

**CURVE TABLE**

CURVE	RADIUS	LENGTH (TANGENT)	BEARING	CHORD	DELTA
C-1	891.07	54.29	N 27.00° E	54.78	63.13
C-2	131.60	87.42	N 03.00° E	88.27	43.33
C-3	719.51	282.50	N 43.36° E	290.72	243.00
C-4	1381.09	144.54	N 50.75° E	146.22	243.00
C-5	128.51	22.86	N 89.54° E	22.86	264.73

**GENERAL NOTES**

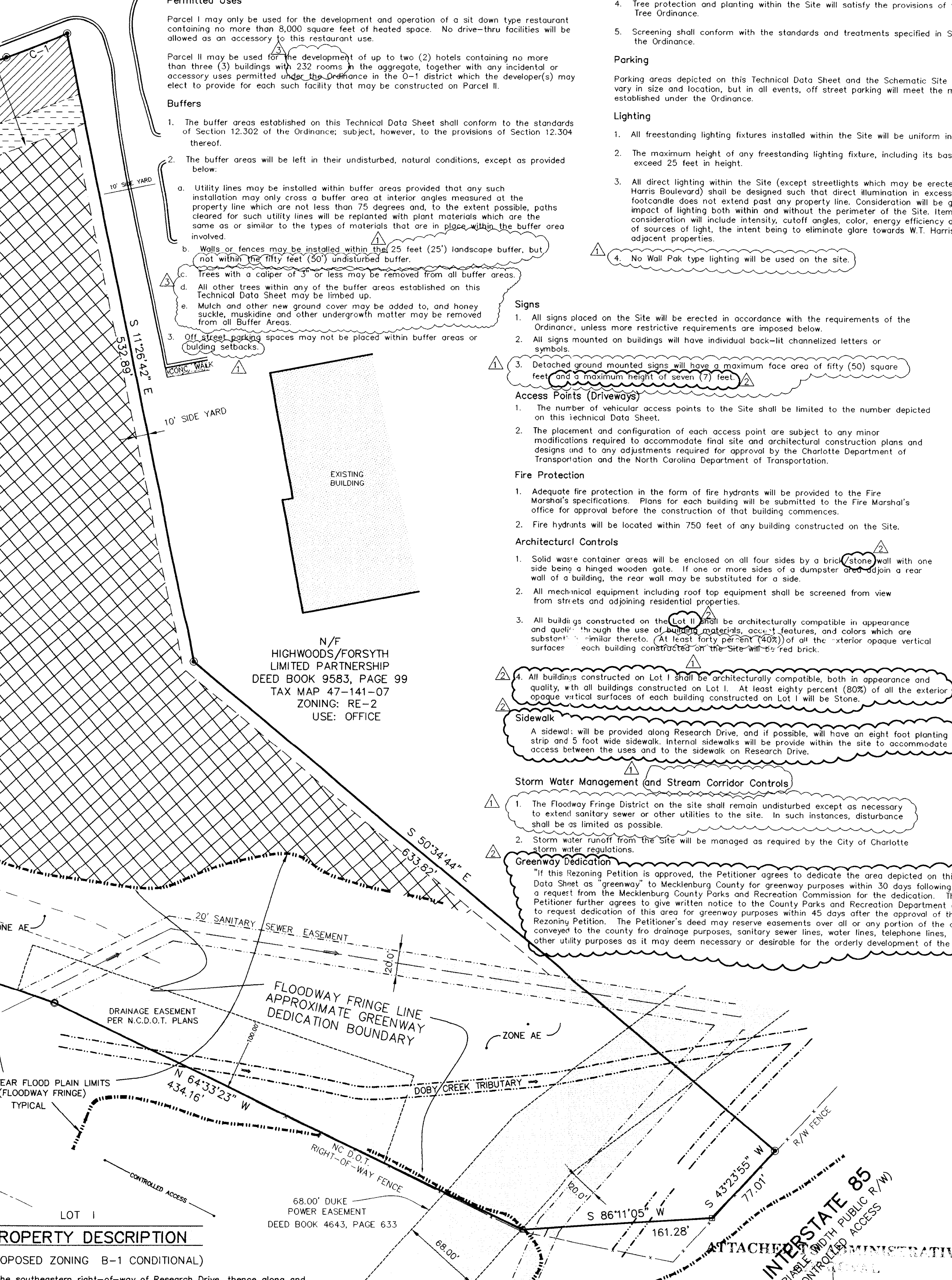
1.) REFERENCES: PLAT BOOK 1, PAGE 142 PLAT BOOK 15, PAGE 128 DEED BOOK 5764, PAGE 0068 OF THE MECKLENBURG COUNTY REGISTRY TAX MAP 47-141-12

2.) CURRENT ZONING: RE-2 (RESEARCH)

3.) THIS PROPERTY PARTIALLY LIES WITHIN FLOOD ZONE 'AE' AS DEFINED BY HUD F.L.R.M. COMMUNITY PANEL NUMBER 370150 0060 B WITH AN EFFECTIVE DATE OF FEBRUARY 3, 1993.

**TABULATION**

APPLICANT: SPRINGHILL SMC CORPORATION  
 TAX NUMBER: 47-141-12  
 EXISTING ZONING: RE-2  
 PROPOSED ZONING: LOT I - B-1 CONDITIONAL  
 LOT II - Q-1 CONDITIONAL  
 JURISDICTION: CITY OF CHARLOTTE



**PROPERTY DESCRIPTION (TOTAL TRACT)**

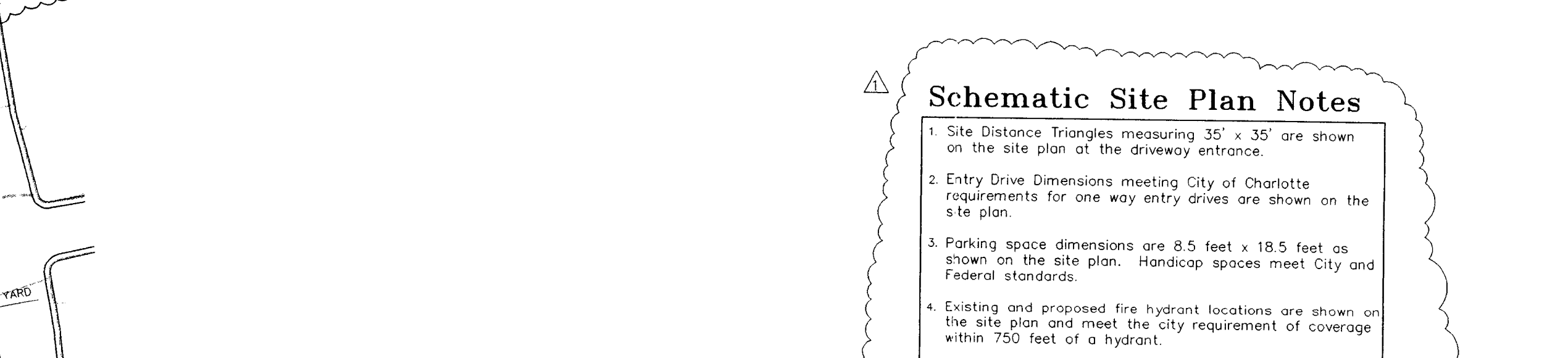
BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF THE INTERSECTION OF RESEARCH DRIVE AND W.T. HARRIS BLVD. BEING THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE CITY OF CHARLOTTE, COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING N.E.C.D.O.T. CONCRETE RIGHT-OF-WAY MONUMENT AT THE NORTHEAST CORNER OF THE INTERSECTION OF W.T. HARRIS BLVD. AND RESEARCH DRIVE, SAID POINT LOCATED SOUTH 89°20'30" EAST 863.93 FEET FROM N.C.C.O.S. MONUMENT VERBATIM HAVING COORDINATES OF N 85°24'28.00" E, E 614'20.86" E (466.83), THENCE ALONG AND WITH THE EASTERN RIGHT-OF-WAY OF RESEARCH DRIVE THE FOLLOWING 9X CALLS: 1) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 122.00 FEET, AN ARC LENGTH OF 87.42 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 36°32'24" EAST 86.57 FEET TO A POINT, THENCE 2) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 719.51 FEET, AN ARC LENGTH OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 50°52'38" EAST 283.23 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MONUMENT, THENCE 3) CONTINUING ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 719.51 FEET, AN ARC LENGTH OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 50°52'38" EAST 283.23 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MONUMENT, THENCE 4) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 719.51 FEET, AN ARC LENGTH OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 50°52'38" EAST 283.23 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MONUMENT, THENCE 5) NORTH 70°12'21" EAST 220.00 FEET TO AN EXISTING IRON PIPE ON THE WESTERN RIGHT-OF-WAY OF RESEARCH DRIVE, THENCE 6) ALONG THE WESTERN RIGHT-OF-WAY OF RESEARCH DRIVE THE FOLLOWING 3X CALLS: 1) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 891.07 FEET, AN ARC LENGTH OF 54.29 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 27°00'00" EAST 54.78 FEET TO A POINT, THENCE 7) ALONG THE WESTERN RIGHT-OF-WAY OF RESEARCH DRIVE THE FOLLOWING 3X CALLS: 1) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 131.60 FEET, AN ARC LENGTH OF 87.42 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 03°00'00" EAST 88.27 FEET TO A POINT, THENCE 8) ALONG THE WESTERN RIGHT-OF-WAY OF RESEARCH DRIVE THE FOLLOWING 3X CALLS: 1) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 719.51 FEET, AN ARC LENGTH OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 43°36'00" EAST 290.72 FEET TO A POINT, THENCE 9) ALONG THE WESTERN RIGHT-OF-WAY OF RESEARCH DRIVE THE FOLLOWING 3X CALLS: 1) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 1381.09 FEET, AN ARC LENGTH OF 144.54 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 50°75'00" EAST 146.22 FEET TO A POINT, THENCE 10) ALONG THE WESTERN RIGHT-OF-WAY OF RESEARCH DRIVE THE FOLLOWING 3X CALLS: 1) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 128.51 FEET, AN ARC LENGTH OF 22.86 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 89°54'00" EAST 22.86 FEET TO A POINT, THENCE 11) NORTH 89°54'00" WEST 264.73 FEET TO THE TRUE POINT AND PLACE OF BEGINNING CONTAINING 12.07 ACRES MORE OR LESS.

**PROPERTY DESCRIPTION (PROPOSED ZONING Q-1 CONDITIONAL)**

BEGINNING AT A POINT ON THE SOUTHEAST CORNER OF THE INTERSECTION OF RESEARCH DRIVE AND W.T. HARRIS BLVD. BEING THAT CERTAIN PIECE OR PARCEL OF LAND LYING AND BEING SITUATE IN THE CITY OF CHARLOTTE, COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING N.E.C.D.O.T. CONCRETE RIGHT-OF-WAY MONUMENT AT THE NORTHEAST CORNER OF THE INTERSECTION OF W.T. HARRIS BLVD. AND RESEARCH DRIVE, SAID POINT LOCATED SOUTH 89°20'30" EAST 863.93 FEET FROM N.C.C.O.S. MONUMENT VERBATIM HAVING COORDINATES OF N 85°24'28.00" E, E 614'20.86" E (466.83), THENCE ALONG AND WITH THE EASTERN RIGHT-OF-WAY OF RESEARCH DRIVE THE FOLLOWING 9X CALLS: 1) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 122.00 FEET, AN ARC LENGTH OF 87.42 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 36°32'24" EAST 86.57 FEET TO A POINT, THENCE 2) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 719.51 FEET, AN ARC LENGTH OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 50°52'38" EAST 283.23 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MONUMENT, THENCE 3) CONTINUING ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 719.51 FEET, AN ARC LENGTH OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 50°52'38" EAST 283.23 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MONUMENT, THENCE 4) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 719.51 FEET, AN ARC LENGTH OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 50°52'38" EAST 283.23 FEET TO AN EXISTING CONCRETE RIGHT-OF-WAY MONUMENT, THENCE 5) NORTH 70°12'21" EAST 220.00 FEET TO AN EXISTING IRON PIPE ON THE WESTERN RIGHT-OF-WAY OF RESEARCH DRIVE, THENCE 6) ALONG THE WESTERN RIGHT-OF-WAY OF RESEARCH DRIVE THE FOLLOWING 3X CALLS: 1) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 891.07 FEET, AN ARC LENGTH OF 54.29 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 27°00'00" EAST 54.78 FEET TO A POINT, THENCE 7) ALONG THE WESTERN RIGHT-OF-WAY OF RESEARCH DRIVE THE FOLLOWING 3X CALLS: 1) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 131.60 FEET, AN ARC LENGTH OF 87.42 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 03°00'00" EAST 88.27 FEET TO A POINT, THENCE 8) ALONG THE WESTERN RIGHT-OF-WAY OF RESEARCH DRIVE THE FOLLOWING 3X CALLS: 1) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 719.51 FEET, AN ARC LENGTH OF 282.50 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 43°36'00" EAST 290.72 FEET TO A POINT, THENCE 9) ALONG THE WESTERN RIGHT-OF-WAY OF RESEARCH DRIVE THE FOLLOWING 3X CALLS: 1) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 1381.09 FEET, AN ARC LENGTH OF 144.54 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 50°75'00" EAST 146.22 FEET TO A POINT, THENCE 10) ALONG THE WESTERN RIGHT-OF-WAY OF RESEARCH DRIVE THE FOLLOWING 3X CALLS: 1) ALONG THE ARC OF A SIMPLE CURVE TO THE RIGHT HAVING A RADIUS OF 128.51 FEET, AN ARC LENGTH OF 22.86 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 89°54'00" EAST 22.86 FEET TO A POINT, THENCE 11) NORTH 89°54'00" WEST 264.73 FEET TO THE TRUE POINT AND PLACE OF BEGINNING CONTAINING 12.07 ACRES MORE OR LESS.



**Schematic Site Plan Notes**

1. Site Dimensions Triangles measuring 30' x 30' are shown on the site plan for the driveway entrances.

2. Entry Drive Dimensions meeting City of Charlotte requirements for one way entry drives are shown on the site plan.

3. Parking space dimensions are 8.5 feet x 18.5 feet as shown on the site plan. Handicap spaces meet City and Federal standards.

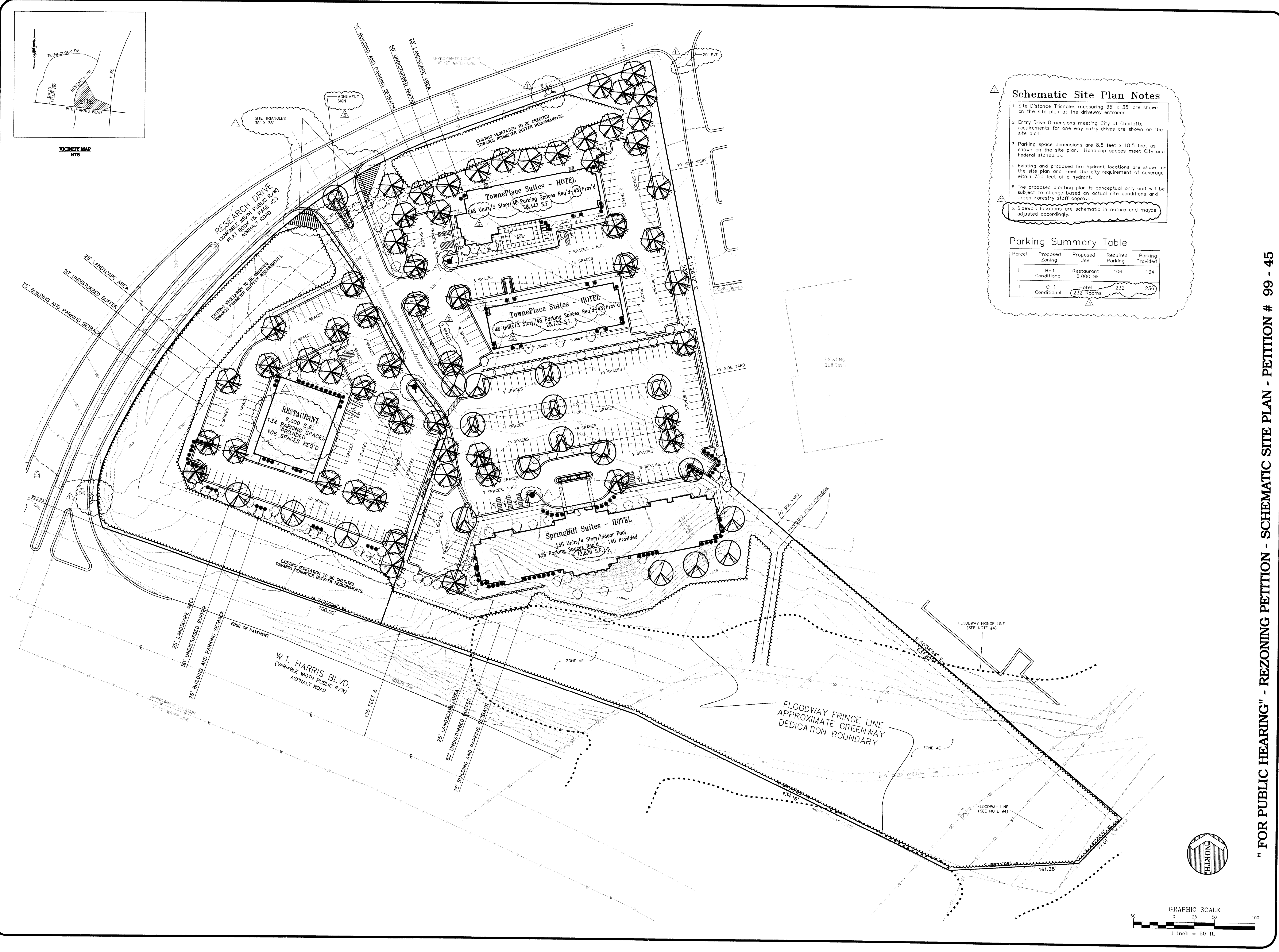
4. Existing and proposed fire hydrant locations are shown on the site plan and meet the City's requirement of coverage within 750 feet of a hydrant.

5. The proposed planting plan is conceptual only and will be subject to change based on actual site conditions and the Urban Forestry staff approval.

6. Sidewalk locations are schematic in nature and may be adjusted accordingly.

**Parking Summary Table**

Parcel	Proposed Zoning	Proposed Use	Required Parking	Provided
I	B-1 Conditional	Restaurant	106	134
II	Q-1 Conditional	Hotel	270	236



**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**  
 INTER-OFFICE COMMUNICATION

DATE: August 17, 1999

TO: Robert Brandon, Zoning Administrator

FROM: Martin R. Cramton, Jr., Planning Director

SUBJECT: Administrative Approval for Petition No. 99-45 by Marriott International, Inc. Tax parcel 047-141-12.

Attached is a copy of the revised plan for the above rezoning petition. The plan has been revised to allow one additional hotel room, the option to remove certain trees within the buffer and authorization to place a monument sign within a portion of the undisturbed buffer area and landscape area along Research Drive. These changes will not increase the total square footage from the present approval plan. Since these changes do not alter the intent of the development and are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating request for building permits and certificates of occupancy.

THE JOHN R. McADAMS COMPANY, INC.  
 ENGINEERS/PLANNERS/ARCHITECTS  
 RESEARCH TRIANGLE PARK, NC  
 P.O. BOX 14005 RTP 27709-4005  
 (919) 381-1000

REVISIONS:

- 1. 03-17-99 PER CHARLOTTE REVIEW COMMENTS
- 2. 04-25-99 PER CHARLOTTE REVIEW COMMENTS
- 3. 05-15-99 ADMIN. ALIGNMENT

APPLICANT: SPRINGHILL SMC CORPORATION  
 ONE MARRIOTT DRIVE  
 WASHINGTON, D. C. 20008

PROJECT NO: MAR-99110  
 DRAWING NO: MAR9915P.DWG  
 DESIGNED BY: MCMC  
 DRAWN BY: MCMC  
 SCALE: 1" = 60'  
 DATE: 1-20-99  
 SHEET NO: 1 OF 1

FOR PUBLIC HEARING - REZONING PETITION - TECHNICAL DATA SHEET - PETITION # 99 - 45

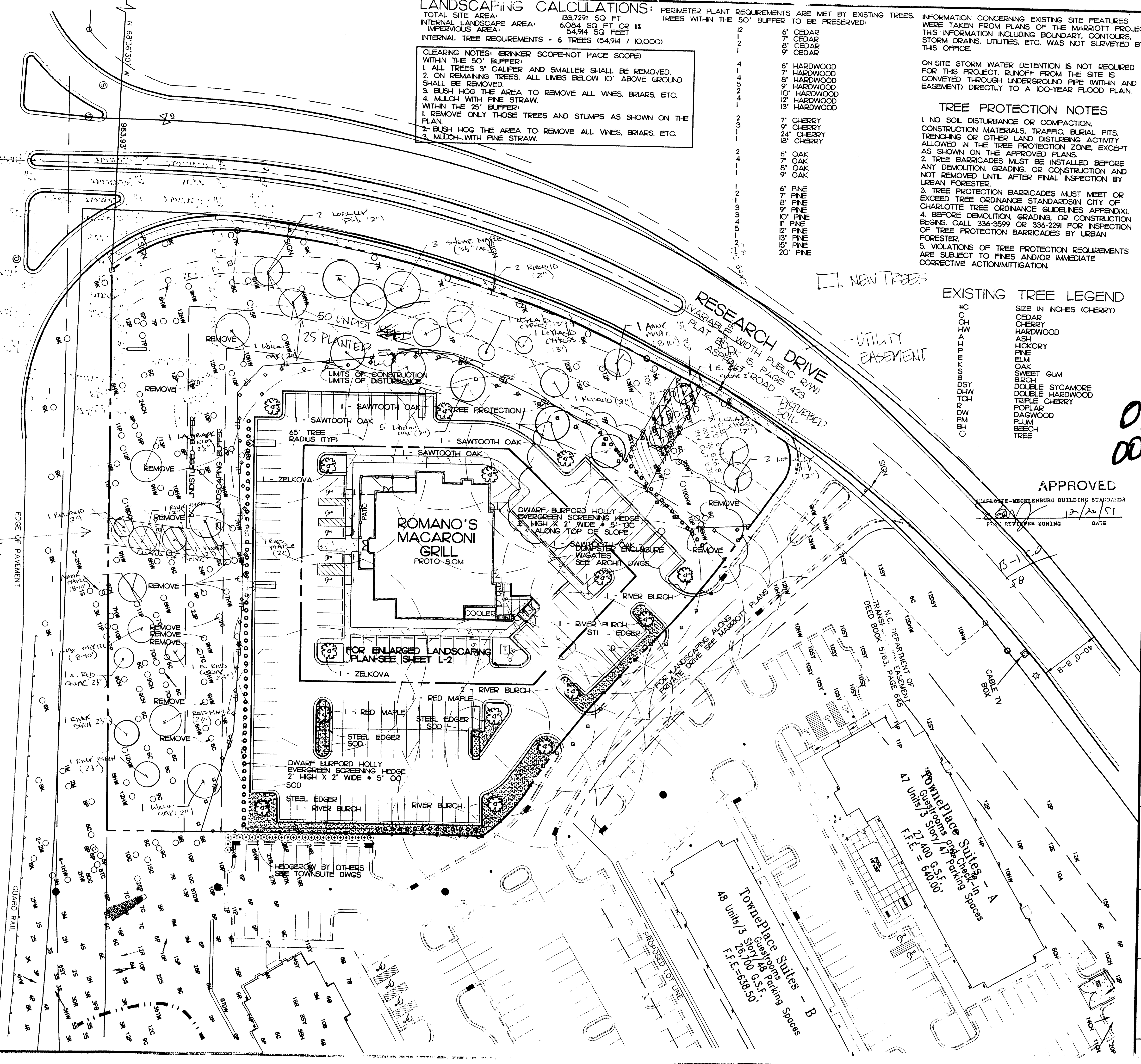
THE JOHN R. McADAMS COMPANY, INC.  
 ENGINEERS/PLANNERS/SURVEYORS  
 RESEARCH TRIANGLE PARK, NC  
 P.O. BOX 14005 RTP 27709-4005  
 (919) 381-1000

APPLICANT: Springhill SMC Corporation  
 Springhill SMC Corporation  
 WASHINGTON, D. C. 20008

PROJECT NO: MAR-99110  
 DRAWING NO: MAR9915S.DWG  
 DESIGNED BY: SR  
 DRAWN BY: BHP  
 SCALE: 1" = 50'  
 DATE: 1-20-99  
 SHEET NO: 1 OF 1

FOR PUBLIC HEARING - REZONING PETITION - SCHEMATIC SITE PLAN - PETITION # 99 - 45

Springhill Suites & TownPlace Suites  
 UNIVERSITY RESEARCH PARK  
 CHARLOTTE, NORTH CAROLINA  
 SCHEMATIC SITE PLAN



**LANDSCAPING CALCULATIONS:** PERIMETER PLANT REQUIREMENTS ARE MET BY EXISTING TREES. TREES WITHIN THE 50' BUFFER TO BE PRESERVED.

TOTAL SITE AREA: 133,729 SQ FT  
INTERNAL LANDSCAPE AREA: 6,084 SQ FT OF IIS  
IMPERVIOUS AREA: 54,914 SQ FEET  
INTERNAL TREE REQUIREMENTS = 6 TREES (54,914 / 10,000)

**CLEARING NOTES: (BRINKER SCOPE-NOT PACE SCOPE)**  
**WITHIN THE 50' BUFFER:**  
1. ALL TREES 3" CALIPER AND SMALLER SHALL BE REMOVED.  
2. ON REMAINING TREES, ALL LIMBS BELOW 10' ABOVE GROUND SHALL BE REMOVED.  
3. BUSH HOG THE AREA TO REMOVE ALL VINES, BRIARS, ETC.  
4. MULCH WITH PINE STRAW.  
**WITHIN THE 25' BUFFER:**  
1. REMOVE ONLY THOSE TREES AND STUMPS AS SHOWN ON THE PLAN.  
2. BUSH HOG THE AREA TO REMOVE ALL VINES, BRIARS, ETC.  
3. MULCH WITH PINE STRAW.

INFORMATION CONCERNING EXISTING SITE FEATURES WERE TAKEN FROM PLANS OF THE MARRIOTT PROJECT. THIS INFORMATION INCLUDING BOUNDARY, CONTOURS, STORM DRAINS, UTILITIES, ETC. WAS NOT SURVEYED BY THIS OFFICE.

ON-SITE STORM WATER DETENTION IS NOT REQUIRED FOR THIS PROJECT. RUNOFF FROM THE SITE IS CONVEYED THROUGH UNDERGROUND PIPE (WITHIN AND EASEMENT) DIRECTLY TO A 100-YEAR FLOOD PLAN.

**TREE PROTECTION NOTES**  
1. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE, EXCEPT AS SHOWN ON THE APPROVED PLANS.  
2. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION, GRADING, OR CONSTRUCTION AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTER.  
3. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE STANDARDS (CITY OF CHARLOTTE TREE ORDINANCE GUIDELINES APPENDIX).  
4. BEFORE DEMOLITION, GRADING, OR CONSTRUCTION BEGINS, CALL 336-3599 OR 336-2291 FOR INSPECTION OF TREE PROTECTION BARRICADES BY URBAN FORESTER.  
5. VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.

**REVISIONS**  
REVISED 10-05-99 PER CITY COMMENTS  
REVISED 12-01-99 PER CITY COMMENTS  
REVISION 12/1/99  
ATTACHED TO ADMINISTRATIVE APPROVAL  
DATED: 7-3-00  
BY: MARTIN E. CRAMTON, JR.

SCALE 1" = 30'  
NOTES:  
1. THE LANDSCAPE CONTRACTOR WHO INSTALLS THE LANDSCAPE WILL ALSO BE CONTRACTED TO DO THE FIRST YEAR OF MAINTENANCE. CONTRACTORS WHO SUBMIT BIDS MUST INCLUDE INSTALLATION COST AND A SEPARATE ONE YEAR MAINTENANCE BID.

**EXISTING TREE LEGEND**  
SIZE IN INCHES (CHERRY)  
CEDAR  
CHERRY  
HARDWOOD  
ASH  
HICKORY  
PINE  
OAK  
SWEET GUM  
SIBIRIAN  
DOUBLE STYCAMORE  
DOUBLE HARDWOOD  
TRIPLE CHERRY  
POPLAR  
DAGWOOD  
FLAM  
BEECH  
TREE

**NEW TREES**  
HC  
COT  
H  
A  
T  
E  
L  
E  
V  
A  
T  
E  
D  
B  
O  
X  
D  
O  
S  
Y  
C  
H  
I  
M  
T  
O  
C  
H  
R  
O  
N  
P  
H  
O

**APPROVED**  
CHARLOTTE-MECKLENBURG BUILDING STANDARDS DEPARTMENT  
DATE: 7/3/00

**BRINKER INTERNATIONAL**  
175 LANGLEY DRIVE  
BUILDING D, SUITE 2  
LAWRENCEVILLE, GEORGIA 30245  
ATTN: M. BEN HAWKINS  
770-822-2303  
770-822-2305 FAX

**FREELAND and KAUFFMAN, INC.**  
Engineers • Landscape Architects  
209 West Stone Avenue  
Greenville, South Carolina 29609  
864-233-5497  
fax 864-233-8915

**ROMANO'S Macaroni GRILL**

**LANDSCAPING PLAN**  
CHARLOTTE NORTH CAROLINA  
Drawn JDC FX Job 99-036 Drawing 1

**CHARLOTTE - MECKLENBURG PLANNING COMMISSION**  
**INTER - OFFICE COMMUNICATION**

DATE: July 3, 2000  
TO: Robert Brandon, Zoning Administrator  
FROM: Martin Cramton, Director of Planning  
SUBJECT: Administrative approval for Marriott International, Inc - Romano's Macaroni Grill (rezoning file 99-45).

Attached are the revised drawings for Romano's Macaroni Grill. The 1999 rezoning (99-45) note #2 indicated that trees with a caliper of 3" or less may be removed from all buffer areas. The attached plan has been revised to indicate the trees within the 50' undisturbed buffer that will be planted. These trees are to replace the trees within this buffer that have inadvertently been removed. In addition, this plan indicates the trees required to be placed within the 25' foot landscape area as depicted on the Schematic Site Plan and the trees, which are to be installed within the disturbed utility easements. Since these changes are minor, I am administratively approving this revised plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

off 007-972080 RR

