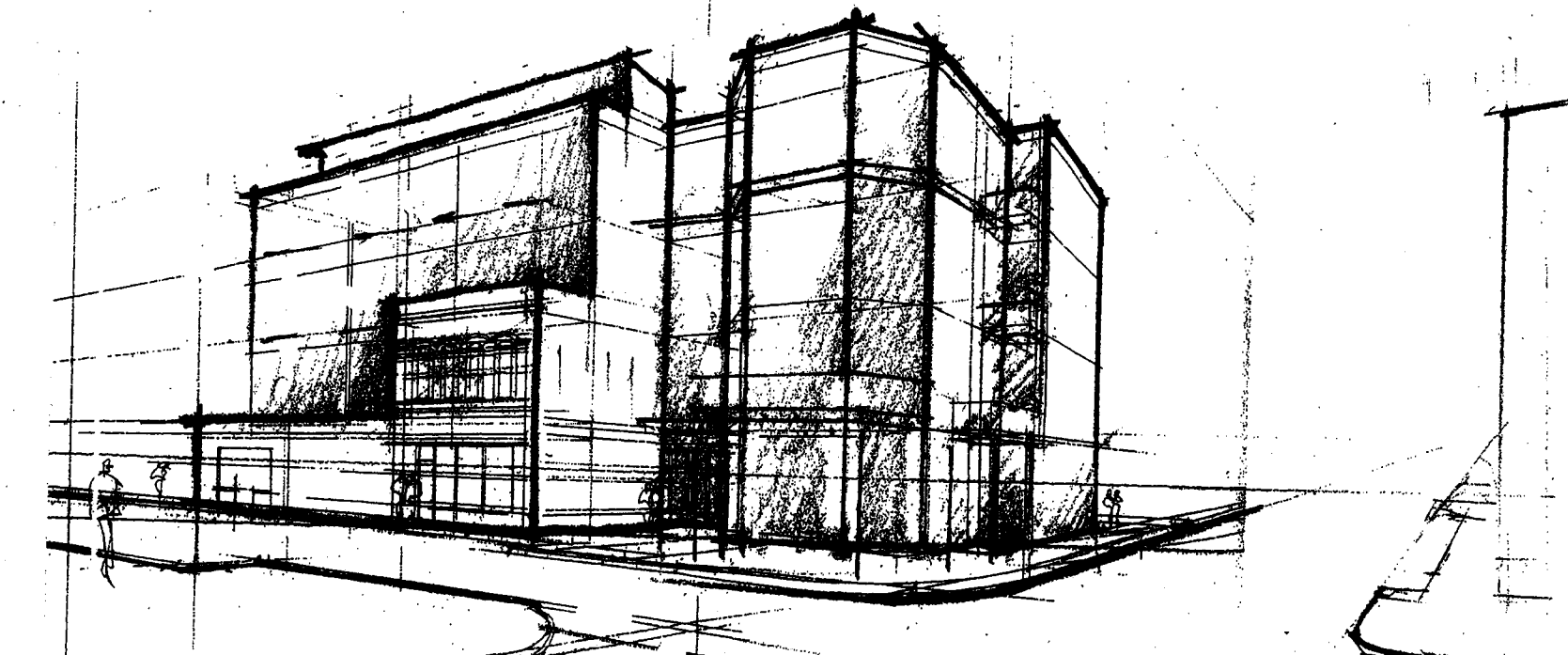


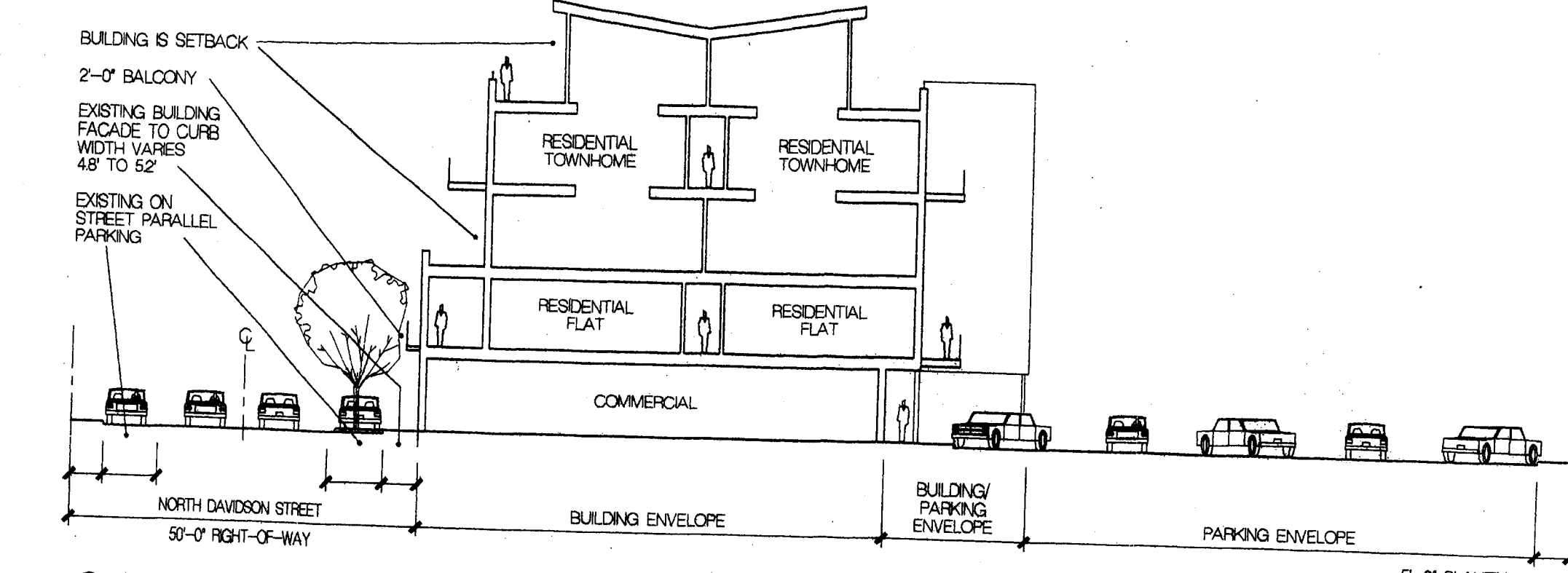
This map is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, platimetric maps, and other public records and data. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Parcel ID	Owner Name	Mailing Address	City	State	ZIP	Legal Description	Deed Book	Deed Page	Land Area
0830301	CAR-CHI LLC	400 E 33TH ST	CHARLOTTE, NC	NC	28205	NA	08107 429	21 937	AC
0830303	WEIR ASSOCIATES LP	145 LANSLOWNE RD	CHARLOTTE, NC	NC	28270	NA	12105 189	6 973	AC
0830710	CHRISTOPHER LEE BRIGGS	1012 E 35 ST	CHARLOTTE, NC	NC	28205	L128 M6-901	08772 453	1 1 L T	
0830711	SCOTT A WHITAKER AND JEANNE E WHITAKER	3046 N DAVIDSON ST	CHARLOTTE, NC	NC	28205	L128 M6-901	15525 436	1 1 L T	
0830711	PHYLIS H LEONARD AND PEARL B TRUSTEE	PO BOX 5035 LAKE WYLIE SC	29710	SC	29710	L130 M6-901	12606 813	1 1 L T	
0830831	MCROSLAND INC CROSLAND LOFTS 34 LLC	125 SCALDYBARK RD	CHARLOTTE, NC	NC	28209	L128 M6-901	16566 697	0 288	AC
0830832	THOMY S MASSA AND KRISTAL MASSA	3101 YADKIN AV	CHARLOTTE, NC	NC	28205	L128 M6-901	13779 253	1 1 L T	
0830833	VETO A VESPOINT AND CLARA E VESPOINT	3526 BARCLAY DOWNS DR	CHARLOTTE, NC	NC	28209	NA	07362 051	1 1 L T	
0830834	CHARLOTTE NC HABITAT FOR HUMANITY OF	PO BOX 34397	CHARLOTTE, NC	NC	28234	L178 M6-901	08014 288	0 A C	
0830835	PAUL BIRDS AND RUTH LYONS	7448 VALLEYBROOK CHARLOTTE, NC	28270	NC	P3 B5 M230-14	06665 756	0 A C		
0830837	VETO A VESPOINT AND CLARA E VESPOINT	3526 BARCLAY DOWNS DR	CHARLOTTE, NC	NC	28209	L2 B5 M230-14	07352 051	0 A C	
0830838	VETO ANTHONY VESPOINT AND CLARA E VESPOINT	3526 BARCLAY DOWNS DR	CHARLOTTE, NC	NC	28209	M6-901	04838 463	0 A C	
0830839	INC HABITAT FOR HUMANITY OF CLT	PO BOX 34397	CHARLOTTE, NC	NC	28234	L127 M6-901	11202 235	1 1 L T	
08308310	NOGA LOFTS LLC	810 E MOREHEAD ST	CHARLOTTE, NC	NC	28202	UNIT 100 U/F 639-1	14786 411	1 1 L T	
08308311	NOGA LOFTS LLC	810 E MOREHEAD ST	CHARLOTTE, NC	NC	28202	UNIT 110 U/F 639-1	14786 411	1 1 L T	
08308312	NOGA LOFTS LLC	810 E MOREHEAD ST	CHARLOTTE, NC	NC	28202	UNIT 120 U/F 639-1	14786 411	1 1 L T	
08308313	NOGA LOFTS LLC	810 E MOREHEAD ST	CHARLOTTE, NC	NC	28202	UNIT 130 U/F 639-1	15087 162	1 1 L T	
08308314	NOGA LOFTS LLC	810 E MOREHEAD ST	CHARLOTTE, NC	NC	28202	UNIT 140 U/F 639-1	15087 162	1 1 L T	
08308315	NOGA LOFTS LLC	810 E MOREHEAD ST	CHARLOTTE, NC	NC	28202	UNIT 150 U/F 639-1	15087 162	1 1 L T	
08308316	NOGA LOFTS LLC	810 E MOREHEAD ST	CHARLOTTE, NC	NC	28202	UNIT 160 U/F 639-1	15087 162	1 1 L T	
08308317	NOGA LOFTS LLC	810 E MOREHEAD ST	CHARLOTTE, NC	NC	28202	UNIT 170 U/F 639-1	15087 162	1 1 L T	
08308318	NOGA LOFTS LLC	810 E MOREHEAD ST	CHARLOTTE, NC	NC	28202	UNIT 180 U/F 639-1	15087 162	1 1 L T	
08308319	NOGA LOFTS LLC	810 E MOREHEAD ST	CHARLOTTE, NC	NC	28202	UNIT 190 U/F 639-1	15087 162	1 1 L T	
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08308360	NOGA LOFTS LLC	810 E MOREHEAD ST	CHARLOTTE, NC	NC	28202	UNIT 600 U/F 639-1	15087 162	1 1 L T	



**BUILDING SCALE AND MASSING**  
NOT TO SCALE

NOTE: THIS BUILDING SCALE AND MASSING IS CONCEPTUAL IN NATURE. IT MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 62



**SECTION**  
SCALE: 1" = 20'-0"

NOTE: THIS SECTION IS CONCEPTUAL IN NATURE. IT MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 62

**FAT CITY FOR PUBLIC HEARING**  
PETITION NO: 2006-46

Thursday December 22, 2005  
Revised: February 17, 2006  
Revised: March 29, 2006  
Revised: April 5, 2006  
Revised: July 18, 2006

REQUESTED ZONING CHANGE FROM: MUDD - NS, Neighborhood Services To: "MUDD - O" Mixed Use Development District - Optional

Data and Notes:  
1. Size: 0.44 acres (19,539 S.F.)  
Tract 1, 9,782 sf + Tract 2, 9,757 sf

2. Present zoning: NS, Neighborhood Services  
3. Proposed zoning: "MUDD - O" Mixed Use Development District - Optional  
Please see the OPTIONAL NOTES.

Every effort will be made to try to preserve approximately 3200 S.F. of existing Fat City building shell and about 70' of existing building facade fronting North Davidson Street. Petitioner reserves the right to build back the facade wall and the Fat City building shell, to their existing location/shape/condition if removed or demolished (for some unforeseen reason), as long as a portion of a building remains.

4. Proposed building: Maximum of 38,000 sf. Including up to 8,000 sf of commercial + 22 residential units  
Potential future additional building 5.6' or additional units will comply with the parking requirements of MUDD-O.

5. Existing parking: 28 gravel parking spaces and on street parking spaces.

6. Future required parking: per MUDD-O  
Residential: 1 space per dwelling unit  
All Other Uses: 1 space per 800 SF

6 a. Required parking: 35  
Commercial: Up to 8,000 sf @ 800 = 13.3, 12 parking spaces provided. See optional notes  
Residential: 22 units at 1 per unit = 22, 21 on site & on street parking provided

6 b. On site parking spaces = 26 spaces  
North Davidson street on street parking = 4 spaces.  
35 Street on street parking = 3 spaces

6 c. Total provided: 33  
As an option, the petitioner seeks reduction in 2 parking space.

6 d. Final parking count may vary per construction documents and permitting issues. However, the parking requirements will be met per MUDD-O.

6 e. Future on street parking per CDOT approval.  
6 f. Required Bicycle parking will be provided on site.

7. Signage is limited to building signage with no detached signs. Signage is limited to the MUDD-O requirements.

8. The site will comply with section 12.403

8a. The dumpster, and recycling if any will be screened with walls and gates on all four sides.

9. Site will meet tree ordinance requirements. Petitioner will work with urban forestry to provide additional trees around the back parking areas. See note 12.

10. Storm water requirements will meet city regulations. Please note that most of the site is already IMPERVIOUS. The existing site is almost all concrete, asphalt or compacted gravel.

10 a. The petitioner shall also utilize detention for any increase of impervious area created by the development. Please note that since the existing site is almost all concrete, asphalt or compacted gravel No detention is required or planned. See note 10.

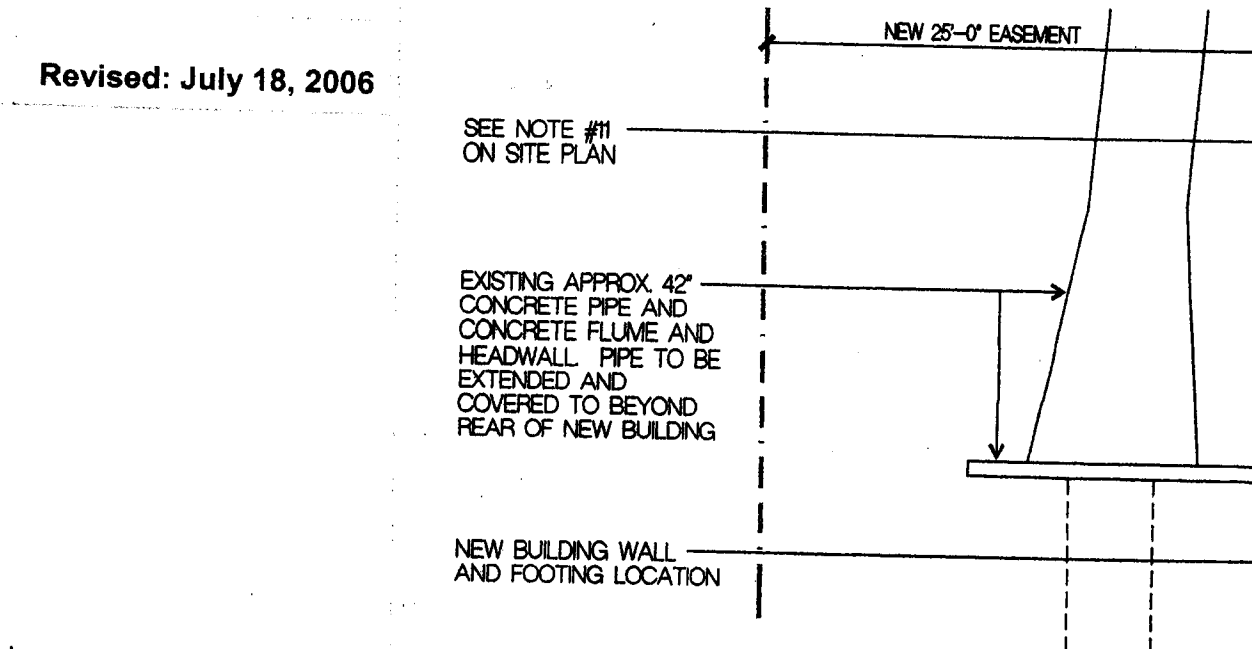
10 b. The petitioner will work with the City Storm Water (Have spoken to Bill Pruitt) to pipe and cover the existing concrete bed drainage to the left of the property. A 25' easement will be granted from the adjacent property owner (YMCA) in order for the new Fat City building wall to come within 6" to 18" of the property line. Please see detail of this 25' easement to storm drain pipe to building relationship on this sheet. This easement area can provide outdoor space, improved sidewalk / outdoor seating along North Davidson Street and potential of pedestrian connectivity from the back of the building to the YMCA property / parking.

11. Petitioner seeks an option to allow 24" of balcony overhang (with 8" to 9" of clearance) from the existing Fat City building facade fronting North Davidson and 35th Street into the RW or beyond the property line.

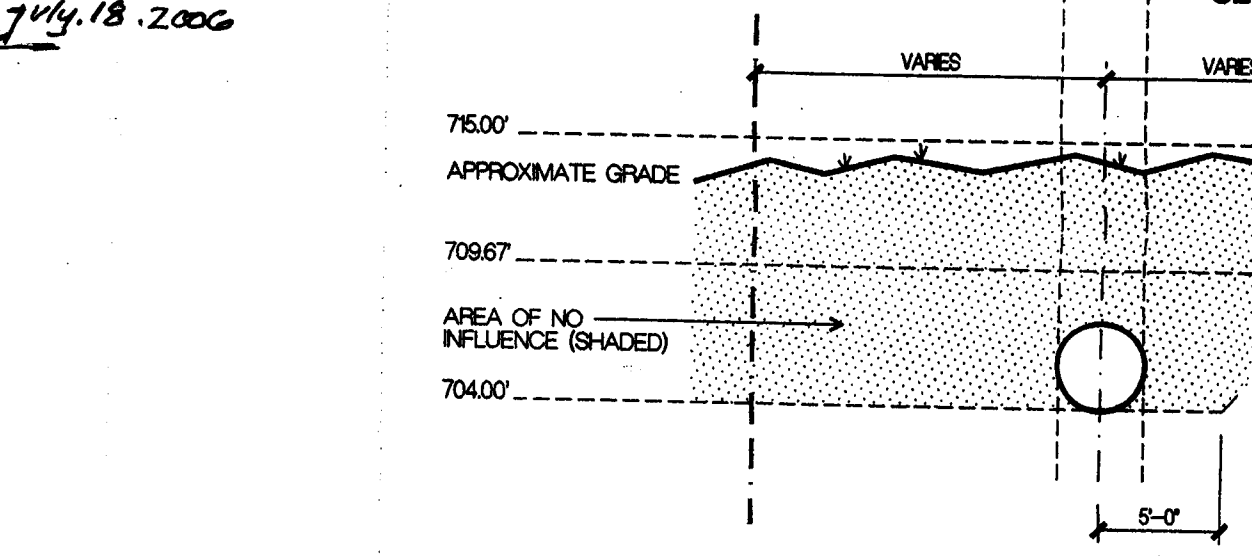
12. Petitioner seeks an option from the standard tree ordinance requirements of MUDD. Please see note 11. At this right urban site the petitioner proposes to follow a pattern similar to streetscape put in place in NoDa (North Davidson Street and 35th Street) by a bulbout with a tree gate is added to the site plan at the corner of 35th and North Davidson street. The petitioner is seeking an option from the required streetscape along the portion of the site that is a parking lot, fronting 35th Street. See site plan notes

13. Proposed uses for the site will be limited to office, retail, restaurant, residential and personal services.

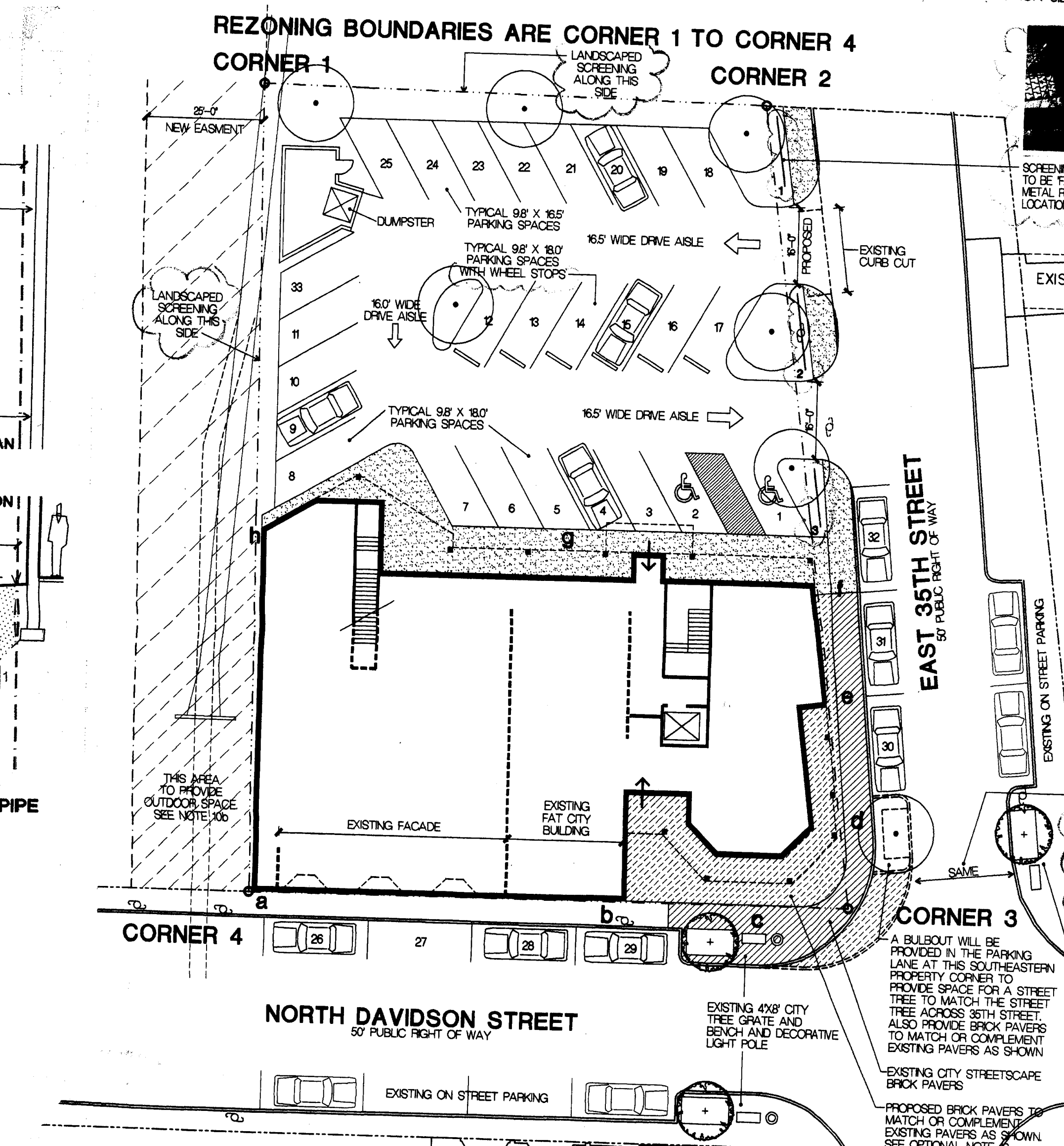
14. Fire and life safety requirements will meet city regulations. Hydrant will be provided within 750 ft of most remote point of buildings as truck travels.



**PLAN AND SECTION AT EXISTING DRAINAGE PIPE**

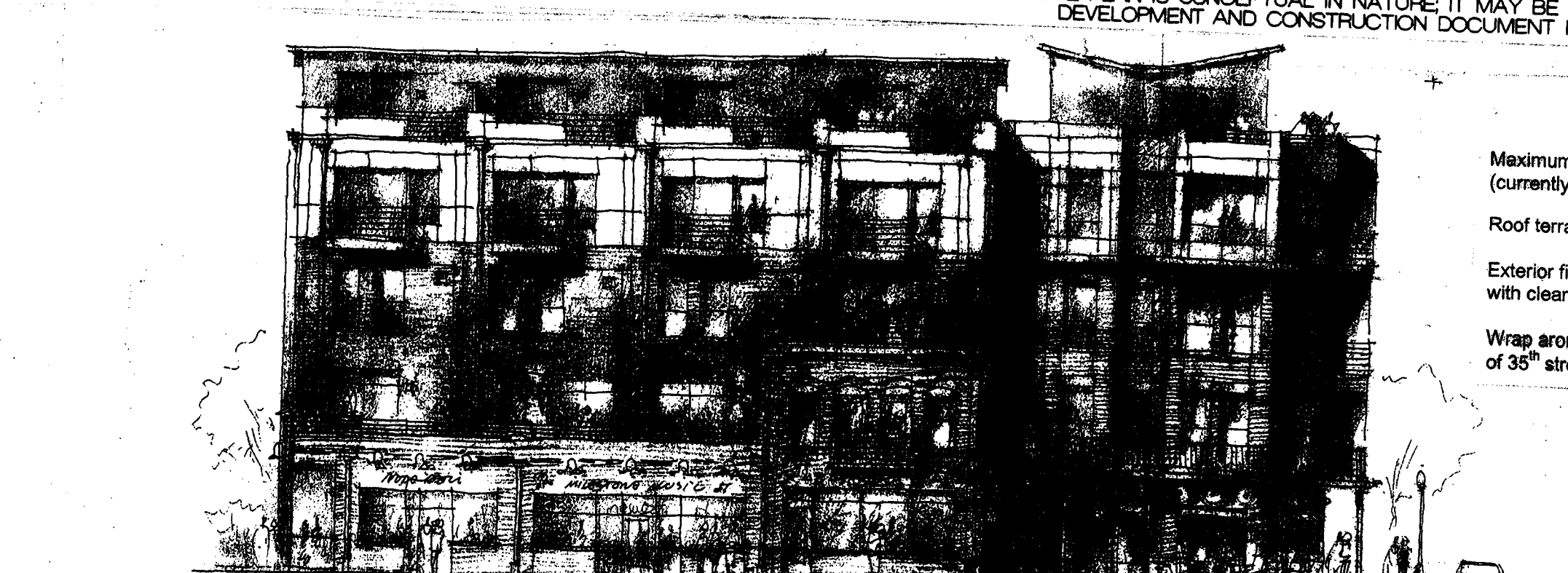


**PLAN AND SECTION AT EXISTING DRAINAGE PIPE**



**ILLUSTRATIVE SITE PLAN**  
SCALE: 1" = 20'-0"

NOTE: THIS SITE PLAN IS CONCEPTUAL IN NATURE. IT MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 62



**ELEVATION ALONG NORTH DAVIDSON STREET**  
NOT TO SCALE

NOTE: THIS ELEVATION IS CONCEPTUAL IN NATURE. IT MAY BE MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES PER SECTION 62

**URBANA**  
URBAN DESIGN & ARCHITECTURE  
3116 NORTH DAVIDSON STREET SUITE 230  
CHARLOTTE, NC 28205  
ph 704.334.1648  
fx 704.334.1649  
www.urbana-architecture.com  
APPROVED BY CITY COUNCIL  
APR 17 2006

CONTACT:  
**BABAK EMADI**  
URBANA  
3116 NORTH DAVIDSON ST. SUITE 230  
CHARLOTTE, NC 28205  
704.334.1648 P  
704.334.1649 F  
babak@urbana-architecture.com

**FAT CITY**  
PETITIONER:  
FAT CITY INVESTMENT ASSOCIATES, LLC  
125 SCALEYBARK ROAD  
CHARLOTTE, NC 28209

ERIC VARGOSKO  
704.239.0945 P  
704.562.1988 F

TECHNICAL DATA AND ILLUSTRATIVE SITE PLAN

REZONING PETITION  
2006-46

FOR PUBLIC HEARING

REVISIONS:  
Revised: February 17, 2006

Revised: March 29, 2006

Revised: April 5, 2006

Revised: July 18, 2006

DECEMBER 22, 2005



**CONTACT:**

**BABAK EMADI**

**URBANA**  
3116  
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28205  
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704.334.1649 F  
babake@urbana-architecture.com

**FAT CITY**

**PETITIONER:**

**FAT CITY INVESTMENT ASSOCIATES, LLC**  
125 SCALEYBARK ROAD  
CHARLOTTE, NC  
28209

**ERIC VARGOSKO**  
704.239.0945 P  
704.552.1998 F

**SURVEY**

**REZONING PETITION**

**2006-46**

**FOR PUBLIC HEARING**

**REVISIONS:**

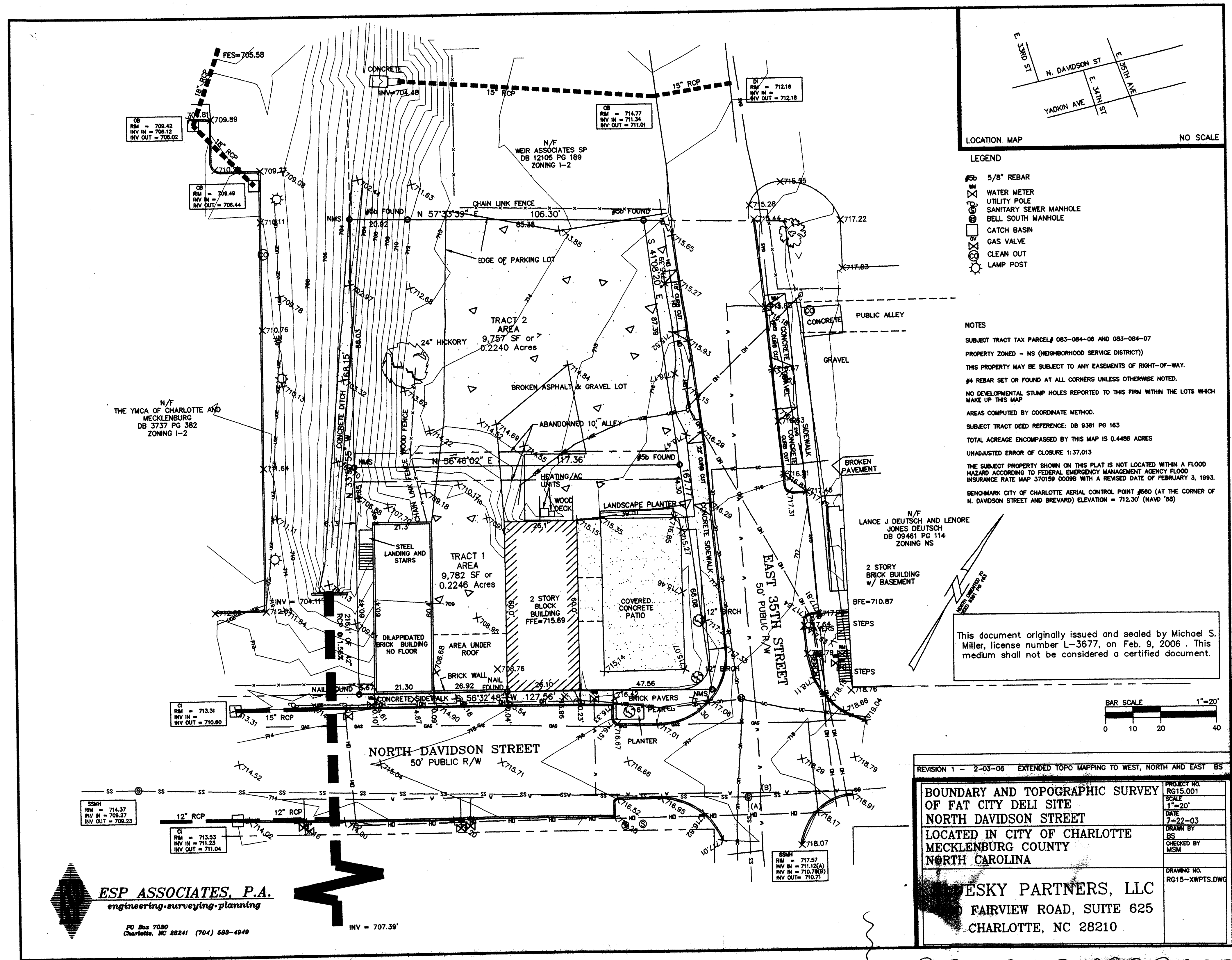
**Revised: February 17, 2006**

**DECEMBER 22, 2005**

**Written Metes and Bounds**

Site as described in Deed Book 16547 Page 789 of the Mecklenburg County Registry.

BEGINNING at a point located at the intersection of westerly margin of East 35<sup>th</sup> Street (currently a 50' public right-of-way) and the northerly margin of North Davidson Street (currently a 50' public right-of-way); thence with the northerly margin of North Davidson Street S. 56-32-48 W. 127.56 feet to a nail found in the easterly boundary of the property owned, now or formerly by the YMCA of Charlotte and Mecklenburg as described in Deed Book 3737 at Page 382, Mecklenburg County Registry; thence with the easterly boundary of the YMCA property N. 33-50-55 W 168.15 feet to a point located in the southeasterly boundary of the property owned (now or formerly) by Weir Associates SP as described in Deed Book 12105 at Page 189, Mecklenburg County Registry; thence with the southeasterly boundary of the Weir Associates property N. 57-33-39 E. 106.30 feet to a point located in the westerly margin of East 35<sup>th</sup> Street; thence with the westerly margin of East 35<sup>th</sup> Street S. 41-08-20 E. 167.77 feet to the POINT OR PLACE OF BEGINNING, containing 0.4486 acres and being further identified as Tracts 1 and 2, all as shown on that survey entitled "Boundary and Topographic Survey of Fat City Deli Site" prepared by ESP Associates, P.A., dated July 22, 2003, reference to which this survey is hereby made.



URBANA, URBAN DESIGN & ARCHITECTURE, 3116 NORTH DAVIDSON STREET, SUITE 230, CHARLOTTE, NC 28205, P. 704.334.1648, F. 704.334.1649

**ESP ASSOCIATES, P.A.**  
engineering-surveying-planning  
PO Box 7030  
Charlotte, NC 28241 (704) 583-4049

REVISION 1 - 2-03-06 EXTENDED TOPO MAPPING TO WEST, NORTH AND EAST BS

<b>BOUNDARY AND TOPOGRAPHIC SURVEY OF FAT CITY DELI SITE NORTH DAVIDSON STREET LOCATED IN CITY OF CHARLOTTE MECKLENBURG COUNTY NORTH CAROLINA</b>	PROJECT NO. RG15.001
	SCALE 1"=20'
	DATE 7-22-03
	DRAWN BY SS
	CHECKED BY MSM
	DRAWING NO. RG15-XWPTS.DWG

**ESKY PARTNERS, LLC**  
FAIRVIEW ROAD, SUITE 625  
CHARLOTTE, NC 28210