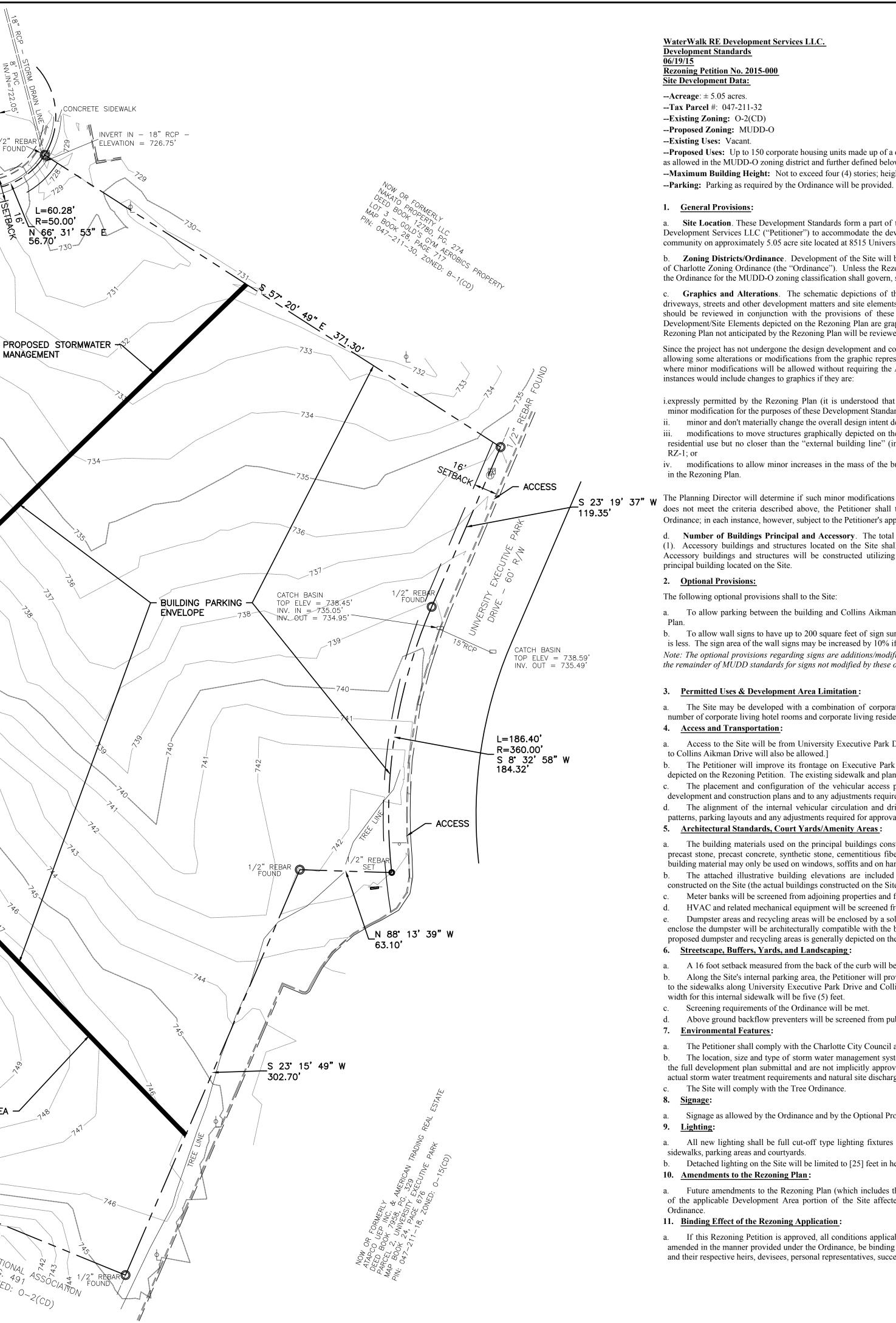


LEGAL DESCRIPTION

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 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 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 TRADING REAL ESTATE PROPERTY; THENCE, ALONG THE BOUNDARY OF 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 SOUTHEAST CORNER OF THE CLRP MCCULLOUGH DR LLC PROPERTY; THENCE, ALONG THE EASTERLY BOUNDARY OF THE SAID CRLP 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 66° 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 SOUTHEAST 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.

CONCRETE PND EXISTING WALK HARDWOOD TREE N 10° 56' 36" 662.27 N L L -751 TREE SAVE AREA N 67 42' 36"



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--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; height will be measured as defined by the Ordinance.

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.

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 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 is allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instance 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.expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed minor modification for the purposes of these Development Standards); or

ii. minor and don't materially change the overall design intent depicted on the Rezoning Plan; or iii. modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties in a residential district or abutting residential use but no closer than the "external building line" (in this case the external setbacks, rear yards or buffer areas) indicated on Shee

iv. modifications to allow minor increases in the mass of the buildings that do not materially change the design intent depicted on or described

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 to the Site:

To allow parking between the building and Collins Aikman Drive and University Executive Park Drive as generally depicted on Rezoning

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, whicheve is less. The sign area of the wall signs may be increased by 10% if individual letters are used. 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.

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.

a. Access to the Site will be from University Executive Park Drive in the manner generally depicted on the Rezoning Plan. [Vehicular acces to Collins Aikman Drive will also be allowed.]

b. The Petitioner will improve its frontage on Executive Park Drive with eight (8) foot sidewalk and an eight (8) planting strip as generally depicted on the Rezoning Petition. The existing sidewalk and planting strip on Executive Park Drive will remain. c. 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 applicable published standards.

d. 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 attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may b constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved). Meter banks will be screened from adjoining properties and from Abbey Place.

HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.

Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.

6. Streetscape, Buffers, Yards, and Landscaping :

a. A 16 foot setback measured from the back of the curb will be provided along University Executive Park Drive and Collins Aikman Drive. 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.

Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.

a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance. 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.

a. Signage as allowed by the Ordinance and by the Optional Provisions listed above may be provided.

a. All new lighting shall be full cut-off type lighting fixtures excluding lower, decorative lighting that may be installed along the driveways

b. Detached lighting on the Site will be limited to [25] feet in height.

10. Amendments to the Rezoning Plan:

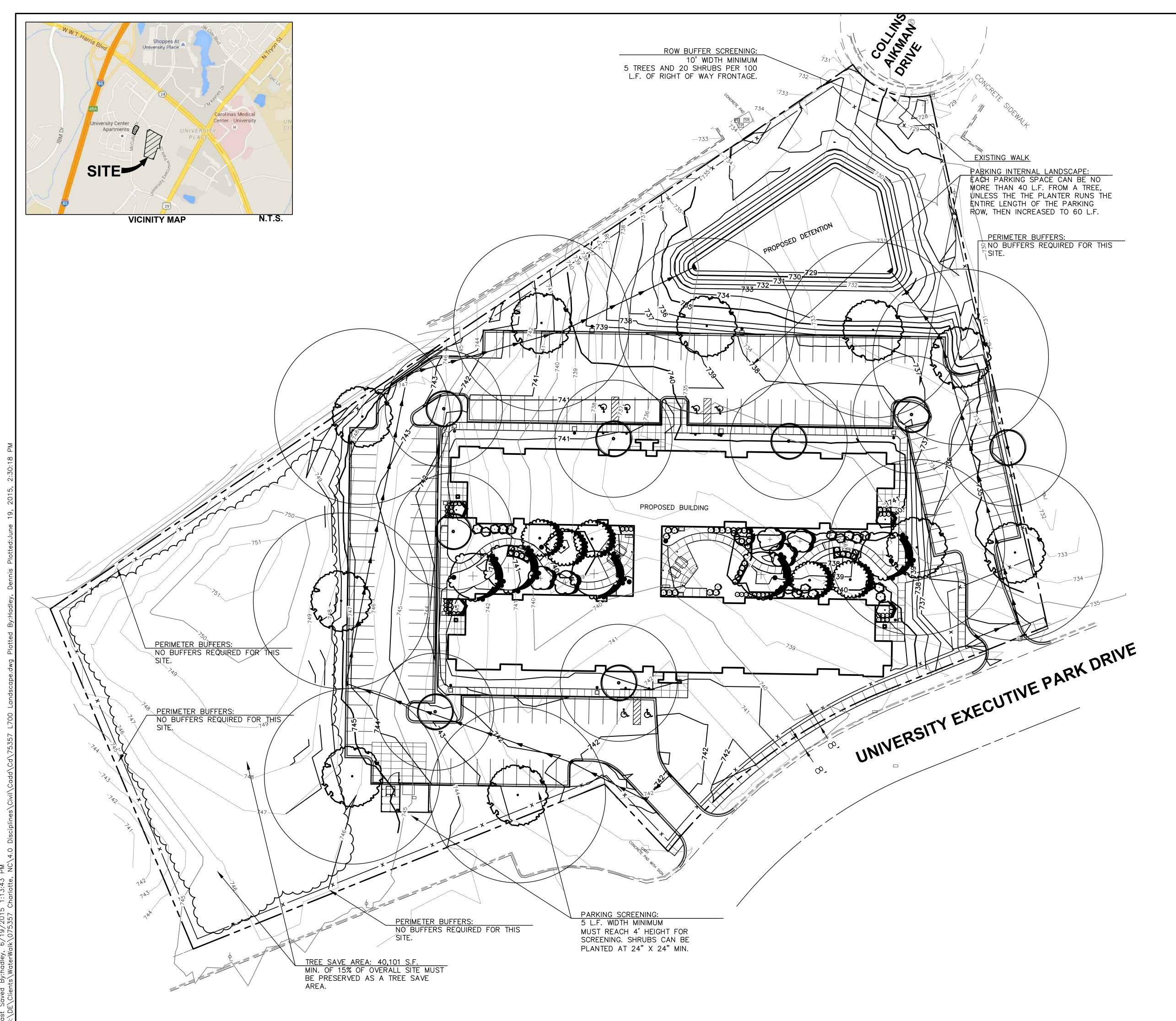
a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owner of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of t

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 Si and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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REVISION						
No. DATE						
PROJECT No: 75357	DATE 6-9-15	DES.	DR. DWV	CKD. JY		
	11301 CARMEL COMMONS BLVD.,	SUITE 300	CHARLOTTE, NC 28226	704.525.6284	Fax: 770.391.4104	
		WOOLPERT	DESIGN GEOSPATIAL INFRASTRUCTURE			
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