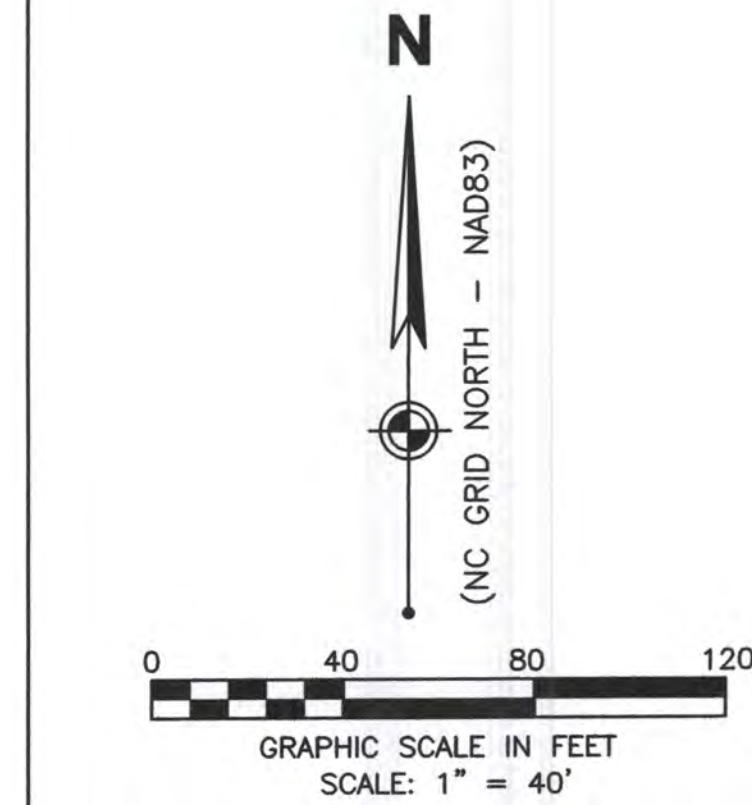
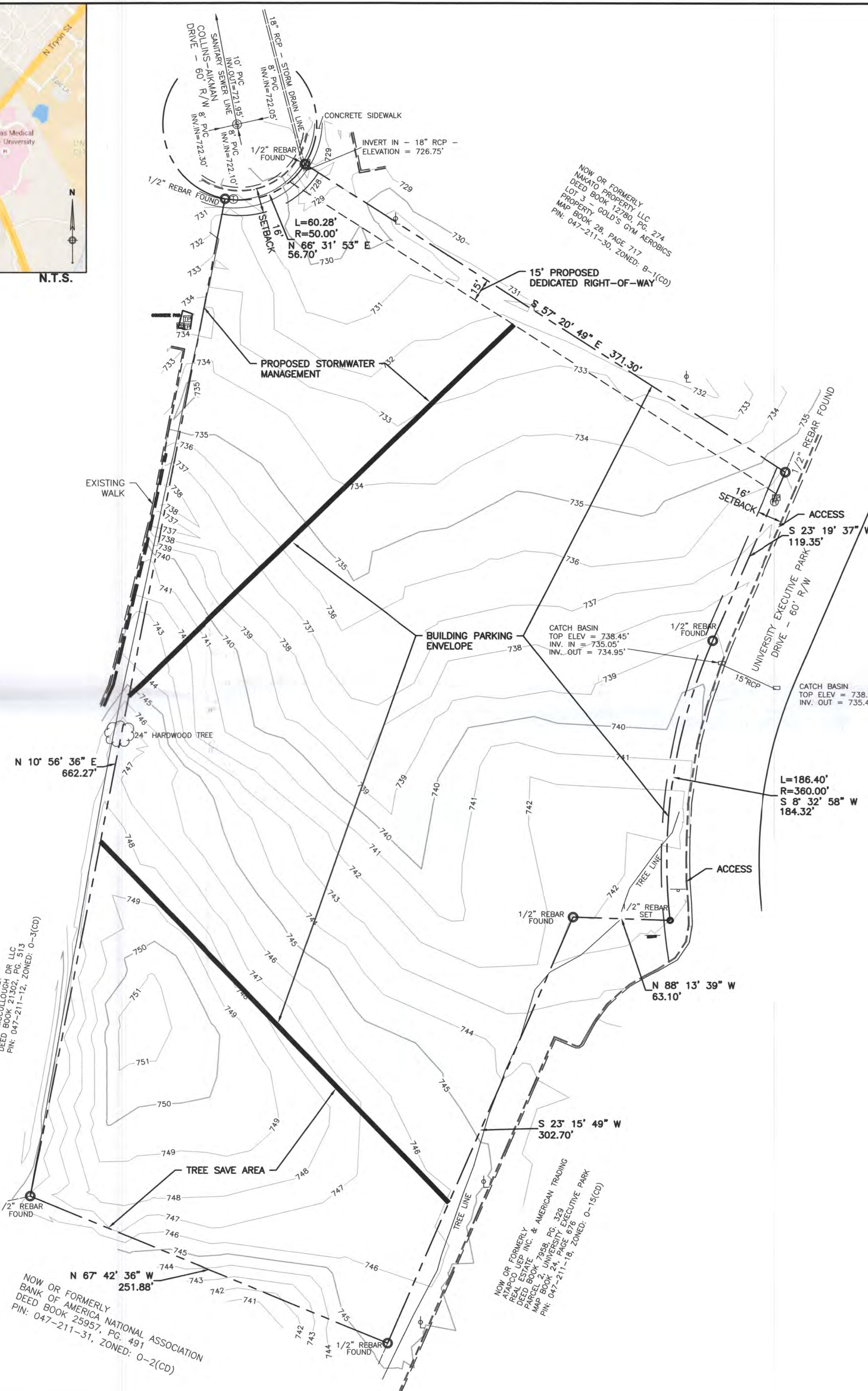




BEGINNING AT AN EXISTING IRON PIN ON THE WESTERLY
RIGHT-OF-WAY OF UNIVERSITY EXECUTIVE PARK DRIVE (60'
RIGHT-OF-WAY); THENCE ALONG SAID WESTERLY
RIGHT-OF-WAY 100.00 FEET TO AN EXISTING IRON PIN;
THE FOLLOWING (2) COURSES AND DISTANCES; (1) SOUTH 23° 19'
37" WEST 119.35 FEET ALONG AN EXISTING IRON PIN; (2) ALONG
THE ARC OF A CURVE HAVING A RADIUS OF 380.00 FEET AND
AN ARC LENGTH OF 100.00 FEET TO AN EXISTING IRON PIN, BEING
A CHORD HAVING A BEARING OF NORTH 08° 32' 58" EAST AND
A DISTANCE OF 184.32 FEET TO AN IRON PIN SET; SAID
POINT BEING A CORNER OF ATAPCO UEP INC. AND AMERICAN
NATIONAL ASSOCIATION 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
25.18 FEET TO AN EXISTING IRON PIN; AN IRON PIN;
SAID POINT BEING THE NORTHEAST CORNER OF THE BANK OF
AMERICA NATIONAL ASSOCIATION PROPERTY; THENCE, ALONG
THE BOUNDARY OF THE SAID BANK OF AMERICA NATIONAL
ASSOCIATION PROPERTY NORTH 67° 42' 36" WEST
251.88 FEET TO AN EXISTING IRON PIN, SAID POINT BEING
THE SOUTHEAST CORNER OF THE CLRP MCCULLOUGH DR LLC
PROPERTY; THENCE, ALONG THE BOUNDARY OF THE SAID
CLRP MCCULLOUGH DR LLC PROPERTY NORTH 10° 18' 56"
WEST 682.22 FEET TO AN EXISTING IRON PIN ON THE
SOUTHERLY CUL-DE-SAC RIGHT-OF-WAY OF COLLINS-ARKMAN
DRIVE; THENCE, ALONG THE SOUTHERLY CUL-DE-SAC RIGHT-OF-
WAY OF COLLINS-ARKMAN DRIVE ALONG THE ARC OF A CURVE
HAVING A LENGTH OF 60.28 FEET AND A RADIUS OF 50.00
FEET TO AN EXISTING IRON PIN; THENCE, ALONG THE
BOUNDARY OF THE SAID COLLINS-ARKMAN DRIVE HAVING
A BEARING OF NORTH 66° 31' 53" AND A DISTANCE OF 56.70
FEET TO AN EXISTING IRON PIN, SAID POINT BEING THE
SOUTHWEST CORNER OF THE SAID COLLINS-ARKMAN
PROPERTY; THENCE, LEAVING SAID RIGHT-OF-WAY OF
COLLINS-ARKMAN DRIVE AND FOLLOWING THE WESTERLY
PROPERTY LINE OF SAID NAKATO PROPERTY LLC PROPERTY
SOUTH 88° 00' 00" WEST 119.70 FEET TO AN EXISTING
CORNER OF THE SAID NAKATO PROPERTY LLC PROPERTY AND
AN EXISTING IRON PIN BEING THE POINT OF BEGINNING.
THENCE, ALONG THE BOUNDARY OF THE SAID NAKATO
PROPERTY 119.70 SQUARE FEET OR 5.045 ACRES, MORE
OR LESS.



N 67° 42' 36" W
251.88'

743

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, UEP INC.,
REAL ESTATE INC. &
DEED BOOK
VOLUME 2, UNIVERSITY TRADING
BOOK 24, PAGE 676
047-211-18, ZONED: O-15(cc)

WATERWALK RE DEVELOPMENT SERVICES LLC
DEVELOPMENT STANDARDS
(12/9/15)
REZONING PETITION NO. 2015-109

PROJECT No: 75357	No.	DATE	REVISION
DATE 01/04/16			
DES.			
DR. DWV			
CKD. JY			

DEED BOOK 26141, PAGE 37, TAX PARCEL NO: 047-211-32

BOUNDARY AND TOPOGRAPHIC SURVEY

C100

TREE SAVE AREA: 40,101 S.F.
 MIN. OF 15% OF OVERALL SITE MUST
 BE PRESERVED AS A TREE SAVE
 AREA.

PERIMETER BUFFERS:
10' CLASS C BUFFER ALONG WEST
PROPERTY LINE

PROPOSED BUILDING

PARKING INTERNAL LANDSCAPE:
EACH PARKING SPACE CAN BE NO MORE THAN 40 L.F. FROM A TREE, UNLESS THE THE PLANTER RUNS THE ENTIRE LENGTH OF THE PARKING ROW, THEN INCREASED TO 60 L.F.

PROPOSED SCREENING ALONG
PARKING SPACES WITH KNEE WALL
AND ORNAMENTAL FENCING

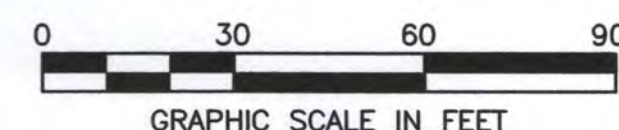
PROPOSED 40' DEDICATED R/W

PROPOSED GATES SHALL
HAVE TRANSPONDER IF
REQUIRED BY CDOT

PROPOSED 8' WALK
AND 8' GREEN SPACE

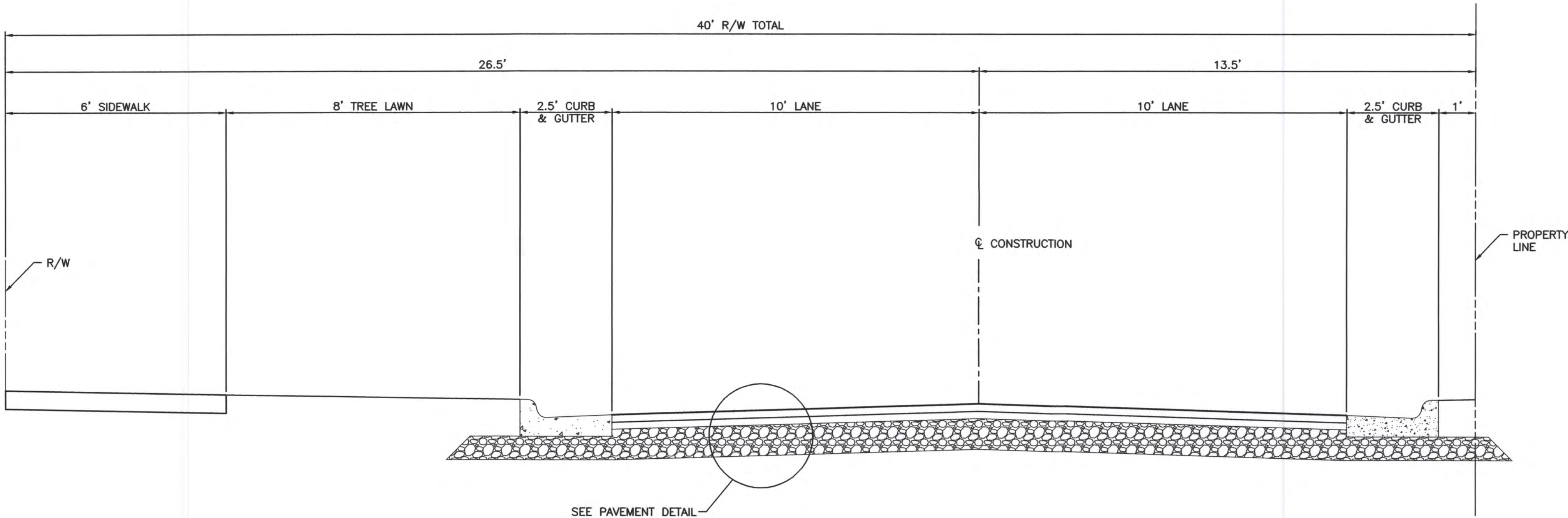
EXISTING BACK OF CURB.
FUTURE WIDENING NOT REQUIRED
SETBACK TO BE MEASURED AS
REQUIRED BY THE ORDINANCE

PARCEL 2

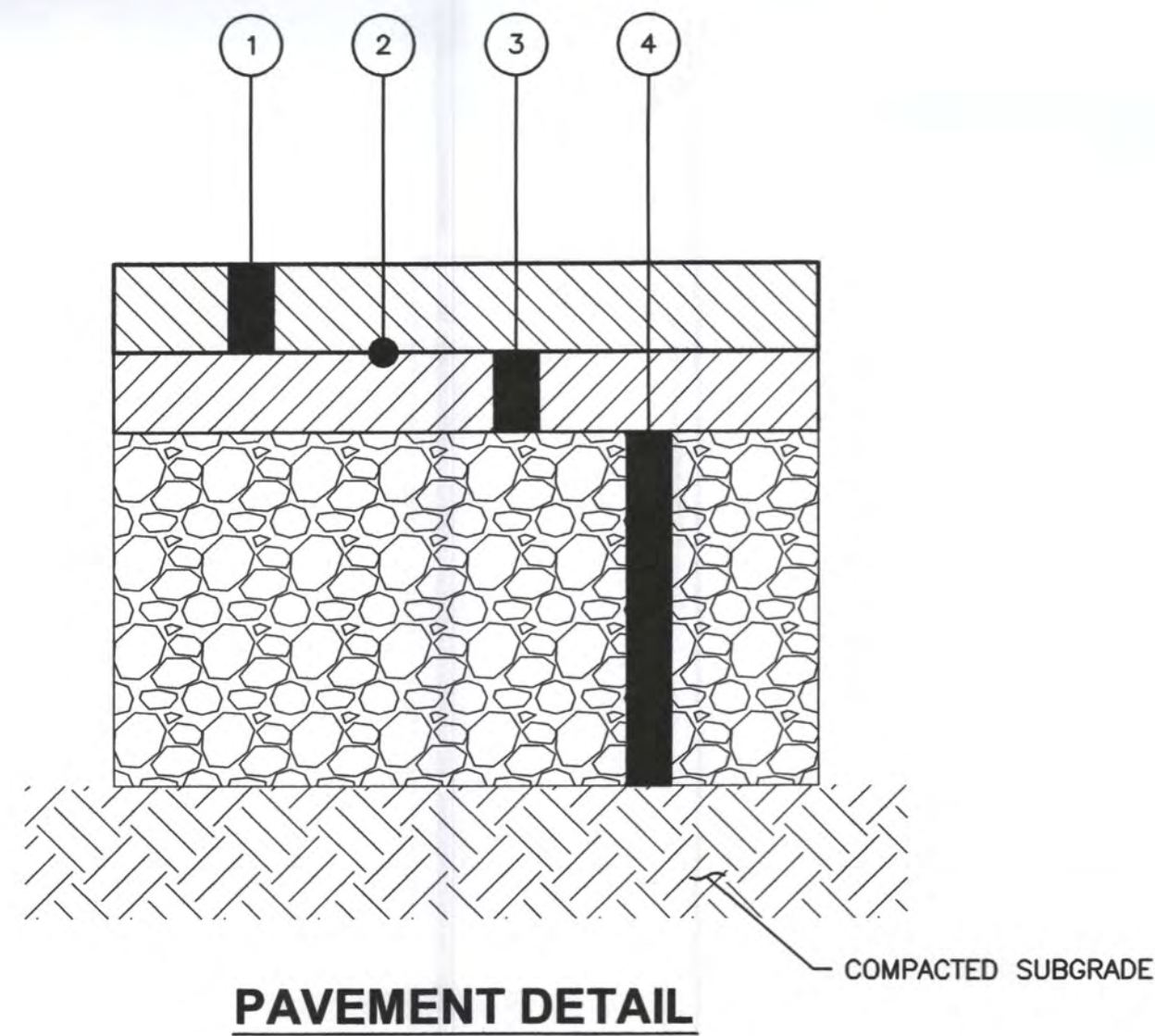


SITE IMPROVEMENT PLANS WATERWALK 8515 UNIVERSITY EXECUTIVE PARK DRIVE CHARLOTTE, NORTH CAROLINA SITE PLAN		8731 Red Oak Blvd Suite 101 Charlotte, NC 28217 704.525.5284 FAX: 704.525.8529 W WOOLPERT		PROJECT No:		SEAL
				075357		
				DATE 12/01/15		
				DES. <u>WER</u>		
				DR. <u>WER</u>		
				CKD. <u>WER</u>		
		No.	DATE	REVISION		

Layout Tab Name: Layout 1, Incooper: 075357-TBLK.dwg
Last Saved By: Nathan, 11/12/2015 9:40:41 AM
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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.

SITE IMPROVEMENT PLANS
WATERWALK

8515 UNIVERSITY EXECUTIVE PARK DRIVE
CHARLOTTE, NORTH CAROLINA

ROADWAY TYPICAL SECTION

SHEET NO.

R300

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



REVISION

No. DATE

PROJECT No:
075357

DATE 06/18/15

DES. NRH

DR. NRH

CKD.

SEAL



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

