

## REFERENCES

•ALTA/ACSM SURVEY:  
R.B. PHARR & ASSOCIATES, P.A.  
"ALTA/ACSM LAND TITLE SURVEY PREPARED FOR  
TOPGOLF USA CHARLOTTE, LLC  
WEST ARROWOOD ROAD  
CITY OF CHARLOTTE, STEELE CREEK TOWNSHIP,  
MECKLENBURG COUNTY, NORTH CAROLINA"  
PROJECT NO.: 83657  
DATED: 04/19/16

•ARCHITECTURAL PLANS:  
ARIA GROUP ARCHITECTS INC.  
TOPGOLF ARROWOOD AND INTERSTATE 485  
CHARLOTTE, NORTH CAROLINA 28273  
ISSUED FOR PERMIT/GMAX 12/01/15

•GEOTECHNICAL REPORT:  
ECS CAROLINAS, LLP  
"REPORT OF SUBSURFACE EXPLORATION, TOPGOLF -  
CHARLOTTE, CHARLOTTE, NORTH CAROLINA"  
PROJECT NO.: 08-11102  
DATED: 11/04/15

# SITE PLAN DOCUMENTS FOR TOPGOLF CHARLOTTE

## LOCATION OF SITE

MOODY LAKE OFFICE PARK  
WEST ARROWOOD ROAD  
CITY OF CHARLOTTE, NORTH CAROLINA  
MECKLENBURG COUNTY

REVISION

**APPROVED FOR  
CONSTRUCTION**

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT  
By: Joshua Weaver 2-7-2017 1 of 3



**FINAL  
APPROVAL**

**ENGINEERING**  
PCO / DETENTION / DRAINAGE PLAN

**APPROVED**

**EROSION CONTROL**

**APPROVED**

**URBAN FORESTRY**  
TREE ORDINANCE

**APPROVED**  
By Kelly Robertson at 4:41 pm, Feb 06, 2017

**CDOT**

**APPROVED**

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING  
AT LEAST 48 HRS. PRIOR TO ANY LAND  
DISTURBING ACTIVITY USING THE ONLINE  
FORM AT <http://development.charmeck.org>

## UTILITY RESPONSIBILITY MATRIX FOR THIS PROJECT

UTILITY GOVERNING AGENCIES CONTACTS	CONTRACTOR RESPONSIBILITY	OTHERS RESPONSIBILITY:
<b>GAS</b> •PIEDMONT NATURAL GAS 3901 CRAIG AVE CHARLOTTE, NC 28211 (800)732 - 7504	-COORDINATE CONSTRUCTION ACTIVITIES WITH GAS COMPANY TO ENSURE INSTALLATION OF GAS LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT (IF APPLICABLE). -INSTALL BOLLARD PROTECTION AROUND GAS METER AND PER THE GAS COMPANY REQUIREMENTS.	SERVICE FROM THE POINT OF CONNECTION AT THE EXISTING LINE UP TO AND INCLUDING SETTING OF METER WILL BE BY THE GAS COMPANY. -ANY RELOCATION OF EXISTING LINES WILL BE DONE BY THE GAS COMPANY.
<b>TELEPHONE</b> •BELL SOUTH TELECOMMUNICATIONS 333 W 24TH ST CHARLOTTE, NC 28206 (704)525-3882	-COORDINATE CONSTRUCTION ACTIVITIES WITH TELEPHONE COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. -COORDINATE RELOCATION OF PHONE BOXES WITH TELEPHONE COMPANY WITHIN 10 DAYS OF AWARD OF CONTRACT. -PROVIDE AND INSTALL 24" SCHEDULE 40 PVC CONDUITS WITH PULL ROPES, INCLUDING ALL TRENCHING AND BACKFILLING, FROM THE RISER POLE UP TO THE BUILDING. -PROVIDE AND INSTALL PULL BOXES AS PER TELEPHONE COMPANY REQUIREMENTS.	-TELEPHONE COMPANY WILL PROVIDE AND INSTALL ALL TELEPHONE CABLES FROM THE POINT OF CONNECTION UP TO THE BUILDING -PRESENT RESPONSIBLE PARTIES. -ANY RELOCATION OF EXISTING LINES WILL BE DONE BY TELEPHONE COMPANY.
<b>ELECTRIC</b> •DUKE POWER ENERGY 810 TODDVILLE RD. CHARLOTTE, NC 28214 (704)401-8608	-COORDINATE CONSTRUCTION ACTIVITIES WITH ELECTRIC COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT. -COORDINATE RELOCATION OF UTILITY POLES WITH ELECTRIC COMPANY WITHIN 10 DAYS OF AWARD OF CONTRACT. -PROVIDE AND INSTALL 24" SCHEDULE 40 PVC CONDUITS WITH PULL ROPES, INCLUDING TRENCHING AND BACKFILLING, FOR THE UNDERGROUND PORTIONS OF THE PRIMARY FROM THE RISER POLE UP TO THE TRANSFORMER. SCHEDULE 80 PVC CONDUITS SHALL BE USED ON THE RISER POLE AND RIGID METAL LONG RADIUS ELBOWS SHALL BE USED WHERE THE UNDERGROUND PORTION MEETS THE RISER POLE AND TRANSFORMER. -REMOVE EXISTING TRANSFORMER PAD AS PER THE ELECTRIC COMPANY'S SPECIFICATIONS. -CONSTRUCT TRANSFORMER PAD AS PER THE ELECTRIC COMPANY'S SPECIFICATIONS. -PROVIDE AND INSTALL ALL SECONDARY SERVICE AND MATERIALS. -RELOCATE UTILITY POLES AND OVERHEAD LINES AS REQUIRED.	-ELECTRIC COMPANY WILL PROVIDE AND INSTALL ALL MATERIALS NEEDED TO ESTABLISH PRIMARY OVERHEAD SERVICE FROM POINT OF CONNECTION AT THE EXISTING LINE UP TO THE TRANSFORMER. -ELECTRIC COMPANY WILL PROVIDE AND INSTALL PRIMARY CABLE FOR ALL UNDERGROUND LINES UP TO THE TRANSFORMER. -RELOCATE UTILITY POLES AND OVERHEAD LINES AS REQUIRED. -ELECTRIC COMPANY WILL PROVIDE TRANSFORMER.
<b>SANITARY SEWER</b> •CHARLOTTE WATER 600 E 4TH ST CHARLOTTE, NC 28202 (704)336-7600	-PROVIDE AND INSTALL SANITARY SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS. -ALL PUBLIC AND PRIVATE SANITARY SEWER LINES SHALL MEET SPECIFICATIONS. -COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND THE UTILITIES DIVISION. SEE UTILITY PLAN FOR REQUIREMENTS.	
<b>WATER</b> •CHARLOTTE WATER 600 E 4TH ST CHARLOTTE, NC 28202 (704)336-7600	-PROVIDE AND INSTALL ALL WATER MAINS AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS. -ALL PORTIONS OF THE FIRE PROTECTION WATER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR. -ALL PORTIONS OF OTHER NON FIRE PROTECTION RELATED LINES MAY BE INSTALLED BY THE PLUMBING CONTRACTOR. -COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND THE UTILITIES DIVISION. SEE UTILITY PLAN FOR REQUIREMENTS. -CONTRACTOR SHALL PROVIDE AND INSTALL WATER METER WITH UTILITY DIVISION.	
<b>311 UTILITIES</b> •CHAR-MECK UTILITY DEPARTMENT DIAL 311 OR (704)336-7600		
<b>STORM SEWER</b> •CHAR-MECK STORM WATER SERVICES 800 EAST FOURTH STREET 12TH AND 14TH FLOORS CHARLOTTE, NC 28202 (704) 336-5385 CONTACT: ROBERT ZINK	-PROVIDE AND INSTALL ALL STORM SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS. -REFER TO GRADING PLAN FOR INFORMATION ON ALLOWABLE STORM SEWER MATERIALS. -PIPE JOINTS TO BE SILT TIGHT. -CLEAN EXISTING PIPES IMMEDIATELY DOWNSTREAM OF CONNECTION.	

THIS MATRIX HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES,  
TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATIONS OF THE ITEMS LISTED. CONTRACTOR SHALL VERIFY  
RESPONSIBILITIES PRIOR TO BID. CONTRACTOR SHALL CONTACT PROVIDER WITH SUFFICIENT LEAD TIME TO NOT IMPACT PROJECT SCHEDULE.



LOCATION MAP  
COPYRIGHT 2008  
DELOMEE STREET ATLAS 2008 PLUS USA  
SCALE: 1"=200'

**OWNER**  
MOODY LAKE OFFICE PARK  
DEVELOPMENT LIMITED PARTNERSHIP  
5950 FAIRVIEW ROAD, SUITE 200  
CHARLOTTE, NC 28210

**DEVELOPER**  
TOPGOLF USA  
3110 WOODCREEK DRIVE  
DALLAS, TX 75231  
CONTACT: TED HEILBRON  
PHONE: (214) 535-0550

**CONTRACTOR**  
ARCO/MURRAY NATIONAL  
CONSTRUCTION COMPANY, INC.  
3110 WOODCREEK DRIVE  
DOWNERS GROVE, IL 60515  
CONTACT: BILL KROL  
PHONE: (312) 251-2726

## PREPARED BY



**BOHLER  
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CONTACT:

MICHAEL THEBERGE, P.E.

14

## NOTE:

1. SAVOY CORPORATE DRIVE IS TO BE CITY MAINTAINED.

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## ISSUED FOR CONSTRUCTION

SIGNATURE DATE

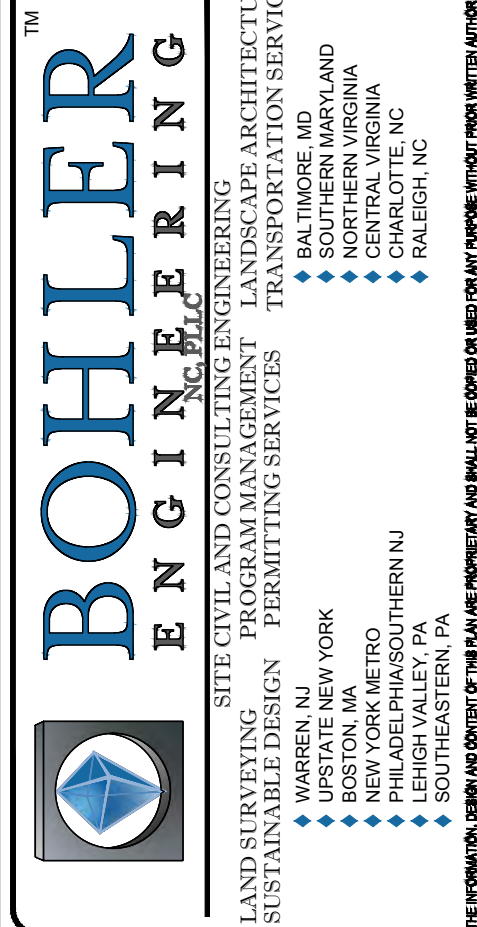
SIGNATURE DATE

SIGNATURE DATE

THIS DOCUMENT IS NOT ISSUED BY BOHLER ENGINEERING  
FOR CONSTRUCTION WITHOUT (3) SIGNATURES

PROJECT #

REVISION DATE:



## REVISIONS

REV	DATE	COMMENT	BY
10	07/20/16	NC DOT RESUBMISSION	BAB
11	08/15/16	PER ARCHITECT REVISIONS	MAR
12	09/06/16	PCCO REVISIONS	BAB
13	09/07/16	ADDITIONAL PARKING LOT	BAB
14	01/10/17	PER CITY OF CHARLOTTE	BAB
15	01/26/17	PCCO REVISIONS	BAB
16	02/01/17	PCCO BRIDGE/ LANDSCAPE REVISIONS	BAB



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**APPROVED FOR  
CONSTRUCTION**

PROJECT No.: NCC152080  
DRAWN BY: KEL  
CHECKED BY: MAT  
DATE: 12/04/15  
SCALE: AS NOTED  
CAD I.D.: SD0

## SITE PLAN DOCUMENTS

FOR  
**TOPGOLF**



LOCATION OF SITE  
MOODY LAKE OFFICE PARK  
WEST ARROWOOD ROAD  
CITY OF CHARLOTTE, NC  
MECKLENBURG COUNTY

**BOHLER  
ENGINEERING**  
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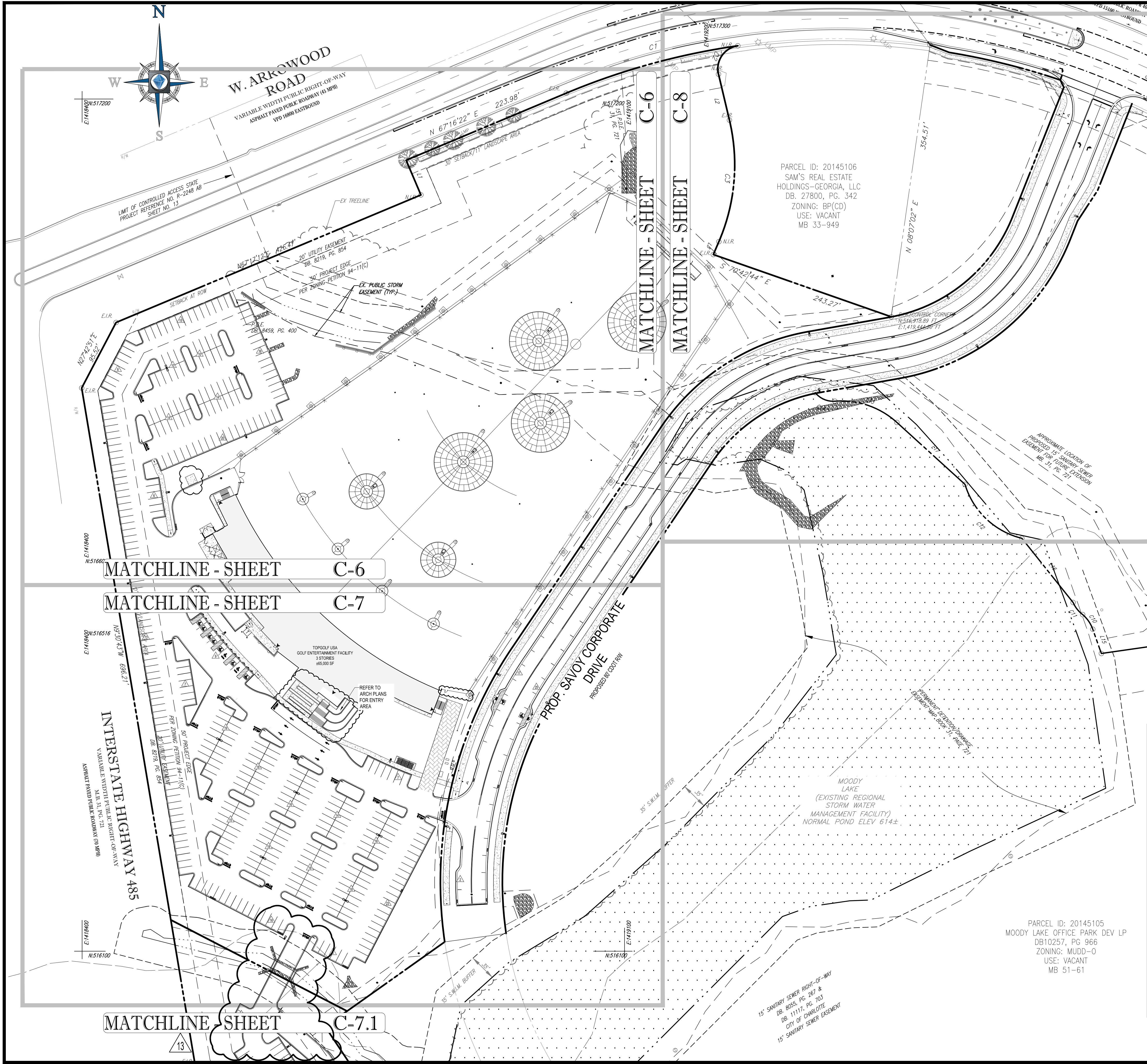


## COVER SHEET

SHEET NUMBER:

**C-1**





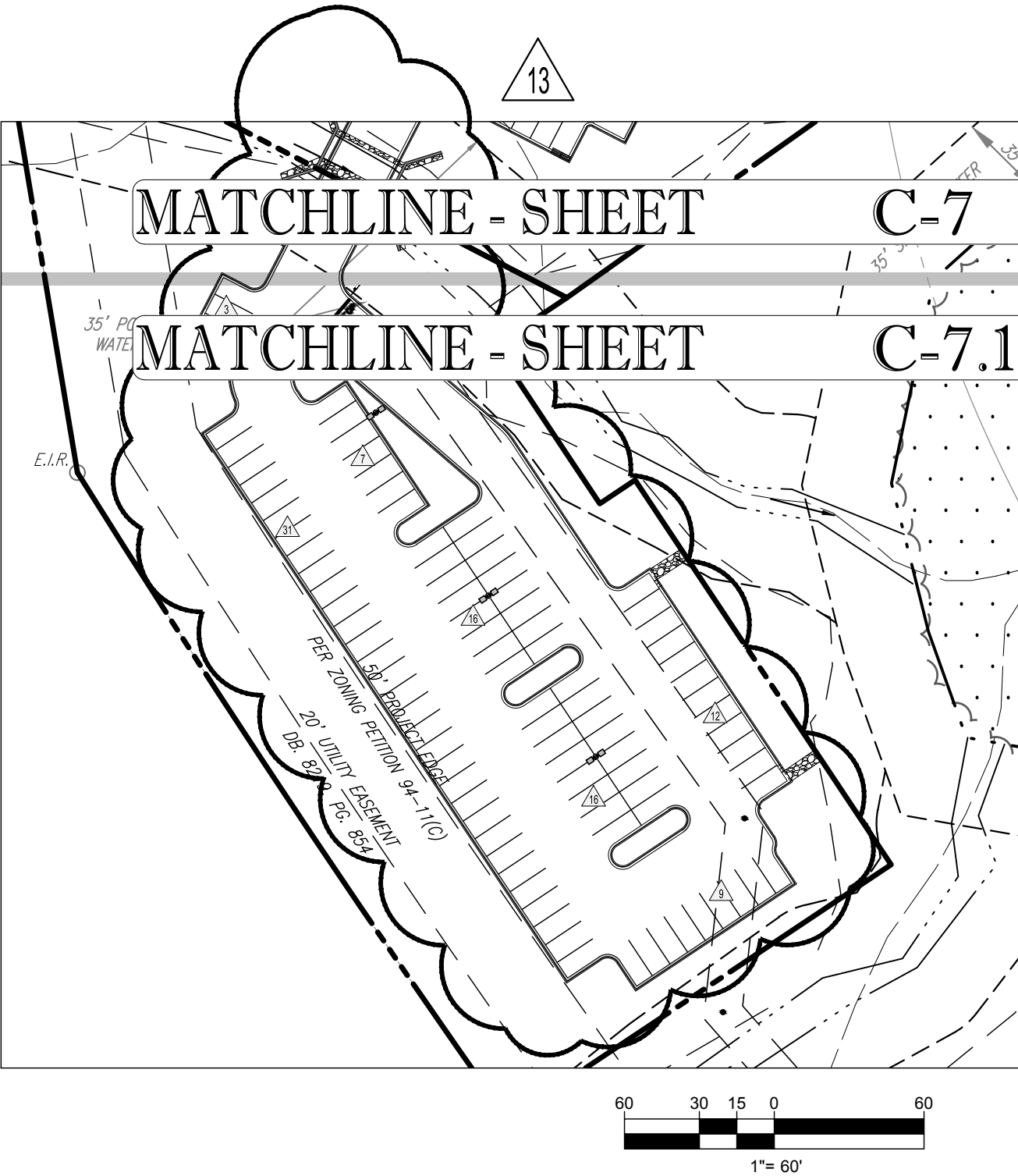
LAND USE AND ZONING INFORMATION AND NOTES:

- DEVELOPER: ARCOMURRAY NATIONAL CONSTRUCTION COMPANY, INC.  
3110 WOODCREEK DRIVE  
DOWNERS GROVE, IL 60515  
CONTACT: BILL KRUL  
(331) 251-2726
  - OWNER: MOODY LAKE OFFICE PARK DEVELOPMENT LIMITED PARTNERSHIP  
5950 FAIRVIEW ROAD, SUITE 200  
CHARLOTTE, NC 28210
  - PARCEL: PID: 20145105  
MOODY LAKE OFFICE PARK  
WEST ARROWWOOD ROAD  
CITY OF CHARLOTTE  
MECKLENBURG COUNTY, NORTH CAROLINA
- ZONED: MUDD-O (REZONING DATE: 10/19/15, 2015-066)  
USE: EATING, DRINKING, AND ENTERTAINMENT ESTABLISHMENT WITH OUTDOOR ENTERTAINMENT  
(PERMITTED BY 2015-066 REZONING)
- BULK REQUIREMENTS:
- | BULK REQUIREMENTS:                 | REQUIRED          | EXISTING | PROPOSED           |
|------------------------------------|-------------------|----------|--------------------|
| MIN. LOT AREA                      | N/A               | ±67 AC   | 13.94 AC           |
| MIN. BUILDING SETBACK              |                   |          |                    |
| SETBACK (NORTH)                    | SEE REZONING PLAN | N/A      | 264'               |
| SETBACK (WEST)                     | SEE REZONING PLAN | N/A      | 138'               |
| SETBACK (EAST)                     | SEE REZONING PLAN | N/A      | 51.5'              |
| MIN. PARKING SETBACK               |                   |          |                    |
| SETBACK (NORTH)                    | SEE REZONING PLAN | N/A      | 20'                |
| SETBACK (WEST)                     | SEE REZONING PLAN | N/A      | 20'                |
| SETBACK (EAST)                     | SEE REZONING PLAN | N/A      | 10'                |
| D. PARKING REQUIREMENTS            |                   |          |                    |
| DRIVING RANGE (1.2 SPACES PER TEE) | 61                | 0        | 500                |
| ACCESSIBLE PARKING SPACES          | 3 (1 VAN)         | 0        | 9 (2 VAN)          |
| LONG-TERM BICYCLE PARKING          | 2                 | 0        | 2                  |
| SHORT-TERM BICYCLE PARKING (5%)    | 3                 | 0        | 21                 |
| ON STREET PARKING                  | N/A               | 0        | 44 (42 STD. 2 ADA) |
| MAX. GROSS FLOOR AREA              | 75,000 SF         | 0        | ±65,000 SF         |
| MAX. BUILDING HEIGHT               | 80'               | N/A      | ±55'               |
- N/A - NOT APPLICABLE N/S = NOT SPECIFIED (V) = VARIANCE (W) = WAIVER (E) = EXISTING NON-CONFORMANCE (\*) = XXX
- SITE NOT LOCATED IN WATERSHED OVERLAY DISTRICT.
  - SITE LOCATED WITHIN AIRPORT NOISE OVERLAY DISTRICT.
  - ADJACENT MOODY LAKE IS AN EXISTING REGIONAL STORMWATER MANAGEMENT FACILITY AND IS NOT SUBJECT TO SWIM BUFFER REQUIREMENTS.
  - NEW IMPERVIOUS AREA: ±12.57 AC
  - STREET PARKING IS TO BE CONSIDERED PUBLIC PARKING, AND NOT PART OF TOPGOLF'S PARKING TOTAL.

CONCRETE CURB & GUTTER	CURB AND GUTTER	
	SPILL CURB	TRANSITION CURB
	DEPRESSED CURB AND GUTTER	

HATCH LEGEND

CONCRETE SIDEWALK



**BOHLER ENGINEERING**

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SITE PLAN DOCUMENTS  
FOR  
**TOPGOLF**  
**ARCO MURRAY**

LOCATION OF SITE  
MOODY LAKE OFFICE PARK  
WEST ARROWWOOD ROAD  
CITY OF CHARLOTTE, NC  
MECKLENBURG COUNTY

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STATE OF NORTH CAROLINA  
PROFESSIONAL ENGINEER  
NO. 43610  
EXPIRATION DATE: 02/01/17  
THEL A. THEBE

SHEET TITLE:  
**OVERALL SITE PLAN**  
SHEET NUMBER:  
**C-5**

REVISIONS				
REV	DATE	COMMENT	BY	
10	07/20/16	NCDOT RESUBMISSION	BAB	
11	08/15/16	PER ARCHITECT REVISIONS	MAR	
12	09/06/16	PCCO REVISIONS	BAB	
13	09/07/16	ADDITIONAL PARKING LOT	BAB	
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16	02/01/17	PCCO BRIDGE/ LANDSCAPE REVISIONS	BAB	

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APPROVED FOR CONSTRUCTION

PROJECT No.: NC0152080  
DRAWN BY: KEL  
CHECKED BY: MAT  
DATE: 12/04/15  
SCALE: 1" = 60'  
CAD I.D.: SS0

PROJECT: **SITE PLAN DOCUMENTS**

FOR **TOPGOLF**

**ARCO MURRAY**

LOCATION OF SITE  
MOODY LAKE OFFICE PARK  
WEST ARROWWOOD ROAD  
CITY OF CHARLOTTE, NC  
MECKLENBURG COUNTY

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NORTH CAROLINA  
PROFESSIONAL ENGINEER  
NO. 43610  
EXPIRATION DATE: 02/01/17  
THEL A. THEBE

SHEET TITLE:  
**OVERALL SITE PLAN**  
SHEET NUMBER:  
**C-5**