

This drawing and the design shown is the property of Little and Associates Architects. The reproduction, copying or other use of this drawing without the written consent of Little and Associates Architects will be subject to legal action.  
 © 1988 Little and Associates Architects, Inc.

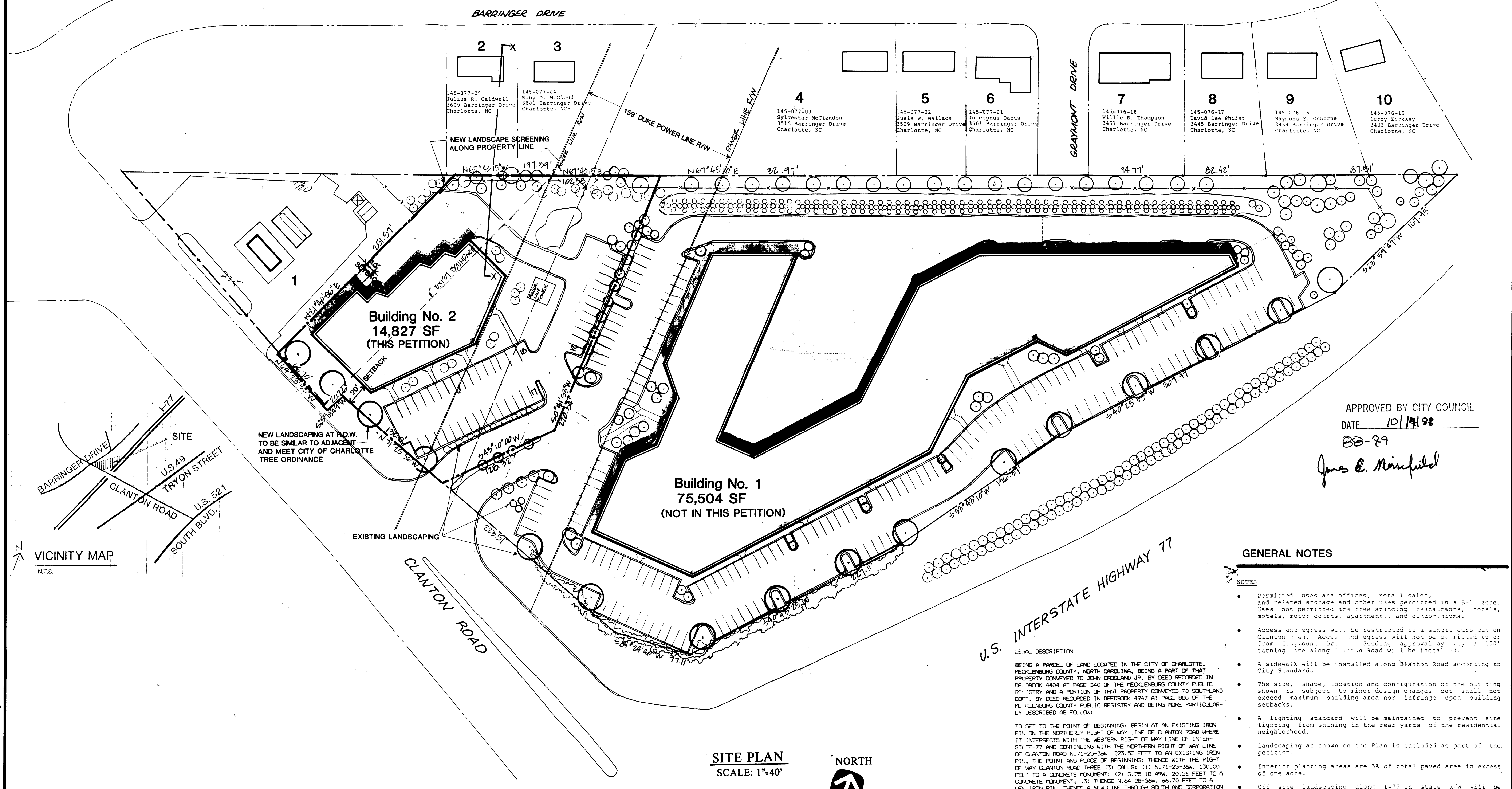
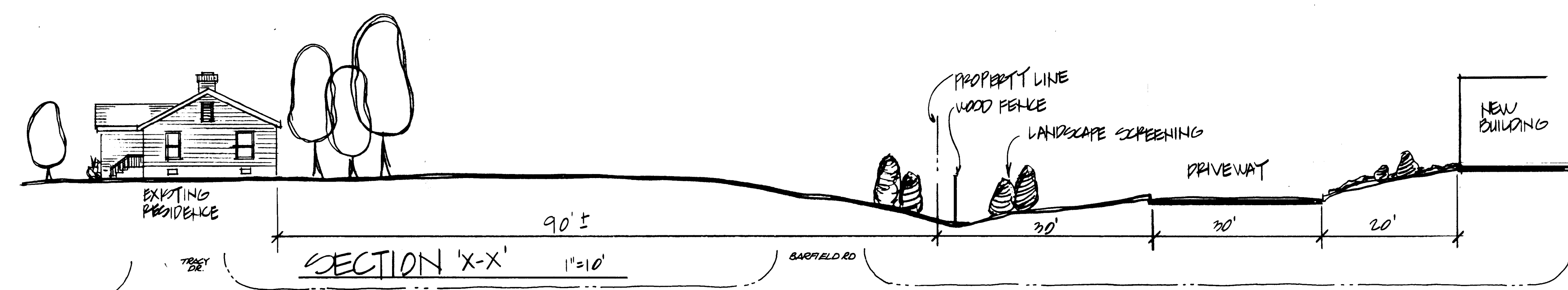
CROSLAND-ERWIN-ASSOCIATES

WATERFORD CENTER  
 CHARLOTTE, N. C.

MASTER PLAN

Partner In Charge  
**KUTTNER**  
 Project Architect/Job Captain  
 Drawn By  
 Date Drawn  
 7-26-1988  
 Revisions  
 No. 1 Date 9-6-88  
 No. 2 Date  
 No. 3 Date  
 No. 4 Date  
 Issue Date 8-1-88

Project Number  
**1891X1**  
 Sheet 1 of 1



**SITE PLAN**  
 SCALE: 1"=40'

NORTH

APPROVED BY CITY COUNCIL  
 DATE 10/14/88  
 88-29  
*James E. Minfield*

- GENERAL NOTES**
- NOTES
- Permitted uses are offices, retail sales, and related storage and other uses permitted in a B-1 zone. Uses not permitted are fire standing, restaurants, motels, motor courts, apartments, and outdoor films.
  - Access and egress will be restricted to a single curb cut on Clanton Road. Access and egress will not be permitted to or from Graymont Dr. Pending approval by City a 150' turning line along Clanton Road will be installed.
  - A sidewalk will be installed along Stanton Road according to City standards.
  - The site, shape, location and configuration of the building shown is subject to minor design changes but shall not exceed maximum building area nor infringe upon building setbacks.
  - A lighting standard will be maintained to prevent site lighting from shining in the rear yards of the residential neighborhood.
  - Landscaping as shown on the Plan is included as part of the petition.
  - Interior planting areas are 5% of total paved area in excess of one acre.
  - Off site landscaping along I-77 on state R/W will be installed as shown on the plan.
  - No billboard signs shall be permitted.
- PARKING REQUIREMENT:** (Building #2 - This Petition)
- |                            |            |                   |    |
|----------------------------|------------|-------------------|----|
| Sq. Ft. Office (60%)       | - 8,896 SF | Required Parking- | 30 |
| Sq. Ft. Distribution (40%) | - 5,931 SF | Required Parking- | 7  |
| No. Employees/             |            | Required Parking- | 7  |
| Distribution               |            | Total             | 37 |
|                            |            | Parking Provided- | 47 |

**LEGAL DESCRIPTION**

BEING A PARCEL OF LAND LOCATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, BEING A PART OF THAT PROPERTY CONVEYED TO JOHN CROSLAND JR. BY DEED RECORDED IN DEEDBOOK 4947 AT PAGE 340 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY AND A PORTION OF THAT PROPERTY CONVEYED TO SOUTHLAND CORP. BY DEED RECORDED IN DEEDBOOK 4947 AT PAGE 880 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO GET TO THE POINT OF BEGINNING: BEGIN AT AN EXISTING IRON PIN ON THE NORTHERLY RIGHT OF WAY LINE OF CLANTON ROAD WHERE IT INTERSECTS WITH THE WESTERN RIGHT OF WAY LINE OF INTERSTATE-77 AND CONTINUING WITH THE NORTHERN RIGHT OF WAY LINE OF CLANTON ROAD N.71-25-36W. 223.52 FEET TO AN EXISTING IRON PIN, THE POINT AND PLACE OF BEGINNING; THENCE WITH THE RIGHT OF WAY CLANTON ROAD THREE (3) CALLS: (1) N.71-25-36W. 130.00 FEET TO A CONCRETE MONUMENT; (2) S.25-18-47W. 20.26 FEET TO A NEW IRON PIN; THENCE A NEW LINE THROUGH SOUTHLAND CORPORATION PROPERTY DEED RECORDED IN DEEDBOOK 4947 AT PAGE 880 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY TO A NEW IRON PIN IN THE LINE OF LOT #6 OF CLANTON PARK SUBDIVISION RECORDED IN MAP 88-7 AT PAGE 349 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY; THENCE WITH THE REAR OF LOTS 6 & 7 N.67-43-15E. 197.39 FEET TO AN EXISTING IRON PIN THE SOUTHWESTERLY CORNER OF LOT B; THENCE WITH THE SOUTHERLY LINE OF LOT B N.67-45-10E. 9.08 FEET TO A NEW IRON PIN; THENCE WITH T&O 121 LINES THROUGH CROSLAND PROPERTY S.00-51-53W. 270.34 FEET TO A NEW IRON PIN; THENCE S.43-10W. 128.32 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 1.55 ACRES ALL AS SHOWN ON A SURVEY BY JACK R. CHRISTIAN AND ASSOCIATES DATED APRIL 18, 1988.

*John E. Kuttner*

REVISION #1 - RESPONSE TO PLANNING  
 COMMISSION COMMENTS RECEIVED 8/26/88.