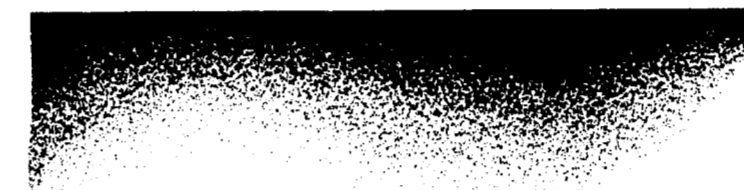
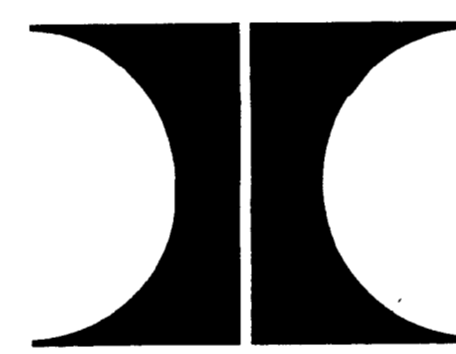


Little & Associates
Architects



LUND MCGEE SHARPE

MEETING ROOM ADDITION



Hilton

CHARLOTTE HILTON AT UNIVERSITY PLACE

8629 J.M. KEYNES DRIVE, CHARLOTTE, NORTH CAROLINA 28262

DESIGN DEVELOPMENT SUBMITTAL

01 MAY 1998

ATTACHED TO ADMINISTRATIVE
APPROVAL

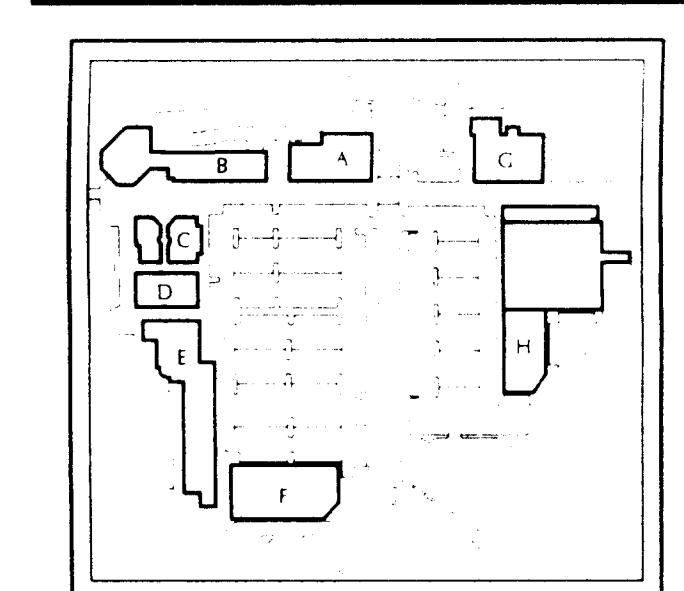
DATED: 6/3/98
BY: MARTIN R. CRAMTON, JR.

*Hilton
Hotel
(1998)*

*He
 just
 job*



Charlotte, North Carolina

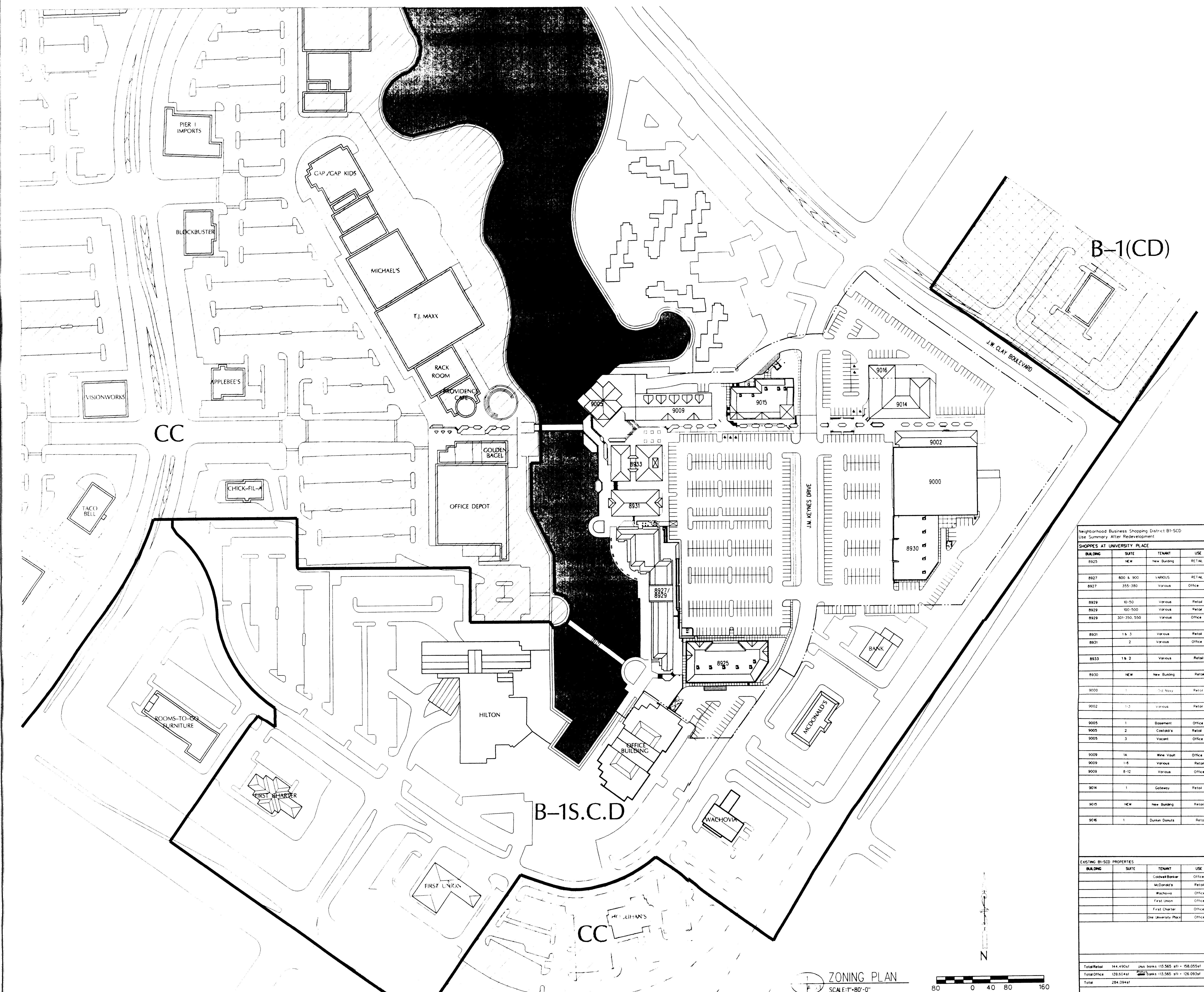


Key Plan

ZONING SITE PLAN
 ATTACHED TO ADMINISTRATIVE
 APPROVAL

DATED: August 4, 2000
 BY: MARTIN R. CRAMTON, JR.

Gar Muse: 200072
 Angelo Carusi
 Allen Dedels
 Angelo Carusi A1.0.1



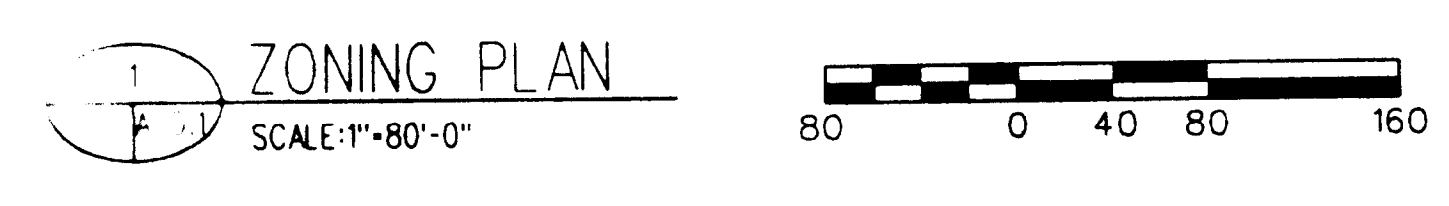
Neighborhood Business Shopping District B1-SCD
 Use Summary After Redevelopment

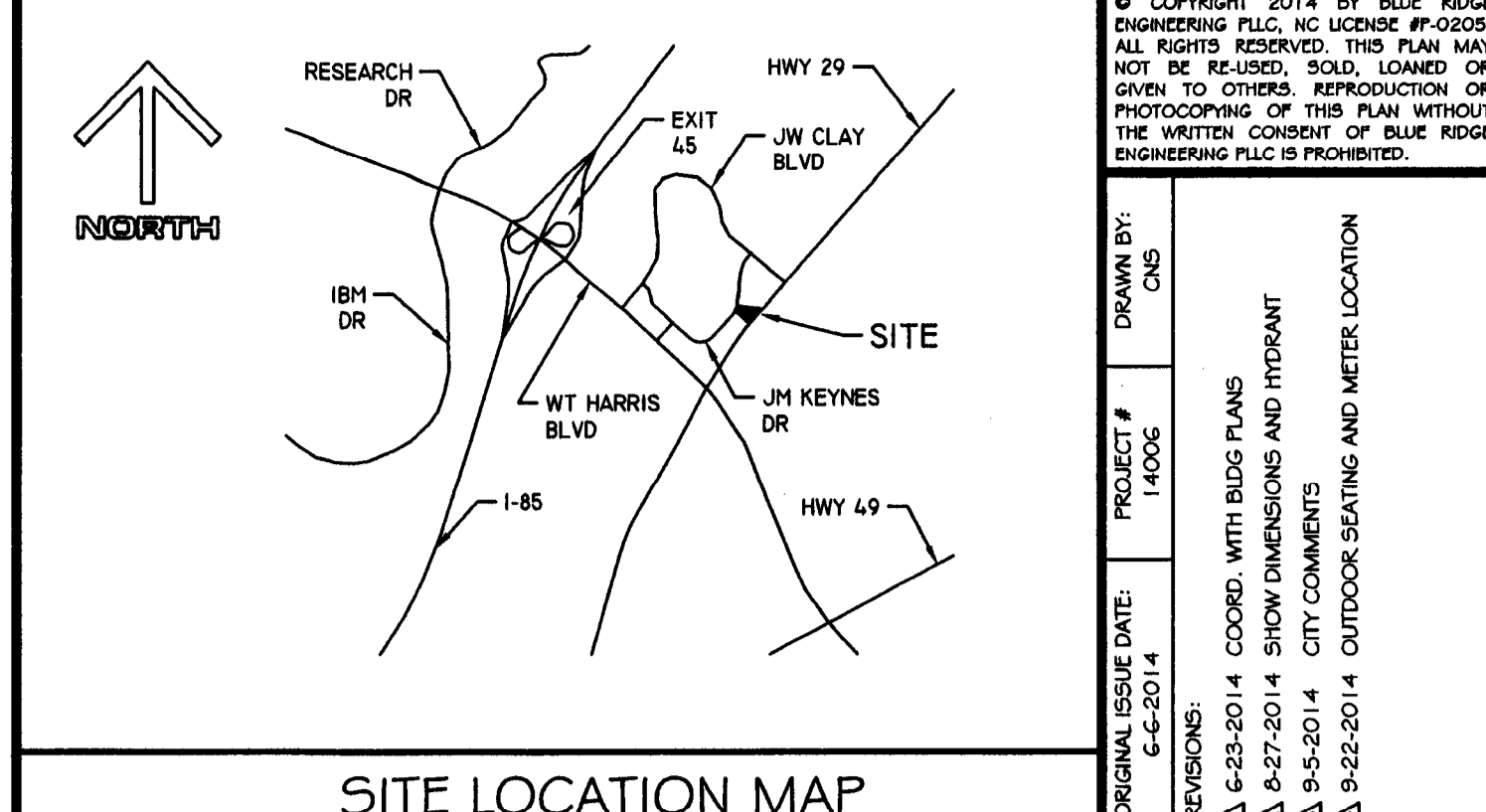
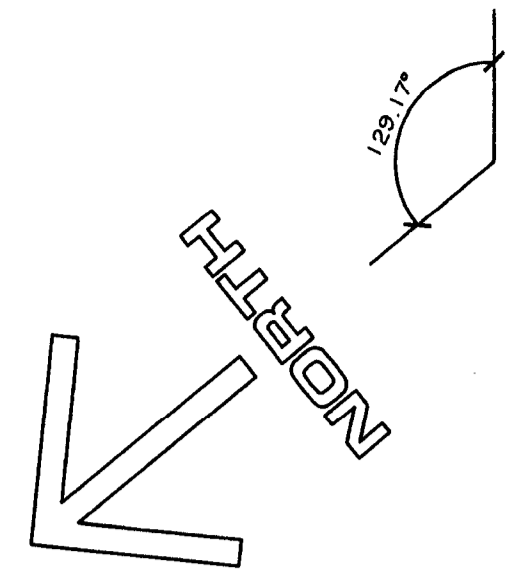
BUILDING	SUITE	TENANT	USE	SQ. FT.	LEVEL
8925	NEW	New Building	RETAIL	17,900	Main
8927	800 & 900	VARIOUS	RETAIL	12,577	Main
8927	355-380	VARIOUS	OFFICE	5,635	Second
8928	30-50	VARIOUS	Retail	7,890	Basement
8928	100-500	VARIOUS	Retail	9,087	Main
8928	301-350, 550	VARIOUS	OFFICE	10,487	Second
8931	1 & 3	VARIOUS	Retail	4,703	Main
8931	2	VARIOUS	OFFICE	6,042	Second
8933	1 & 2	VARIOUS	Retail	7,346	Main
8930	NEW	New Building	Retail	12,037	Main
9000	1	1st New	Retail	27,410	Main
9002	1 & 3	VARIOUS	Retail	4,212	Main
9005	1	Basement	Office	1,004	Basement
9005	2	Costco's	Retail	7,224	Main
9005	3	Vacant	Office	4,811	Second
9009	1A	Wine Vault	Office	978	Basement
9009	1-B	VARIOUS	Retail	7,551	Main
9009	8-12	VARIOUS	OFFICE	6,847	Second
9014	1	Gateway	Retail	9,822	Main
9015	NEW	New Building	Retail	12,057	Main
9016	1	Dunkin Donuts	Retail	1,400	Main
				Subtotal Shoppes Space by Use	
				Retail	140,416
				Office/Non Retail	35,794
				Total	176,210

BUILDING	SUITE	TENANT	USE	SQ. FT.	LEVEL
		Costco's	Office	5,000	Main
		McDonald's	Retail	4,074	Main
		Wachovia	Office	3,328	Main
		First Union	Office	5,156	Main
		First Charter	Office	5,081	Main
		One University Place	Office	85,255	Main
				Total B1-SCD Space by Use	
				Retail	144,490
				Office/Non Retail	39,604
				Total	184,094

Total Retail	144,490sf	plus bonus 13,565 sf = 158,055sf	158,055 sf / 250sf = 633 spaces
Total Office	139,604sf	minus bonus 13,565 sf = 126,039sf	126,039 sf / 300sf = 420 spaces
Total	284,094sf		1054 spaces

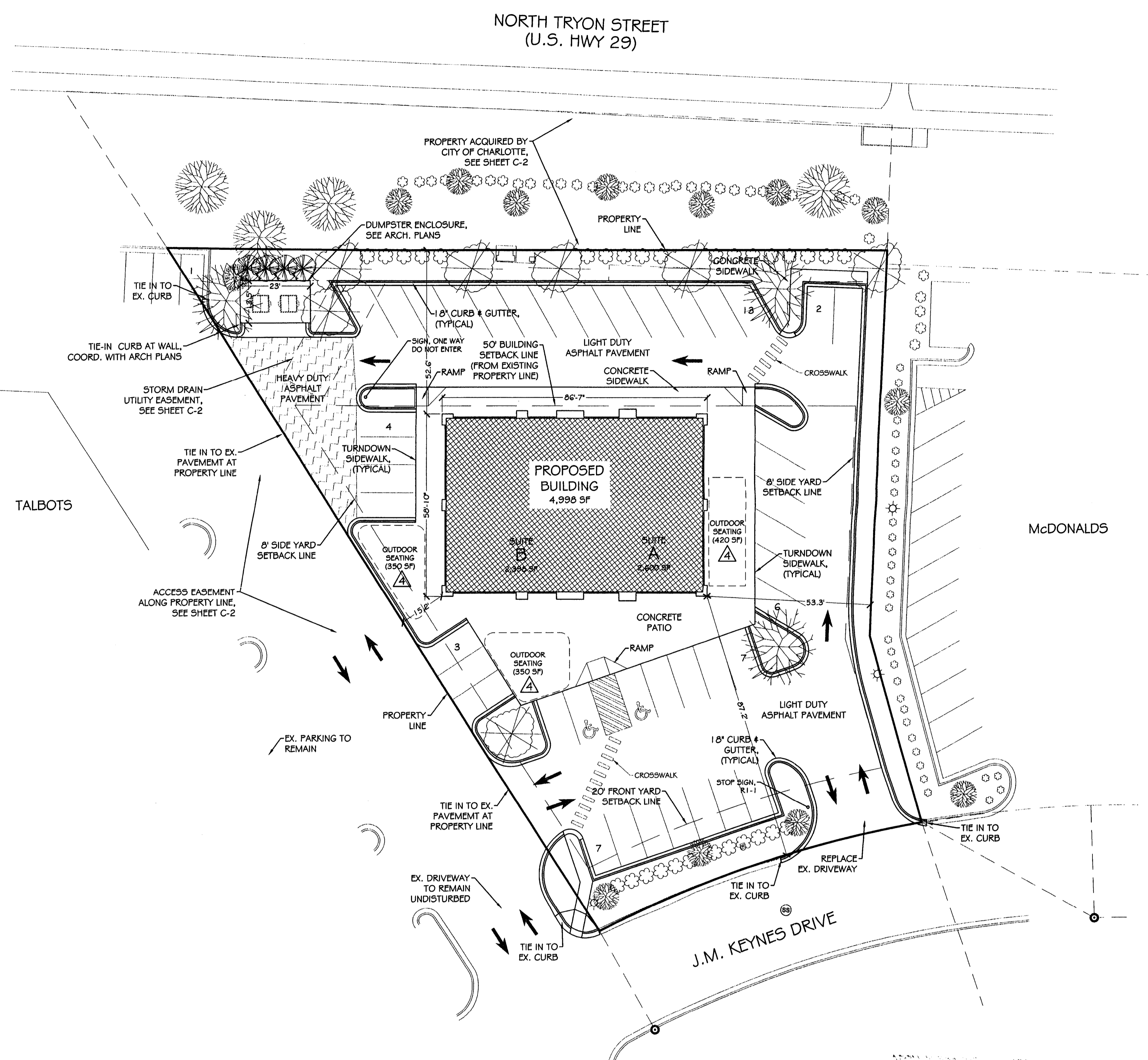
1054 spaces - 1000 spaces = 54 spaces required (1054 provided)
 * Reflects existing parking of 1,850 less 1400 spaces removed from Shoppes due to redevelopment





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DATE: 9-24-2014
 DRAWN BY: JMS
 PROJECT # 14000
 CHECKED BY: JMS
 REVISIONS:
 1. 6-23-2014, CORRECT WITH BLDG PLANS
 2. 8-27-2014, SHOW DIMENSIONS AND INDIANT
 3. 9-5-2014, CITY COMMENTS
 4. 9-22-2014, OUTDOOR SEATING AND METER LOCATION



ZONING COMPLIANCE DATA

GENERAL LATITUDE	35°18'32" N
LONGITUDE	80°44'52" W
LOT SIZE	0.785AC
ZONING	B1-SCD
PARCEL #	04727202
PROPOSED USE	RESTAURANT SUITE A (2,600 SF) SUITE B (2,398 SF)
USES ALLOWED BY RIGHT	YES
MAX. BLDG HEIGHT	40'
MAX. FLOOR AREA RATIO	0.50
PETITION #	1986-064C
PARKING REQUIRED	25 SPACES (UNIFIED SHOPPING CENTER) 1 SPACE PER 250SF 4,998 SF BUILDING AREA 1,120 SF OUTDOOR SEATING
PARKING PROVIDED	43 SPACES
SETBACKS	FRONT YARD 20' SIDE YARD 8' REAR YARD 10' U.S. HWY 29 50'

SITE LAYOUT NOTES

1. THIS IS NOT A PROPERTY SURVEY. SEE SURVEY FOR BOUNDARY INFORMATION.
2. ALL WORK SHALL COMPLY WITH LOCAL ORDINANCES, NCDOT STANDARDS AND OWNER SPECIFICATIONS. ALL SIGNS AND PAVEMENT MARKINGS SHALL COMPLY WITH MUTCD STANDARD.
3. BLUE RIDGE ENGINEERING SHALL PROVIDE ALL CONSTRUCTION LAYOUT AND STAKING REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FOR CONSTRUCTION LAYOUT AND STAKING SERVICES PROVIDED. CONTRACTOR SHALL IMMEDIATELY NOTIFY BLUE RIDGE ENGINEERING IF CONDITIONS ARE ENCOUNTERED THAT ARE NOT AS SHOWN.
4. CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY, METHODS, PROCEDURES AND SEQUENCES OF ITS OPERATIONS. CONTRACTOR SHALL PROVIDE ADEQUATE TRAFFIC CONTROL FOR ITS OPERATIONS IN COMPLIANCE WITH MUTCD AND NCDOT STANDARDS. CONTRACTOR SHALL NOTIFY NCDOT, OWNER, AND ENGINEER AT LEAST 72 HOURS IN ADVANCE OF ANY LANE CLOSURE OR TRAFFIC SHIFT.
5. ALL WORK IS SUBJECT TO INSPECTION OF THE OWNER, ENGINEER AND AUTHORITIES HAVING JURISDICTION. THE OWNER SHALL PAY FOR ALL QUALITY ASSURANCE TESTING REQUIRED. CONTRACTOR SHALL PROTECT THE WORK UNTIL SUCH TIME THAT THE PROJECT IS APPROVED AND OPENED TO TRAFFIC.
6. SUBGRADE SHALL BE INSPECTED AND ACCEPTED BY THE ENGINEER PRIOR TO PLACEMENT OF STONE BASE. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
7. STONE BASE SHALL BE INSPECTED AND ACCEPTED BY THE ENGINEER PRIOR TO ASPHALT PLACEMENT. CONTRACTOR SHALL PROVIDE A LOADED TRUCK FOR ALL PROOF-ROLLS REQUIRED.
8. PAVING CONTRACTOR SHALL PROVIDE A CERTIFIED ROADWAY QUALITY CONTROL TECHNICIAN WITH A NUCLEAR GAGE AT ALL TIMES ASPHALT IS BEING PLACED. IF REQUESTED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR TAKING ASPHALT CORE SAMPLES FOR VERIFICATION OF COMPACTION AND THICKNESS.
9. SLOPES IN HANDICAP PARKING SPACES AND ACCESS AISLE AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION INCLUDING THE DIAGONAL.
10. CONTRACTOR SHALL MAINTAIN AN APPROVED SET OF PLANS ON THE JOB SITE AT ALL TIMES.

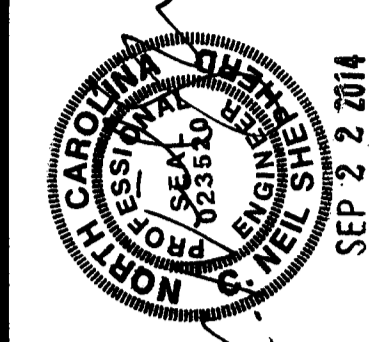
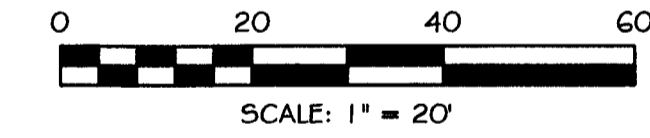
ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 9-24-2015

APPROVED BY: *[Signature]*

FINAL DRAWING

THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION UNTIL APPROVAL IS OBTAINED FROM AUTHORITIES HAVING JURISDICTION



Blue Ridge Engineering, P.L.L.C.
 924 Main Street - Suite 200
 North Wilkesboro, NC 28659
 336.838.2500
 www.brdepnc.com
 Firm #1-0205

PREPARED FOR:
 MAGNOLIA PROPERTY GROUP, INC.
 ATTN: T. MARTIN FRIDY
 1151 E. WASHINGTON STREET
 SUITE 202
 GREENVILLE, SC 29601
 (864) 298-9191

SITE LAYOUT PLAN
RESTAURANT BUILDING
 UNIVERSITY PLACE SHOPPING CENTER
 8926 J.M. KEYNES DRIVE
 CHARLOTTE, NC

SHEET
C-5



Charlotte-Mecklenburg Planning Department

DATE: September 25, 2014

TO: Mark Fowler
 Zoning Supervisor

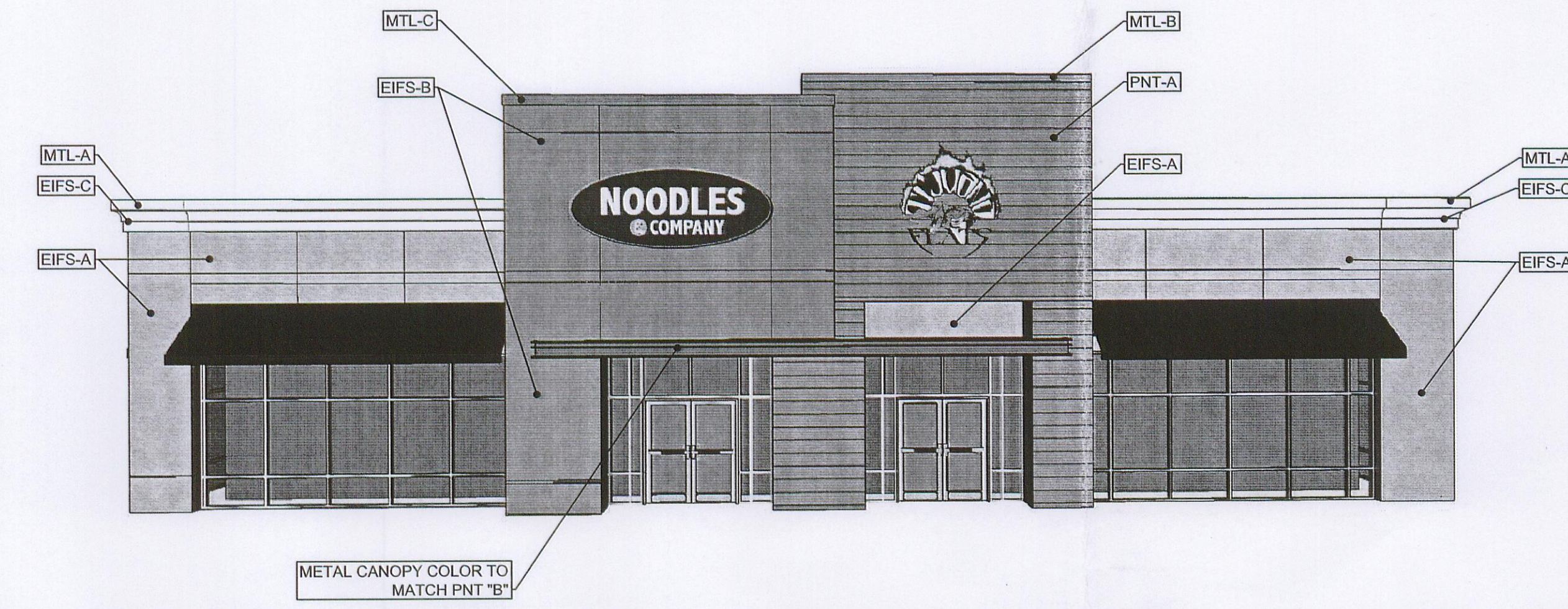
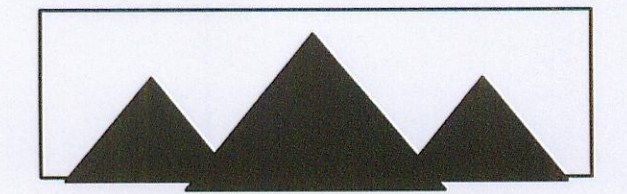
FROM: Ed McKinney
 Interim, Planning Director

SUBJECT: Administrative Approval for Petition No. 1986-064C The Shoppes at University

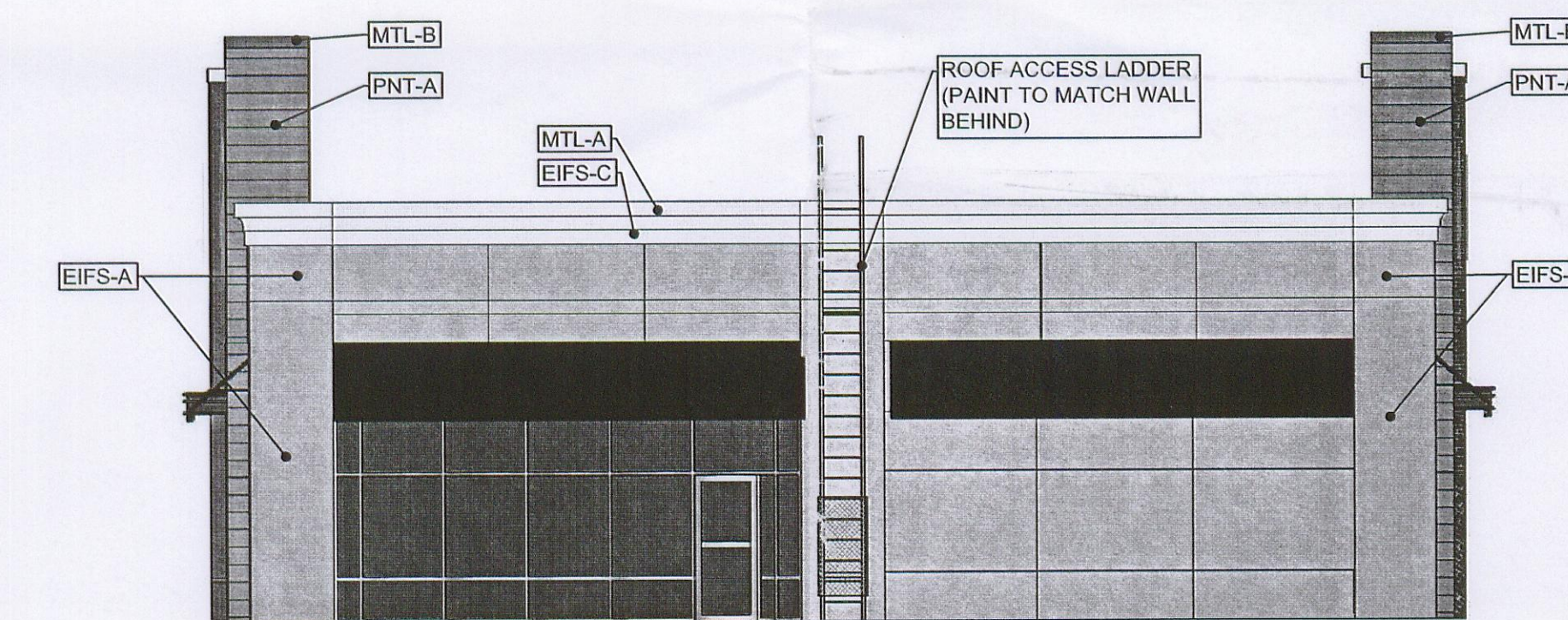
Attached is the revised site plan and elevations for Parcel 04727202. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Reasons for Staff's support of the request:
 • The site plan complies with the conditional notes and still meets the intent of the approved site plan by the County Commissioners.

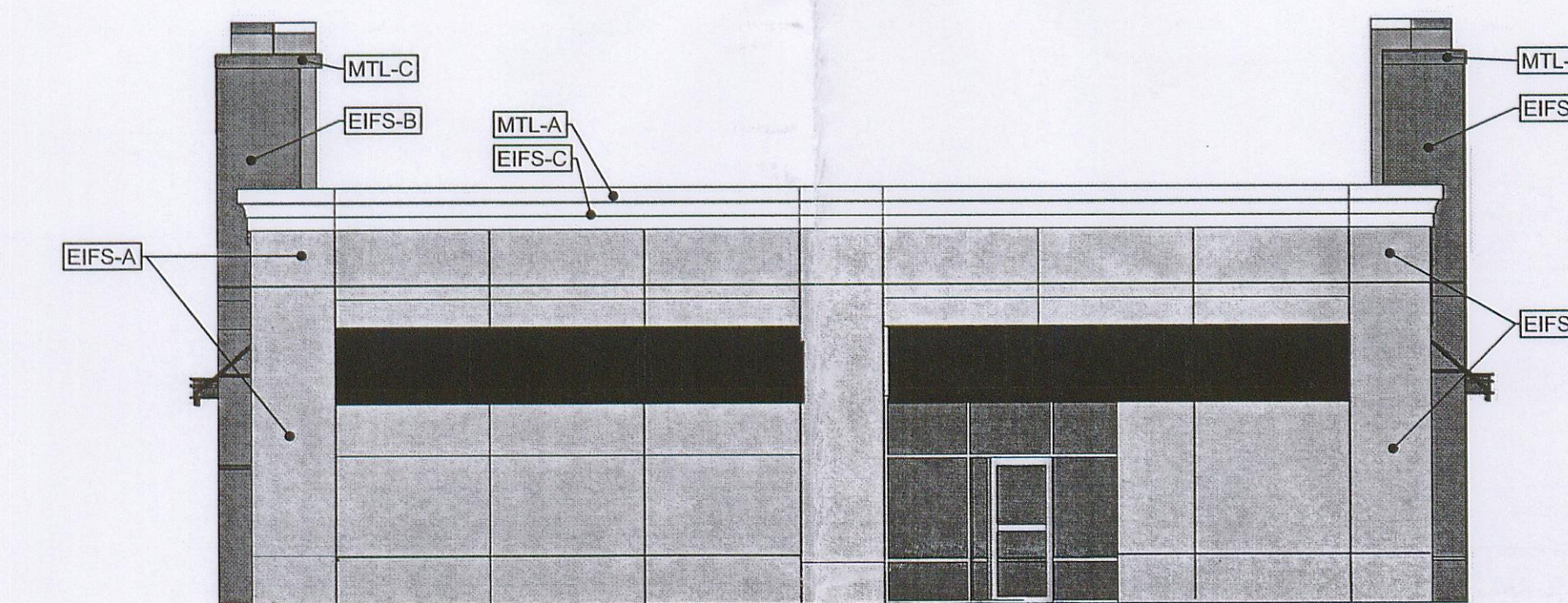
Note: All other Zoning, Subdivision, Tree Ordinances and conditional requirements still apply.
 Signage was note reviewed as part of this request.



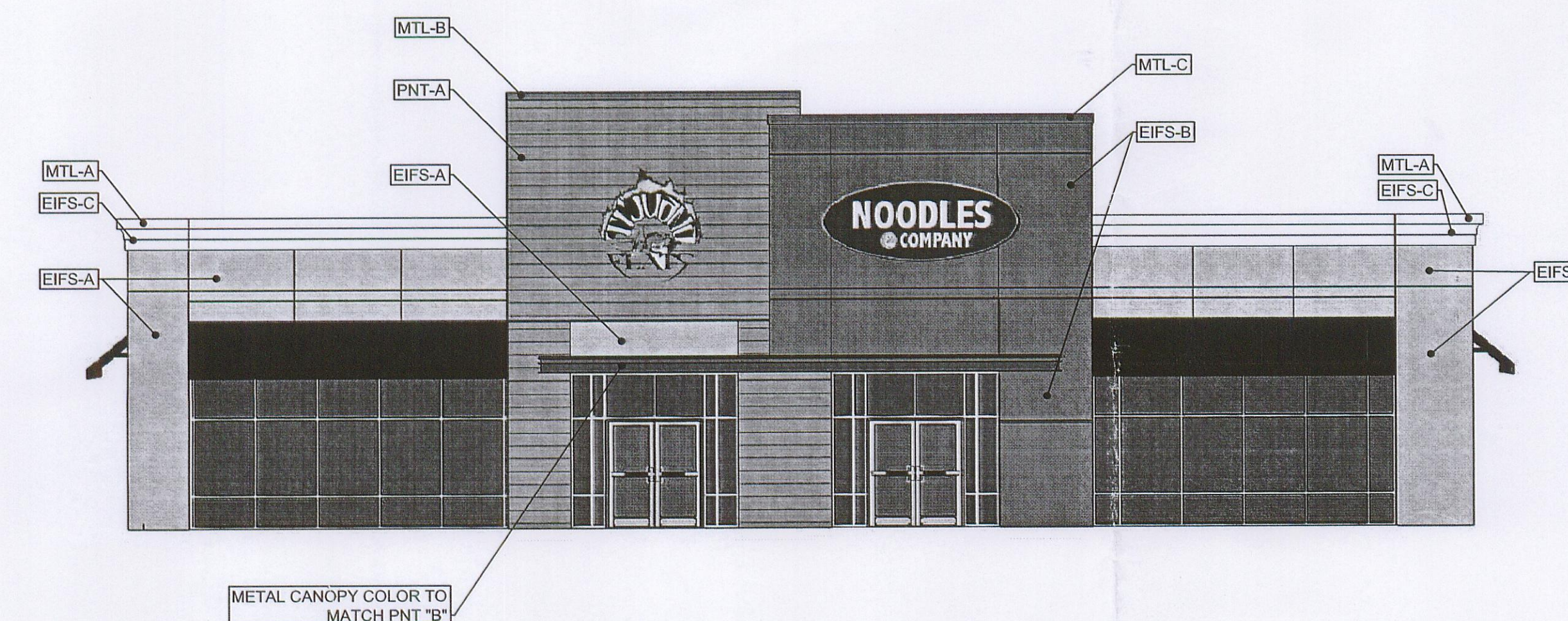
EAST ELEVATION 1/8" = 1'-0" (04)



NORTH ELEVATION 1/8" = 1'-0" (03)



SOUTH ELEVATION 1/8" = 1'-0" (02)



WEST ELEVATION 1/8" = 1'-0" (01)

MAGNOLIA PROPERTIES GROUP UNIVERSITY SHOPS EXTERIOR COLOR SCHEME	
EIFS:	COLOR:
"A"	EIFS: COLOR TO MATCH PPG14-10 SUMMER WHEAT
"B"	EIFS: COLOR TO MATCH PPG14-06 WINTER FEATHER
"C"	EIFS: COLOR TO MATCH PPG14-20 PURITY
METAL	
"A"	METAL FASCIA- COLOR TO MATCH PPG14-20 PURITY
"B"	METAL FASCIA- COLOR TO MATCH PPG14-09 ROCK CLIFS
"C"	METAL FASCIA- COLOR TO MATCH PPG14-06 WINTER FEATHER
PAINT:	
"A"	PPG14-09 ROCK CLIFS
"B"	SHERWIN WILLIAMS: SW 7025 BACKDROP

ATTACHED TO ADMINISTRATIVE
APPROVAL
DATED: 9.24.2014
APPROVED BY: [Signature] [Signature]

UNIVERSITY
SHOPS
MAGNOLIA
PROPERTY
GROUP
8926 J M KEYNES DRIVE
CHARLOTTE, NC

Project No. : 3069.00
Contact : L. SCHAEFFER
Drawn By : D. STRONG
Date : JUNE 9, 2014

EXTERIOR
COLOR SCHEME



Charlotte-Mecklenburg Planning Department

DATE: September 29, 2015

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SAF ef

SUBJECT: Administrative Approval for Petition No. 1986-064C The Shoppes at University.

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

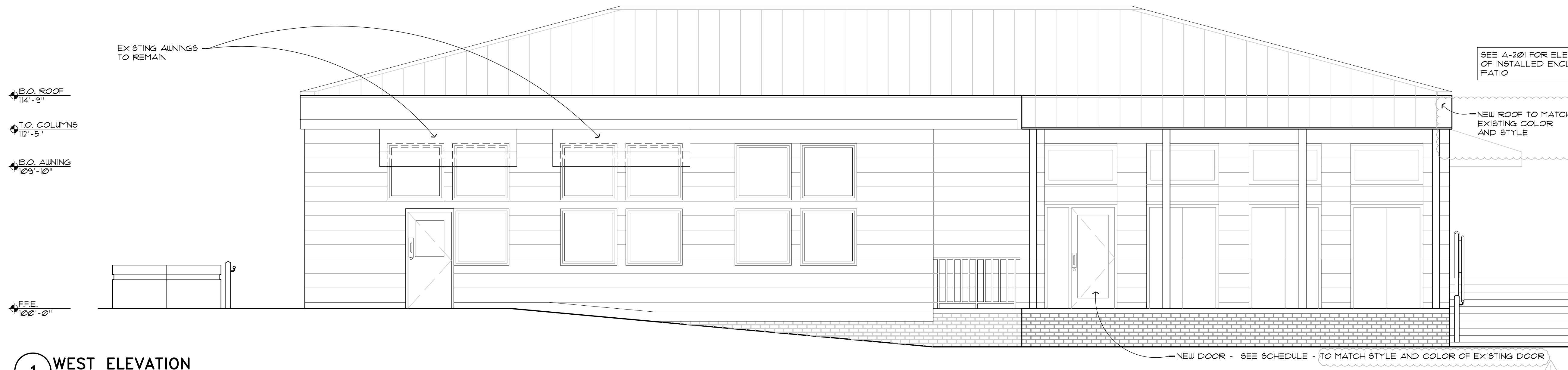
- Proposed building elevations for a new EDEE building.

Reasons for Staff's support of the request:

- The site plan complies with the conditional notes and still meets the intent of the approved site plan by the County Commissioners.

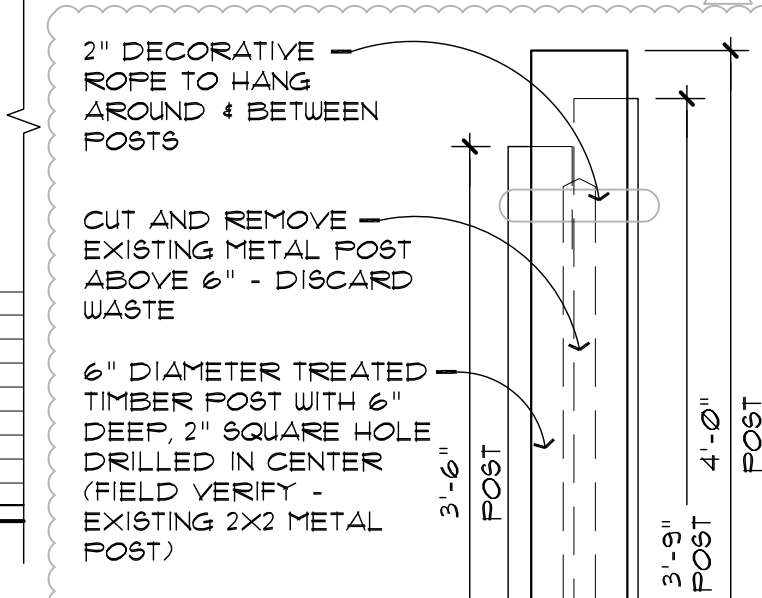
Note: All other Zoning, Subdivision, Tree Ordinances, conditional requirements, and Building Codes still apply.

Signage was note reviewed as part of this request.



1 WEST ELEVATION
1/4" = 1'-0"

SEE A-201 FOR ELEVATIONS OF INSTALLED ENCLOSED PATIO



2" DECORATIVE ROPE TO HANG AROUND 4 BETWEEN POSTS

CUT AND REMOVE EXISTING METAL POST ABOVE 6" - DISCARD WASTE

6" DIAMETER TREATED TIMBER POST WITH 6" DEEP, 2" SQUARE HOLE DRILLED IN CENTER (FIELD VERIFY - EXISTING 2X2 METAL POST)

1-1/2" ROPE - WRAPPED TO CONCEAL CONNECTION

DRILL AND THROUGH BOLT EXISTING METAL POST TO NEW TIMBER

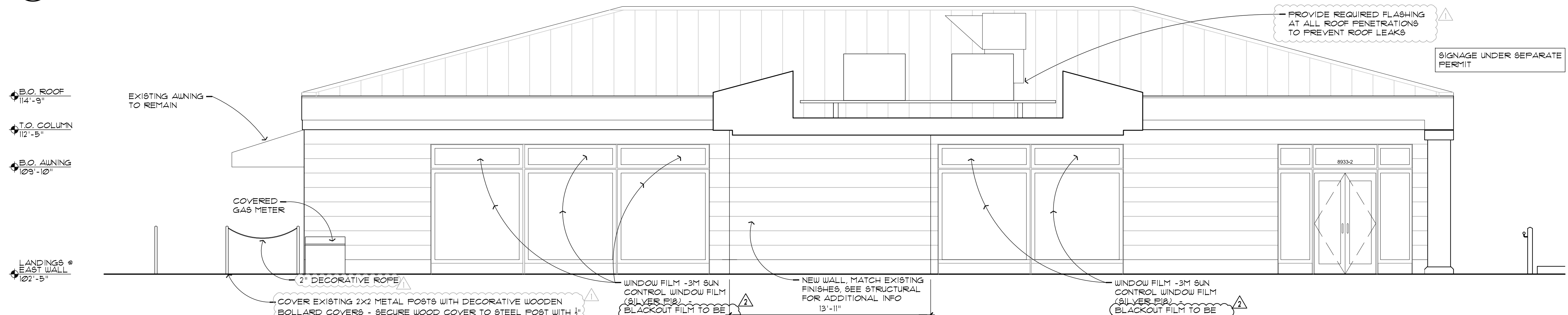
THROUGH BOLT 4" TIMBERS TO 6" TIMBER AS NEEDED FOR SECURE CONNECTION - CONCEAL BOLTING WITH WRAPPED ROPE

1-1/2" ROPE - WRAPPED TO CONCEAL CONNECTION

4" DIAMETER TREATED TIMBER POST

1/2" DIAMETER THROUGH BOLT CONNECTION TO EXISTING 2X2 METAL POST

6" DIAMETER TREATED WOOD POST WITH 6" DEEP, 2" SQUARE HOLE DRILLED IN CENTER (V.I.R. - MATCH TO EXISTING METAL POST)



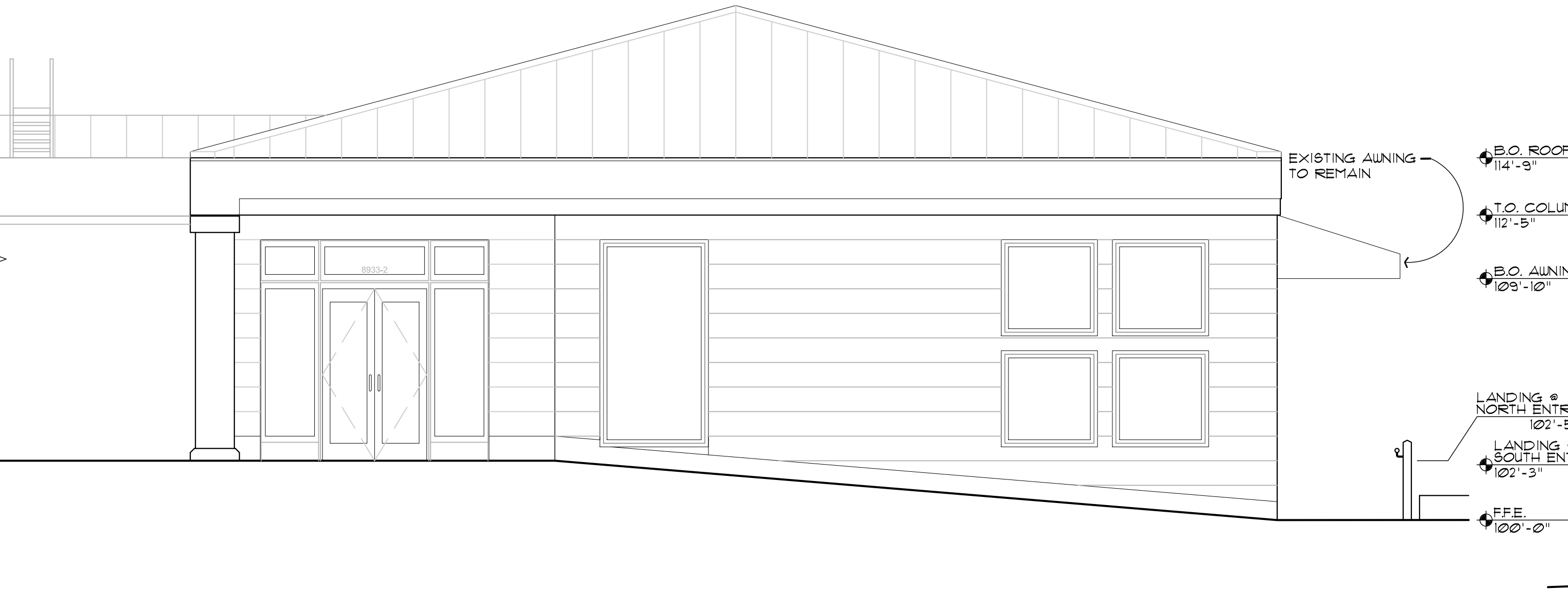
2 EAST ELEVATION
1/4" = 1'-0"

5 BOLLARD DETAIL
1" = 1'-0"

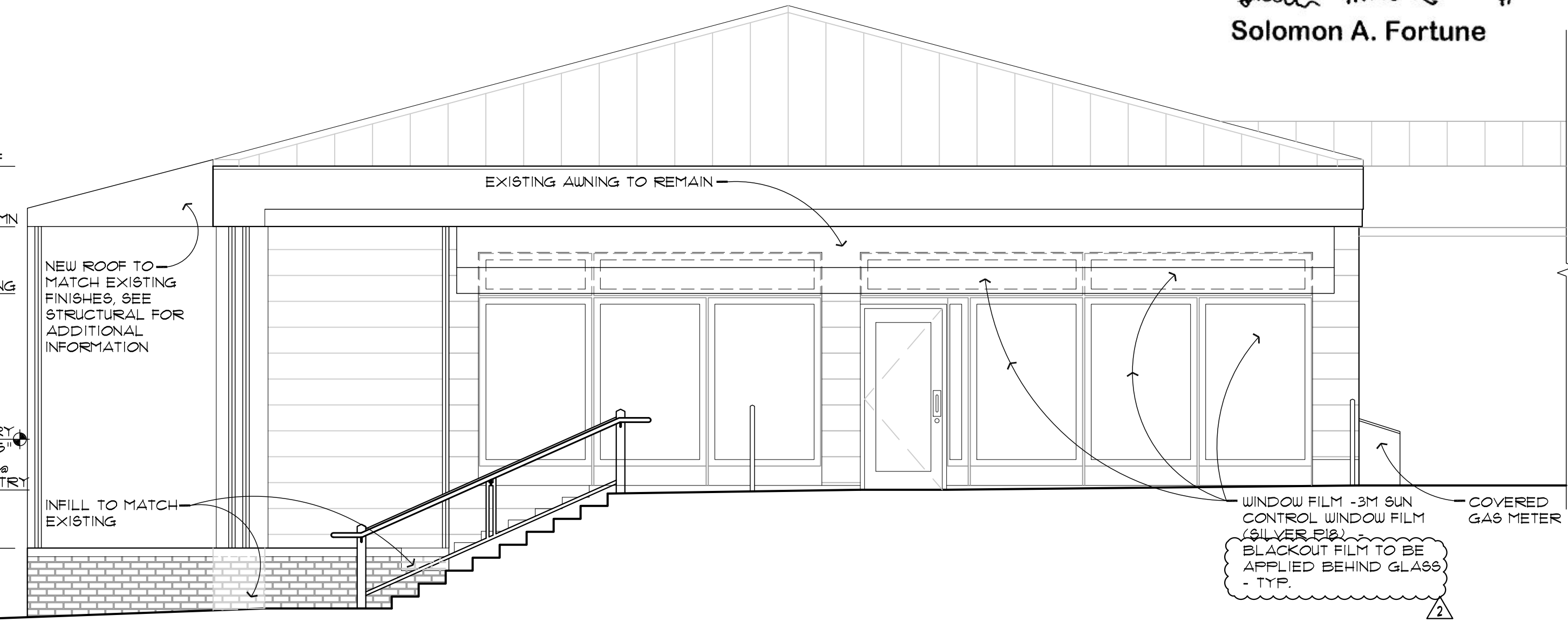
Attached to Administrative Approval

Solomon A. Fortune \$

Solomon A. Fortune



3 NORTH ELEVATION
1/4" = 1'-0"



4 SOUTH ELEVATION
1/4" = 1'-0"



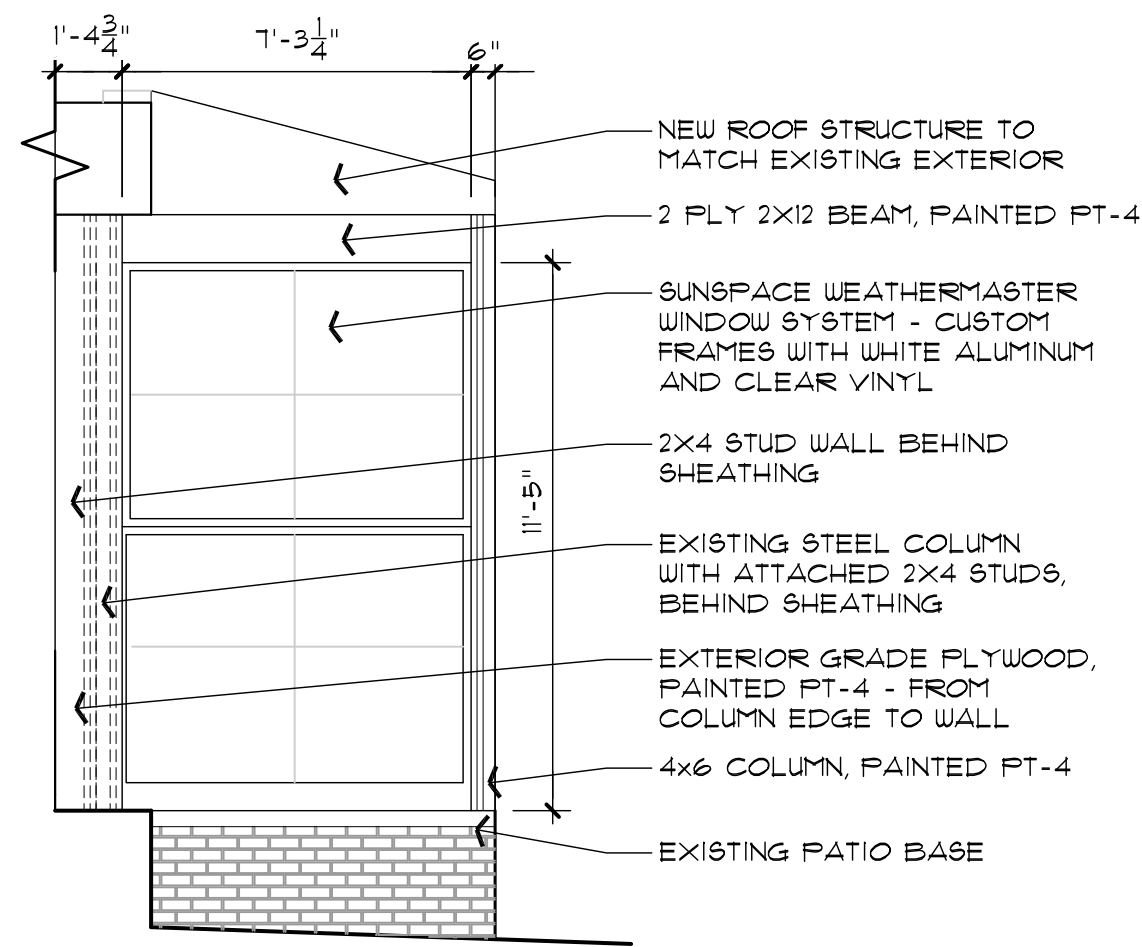
8-28-15
Solomon A. Fortune

FAMOUS TOASTERY
NEW STORE
8933-2 J.M. KEYNES DRIVE
CHARLOTTE, NC 28262

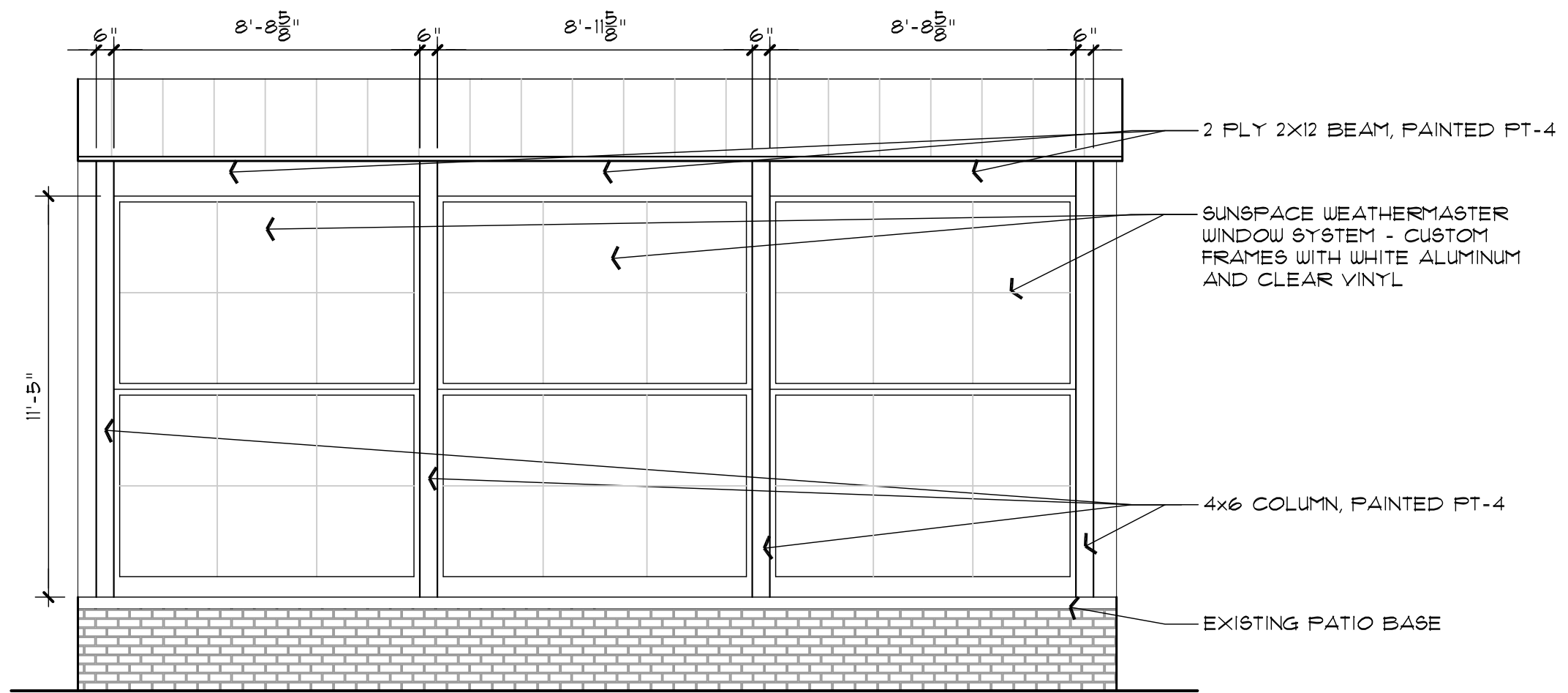
EXTERIOR ELEVATIONS

DATE ISSUED: 6-24-15
 BID/PERMIT: 6-24-15
 FOR CONSTRUCTION: 6-25-15
 PERMIT RESUBMITTAL: 8-28-15

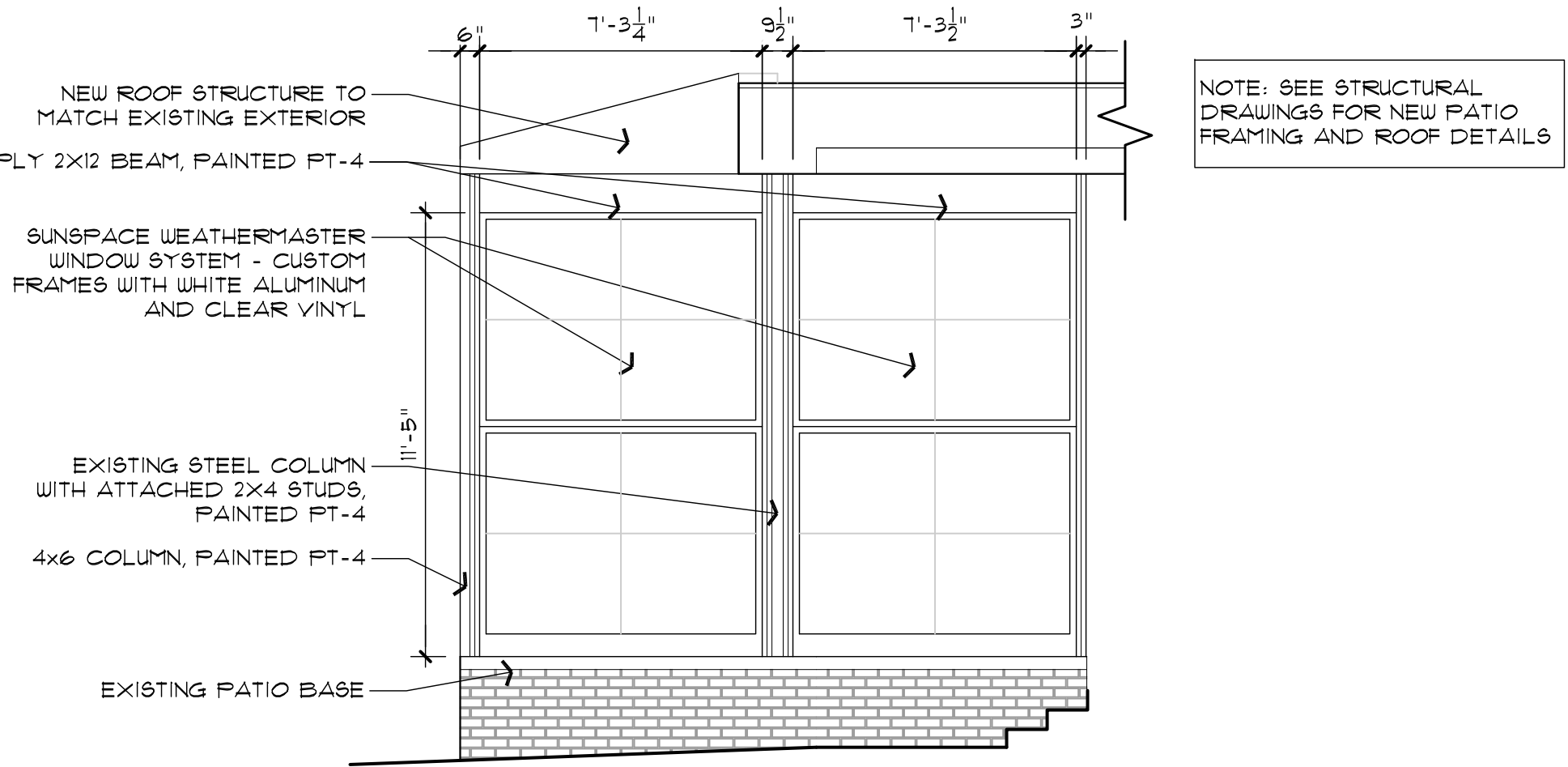
DRAWN BY: CE
 CHECKED BY: CS, JJ
 JOB NO.: 15106
 PROJECT LOCATION: Shoppes at University Place, Charlotte, NC



1 NORTH ENCLOSED PATIO ELEVATION
1/4" = 1'-0"



2 WEST ENCLOSED PATIO ELEVATION
1/4" = 1'-0"



3 SOUTH ENCLOSED PATIO ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION W/ ENCLOSED PATIO
1/4" = 1'-0"



5 SOUTH ELEVATION W/ ENCLOSED PATIO
1/4" = 1'-0"

Attached to Administrative
Approval
Solomon A. Fortune SF
Solomon A. Fortune

DATE ISSUED	
BID/PERMIT	6-24-15
FOR CONSTRUCTION	6-25-15
PERMIT RESUBMITTAL	8-28-15
DRAWN BY	CE
CHECKED BY	CS, JJ
JOB NO.	15106
PROJECT LOCATION:	Shoppes at University Place Charlotte, NC