[illegible]

--ACREAGE: ± 5.05 ACRES.  
--TAX PARCEL #: 047-211-32  
--EXISTING ZONING: O-2(CD)  
--PROPOSED ZONING: MUDD-O  
--EXISTING USES: VACANT  
--PROPOSED USES: U.P. 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 12 VEHICULAR PARKING SPACES PER HOTEL ROOM OR RESIDENTIAL UNIT WILL BE PROVIDED.

a. **SITE LOCATION.** THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY WATER/LEAK 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. **REZONING DISTRICTS/ORDINANCE.** DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AS WELL AS THE APPLICABLE ZONINGS 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 ALTERATION.** 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 CONJUNCTION 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:

- 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.

THE FOLLOWING OPTIONAL PROVISIONS SHALL APPLY TO THE SITE:

- a. TO ALLOW PARKING BETWEEN THE BUILDING AND COLLINS AKMAN 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 TO PARKING SPACES LOCATED ADJACENT TO THE NEW PUBLIC STREET CONNECTING COLLINS AKMAN DRIVE TO UNIVERSITY DRIVE, WITH A THREE FOOT HIGH MASONRY WALL.
- 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.

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.

a. THE PETITIONER AGREES TO ENTER INTO AN AGREEMENT WITH THE CITY OF CHARLOTTE (THE "CITY") TO CONSTRUCT A NEW PUBLIC STREET ON THE SITE THAT WILL CONNECT COLLINS AIKMAN DRIVE TO UNIVERSITY EXECUTIVE PARK DRIVE (THE "NEW PUBLIC STREET"), SUBJECT TO THE CITY, AS PART OF THE AGREEMENT, AGREEING TO PROVIDE THE PETITIONER UP TO \$250,000 TO CONSTRUCT THE NEW PUBLIC STREET. AS PART OF THIS AGREEMENT THE PETITIONER WILL:

- (I) DEDICATE OR CONVEY TO CITY A 40 FOOT WIDE STRIP OF PROPERTY ALONG THE SITES NORTHERN PROPERTY BOUNDARY FOR THE CONSTRUCTION OF A NEW PUBLIC STREET THAT WILL CONNECT COLLINS AKMAN DRIVE TO UNIVERSITY EXECUTIVE PARK DRIVE (THE "40 FOOT HIGHWAY") AS SHOWN ON THE ATTACHED MAP.
- (II) CONSTRUCT WITHIN THE 40 FOOT RIGHT-OF-WAY A PUBLIC STREET AS GENERALLY DEPICTED ON THE REZONING PLAN. THE NEW PUBLIC STREET WILL CONTAIN: (1) TWO TRAVEL LANES WITH 20 FEET OF PAVEMENT; (II) TWO & ONE HALF (2.5") FOOT CURB AND GUTTER ON EACH SIDE; AND (III) AN EIGHT (8) FOOT PLANTING STRIP AND A SIX (6) FOOT SIDEWALK ON THE SIDE OF THE NEW PUBLIC STREET ADJACENT TO THE SITE (ON-STREET PARKING MAY ALSO BE PROVIDED ALONG THE STREET).
- k. ONCE THE NEW PUBLIC STREET IS DEDICATED OR CONVEYED TO THE CITY, THE CITY WILL BE RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF THE STREET. THE CITY WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE NEW PUBLIC STREET ON THE SOUTHERN END OF THE SITE.
- l. 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.
- m. THE PETITIONER WILL IMPROVE THE SITES FRONTAGE ON EXECUTIVE PARK DRIVE, AND COLLINS-AKMAN DRIVE WITH AN EIGHT (8) FOOT SIDEWALK AND AN EIGHT (8) PLANTING STRIP AS GENERALLY DEPICTED ON THE REZONING PETITION.
- n. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINT IS 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 ACDOT RULES AND REGULATIONS.
- o. 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

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 EXPANSES 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 GLASS WINDOWS OR DOORS OR SIGN ARTICULATION.
- e. METTER BANKS WILL BE SCREENED FROM ADJOINING PROPERTIES AND FROM ABBEY PLACE.
- f. HVAC AND RELATED MECHANICAL EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW AND FROM VIEW OF ADJACENT PROPERTIES AT GRADE.
- 6. STREETSCAPE, BUFFERS, YARDS, AND LANDSCAPING:**
- a. A 16 FOOT SETBACK MEASURED FROM THE EXISTING/FUTURE BACK OF THE CURB WILL BE PROVIDED ALONG UNIVERSITY EXECUTIVE PARK DRIVE AND COLLINS AIKMAN DRIVE.
- b. ALONG THE SITE'S INTERNAL PARKING AREA, THE PETITIONER WILL PROVIDE A SIDEWALK AND CROSS-WALK NETWORK THAT LINKS TO THE BUILDING AND TO THE SIDEWALKS ALONG UNIVERSITY EXECUTIVE PARK DRIVE AND COLLINS AIKMAN DRIVE. THE MINIMUM WIDTH REQUIRED IS DEPICTED ON THE REZONING PLAN. THE MINIMUM WIDTH FOR THIS INTERNAL SIDEWALK WILL BE FIVE (5) FEET.
- c. A 10 FOOT CANYON C BUFFER WILL BE PROVIDED ALONG THE SITE'S WESTERN PROPERTY BOUNDARY AS GENERALLY DEPICTED ON THE REZONING

7. ENVIRONMENTAL FEATURES:

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.

a. SIGNAGE AS ALLOWED BY THE ORDINANCE AND BY THE OPTIONAL PROVISIONS LISTED ABOVE MAY BE PROVIDED

a. DETACHED LIGHTING ON THE SITE WILL BE LIMITED TO 25 FEET IN HEIGHT.

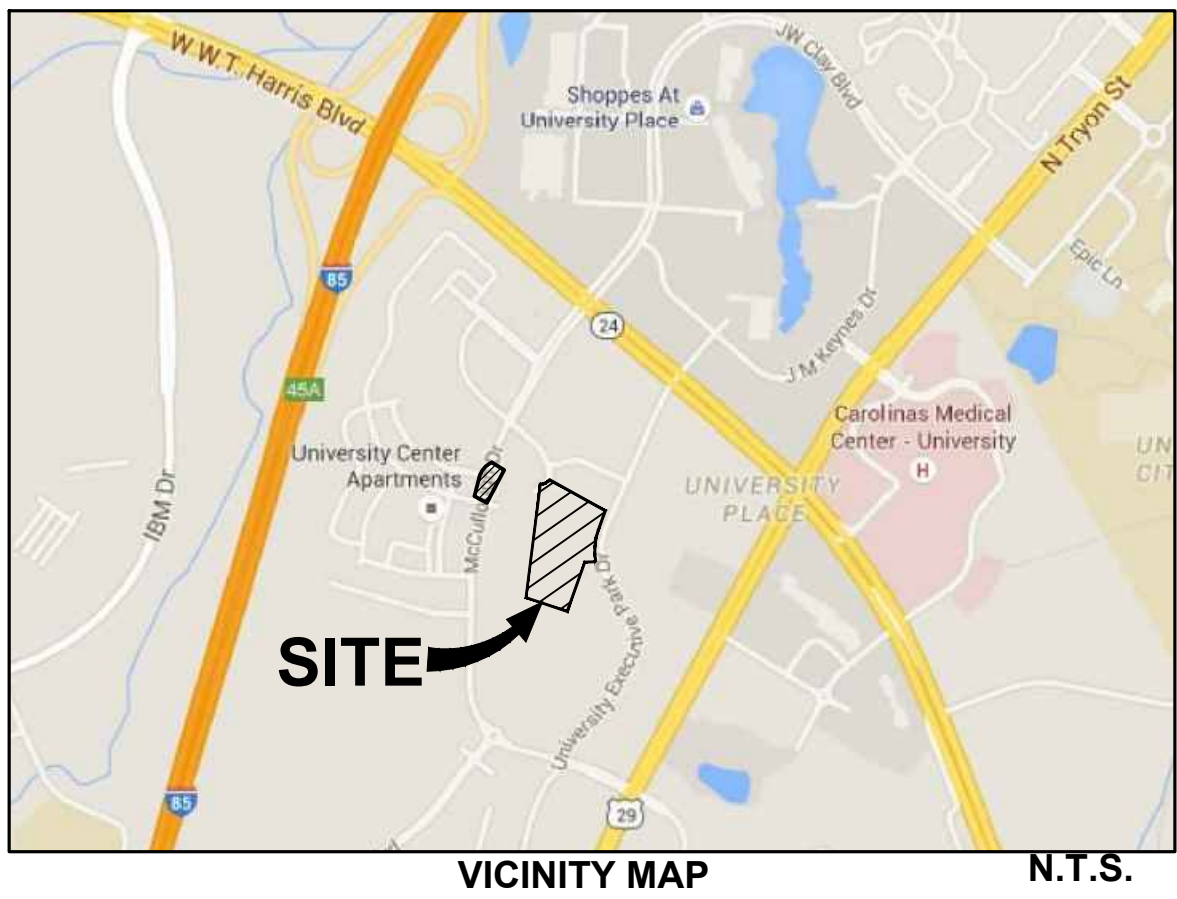
a. FUTURE AMENDMENTS TO THE REZONING PLAN (WHICH INCLUDES THESE DEVELOPMENT STANDARDS) MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE APPLICABLE DEVELOPMENT AREA PORTION OF THE SITE AFFECTED BY SUCH AMENDMENT IN ACCORDANCE WITH THE

11. BINDING EFFECT OF THE REZONING APPLICATION:

10. 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.

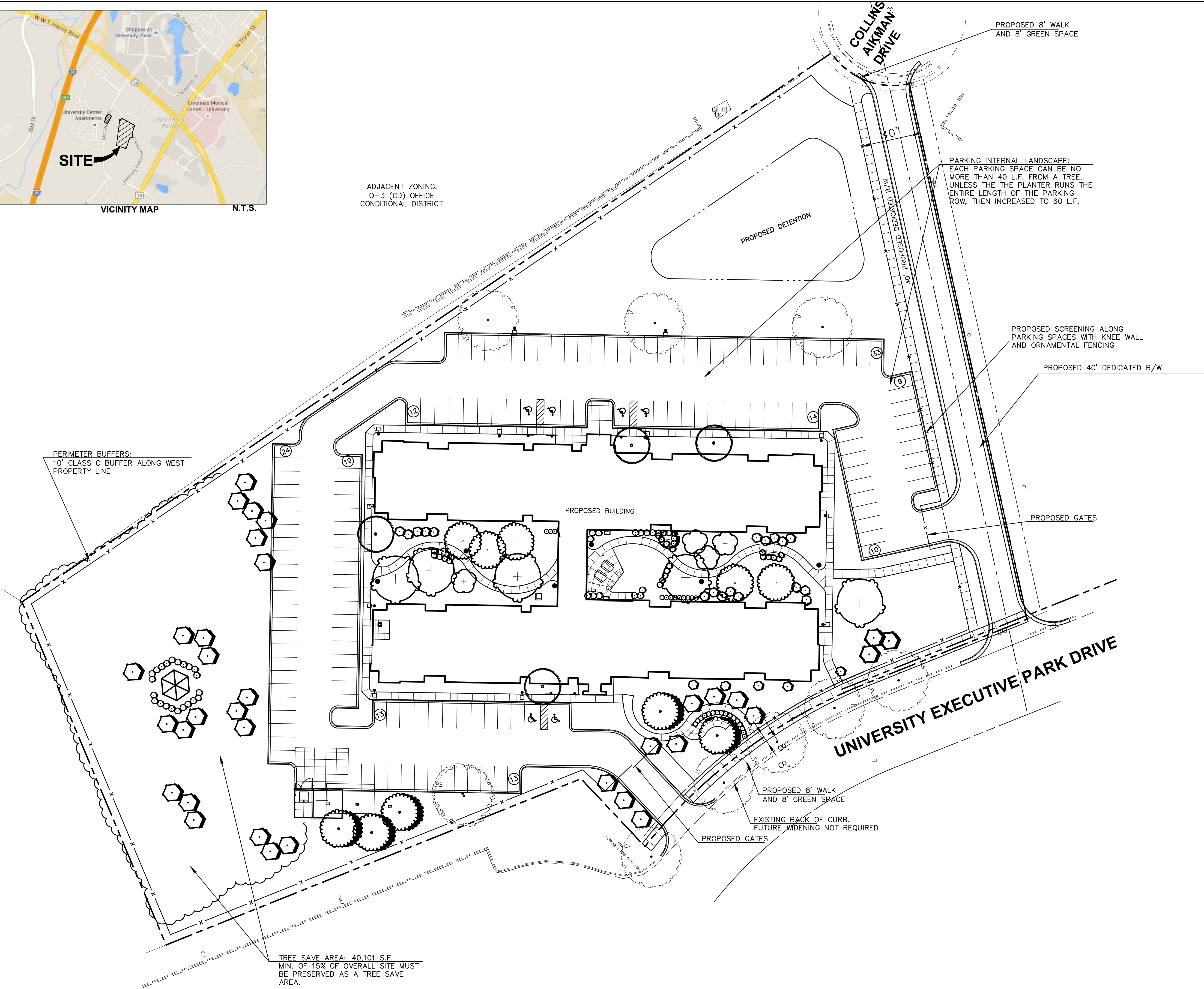


Layout Tab Name: L700 Landscape Plan, Images: charlotte waterwalk.jpg: Vicinity Map.jpg: charlotte waterwalk.jpg: UEP Survey\_01.jpg: waterwalk logo.jpg: Capture.JPG: , Xrefs: 075357-P\_ADJUSTED3.dwg: 075357-X.dwg: 075357-TBLK.dwg  
Last Saved By:rebert, 11/12/2015 8:09:46 AM  
G:\DE\clients\WaterWalk\075357 Charlotte, NC\4.0 Disciplines\Civil\Cadd\Cad\75357 L700 Landscape.dwg Plotted By:Reber, Tim Plotted:November 12, 2015, 8:49:14 AM



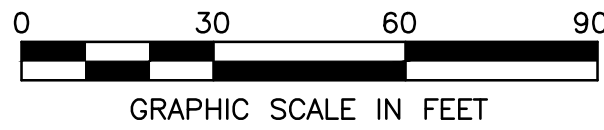
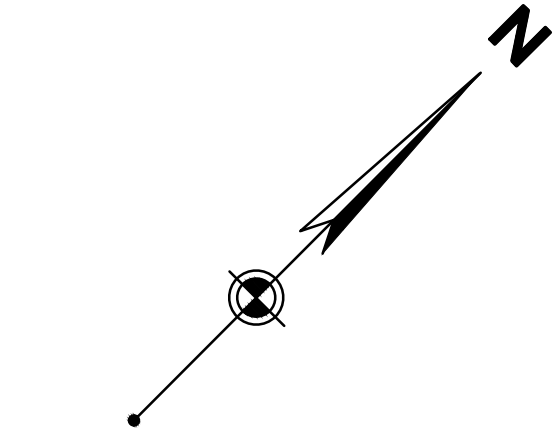
VICINITY MAP N.T.S.


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



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

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



REVISION		DATE		PROJECT No:	
				075357	
				DATE	06/18/15
				DES.	WER
				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

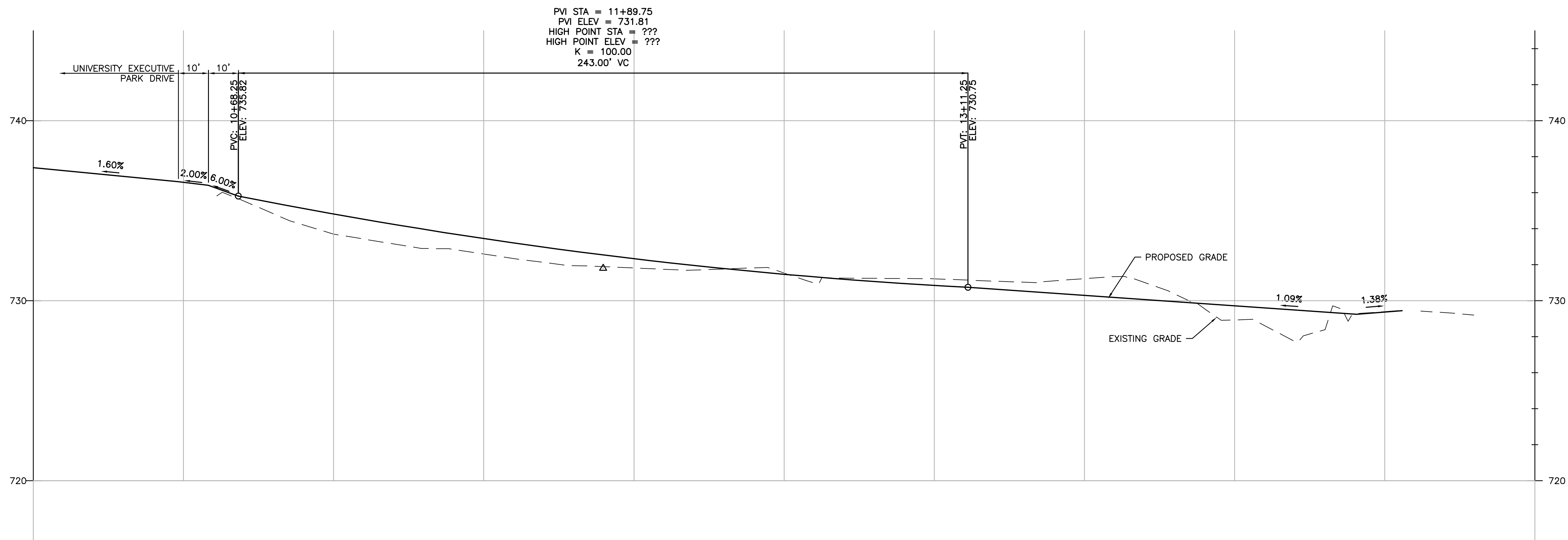
- A - Cement Fiber Board - Plank (Color 01)
- B - Cement Fiber Board - Plank (Color 02)
- C - Not Used
- D - Cement Fiber Board (Color 03)
- E - Brick (Color 1)
- F - Glass/Clear Anodized Frame
- G - Metal Guardrail
- H - Column w/Internally lit Glass Panel



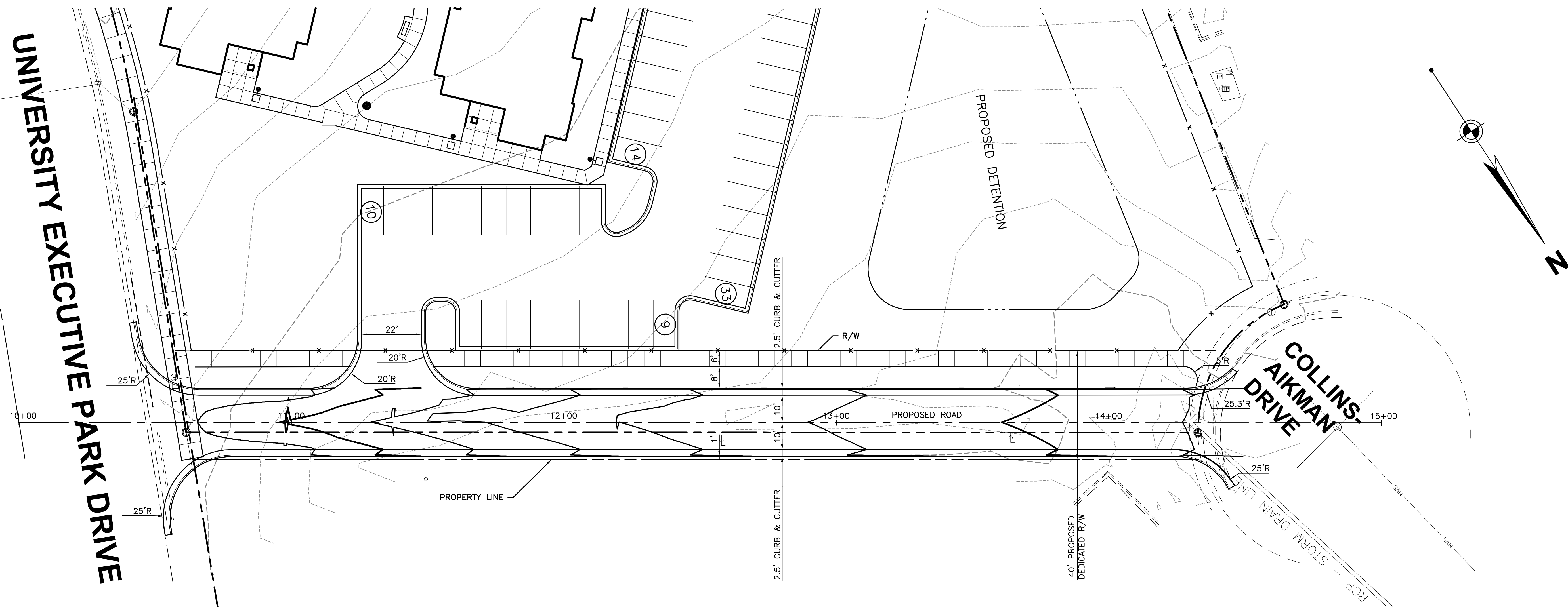


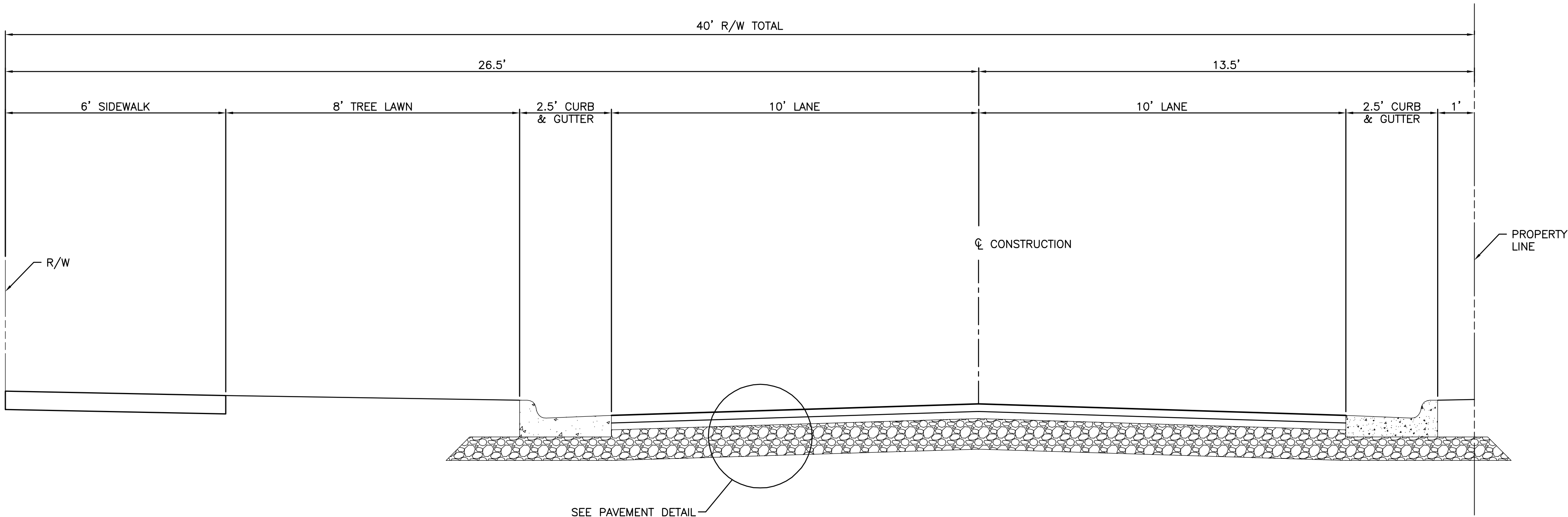




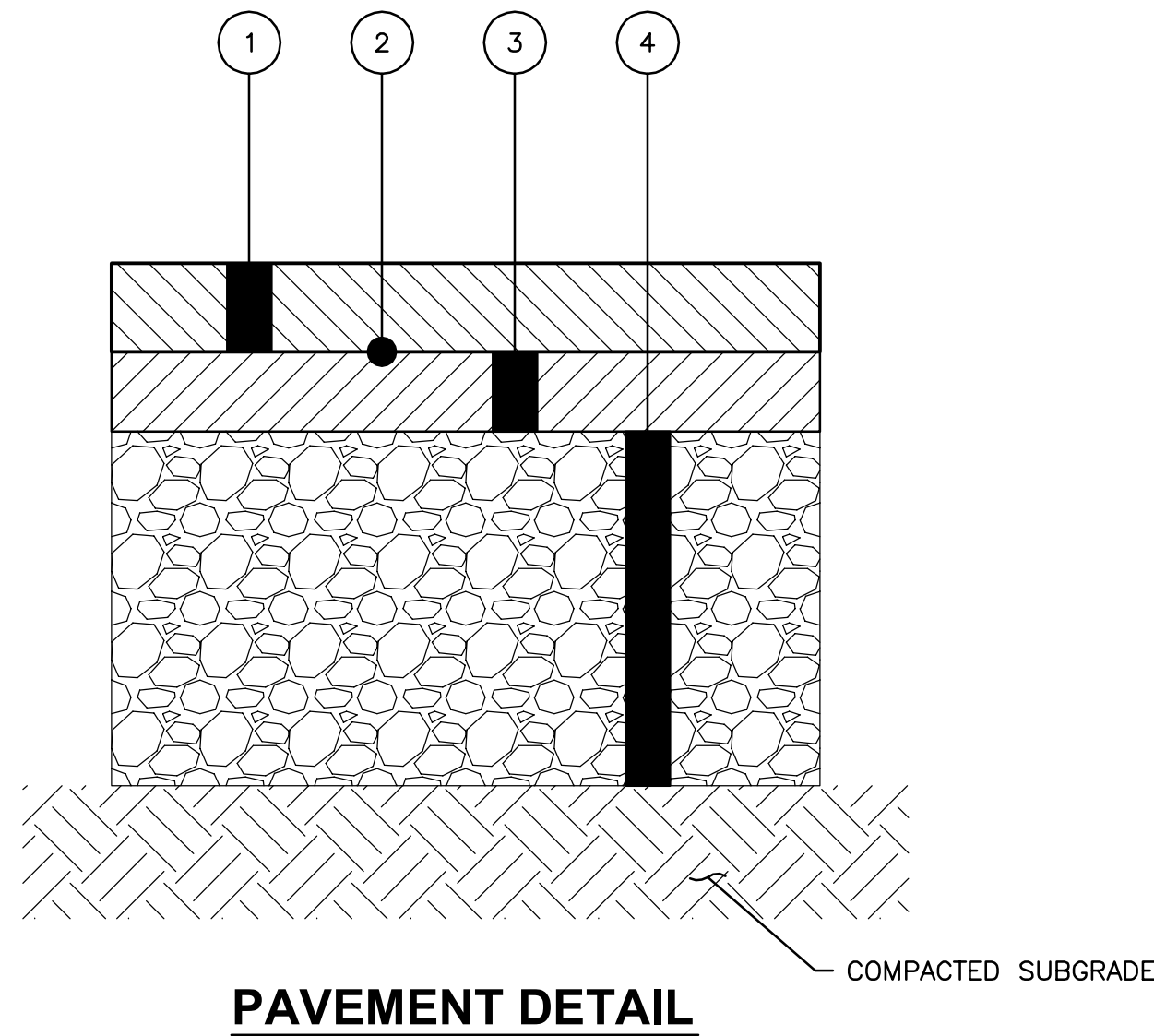


PROFILE VIEW: PROPOSED ROAD (1)





**TYPICAL SECTION**



**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**

**WOOLPERT**

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

PROJECT No:	075357
DATE	06/18/15
DES.	NRH
DR.	NRH
CKD.	

**REVISION**

**No. DATE**

SHEET NO.

**R300**

52x11