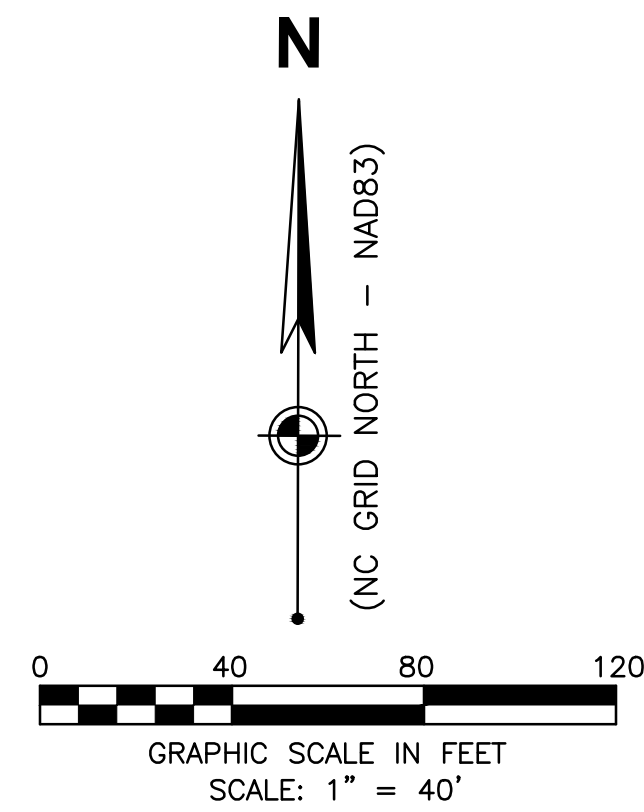




VICINITY MAP N.T.S.

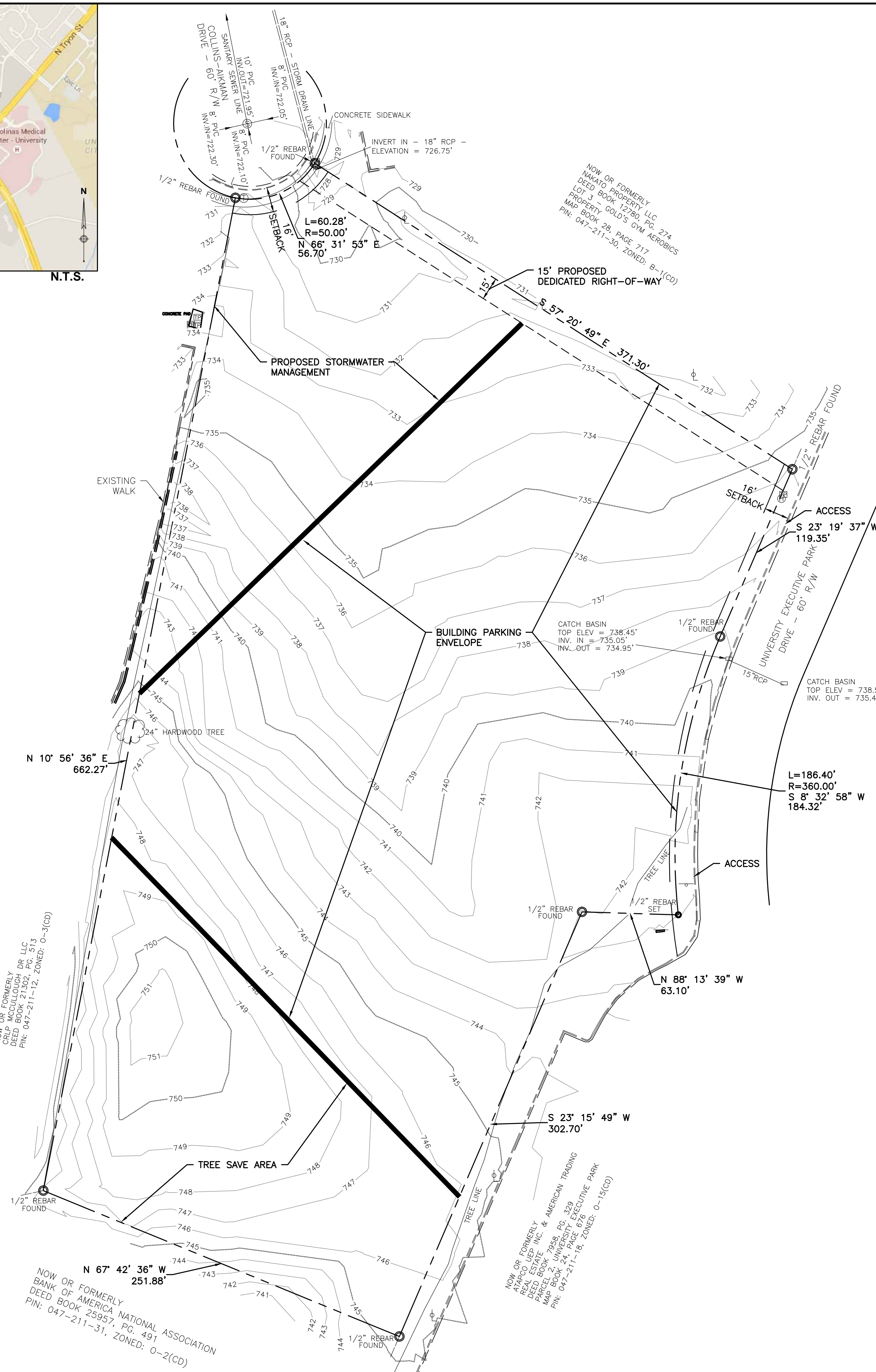


TOTAL AREA = 5.045 ACRES

**LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE CITY OF CHARLOTTE, COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE WESTERLY RIGHT-OF-WAY OF UNIVERSITY EXECUTIVE PARK DRIVE (60' RIGHT-OF-WAY); THENCE ALONG SAID WESTERLY RIGHT-OF-WAY OF UNIVERSITY EXECUTIVE PARK DRIVE FOR THE FOLLOWING (2) COURSES AND DISTANCES: 1) SOUTH 23° 19' 37" WEST 119.35 FEET TO AN EXISTING IRON PIN; 2) ALONG THE ARC OF A CURVE HAVING A RADIUS OF 360.00 FEET AND A LENGTH OF 186.40 FEET, SAID ARC BEING SUBTENDED BY CHORD HAVING A BEARING OF NORTH 08° 32' 58" EAST AND A DISTANCE OF 184.32 FEET TO AN IRON PIN; SAID POINT BEING A CORNER OF ATAPCO DEP INC. AND AMERICAN TRADING REAL ESTATE PROPERTY; THENCE, ALONG THE BOUNDARY OF THE SAID ATAPCO PROPERTY FOR THE FOLLOWING (2) COURSES AND DISTANCES: 1) NORTH 88° 13' 39" WEST 63.10 FEET TO AN EXISTING IRON PIN; 2) SOUTH 23° 15' 49" WEST 302.70 FEET TO AN EXISTING IRON PIN; SAID POINT BEING THE NORTHEAST CORNER OF THE BANK OF AMERICA NATIONAL ASSOCIATION PROPERTY; THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID BANK OF AMERICA NATIONAL ASSOCIATION PROPERTY NORTH 67° 42' 36" WEST 251.88 FEET TO AN EXISTING IRON PIN, SAID POINT BEING THE SOUTHWEST CORNER OF THE CLRP MCCULLOUGH DR LLC PROPERTY; THENCE, ALONG THE EASTERLY BOUNDARY OF THE SAID CLRP MCCULLOUGH DR LLC PROPERTY NORTH 10° 56' 36" EAST 662.27 FEET TO AN EXISTING IRON PIN ON THE SOUTHERLY CUL-DE-SAC RIGHT-OF-WAY OF COLLINS-AIKMAN DRIVE; THENCE, ALONG THE SAID CUL-DE-SAC RIGHT-OF-WAY OF COLLINS-AIKMAN DRIVE ALONG THE ARC OF A CURVE HAVING A LENGTH OF 60.28 FEET AND A RADIUS OF 50.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING OF NORTH 68° 31' 53" AND A DISTANCE OF 56.70 FEET TO AN EXISTING IRON PIN, SAID POINT BEING THE SOUTHWEST CORNER OF THE NAKATO PROPERTY LLC PROPERTY; THENCE, LEAVING SAID RIGHT-OF-WAY OF COLLINS-AIKMAN DRIVE AND FOLLOWING THE WESTERLY PROPERTY LINE OF SAID NAKATO PROPERTY LLC PROPERTY SOUTH 57° 20' 49" EAST 371.30 FEET TO THE SOUTHWEST CORNER OF THE SAID NAKATO PROPERTY LLC PROPERTY AND AN EXISTING IRON PIN BEING THE POINT OF BEGINNING, CONTAINING 219,770 SQUARE FEET OR 5.045 ACRES, MORE OR LESS.



NOW OR FORMERLY CLRP MCCULLOUGH DR LLC DEED BOOK 25957, PG. 513 PIN: 047-211-32, ZONED: O-1(CD)

NOW OR FORMERLY BANK OF AMERICA NATIONAL ASSOCIATION DEED BOOK 25957, PG. 491 PIN: 047-211-31, ZONED: O-2(CD)

NOW OR FORMERLY ATAPCO DEP INC. & AMERICAN TRADING REAL ESTATE PROPERTY DEED BOOK 24, PAGE 616 PIN: 047-211-18, ZONED: O-15(CD)

**WATERWALK RE DEVELOPMENT SERVICES LLC DEVELOPMENT STANDARDS REZONING PETITION NO. 2015-109**

- SITE DEVELOPMENT DATA:**
- ACREAGE: ± 5.05 ACRES.
  - TAX PARCEL #: 047-211-32
  - EXISTING ZONING: O-2(CD)
  - PROPOSED ZONING: MUDD-O
  - EXISTING USES: VACANT.
  - PROPOSED USES: UP TO 150 CORPORATE HOUSING UNITS MADE UP OF A COMBINATION OF HOTEL AND RESIDENTIAL DWELLING UNITS TOGETHER WITH ACCESSORY USES, AS ALLOWED IN THE MUDD-O ZONING DISTRICT AND FURTHER DEFINED BELOW IN SECTION 3.
  - MAXIMUM BUILDING HEIGHT: NOT TO EXCEED FOUR (4) STORIES AND 60 FEET; HEIGHT WILL BE MEASURED AS DEFINED BY THE ORDINANCE.
  - PARKING: NO MORE THAN 1.2 VEHICULAR PARKING SPACES PER HOTEL ROOM OR RESIDENTIAL UNIT WILL BE PROVIDED.

- 1. GENERAL PROVISIONS:**
- a. SITE LOCATION. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY WATERWALK RE DEVELOPMENT SERVICES LLC ("PETITIONER") TO ACCOMMODATE THE DEVELOPMENT OF A 150 UNIT (HOTEL ROOMS AND RESIDENTIAL DWELLINGS) CORPORATE LIVING COMMUNITY ON APPROXIMATELY 5.05 ACRE SITE LOCATED AT 8515 UNIVERSITY EXECUTIVE PARK DRIVE (THE "SITE").
  - 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 THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MUDD-O ZONING CLASSIFICATION SHALL GOVERN, SUBJECT TO THE OPTIONAL PROVISIONS PROVIDED BELOW.
  - c. GRAPHICS AND ALTERATIONS. THE SCHEMATIC DEPICTIONS OF THE USES, PARKING AREAS, SIDEWALKS, STRUCTURES AND BUILDINGS, BUILDING ELEVATIONS, DRIVEWAYS, STREETS AND OTHER DEVELOPMENT MATTERS AND SITE ELEMENTS (COLLECTIVELY THE "DEVELOPMENT/SITE ELEMENTS") SET FORTH ON THE REZONING PLAN SHOULD BE REVIEWED IN CONNECTION WITH THE PROVISIONS OF THESE 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 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 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, THERE MAY BE INSTANCES WHERE MINOR MODIFICATIONS WILL BE ALLOWED WITHOUT REQUIRING THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE. THESE INSTANCES WOULD INCLUDE CHANGES TO GRAPHICS IF THEY ARE:
- i. MINOR AND DON'T MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN; OR
  - ii. MODIFICATIONS TO MOVE THE STRUCTURE GRAPHICALLY DEPICTED ON THE REZONING PLAN CLOSER TO ADJACENT PROPERTIES WITH A RESIDENTIAL USE BUT NO CLOSER THAN THE "EXTERNAL BUILDING LINE" (IN THIS CASE THE EXTERNAL SETBACKS, REAR YARDS OR BUFFER AREAS) INDICATED ON SHEET RZ-1; OR
  - iii. MODIFICATIONS TO ALLOW MINOR INCREASES IN THE MASS OF THE BUILDINGS THAT DO NOT MATERIALLY CHANGE THE DESIGN INTENT DEPICTED ON OR DESCRIBED IN THE REZONING PLAN.

- THE PLANNING DIRECTOR WILL DETERMINE IF SUCH MINOR MODIFICATIONS ARE ALLOWED PER THIS AMENDED PROCESS, AND IF IT IS DETERMINED THAT THE ALTERATION DOES NOT MEET THE CRITERIA DESCRIBED ABOVE, THE PETITIONER SHALL THEN FOLLOW THE ADMINISTRATIVE AMENDMENT PROCESS PER SECTION 6.207 OF THE ORDINANCE, IN EACH INSTANCE, HOWEVER, SUBJECT TO THE PETITIONER'S APPEAL RIGHTS SET FORTH IN THE ORDINANCE.
- d. NUMBER OF BUILDINGS PRINCIPAL AND ACCESSORY. THE TOTAL NUMBER OF PRINCIPAL BUILDINGS TO BE DEVELOPED ON THE SITE SHALL NOT EXCEED ONE (1). 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 LOCATED ON THE SITE.
- b. OPTIONAL PROVISIONS:**
- THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:
- a. TO ALLOW PARKING BETWEEN THE BUILDING AND COLLINS AIKMAN DRIVE, UNIVERSITY EXECUTIVE PARK DRIVE, AND THE NEW PUBLIC STREET LOCATED ALONG NORTHERN PROPERTY LINE AS GENERALLY DEPICTED ON REZONING PLAN.
  - b. TO ALLOW WALL SIGNS TO HAVE UP TO 200 SQUARE FEET OF SIGN SURFACE AREA PER WALL OR 10% OF THE WALL AREA TO WHICH THEY ARE ATTACHED, WHICHEVER IS LESS. THE SIGN AREA OF THE WALL SIGNS MAY BE INCREASED BY 10% IF INDIVIDUAL LETTERS ARE USED.
  - c. TO SCREEN THE PARKING SPACES LOCATED ADJACENT TO THE NEW PUBLIC STREET CONNECTING COLLINS AIKMAN DRIVE TO UNIVERSITY EXECUTIVE PARK DRIVE WITH A THREE (3) FOOT HIGH MASONRY WALL INSTEAD OF THE ORDINANCE REQUIRED FOUR (4) FOOT HIGH WALL/FENCE.
- NOTE: THE OPTIONAL PROVISIONS REGARDING SIGNS ARE ADDITIONS/MODIFICATIONS TO THE STANDARDS FOR SIGNS IN THE MUDD DISTRICT AND ARE TO BE USED WITH THE REMAINDER OF MUDD STANDARDS FOR SIGNS NOT MODIFIED BY THESE OPTIONAL PROVISIONS.

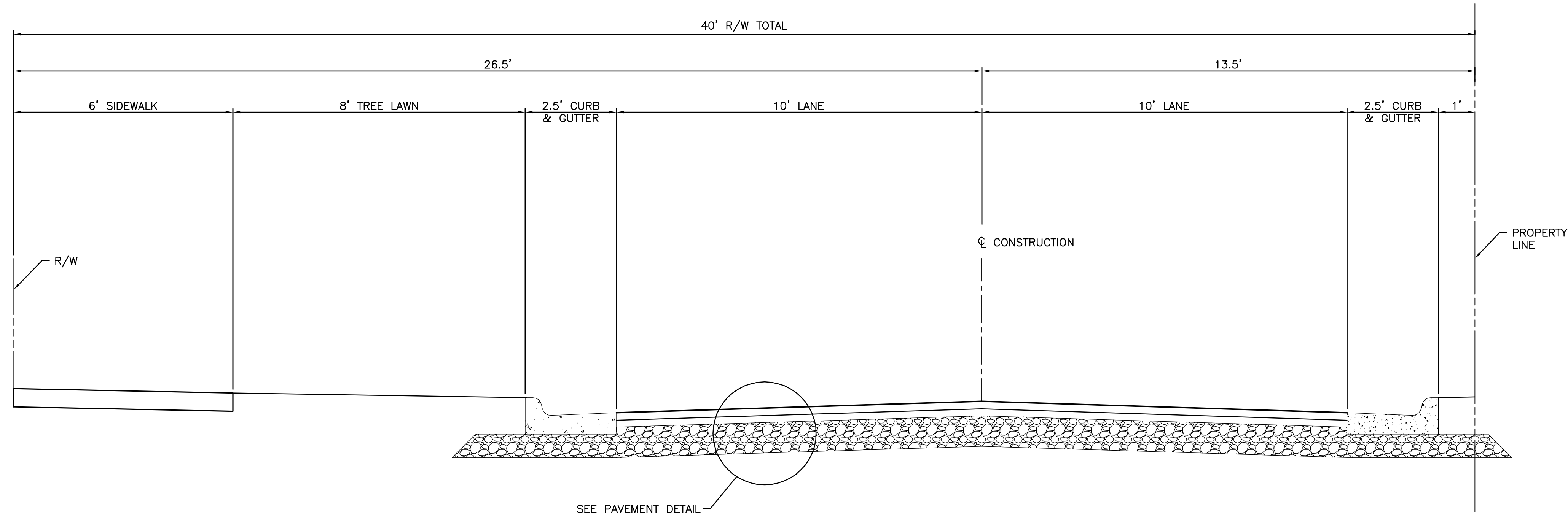
- 3. PERMITTED USES & DEVELOPMENT AREA LIMITATION:**
- a. THE SITE MAY BE DEVELOPED WITH A COMBINATION OF CORPORATE LIVING HOTEL ROOMS AND CORPORATE LIVING RESIDENTIAL DWELLING UNITS. THE TOTAL NUMBER OF CORPORATE LIVING HOTEL ROOMS AND CORPORATE LIVING RESIDENTIAL DWELLING UNITS SHALL NOT EXCEED 150 ROOMS/UNITS.

- 4. ACCESS, NEW PUBLIC STREET, CITY AGREEMENT AND TRANSPORTATION:**
- a. THE PETITIONER AGREES TO (NEGOTIATE IN GOOD FAITH TO ENTER INTO AN AGREEMENT (THE "CITY AGREEMENT") WITH THE CITY OF CHARLOTTE (THE "CITY") TO (A) DEDICATE OR CONVEY A 40 FOOT RIGHT-OF-WAY TO THE CITY, (B) DESIGN A NEW PUBLIC STREET ON THE SITE THAT WILL CONNECT COLLINS AIKMAN DRIVE TO UNIVERSITY EXECUTIVE PARK DRIVE (THE "NEW PUBLIC STREET"), AND (C) CONSTRUCT A NEW PUBLIC STREET, IN WHOLE OR IN PART, ON THE SITE THAT WILL CONNECT COLLINS AIKMAN DRIVE TO UNIVERSITY EXECUTIVE PARK DRIVE, SUBJECT TO THE CITY, AS PART OF THE CITY AGREEMENT, AGREEING TO PROVIDE OR REIMBURSE TO THE PETITIONER UP TO \$250,000 FOR THE COST OF DESIGN AND CONSTRUCTION OF THE NEW PUBLIC STREET; PROVIDED HOWEVER, THE CITY AGREEMENT WILL NOT REQUIRE THE PETITIONER TO EXPEND FUNDS FOR THE COST OF DESIGN AND CONSTRUCTION OF THE NEW PUBLIC STREET IN EXCESS OF THE FUNDS TO BE PROVIDED BY THE CITY TO PETITIONER; SUBJECT TO AND IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE CITY AGREEMENT, THE PETITIONER WILL (CONTINUING UPON THE PETITIONER AND THE CITY EXECUTING THE CITY AGREEMENT):
    - (i) DEDICATE OR CONVEY TO THE CITY A 40 FOOT WIDE STRIP OF PROPERTY ALONG THE SITE'S NORTHERN PROPERTY BOUNDARY FOR THE CONSTRUCTION OF THE NEW PUBLIC STREET THAT WILL CONNECT COLLINS AIKMAN DRIVE TO UNIVERSITY EXECUTIVE PARK DRIVE (THE "40 FOOT RIGHT-OF-WAY") AS GENERALLY DEPICTED ON THE REZONING PLAN;
    - (ii) DESIGN WITHIN THE 40 FOOT RIGHT-OF-WAY A PUBLIC STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. (SUBJECT TO ADJUSTMENTS AS MAY BE PROVIDED FOR PURSUANT TO OR UNDER THE CITY AGREEMENT, THE NEW PUBLIC STREET WILL CONTAIN: (1) TWO TRAVEL LANES WITH 20 FEET OF PAVEMENT; (2) TWO & ONE-HALF (2.5') FOOT CURB AND GUTTER TREATMENTS ON EACH SIDE OF THE NEW PUBLIC STREET; AND (3) AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK ON THE SIDE OF THE NEW PUBLIC STREET ADJACENT TO THE SITE (NOTE: AT THE OPTION OF THE PETITIONER, RECESSED ON-STREET PARKING MAY ALSO BE PROVIDED ALONG THE NEW PUBLIC STREET IF ADDITIONAL OFF-SITE RIGHT-OF-WAY TO ACCOMMODATE RECESSED ON-STREET PARKING IS PROVIDED AND THIS CAN BE DONE PURSUANT TO THE COSTS CONTEMPLATED BY THE CITY AGREEMENT; IF NOT, THE PROPOSED 40 FOOT RIGHT-OF-WAY WILL NOT BE EXPANDED OR ENLARGED TO ACCOMMODATE RECESSED ON-STREET PARKING);
    - (iii) THE CITY AGREEMENT WILL ALLOW THE CITY AND THE PETITIONER FLEXIBILITY ON HOW THE NEW PUBLIC STREET IS CONSTRUCTED AND BY WHICH PARTY. IN ALL CASES (INCLUDING IF THE CITY AND THE PETITIONER ARE UNABLE TO NEGOTIATE MUTUALLY ACCEPTABLE TERMS FOR THE CITY AGREEMENT) THE PETITIONER WILL DEDICATE 40 FEET OF RIGHT-OF-WAY TO THE CITY FOR THE NEW PUBLIC STREET. IN THE EVENT OF CONFLICTS BETWEEN THE REZONING PLAN AND THE CITY AGREEMENT REGARDING THE NEW PUBLIC STREET AND RELATED ASPECTS, THE TERMS OF THE CITY AGREEMENT WILL CONTROL; AND
    - (iv) PETITIONER WILL RECORD A FINAL PLAT FOR THE 40 FOOT RIGHT-OF-WAY PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR THE PROPOSED BUILDING. (IF DELAYS BEYOND THE PETITIONER'S REASONABLE CONTROL OCCUR OR IF OTHERWISE PURSUANT TO THE CITY AGREEMENT) THE PETITIONER MAY POST A BOND OR LETTER OF CREDIT AT THE TIME THE FINAL PLAT FOR THE 40 FOOT RIGHT-OF-WAY IS REQUIRED TO BE RECORDED FOR THOSE PORTIONS OF THE NEW PUBLIC STREET, WHICH PETITIONER AGREED TO COMPLETE PURSUANT TO THE CITY AGREEMENT; NOT COMPLETED.

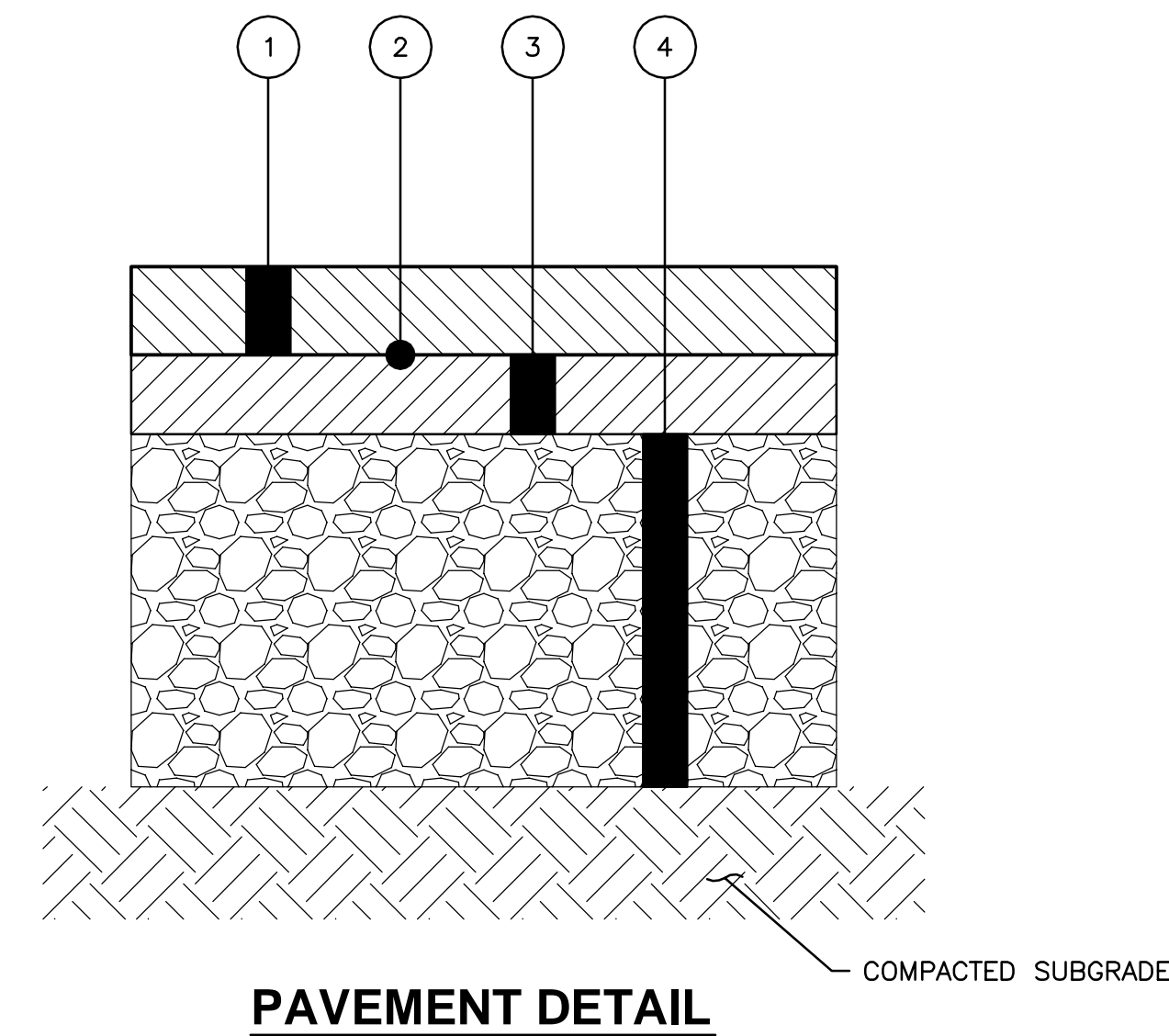
- IF THE CITY AND PETITIONER ARE UNABLE TO NEGOTIATE MUTUALLY ACCEPTABLE TERMS FOR THE CITY AGREEMENT AND EXECUTE THE CITY AGREEMENT, THE PETITIONER WILL DEDICATE OR CONVEY THE 40 FOOT RIGHT-OF-WAY TO THE CITY PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR THE PROPOSED BUILDING, AND THE OTHER TERMS OF THIS SECTION 4(A) WILL BE OF NO EFFECT.
- b. SUBJECT TO AND IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE CITY AGREEMENT, CONSTRUCTION PLANS FOR THE NEW PUBLIC STREET WILL BE SUBMITTED FOR REVIEW AND APPROVAL THROUGH THE SUBDIVISION/ APPROVAL PROCESS, AND THE DESIGN/DEVELOPMENT PLANS FOR THE ALLOWED USES AND SITE ELEMENTS WILL BE SUBMITTED SEPARATELY THROUGH THE URBAN REVIEW PROCESS.
  - c. (SUBJECT TO AND IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE CITY AGREEMENT, MINOR) CHANGES TO THE ALIGNMENT OF THE PROPOSED 40 FOOT RIGHT-OF-WAY DURING THE SUBDIVISION REVIEW AND APPROVAL PROCESS MAY BE REQUIRED AND ARE ALLOWED TO ACCOMMODATE THE FINAL DESIGN OF THE NEW PUBLIC STREET; FURTHERMORE, IF THE ALIGNMENT ON THE 40 FOOT RIGHT-OF-WAY IS CHANGED TO ACCOMMODATE THE FINAL DESIGN OF THE NEW PUBLIC STREET, THE ON-SITE STORM WATER DETENTION AND WATER QUALITY AREAS AS WELL AS THE ON-SITE PARKING AREAS ABUTTING THE 40 FOOT RIGHT-OF-WAY WILL BE DESIGNED TO ACCOMMODATE ANY CHANGES IN THE ALIGNMENT OF THE 40 FOOT RIGHT-OF-WAY.
  - d. ONCE THE 40 FOOT RIGHT-OF-WAY IS OFFERED FOR DEDICATION OR IS CONVEYED TO THE CITY, THE CITY WILL BE RESPONSIBLE FOR THE MAINTENANCE AND (UP)KEEP OF THIS STREET; UNTIL SUCH TIME, THE 40 FOOT RIGHT-OF-WAY WILL BE MAINTAINED BY THE PETITIONER OR THE OWNER OF THE SITE.
  - e. (SUBJECT TO AND IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE CITY AGREEMENT, ACCESS) TO THE SITE WILL BE FROM UNIVERSITY EXECUTIVE PARK DRIVE AND THE NEW PUBLIC STREET IN THE MANNER GENERALLY DEPICTED ON THE REZONING PLAN. THE ALLOWED ACCESS DRIVES TO THE SITE MAY BE GATED. THE PROPOSED GATE FOR THE ACCESS TO THE SITE FROM UNIVERSITY EXECUTIVE PARK DRIVE WILL BE LOCATED WITH A MINIMUM OF 60 FEET BEHIND THE BACK OF THE SIDEWALK. THE DESIGN OF THE ACCESS TO THE SITE FROM THE NEW PUBLIC STREET WILL BE EQUIPPED WITH A TRANSPONDER OR SIMILAR EQUIPMENT, TO FACILITATE ITS OPERATION AS GENERALLY DEPICTED ON THE REZONING PLAN. IF CDOT DETERMINES THAT THE FINAL DESIGN OF THE PROPOSED DRIVEWAY, OR THE LOCATION OF THE PROPOSED GATE ON THE DRIVEWAY, TO THE NEW PUBLIC STREET DOES NOT REQUIRE A TRANSPONDER OR SIMILAR EQUIPMENT, THE PETITIONER WILL NOT BE REQUIRED TO INSTALL A TRANSPONDER OR SIMILAR EQUIPMENT.

- f. THE PETITIONER WILL IMPROVE THE SITE'S FRONTAGE ON EXECUTIVE PARK DRIVE WITH AN EIGHT (8) FOOT SIDEWALK AND AN EIGHT (8) FOOT PLANTING STRIP AS GENERALLY DEPICTED ON THE REZONING PETITION.
  - g. CONTINGENT UPON, SUBJECT TO, AND IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THE CITY AGREEMENT, THE PETITIONER WILL PROVIDE AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK ALONG THE SITE'S FRONTAGE ON COLLINS AIKMAN DRIVE AND ON EACH SIDE OF THE NEW PUBLIC STREET AS GENERALLY DEPICTED ON THE REZONING PLAN.
  - h. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE DEVELOPMENT AND CONSTRUCTION PLANS AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CDOT IN ACCORDANCE WITH APPLICABLE BUILDING STANDARDS.
  - i. THE ALIGNMENT OF THE INTERNAL VEHICULAR CIRCULATION AND DRIVEWAYS MAY BE MODIFIED BY THE PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT IN ACCORDANCE WITH PUBLISHED STANDARDS.
- 5. ARCHITECTURAL STANDARDS, COURT YARDS/AMENITY AREAS:**
- a. THE BUILDING MATERIALS USED ON THE PRINCIPAL BUILDINGS CONSTRUCTED ON SITE WILL BE A COMBINATION OF PORTIONS OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTITIOUS FIBER BOARD, STUCCO, EIFS, DECORATIVE BLOCK AND/OR WOOD. VINYL OR ALUMINUM AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS, SOFFITS AND ON HANDRAILS/RAILINGS.
  - b. THE BUILDING CONSTRUCTED ON THE SITE WILL BE CONSTRUCTED WITH AT LEAST 40% OF THE EXTERIOR OF THE BUILDING, EXCLUSIVE OF WINDOWS, DOORS, AND ROOFS WITH MASONRY MATERIALS SUCH AS: BRICK, STONE, PRECAST STONE, AND PRECAST CONCRETE.
  - c. THE ATTACHED ILLUSTRATIVE BUILDING ELEVATIONS ARE INCLUDED TO REFLECT AN ARCHITECTURAL STYLE AND A QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS PROVIDED THAT THE DESIGN INTENT IS PRESERVED).
  - d. THE PORTION OF THE BUILDING FACING UNIVERSITY EXECUTIVE PARK DRIVE WILL NOT HAVE EXPANSIONS OF BLANK WALLS THAT EXCEED 20 CONTINUOUS FEET IN LENGTH. A BLANK WALL IS A FACADE THAT DOES NOT ADD TO THE CHARACTER OF THE STREETScape AND DOES NOT CONTAIN CLEAR GLASS WINDOWS OR DOORS OR SUFFICIENT ORNAMENTATION, DECORATION OR ARTICULATION.
  - e. METER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM UNIVERSITY EXECUTIVE PARK DRIVE, COLLINS AIKMAN DRIVE AND THE NEW PUBLIC STREET.
  - f. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.
- 6. STREETScape, BUFFERS, YARDS, LANDSCAPING AND TREE SAVE AREA:**
- a. A 16 FOOT SETBACK AS REQUIRED BY THE ORDINANCE WILL BE PROVIDED ALONG UNIVERSITY EXECUTIVE PARK DRIVE AND COLLINS AIKMAN DRIVE.
  - b. A 14 FOOT SETBACK AS MEASURED FROM THE PROPOSED BACK OF CURB OF NEW PUBLIC STREET WILL BE PROVIDED AS GENERALLY DEPICTED ON THE REZONING PLAN.
  - c. ALONG THE SITE'S INTERNAL PARKING AREA, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS TO THE BUILDING ON THE SITE AND TO THE SIDEWALKS ALONG UNIVERSITY EXECUTIVE PARK DRIVE AND COLLINS AIKMAN DRIVE IN THE MANNER DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.
  - d. A 10 FOOT CLASS C BUFFER WILL BE PROVIDED ALONG THE SITE'S WESTERN PROPERTY BOUNDARY AS GENERALLY DEPICTED ON THE REZONING PLAN.
  - e. THE PETITIONER AGREES TO DISCUSS WITH REPRESENTATIVES OF UNIVERSITY CITY PARTNERS (UCP) THE POSSIBILITY OF ALLOWING THE ON-SITE TREE SAVE AREA TO BE USED AS A PUBLIC OPEN SPACE (SUBJECT TO THE PETITIONER AND UCP REACHING AN AGREEMENT REGARDING ACCESS, MAINTENANCE, LIABILITY AND ANY OTHER ISSUES ASSOCIATED WITH CONVERTING THE ON-SITE TREE SAVE AREA INTO A PUBLIC OPEN SPACE).
  - f. ABOVE GROUND BACKFLOW PREVENTERS WILL BE SCREENED FROM PUBLIC VIEW AND WILL BE LOCATED OUTSIDE OF THE REQUIRED SETBACKS.
- 7. ENVIRONMENTAL FEATURES:**
- a. THE LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
  8. SIGNAGE:
    - a. SIGNAGE AS ALLOWED BY THE ORDINANCE AND BY THE OPTIONAL PROVISIONS LISTED ABOVE MAY BE PROVIDED.
  9. LIGHTING:
    - a. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 25 FEET IN HEIGHT.
  10. AMENDMENTS TO THE REZONING PLAN:
    - a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 6 OF THE ORDINANCE.
  11. BINDING EFFECT OF THE REZONING APPLICATION:
    - a. 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 UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.

REVISION		PROJECT No: 75357		DES. DW		CHKD. JY	
DATE		DATE 01/04/16		DES. DW		CHKD. JY	
No.		DATE 01/04/16		DES. DW		CHKD. JY	
PROJECT No: 75357		DATE 01/04/16		DES. DW		CHKD. JY	
11301 CARMEL COMMONS BLVD., SUITE 300 CHARLOTTE, NC 28226 704.525.6284 Fax: 770.391.4104		DES. DW		CHKD. JY			
WATERWALK		WOOLPERT		DESIGN/REGISTRATION/INTEGRATION			
8515 UNIVERSITY EXECUTIVE PARK DRIVE		CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC		DEED BOOK 26141, PAGE 37, TAX PARCEL NO: 047-211-32		BOUNDARY AND TOPOGRAPHIC SURVEY	
SHEET NO.		C100					



**TYPICAL SECTION**



**PAVEMENT DETAIL**

**LEGEND:**

- ① - 2.5" BITUMINOUS CONCRETE SURFACE COURSE, TYPE S9.5B TO BE PLACED IN TWO 1.25" LIFTS EACH
- ② - TACK COAT (SEE SECTION 1.E.4)
- ③ - 2.25" BITUMINOUS CONCRETE INTERMEDIATE COURSE, TYPE I19.0B
- ④ - 10" COMPACTED AGGREGATE BASE COURSE

**NOTES:**

- 1. TYPICAL SECTION PER CITY OF CHARLOTTE STD. NO. U-04.
- 2. SEE CITY OF CHARLOTTE STD. NO. 10.17A FOR CURB AND GUTTER DETAILS.
- 3. USE OF VALLEY GUTTER PROHIBITED.

REVISION

DATE

No.

PROJECT No:  
075357

DATE  
06/18/15

DES.  
NRH

DR.  
NRH

CKD.

8731 Red Oak Blvd  
 Suite 101  
 Charlotte, NC 28217  
 704.525.6284  
 FAX: 704.525.8529



**SITE IMPROVEMENT PLANS**

**WATERWALK**

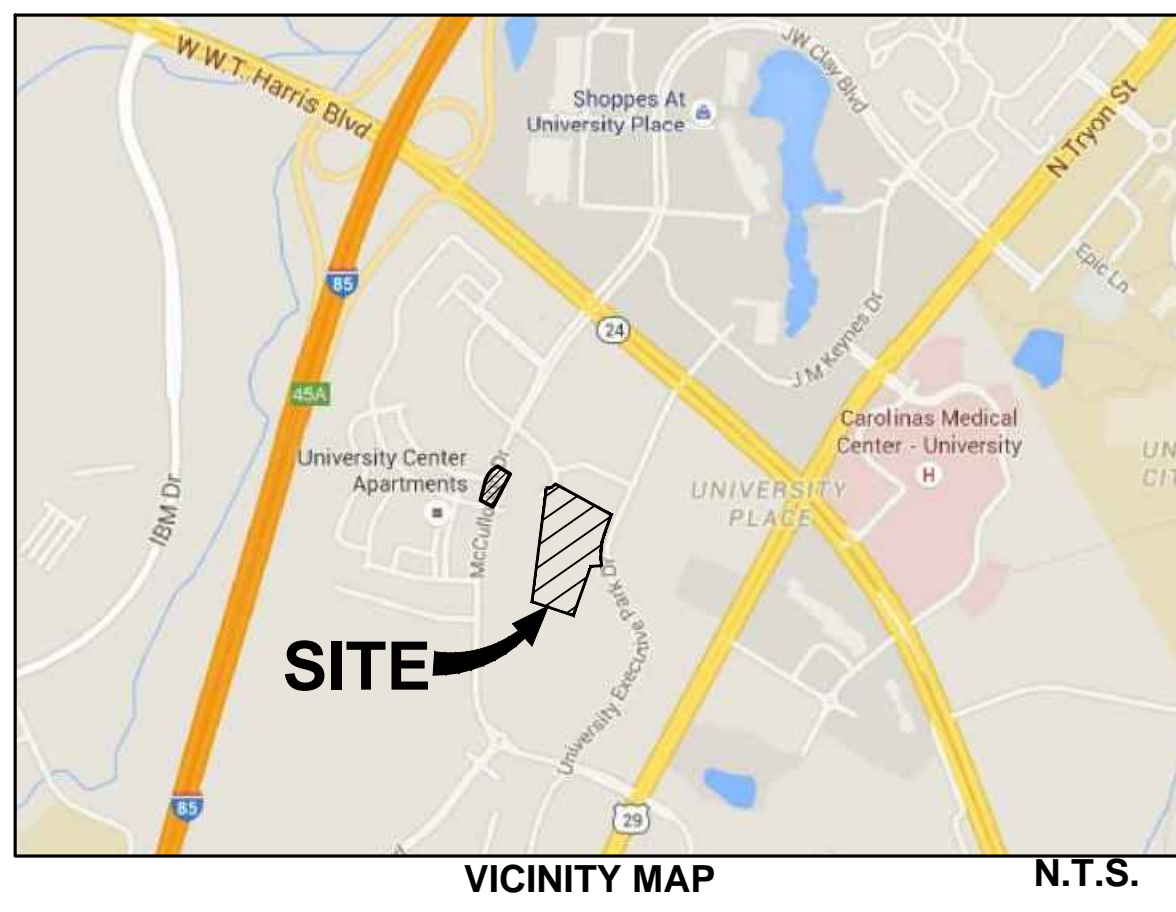
8515 UNIVERSITY EXECUTIVE PARK DRIVE  
 CHARLOTTE, NORTH CAROLINA

**ROADWAY TYPICAL SECTION**

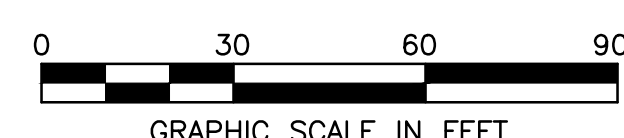
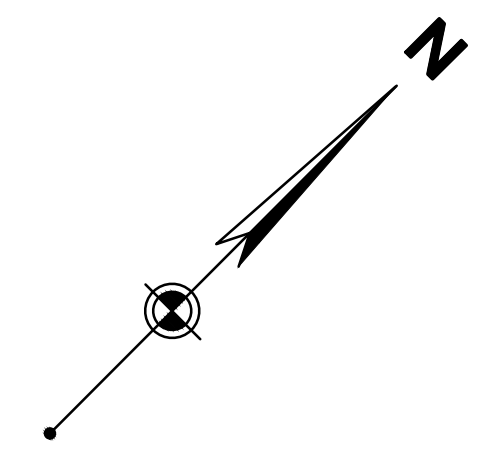
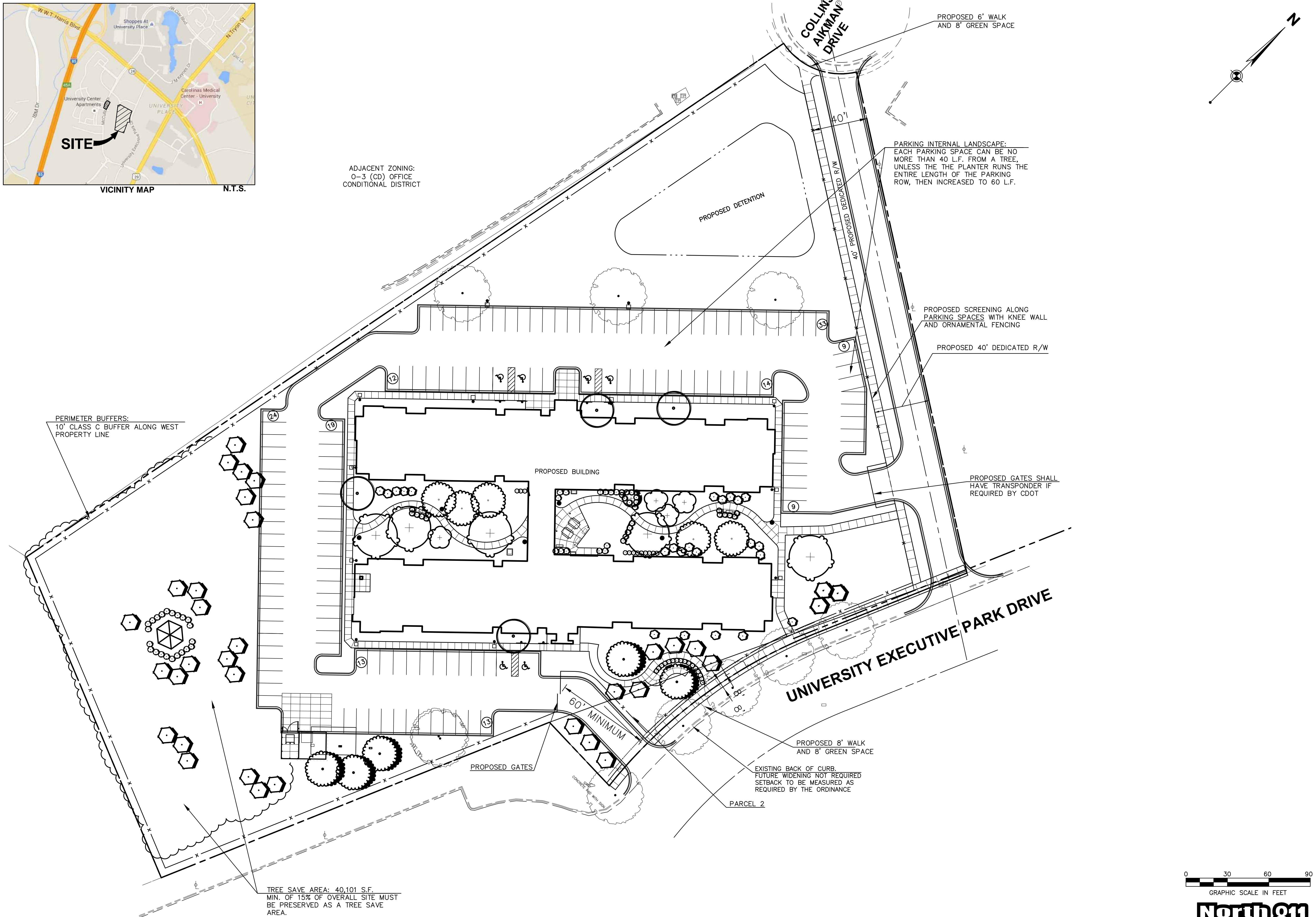
SHEET NO.

**R300**

Layout Tab Name: L700 Landscape Plan, Images: charlotte waterwalk.jpg; Vicinity Map.jpg; charlotte waterwalk.jpg; UEP Survey\_01.jpg; waterwalk logo.jpg; Capture.JPG; Xrefs: 075357-P\_ADUJUSTED3.dwg; 075357-X.dwg; 075357-TBLK.dwg  
 Last Saved By: hadley, 12/1/2015 4:22:22 PM  
 G:\DE\clients\WaterWalk\075357 Charlotte, NC\4.0 Disciplines\Civil\Cadd\Cad\75357 L700 Landscape.dwg Plotted By: hadley, Dennis Plotted: December 2, 2015, 2:22:45 PM



ADJACENT ZONING:  
 O-3 (CD) OFFICE  
 CONDITIONAL DISTRICT



REVISION	No.	DATE

PROJECT No: 075357  
 DATE: 12/01/15  
 DES. WER: WDB  
 DR. WDB  
 CKD. WER

8731 Red Oak Blvd  
 Suite 101  
 Charlotte, NC 28217  
 704.525.6284  
 FAX: 704.525.8529

**WOOLPERT**

**SITE IMPROVEMENT PLANS**  
**WATERWALK**  
 8515 UNIVERSITY EXECUTIVE PARK DRIVE  
 CHARLOTTE, NORTH CAROLINA

**SITE PLAN**

SHEET NO.  
**2 OF 2**



# Material Legend

- A** - Cement Fiber Board - Plank (Color 01)
- B** - Cement Fiber Board - Plank (Color 02)
- C** - Not Used
- D** - Cement Fiber Board (Color 03)
- E** - Brick (Color 1)
- F** - Glass/Clear Anodized Frame
- G** - Metal Guardrail
- H** - Column w/Internally lit Glass Panel

