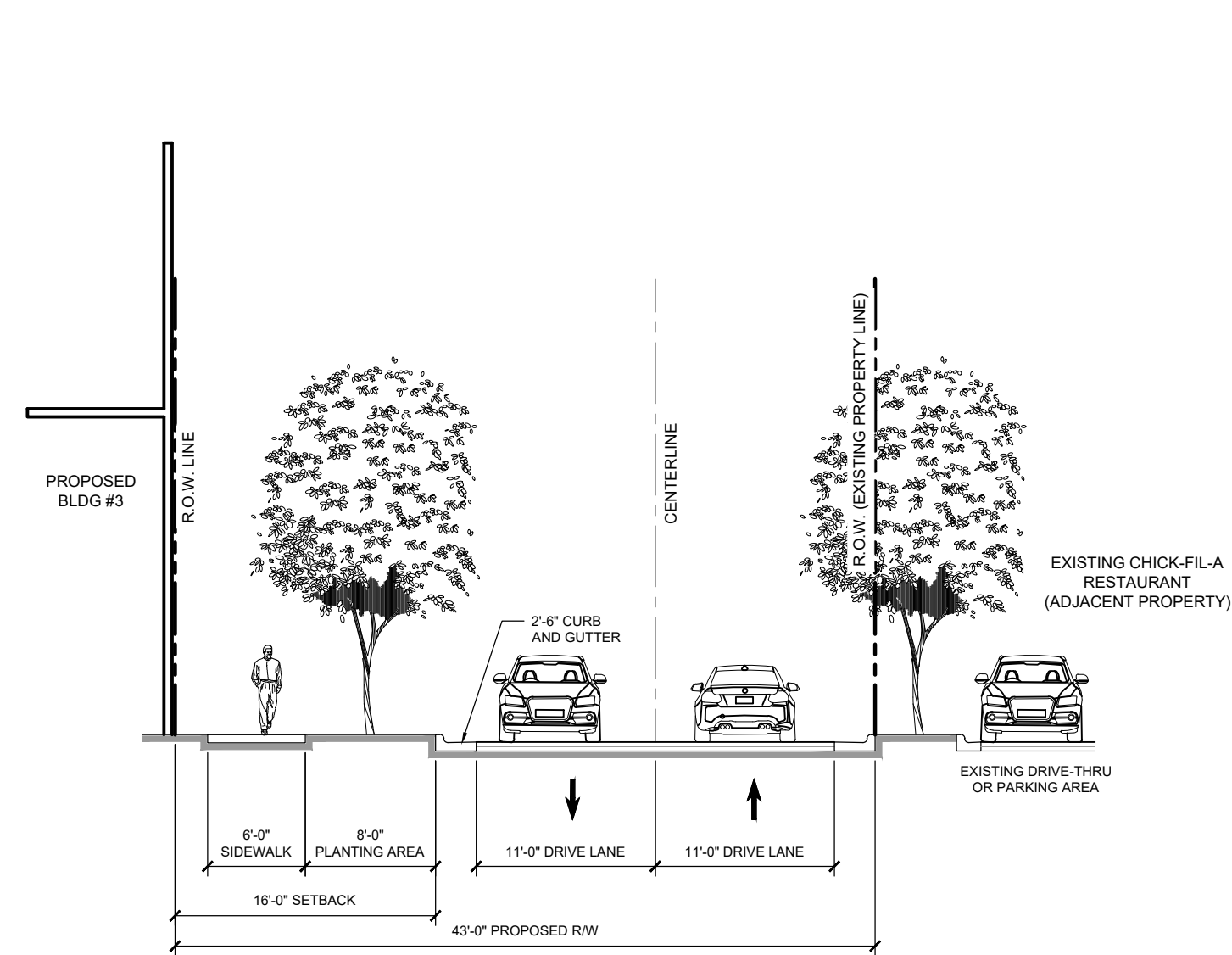
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SHEET TITLE

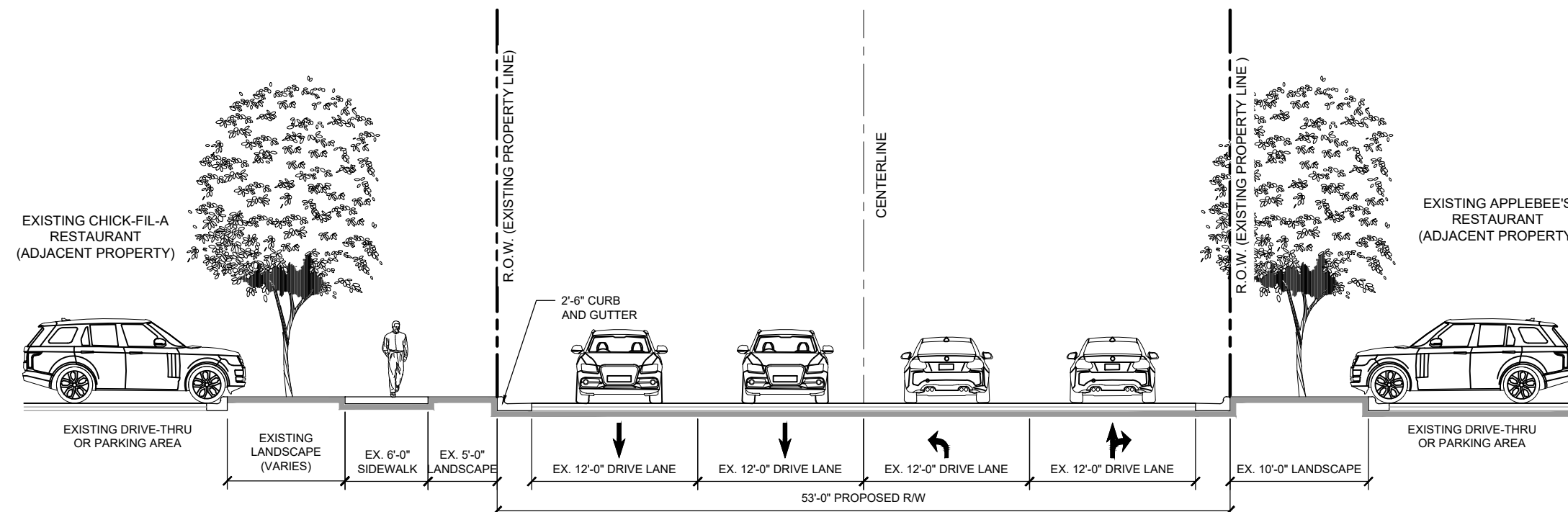
REZONING NOTES

SHEET NUMBER

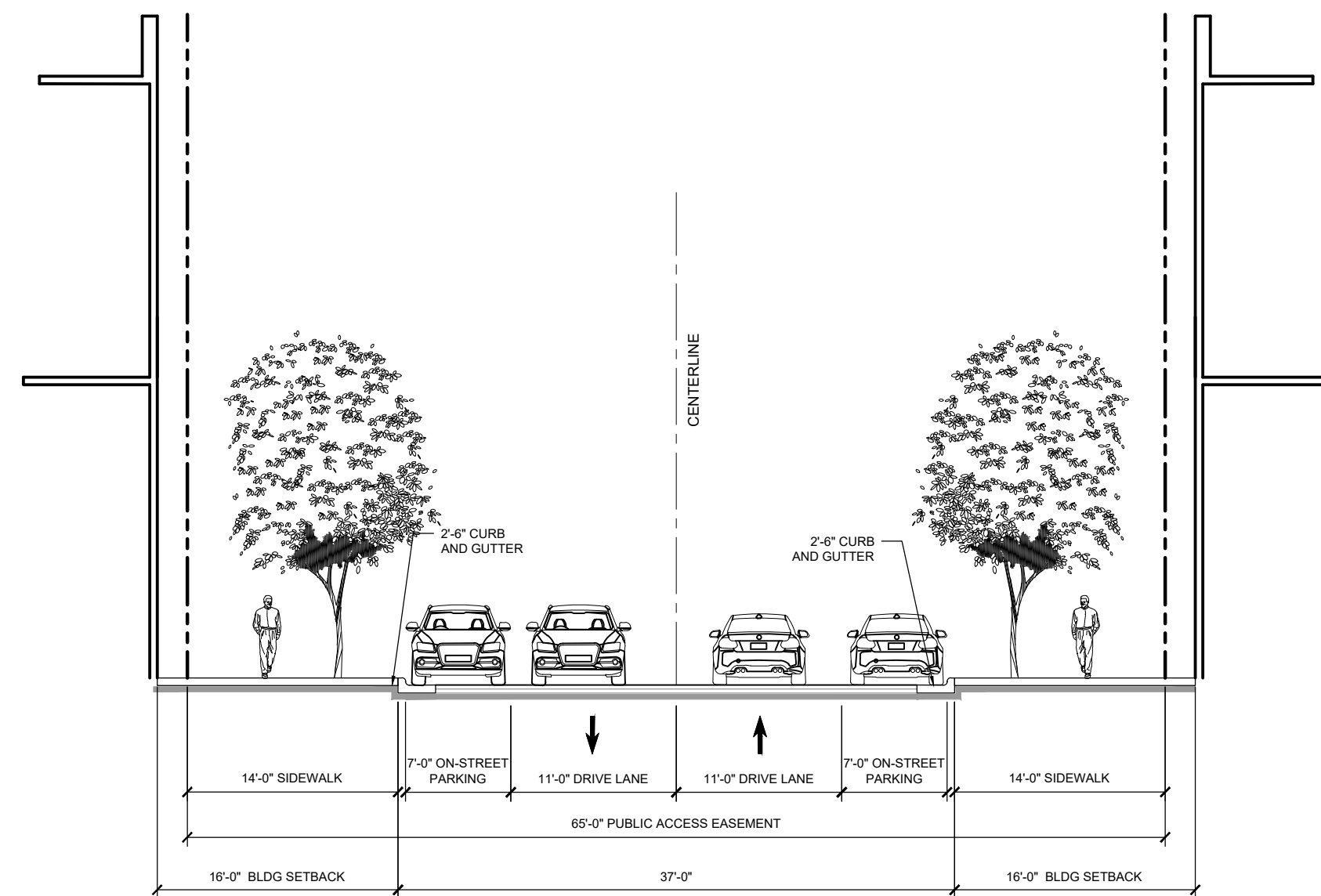
RZ-2.1



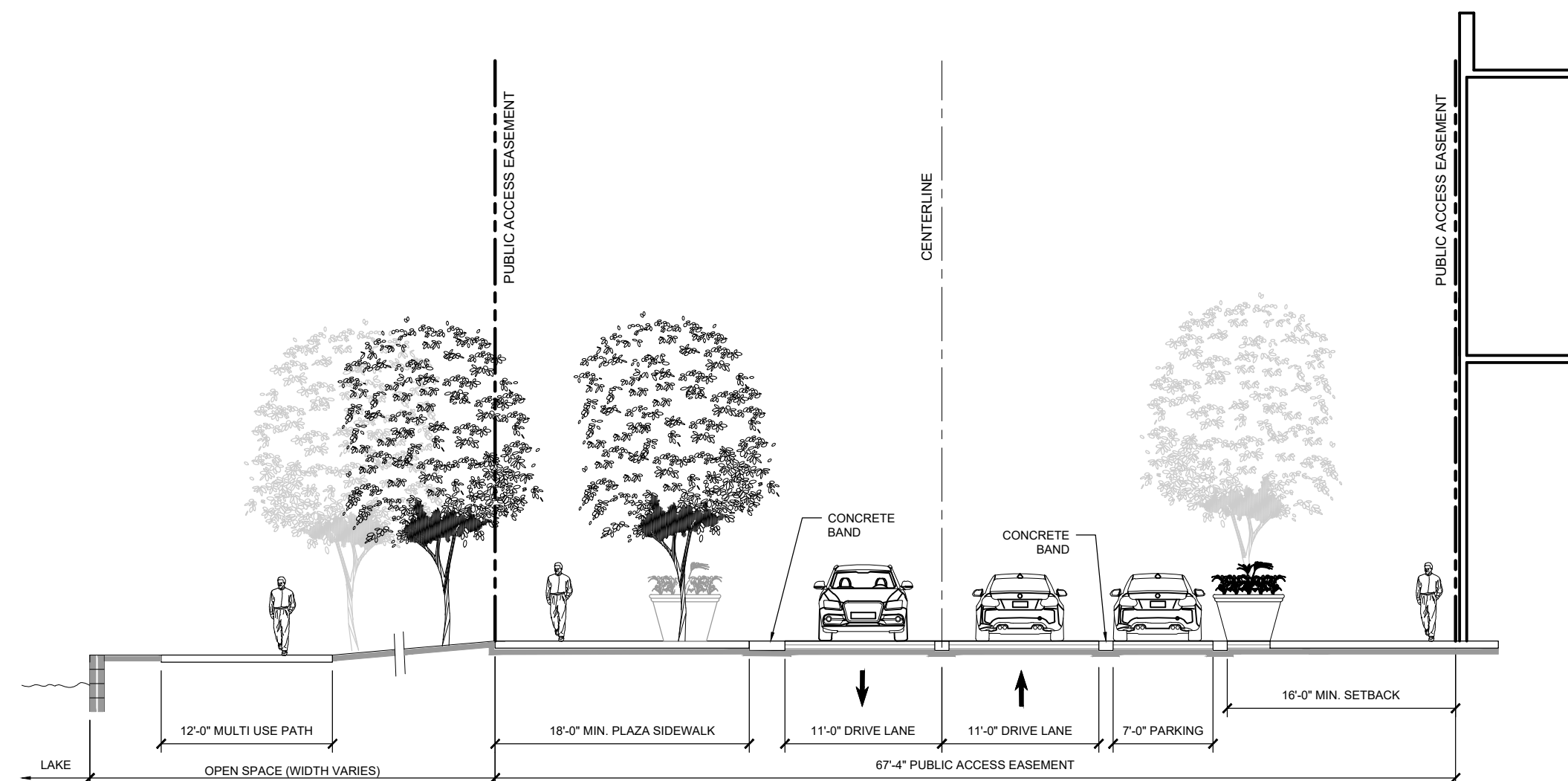
PUBLIC STREET 'B' CROSS-SECTION  
SECTION 1  
SCALE: 1" = 10'-0"



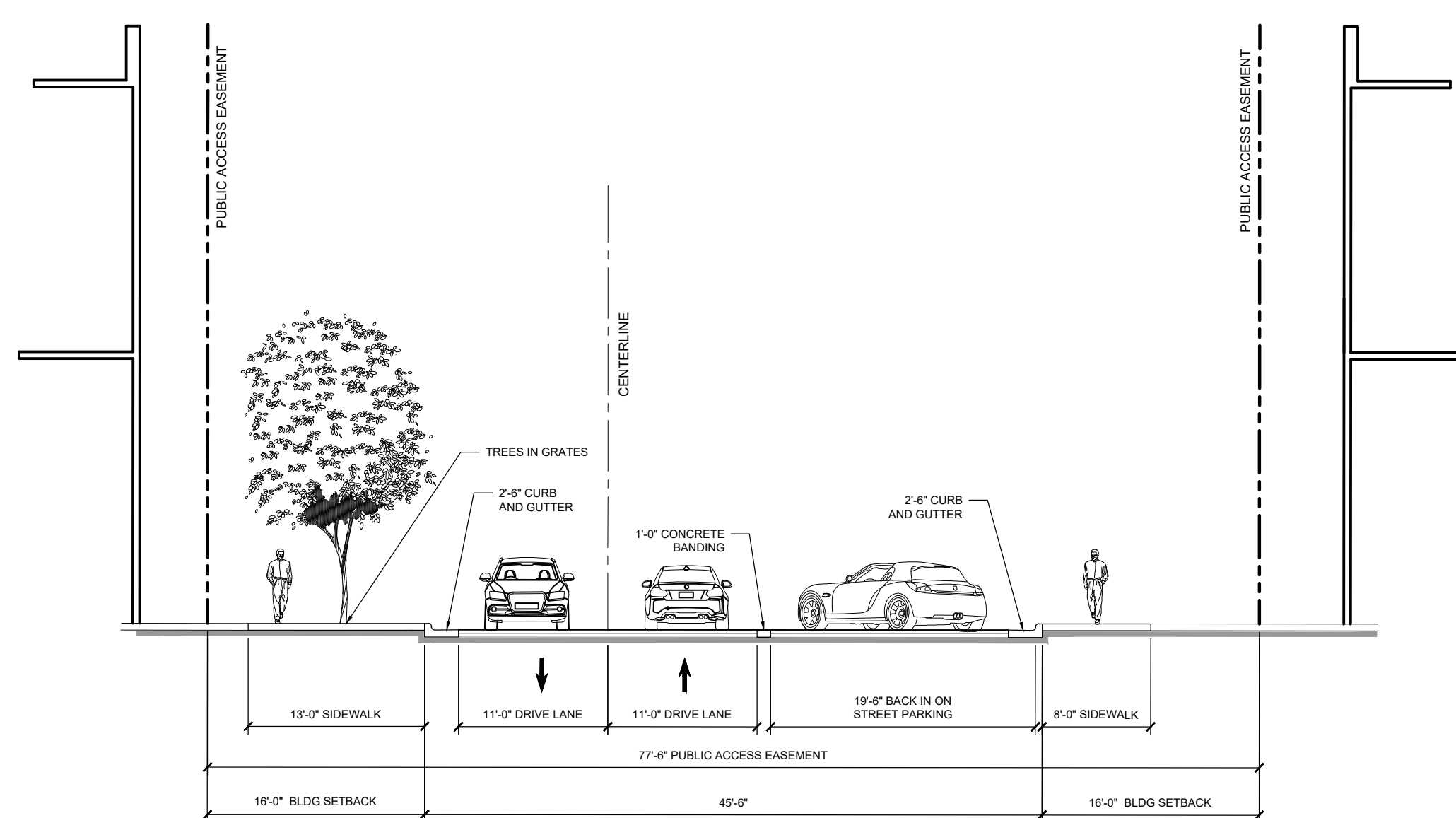
PUBLIC STREET 'A' CROSS-SECTION  
SECTION 2  
SCALE: 1" = 10'-0"



PRIVATE STREET 'A' CROSS-SECTION  
SECTION 3  
SCALE: 1" = 10'-0"



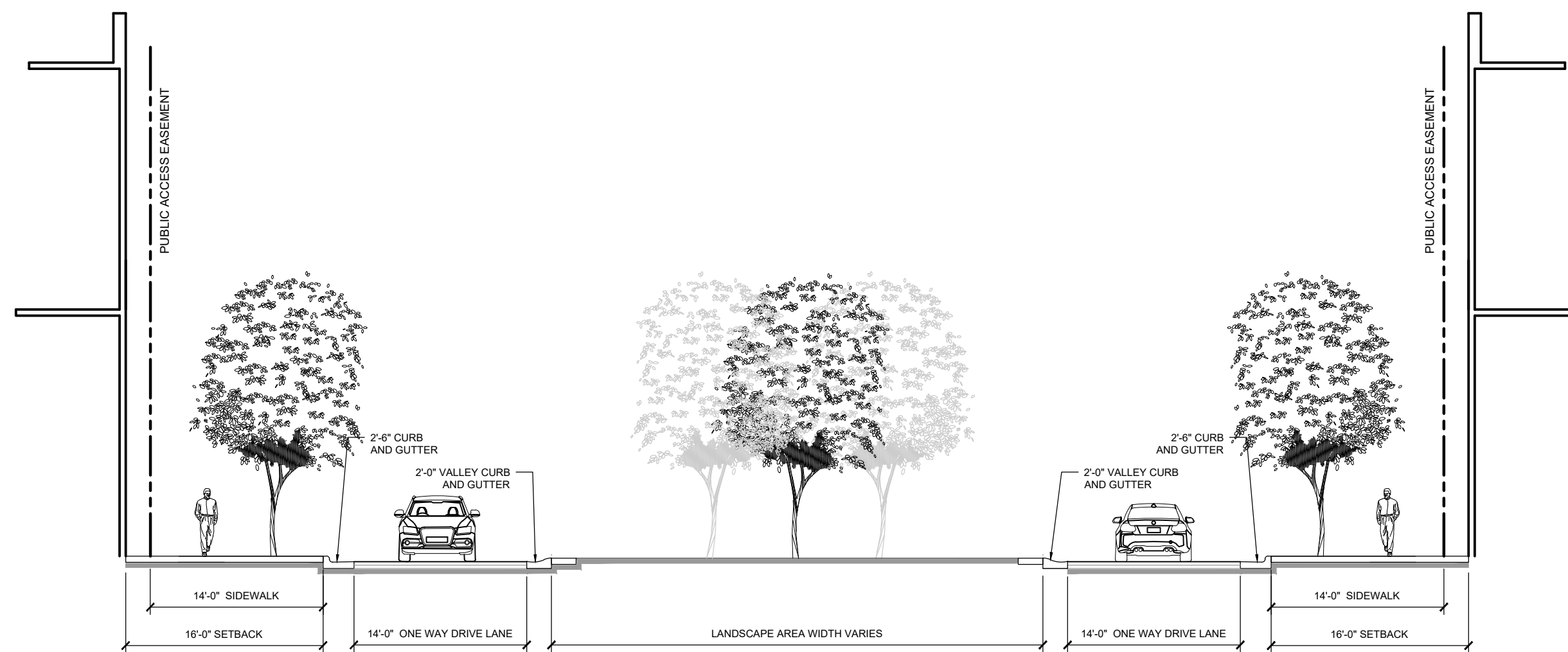
PRIVATE STREET 'A' PEDESTRIAN / VEHICULAR PLAZA AT OPEN SPACE  
CROSS-SECTION  
SECTION 4  
SCALE: 1" = 10'-0"



PRIVATE STREET 'A' BACK-IN PARKING  
SECTION 5  
SCALE: 1" = 10'-0"

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.



ONE WAY INTERSECTION  
SECTION 6  
SCALE: 1" = 10'-0"

KEY MAP

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

SCALE

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

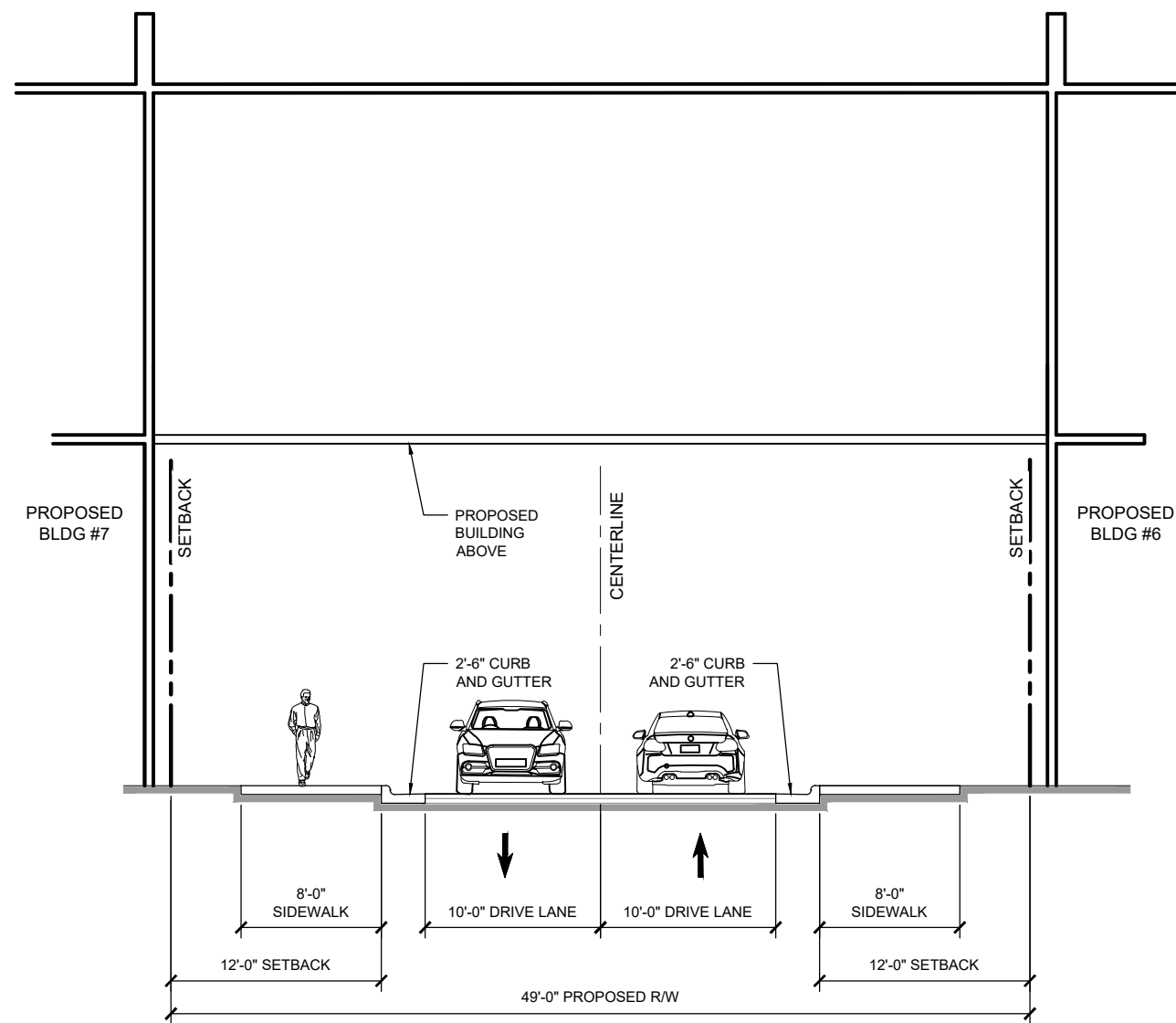
SHEET TITLE

STREET CROSS SECTIONS

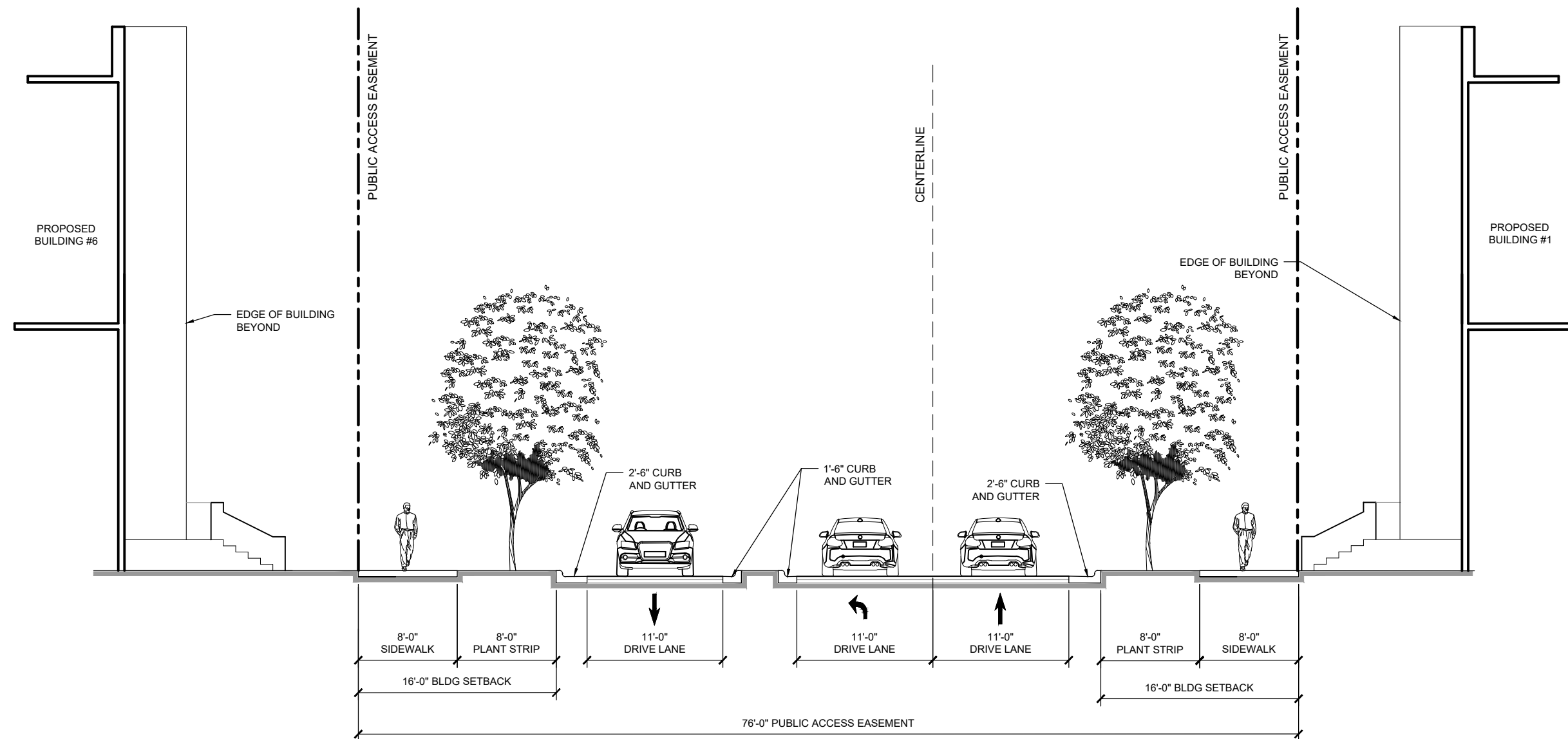
SHEET NUMBER

RZ-3.0

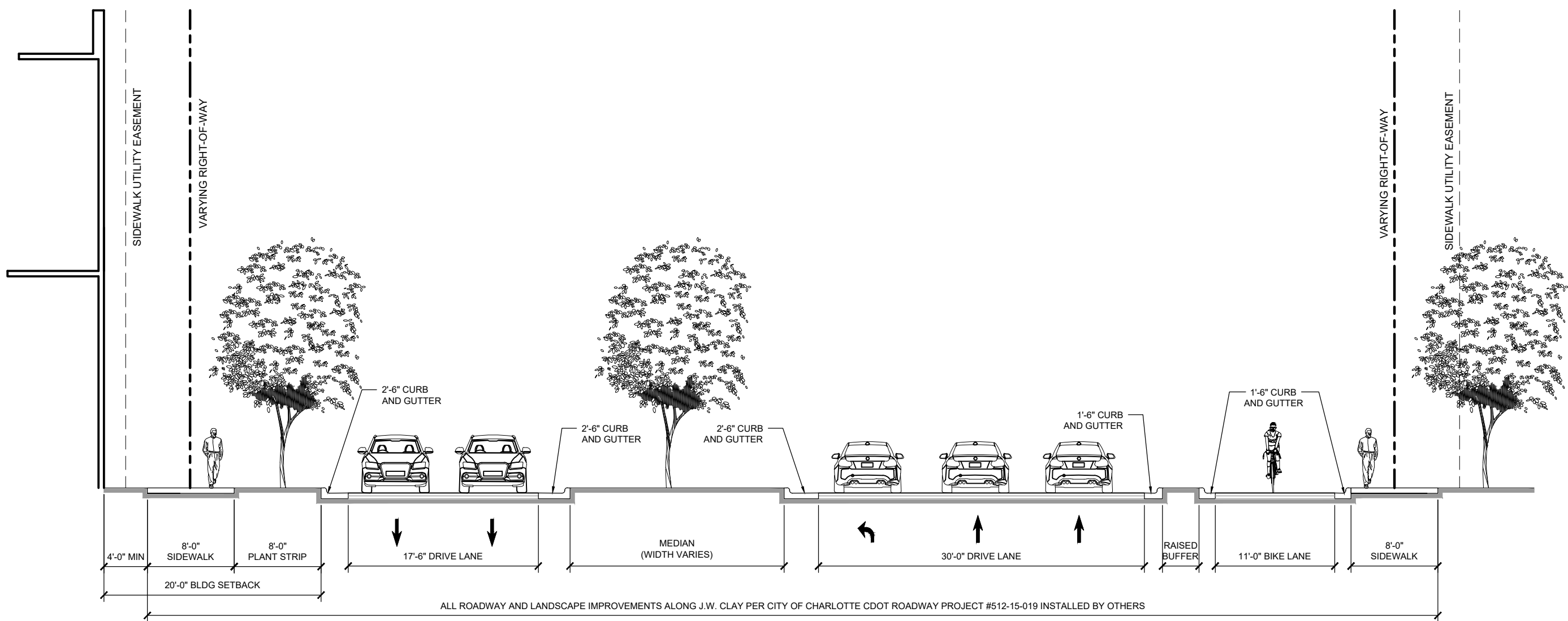




PRIVATE STREET 'C' CROSS-SECTION  
SECTION 7  
SCALE: 1" = 10'-0"



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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REZONING

PETITIONER:  
EB ARROW

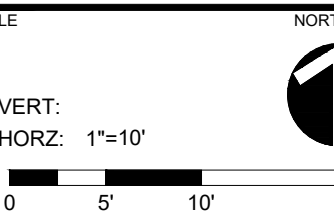
LANDDESIGN PROJ.# 1018377

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
4TH SUBMITTAL		04/15/2019
5TH SUBMITTAL		05/13/2019

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE



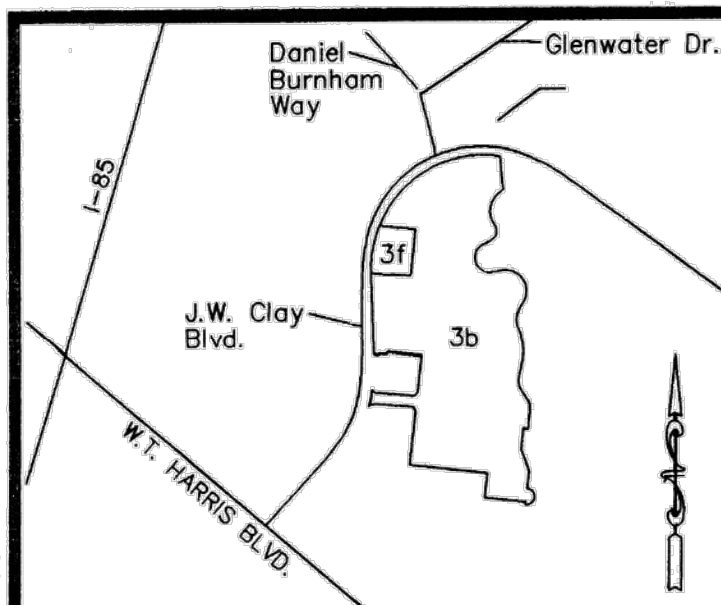
SHEET TITLE

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
  - ☆ - EXISTING IRON PIN
  - ☆ - LIGHT POLE
  - ☆ - CATCH BASIN
  - ☆ - STORM MANHOLE
  - ☆ - SEWER MANHOLE
  - ☆ - YARD MLET
  - ☆ - HANDICAPPED PARKING
  - ☆ - FIRE HYDRANT
  - ☆ - 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	16°13'31"0"	S 15°26'17" E	431.07	76.00	197.37	L21	N 06°12'25" W	85.00			
C14	12°17'45"4"	S 32°35'25" E	200.66	100.00	122.09	L22	S 83°47'25" W	22.00			
C15	14°17'40"	S 03°56'12" E	51.09	100.00	94.47	L23	S 31°02'02" W	40.16			
C16	14°17'40"	S 04°31'35" E	96.76	288.07	186.70	L24	N 83°47'28" E	64.37			
C17	37°08'02"	S 04°31'35" E	96.76	288.07	186.70	L25	S 65°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	17°59'41"	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	134.99	L29	S 14°02'22" W	43.98			
C22	01°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	01°40'52"	N 19°54'12" E	17.29	20.00	28.51						
C26	06°55'50"	S 57°16'23" 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	03°29'39"	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)

As to Tract I and II of Parcel 2:

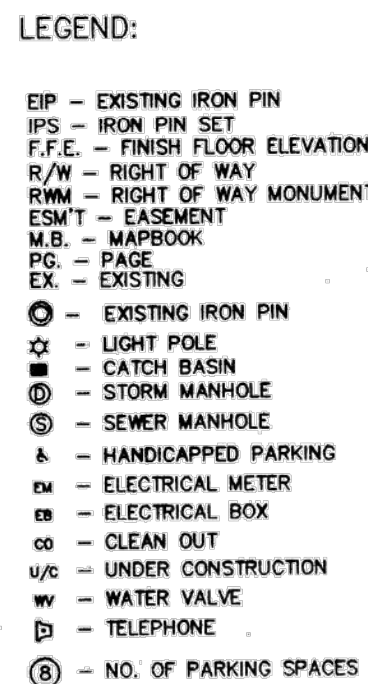
15. Joint Parking Agreement recorded in Book 5673, Page 892, amended by Amendment to Joint Parking Agreement recorded in Book 7226, Page 977 and Restatement of Amendment recorded in Book 8047, Page 754, Mecklenburg County Registry. (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)
16. 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°31'38"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 of a non tangent curve to the right having a radius of 140.00 feet, and a chord 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°47'25"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

- 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. Easement(s) to Data Processing Center, Inc. recorded in Book 4870, Page 422, Meadlenburg City Registry. (Affects all Parcels)(BLANKET EASEMENT)
5. Restrictions, reservations of easement(s) in Meadlenburg City Registry. This policy insures that the restrictions have not been violated and that a future violation thereof will not cause forfeiture or reversion of title to the University of Georgia. (GENERAL EASEMENT)
6. University of Georgia Association Declaration of Easements, Restrictions and Protective Covenants contained in instrument recorded in Book 5676, Page 277, Meadlenburg City Registry. This policy insures that the restrictions have not been violated and that a future violation thereof will not cause forfeiture or reversion of title. (Affects all Parcels)
- (GENERAL EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)
7. Rights of the University of Georgia in the University of Georgia Association Agreement between the University of Georgia and University Plaza Mall, Inc. recorded in Book 8038, Page 573, Meadlenburg City Registry. (SHOWS HEREON)
8. Easement(s) in the University of Georgia Association Agreement(s) (NOT SURVEY RELATED)
9. Mutual Restrictive Covenant Agreement dated as of August 15, 1986 by and between the Village of Peachtree City, Georgia and the University of Georgia, recorded in Book 8707, Page 30, Meadlenburg City Registry. (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

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 897 and Restatement of Amendment to Joint Parking Agreement recorded in Book 8047, Page 897.
16. Declaration of Restriction and Grant of Nonexclusive Easements for Village Access and Right-of-Way in Book 8078, Page 150. (GENERAL PARKING EASEMENTS & RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE)
17. Declaration of Restrictions and Grant of Nonexclusive Easements for Village Access and Right-of-Way in Book 8078, Page 150. (DECLARATION OF RESTRICTIONS AND GRANT OF NONEXCLUSIVE EASEMENTS RECORDED IN BOOK 8078, PAGE 150, MECLERBURY COUNTY REGISTRY)
18. Declaration of Restrictions and RESTRICTIONS IS NOT SPECIFICALLY LOCATABLE
19. Permanent Utility Easement to City of Charlotte recorded in Book 9203, Page 202, Meclerbury County Registry. (BLANKET EASTMENT FOR ELECTRICAL AND TOWN SIGNAL EQUIPMENT)
20. Building restriction line(s), easement(s) and other matters as shown on plat recorded in Map Books 49 and 567 and Map Book 27, Page 604, Meclerbury County Registry.

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

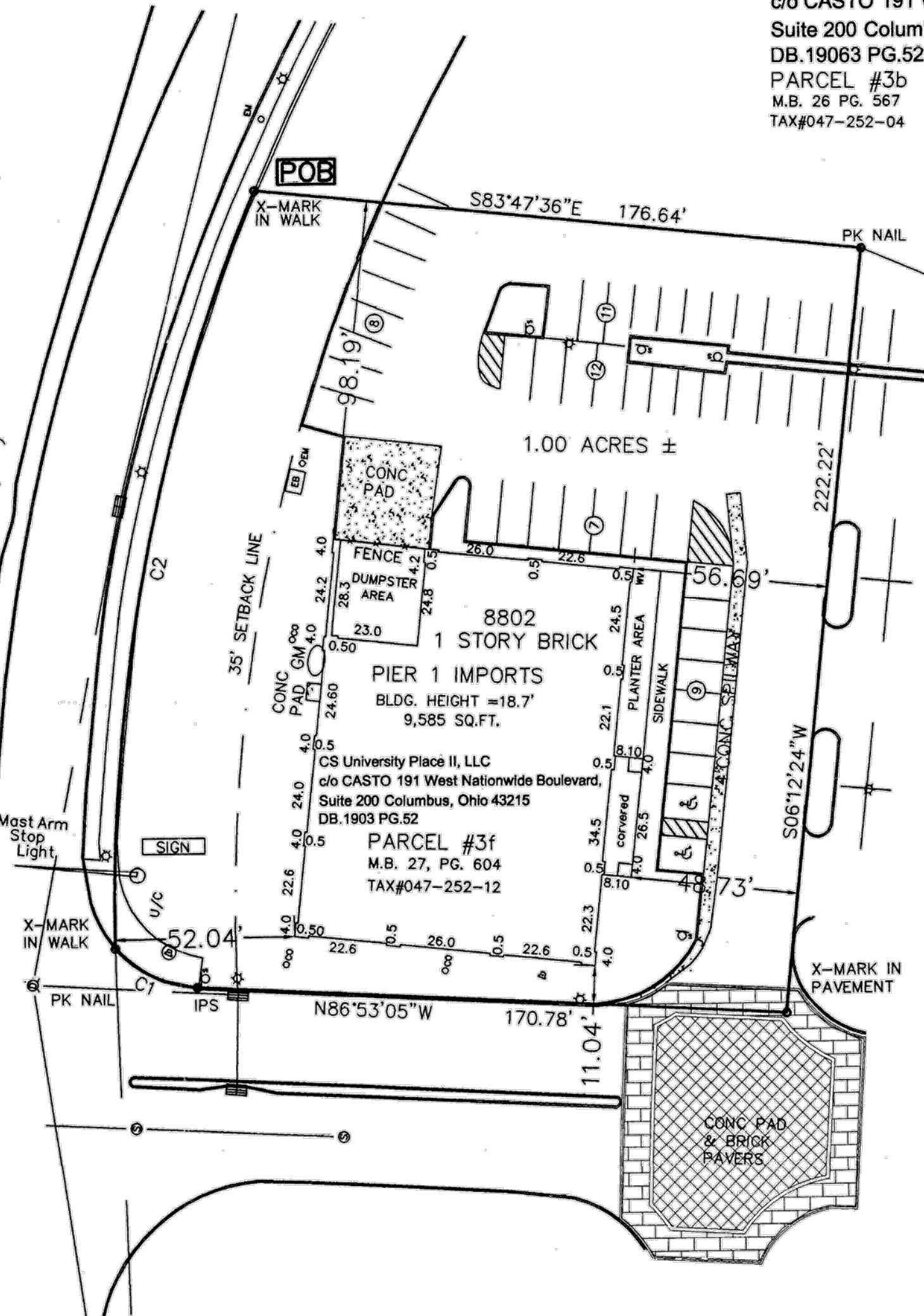
The undersigned, being a registered surveyor of the State of North Carolina certifies to AEGON USA Realty Advisors, Inc., Transamerica Life Insurance Company, CS University Place II, LLC, Lawyer's Title Insurance Corporation, and Squire, Sanders & Dempsey L.L.P.:

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

*J.W. CLAY BLVD. (FORMERLY CARLEY BLVD.)*  
(VARIABLE WIDTH PUBLIC R/W)



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

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DB.19063 FG.52  
PARCEL #3b  
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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 in 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 30 as recorded in Plat Book 26 at page 587 in said Registry and being the POINT OF BEGINNING; thence S53°47'38"E, a distance of 176.64 feet to a PK nail; thence S06°12'24"W, a distance of 14.75 feet to an X-Mark in the brick pavers; thence N06°12'24"W, a distance of 14.75 feet to an iron pin, said iron pin being the point of beginning of a non tangent curve to the right, having a radius of 34.50 feet, and having a chord bearing of N48°22'22"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 sidewalk; thence N06°12'24"W, a distance of 14.75 feet to an X-Mark in the brick pavers; thence N06°12'24"W, a distance of 14.75 feet to an iron pin, said iron pin being the point of beginning of a non tangent curve to the right, having a radius of 550.00 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 Early right of way a distance of 225.09 feet to the POINT OF BEGINNING. Containing 43,992 square feet of 0.00 acres, 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 all pertinent 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-Fly-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.

GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

			 <div>PROFESSIONAL LAND SURVEYORS, OF NC EXCELLENCE AS YOU 605 PHILIP DAVIS DRIVE SUITE 3 CHARLOTTE, N.C. 28217 (704) 335-8600 (800) 334-4951 FAX (704) 333-8655</div>	SCALE 1" = 30'		DATE JUNE 3, 2005		SHEET 1 OF 1	
				FLD. BK. PG. DATA COLLECTOR		DRAWN BY JEC			UNIVERSITY PLACE PARCEL 3f CITY OF CHARLOTTE MECKLENBERG COUNTY, N.C. ALTA/ACSM LAND AND LAND TITLE SURVEY
				JOB NO. 050036-C		CHECKED BY JTT			
11/2/05	CLIENT & LENDER COMMENTS	JEC							
10/25/05	CERTIFICATION	JEC							
6/23/05	CERTIFICATION AND TEXT CHANGES	JEC							
5/17/05	CERTIFICATION AND TEXT CHANGES	JEC							
DATE	REVISION	BY							

## KEY MAP

SEAL

PROJECT

**UNIVERSITY CITY  
REZONING**

PETITIONER:  
EB ARROW

LANDSCAPE PROJ.# 1018377		
<b>REVISION / ISSUANCE</b>		
NO.	DESCRIPTION	DATE
	1ST SUBMITTAL	11/20/2018
	2ND SUBMITTAL	01/14/2019
	3RD SUBMITTAL	02/11/2019
	4TH SUBMITTAL	04/15/2019
	5TH SUBMITTAL	05/13/2019

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

VERT: \_\_\_\_\_  
HORZ: AS NOTED

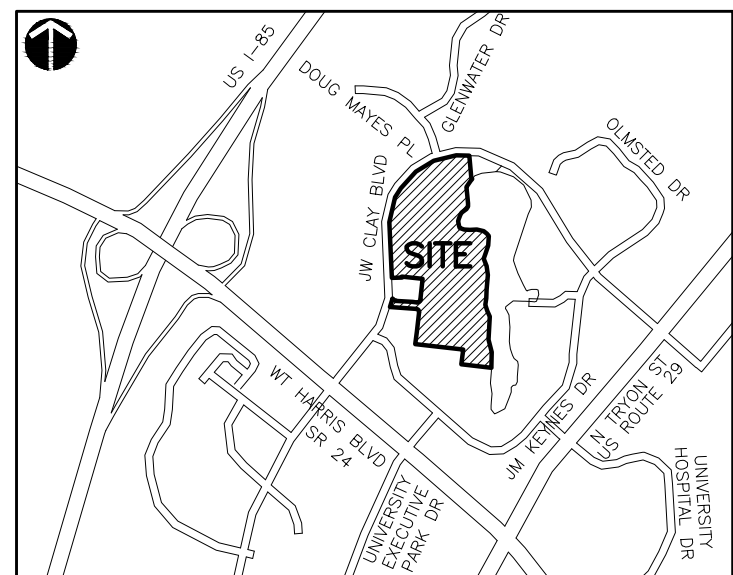
SHEET TITLE

## SITE SURVEY

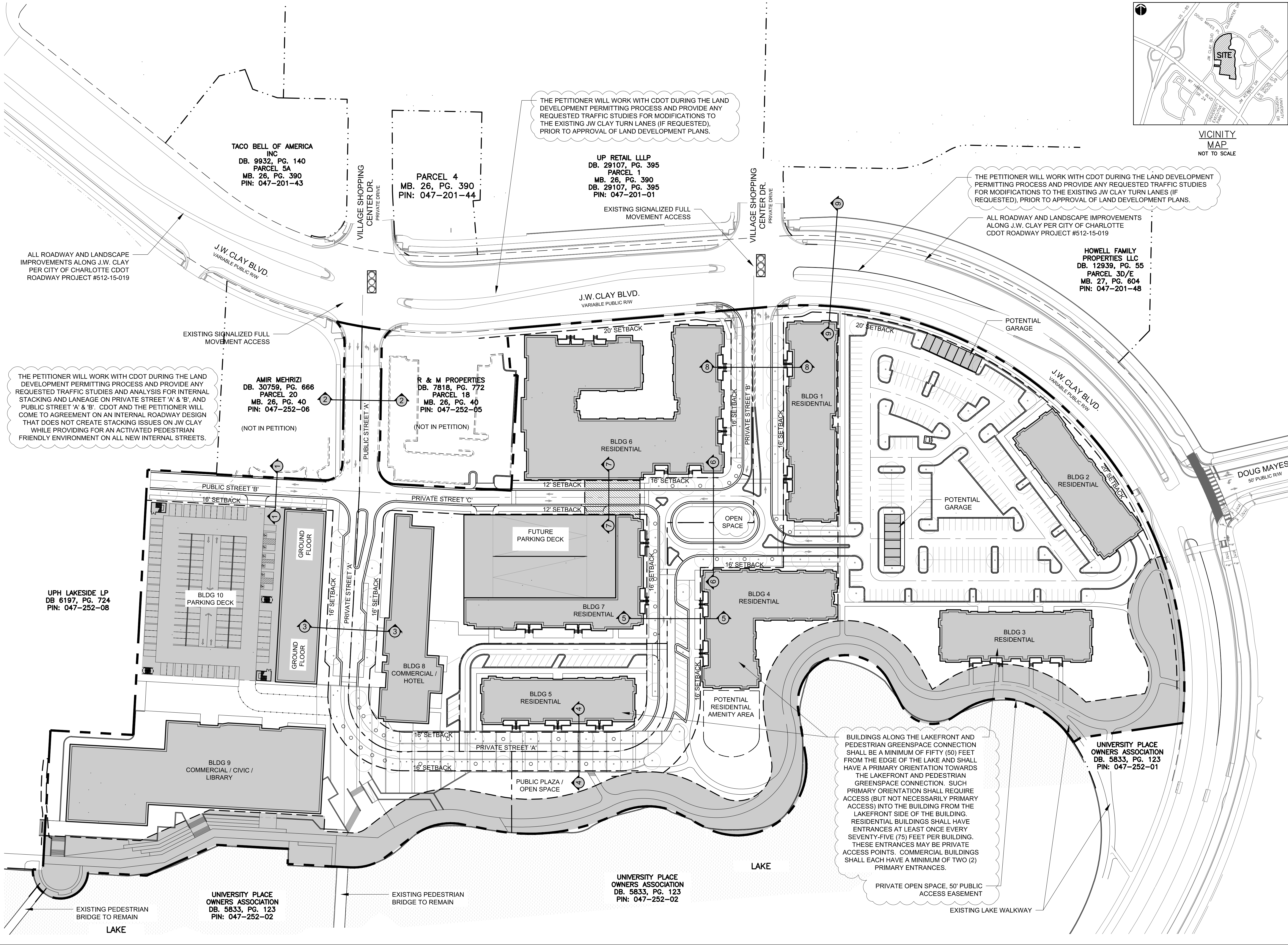
SHEET NUMBER

RZ-4.1





VICINITY  
MAP  
NOT TO SCALE



KEY MAP

SEAL

PETITION  
NO. 2018-151  
CITY OF  
CHARLOTTE

UNIVERSITY CITY  
REZONING

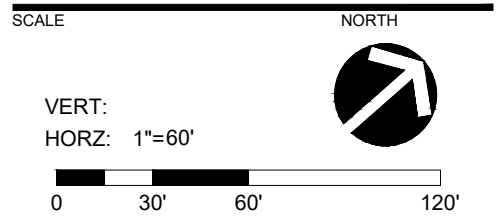
PETITIONER:  
EB ARROW

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