



Charlotte-Mecklenburg Planning Department

DATE: July 14, 2015

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2001-103 Highwoods Realty Limited Partnership

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.

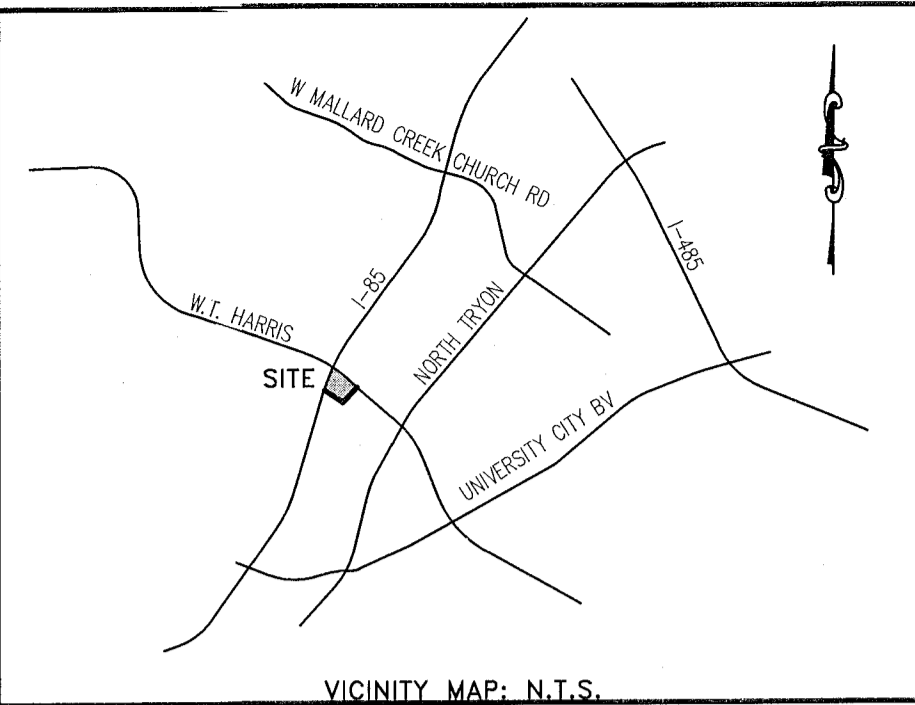
- Proposed hotel use
- Building location modification
- Building elevations

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 City Council.

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




Signage was note reviewed as part of this request.

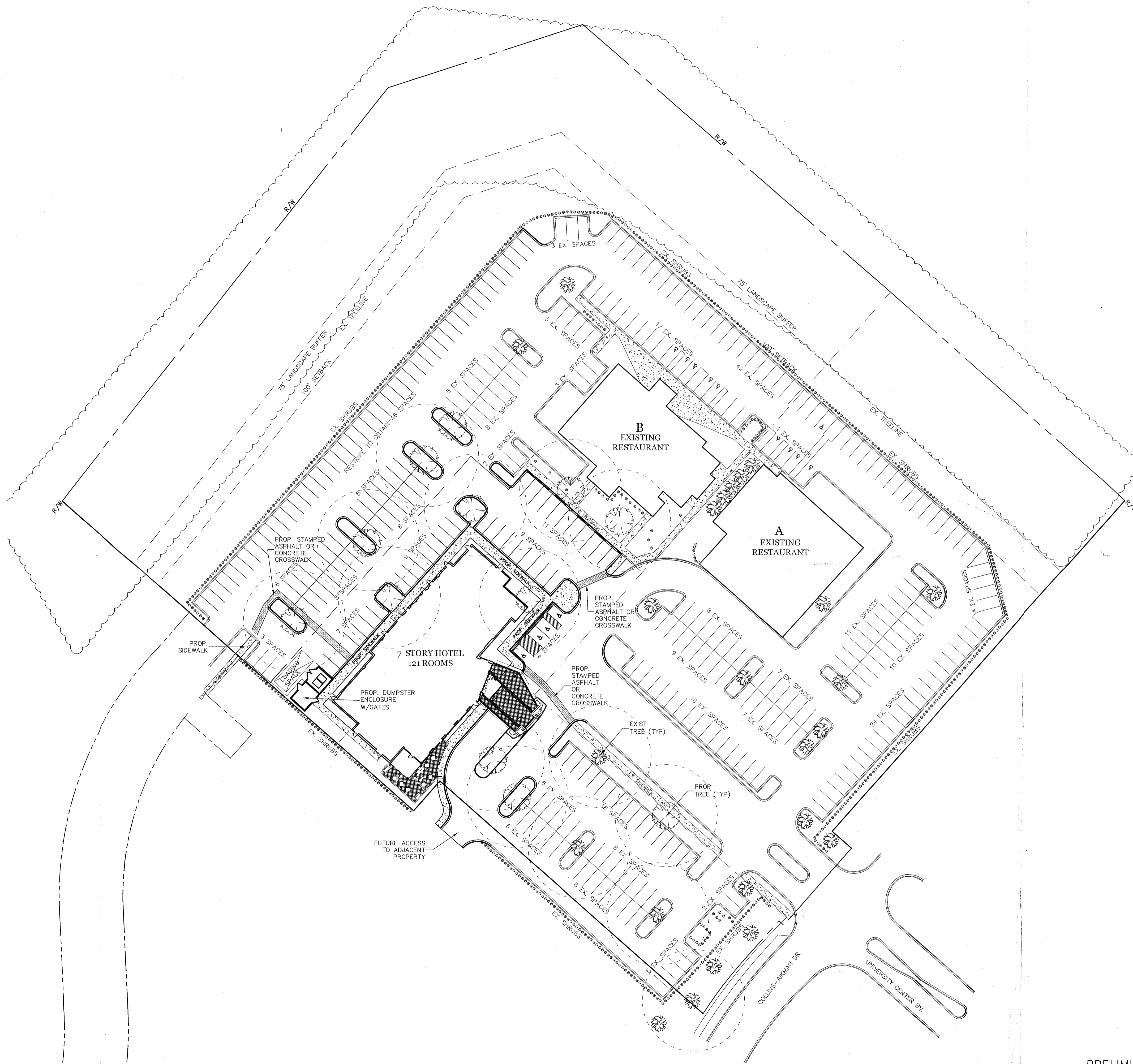


VICINITY MAP: N.T.S.

DEVELOPMENT DATA:
 PETITION: 2001-103
 EXISTING USE: RESTAURANT 16,969
 PROPOSED USE: HOTEL 121 ROOMS
 PARKING:
 RESTAURANT REQUIRED: 226 SPACES
 HOTEL REQUIRED: 136 SPACES
 TOTAL PARKING REQUIRED=362 SPACES
 PARKING PROVIDED=362 SPACES

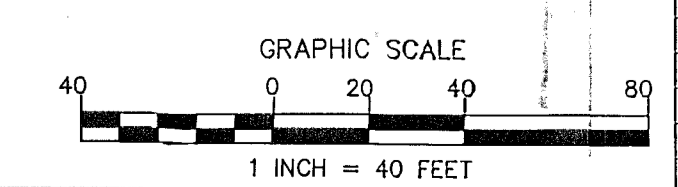
TREE LEGEND:

-  EXIST. TREE
-  EXIST. SHRUB
-  PROP. TREE



ATTACHED TO ADMINISTRATIVE APPROVAL
 JUL 13 2015

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION



NO.	BY	DATE	REVISION
1	CBH	07/01/15	PER COMMENTS

Project: **HYATT PLACE**
 W.T. HARRIS BOULEVARD
 CHARLOTTE, NORTH CAROLINA

Title: **SITE PLAN**

File #: 15043-SK.DWG Date: 5/22/15 Project Egr:

ISAACS GROUP
 CIVIL ENGINEERING DESIGN AND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

Design By:
 Drawn By:
 Scale: 1

C1.

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EXTERIOR INSULATION AND FINISH SYSTEM: (EIFS)

COLOR A:
 MANUFACTURER: STODRYVIT
 TEXTURE: SMOOTH
 COLOR: MATCH PPG SUNPROOF BONE WHITE 516.3
 MORTAR COLOR: TO MATCH EIFS

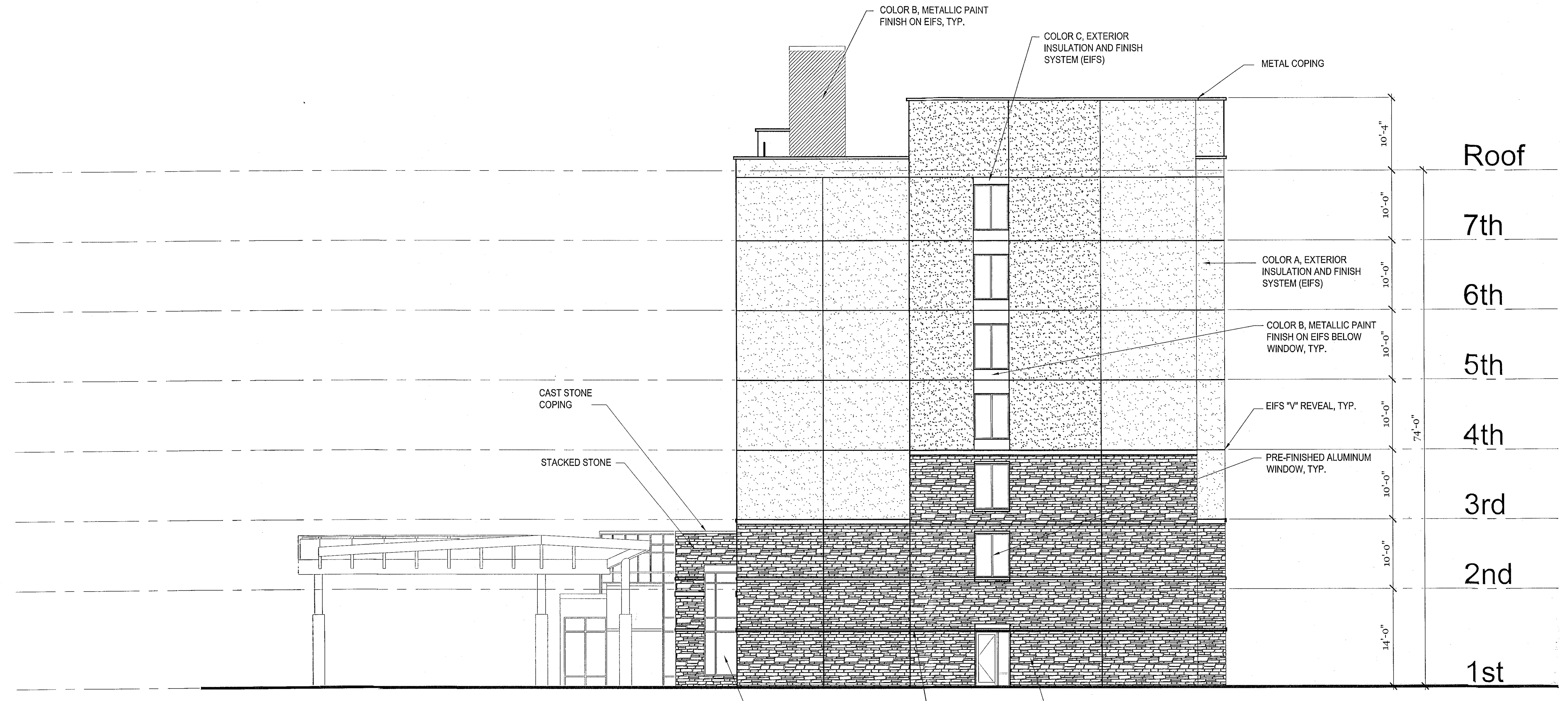
COLOR B:
 MANUFACTURER: STODRYVIT
 TEXTURE: PEARLESCENT SMOOTH
 COLOR: MATCH DRYVIT REFLECTIT (COLOR & TEXTURE) #255 TIN MAN
 MORTAR COLOR: TO MATCH EIFS

COLOR C:
 MANUFACTURER: STODRYVIT
 TEXTURE: SMOOTH
 COLOR: MATCH PPG SUNPROOF WINTER MOOD 512-1
 SEALANT COLOR: TO MATCH EIFS COLOR

Roof 15'-4"
 7th 10'-0"
 6th 10'-0"
 5th 10'-0"
 4th 10'-0"
 3rd 10'-0"
 2nd 10'-0"
 1st 14'-0"



1 Front Elevation
 3/32"



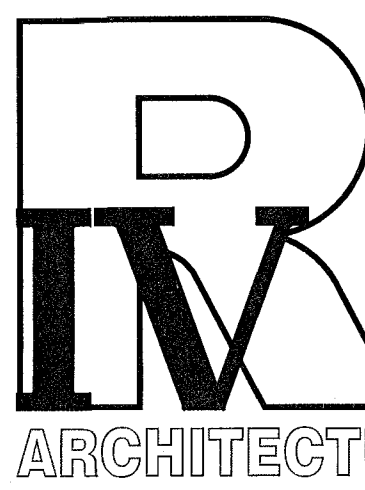
2 Right Side Elevation
 3/32"

Project

Hyatt Place
 W.T. Harris Blvd
 Charlotte, NC

Owner

Fowler Develop
 2113 Middle St, S
 Sullivan's Island



8801 J.M. Key
 Suite 410
 Charlotte, NC

Tel - 704 - 688-
 Fax - 704 - 688-

www.R4archite

Revision

ATTACHED TO ADMIN
 APPROVAL
 JUL 13 20

Drawn By
Checked By
Issue Date 07
Project No

Sheet Title

Building Eleva

Sheet Number

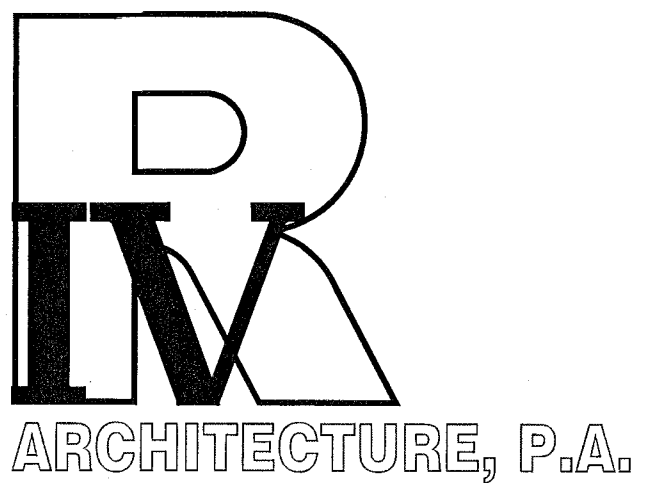
A 201

Project

Hyatt Place
W.T. Harris Blvd
Charlotte, NC

Owner

Fowler Development, LLC
2113 Middle St, Suite 100
Sullivan's Island, SC 29482



8801 J.M. Keynes Drive
Suite 410
Charlotte, NC 28262

Tel - 704 - 688-7500
Fax - 704 - 688-7575

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Revision Date

ATTACHED TO ADMINISTRATIVE
APPROVAL

JUL 13 2015

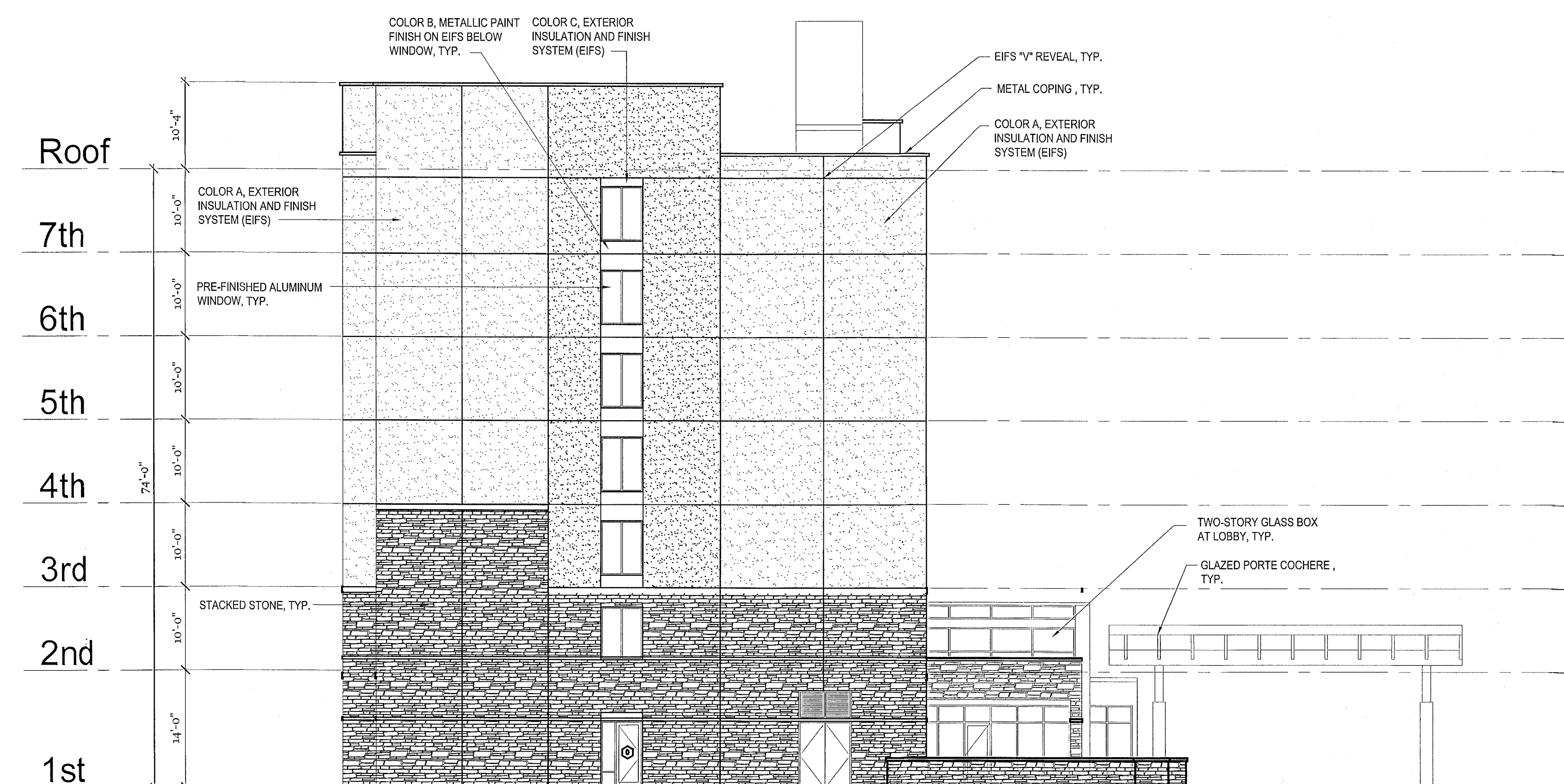
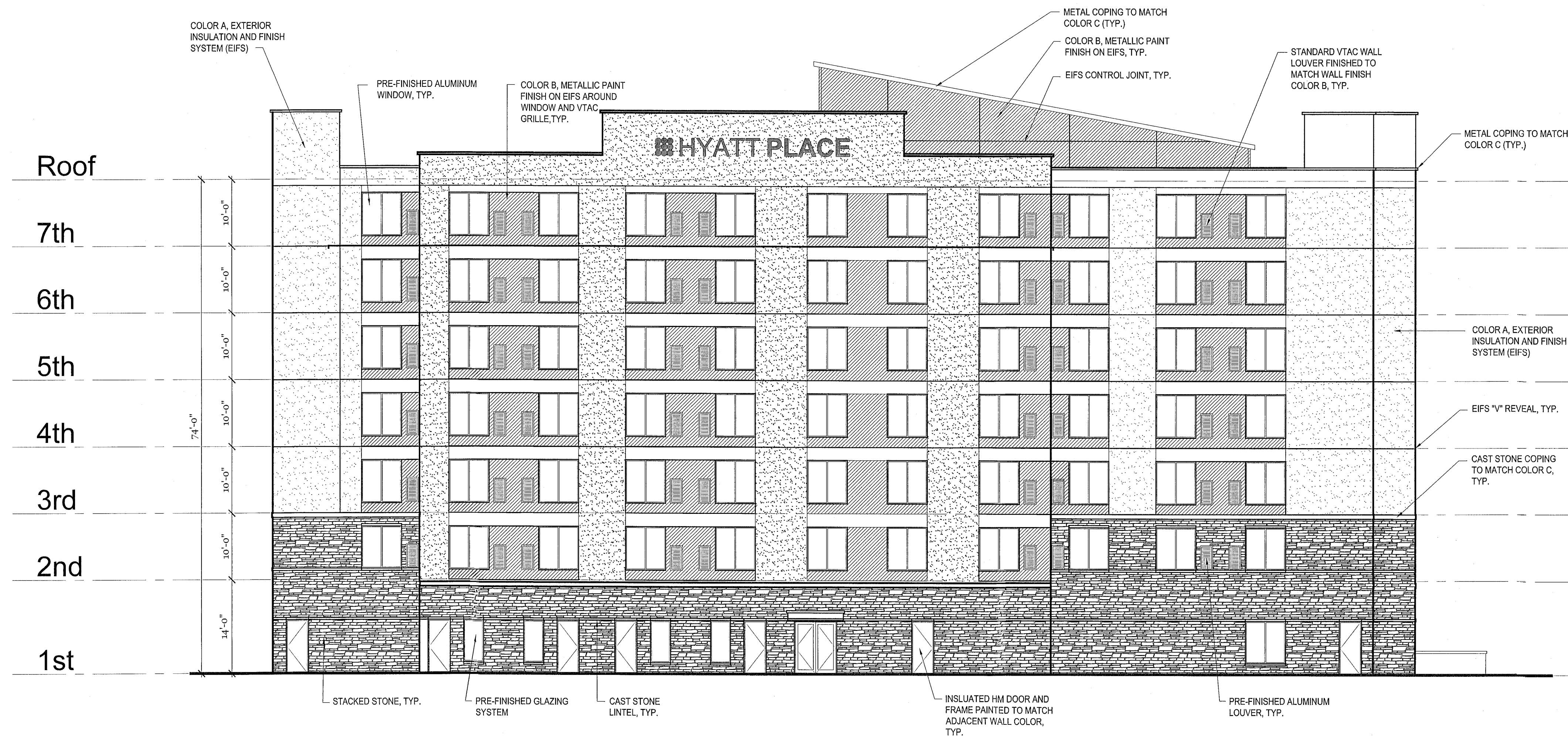
Drawn By MJR
Checked By MJR
Issue Date 01.27.15
Project No

Sheet Title

Building Elevations

Sheet Number

A 202





Charlotte-Mecklenburg Planning Department

DATE: March 15, 2016

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2001-103 Highwoods Realty Limited Partnership

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.

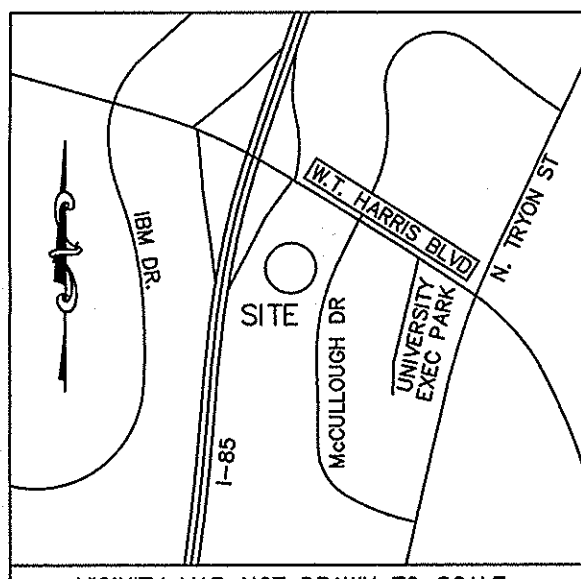
- Proposed hotel use
- Building location modification
- Building elevations
- Survey and square footage of the existing buildings.

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 City Council.

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

Signage was note reviewed as part of this request.



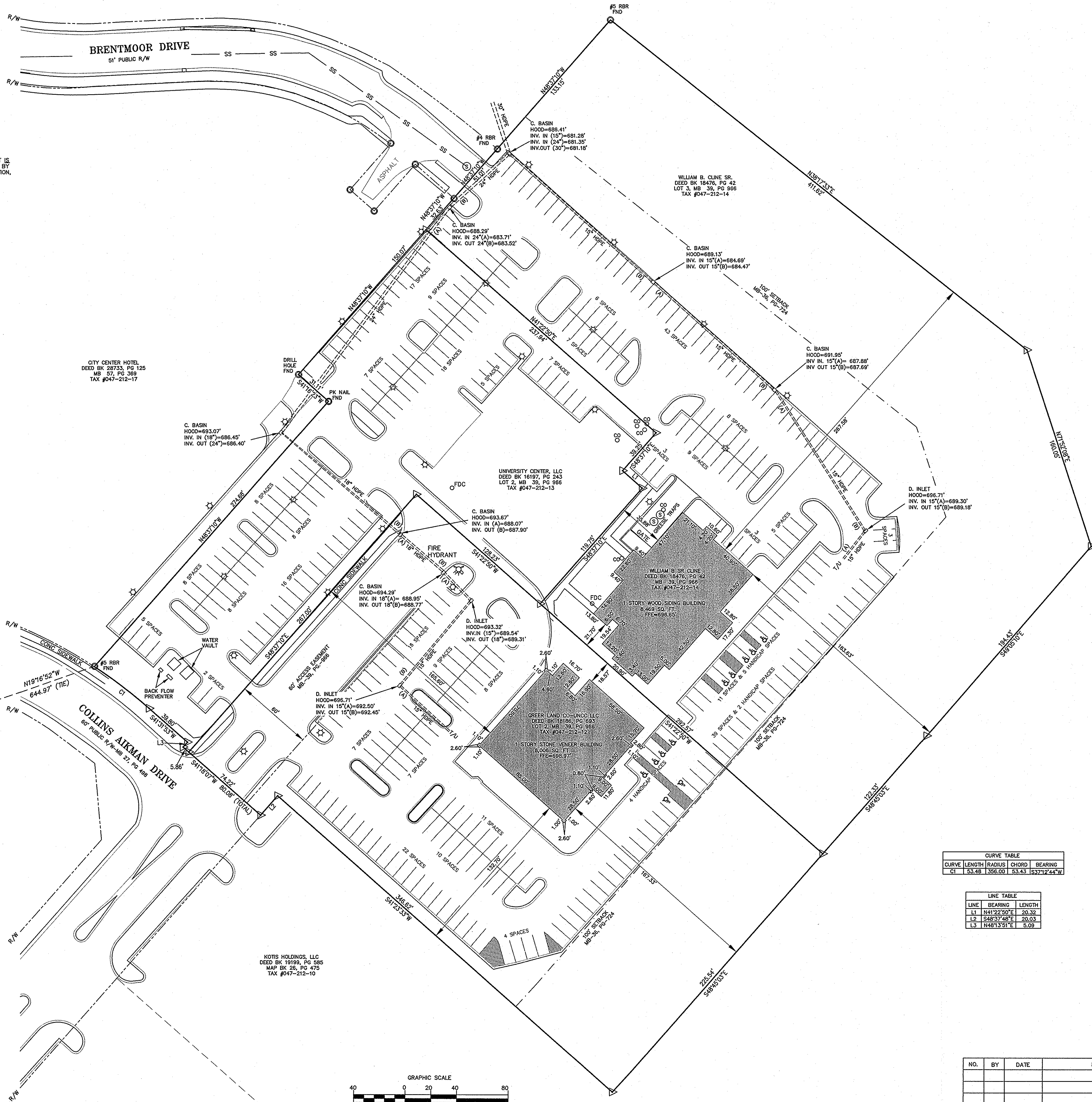
VICINITY MAP NOT DRAWN TO SCALE

FLOOD CERTIFICATION:
 THIS IS TO CERTIFY THAT THE PORTION OF THE PROPERTY SHOWN ON THIS PLAT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, COMMUNITY NUMBER 371045-7700-J, DATED MARCH 2, 2009.



Attached to Administrative
 Approval

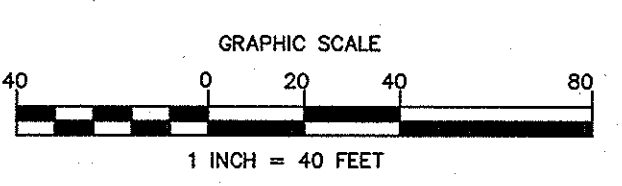
Solomon A. Fortune
 Solomon A. Fortune



- NOTES:**
- MONUMENTATION FOUND OR SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
 - ALL DISTANCES SHOWN ON THIS MAP ARE HORIZONTAL GROUND UNLESS OTHERWISE NOTED.
 - AREAS CALCULATED BY COORDINATE GEOMETRY.
 - SUBJECT PARCEL TAX ID: #047-212-12, #047-212-13, #047-212-14
 - NO CHANGES IN STREET RIGHT OF WAY LINES ARE KNOWN TO SURVEYOR, AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OBSERVED BY SURVEYOR.
 - NO EVIDENCE THIS SITE WAS USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - ZONING: B-2(CD) & 0-2(CD) (PER CITY OF CHARLOTTE ZONING, ZONING PETITION: 2008-105)
 - SUBJECT PARCEL REFERENCES:
 MAP BK. 52 PG 200
 DEED BK. 27852 PG 765
 - 350 PARKING SPACES & 11 HANDICAP SPACES
 - TAX #047-212-12: 105,446.420 SQ. FT., 2.421 ACRES
 - TAX #047-212-13: 69,585.801 SQ. FT., 1.597 ACRES
 - TAX #047-212-14: 168,407.158 SQ. FT., 3.867 ACRES

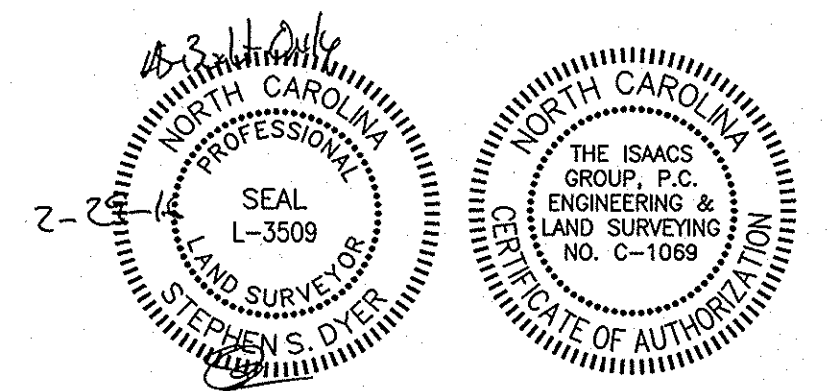
FOUND #5 REBAR
 N: 571274.277
 E: 1476098.332

- LEGEND:**
- R/W RIGHT OF WAY
 - IRON PIN FOUND/SET
 - SF SQUARE FOOTAGE
 - T/U TERMINUS UNIDENTIFIED
 - E/P EDGE OF PAVEMENT
 - CL CENTERLINE
 - R/W RIGHT OF WAY
 - MW MONITORING WELL
 - RCP REINFORCED CONCRETE PIPE
 - SS SANITARY SEWER LINE
 - HYDRANT
 - WV WATER VALVE
 - GV GAS VALVE
 - TBM TEMPORARY BENCHMARK
 - CO CLEAN OUT
 - WV WATER VALVE
 - LIGHT POLE
 - FDC FIRE DEPARTMENT CONNECTION
 - PROPERTY ADJOINER
 - SANITARY SEWER MANHOLE



CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
CT	53.48	1358.03	53.43	13271244"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°22'50"E	20.32
L2	S45°37'45"E	20.03
L3	N48°13'51"E	5.09



AS-BUILT SURVEY
HYATT PLACE

CITY OF CHARLOTTE
 MECKLENBURG COUNTY, NORTH CAROLINA

File #	15043-ASB	Date	02-17-2016	Project P.L.S.:	SSD
Surveyed By:	JN	Drawn By:	GAT	Scale:	1"=40'

THE ISAACS GROUP, P.C.
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING

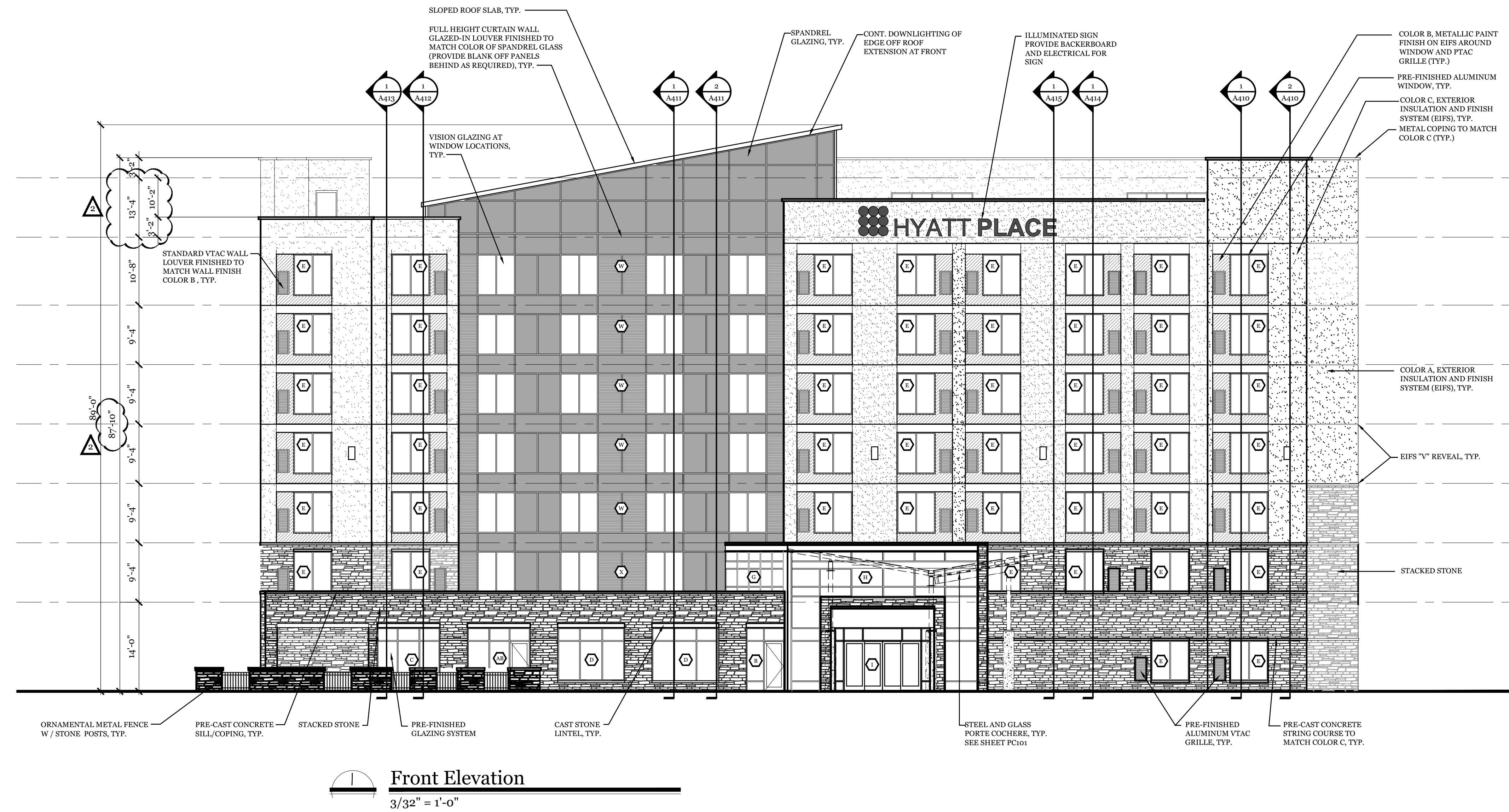
8720 RED OAK BLVD. SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

NO.	BY	DATE	REVISION

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Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune



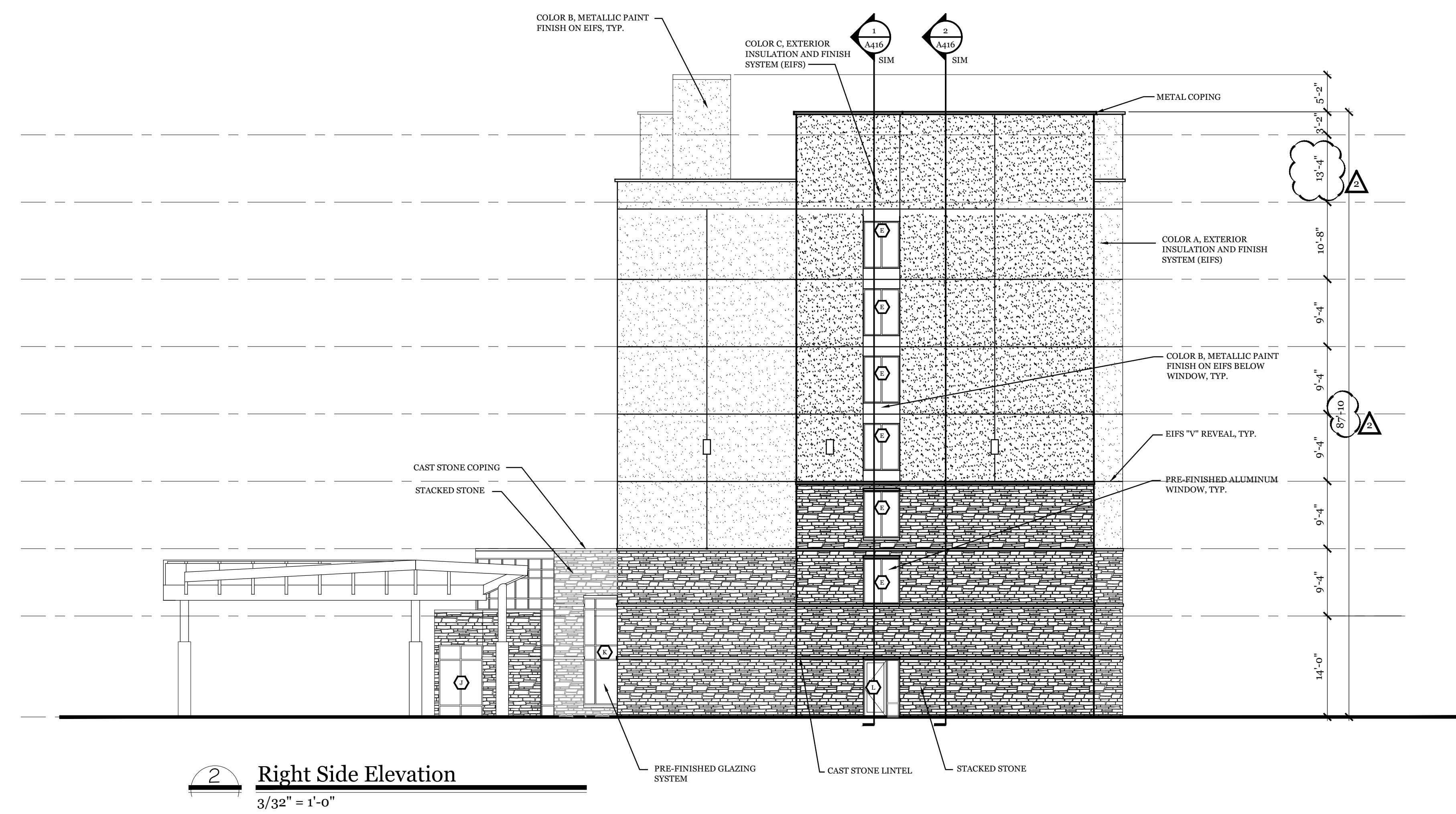
Front Elevation
3/32" = 1'-0"

EXTERIOR INSULATION AND FINISH SYSTEM: (EIFS)

COLOR A:
MANUFACTURER: STO/DRYVIT
TEXTURE: SMOOTH
COLOR: MATCH PPG SUNPROOF BONE WHITE 516-3
MORTAR COLOR: TO MATCH EIFS

COLOR B:
MANUFACTURER: STO/DRYVIT
TEXTURE: PEARLESCENT SMOOTH
COLOR: MATCH DRYVIT REFLECTIT (COLOR & TEXTURE) #255 TIN MAN
MORTAR COLOR: TO MATCH EIFS

COLOR C:
MANUFACTURER: STO/DRYVIT
TEXTURE: SMOOTH
COLOR: MATCH PPG SUNPROOF WINTER MOOD 512-1
SEALANT COLOR: TO MATCH EIFS COLOR



Right Side Elevation
3/32" = 1'-0"

Project:
Hyatt Place University
640 University Center Dr.
Charlotte, NC 28262

Owner:
UCD Hotel Group, LP
2113 Middle St. - Suite 100
Sullivan's Island SC 29482



R4
ARCHITECTURE, P.A.

124 Floyd Smith Drive
Suite 375
Charlotte, NC 28262
Tel - 704-688-7500

7301 Rivers Avenue
Suite 188
North Charleston, SC 29406
Tel - 843-531-6848
www.R4architecture.com

Revision	Date
2 REVIEW COMMENTS	2.29.16

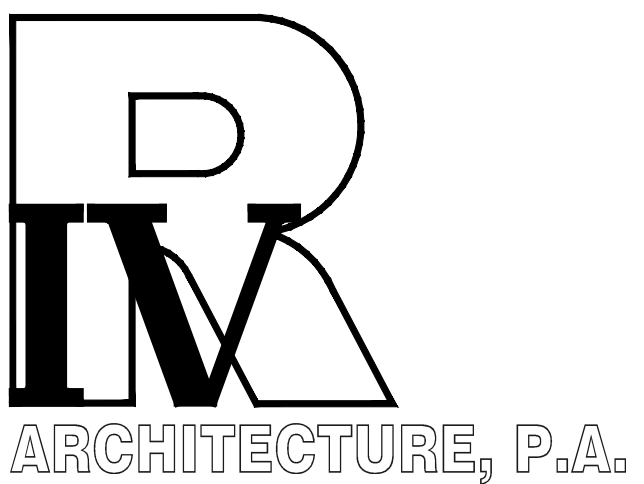
Drawn By MJR
Checked By MJR
Issue Date 12.03.15
Project No 150292

Sheet Title
Exterior
Building Elevations

Sheet Number
A201

Project:
 Hyatt Place University
 640 University Center Dr.
 Charlotte, NC 28262

Owner:
 UCD Hotel Group, LP
 2113 Middle St. - Suite 100
 Sullivan's Island SC 29482



**124 Floyd Smith Drive
 Suite 375
 Charlotte, NC 28262
 Tel - 704-688-7500**

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 www.R4architecture.com**

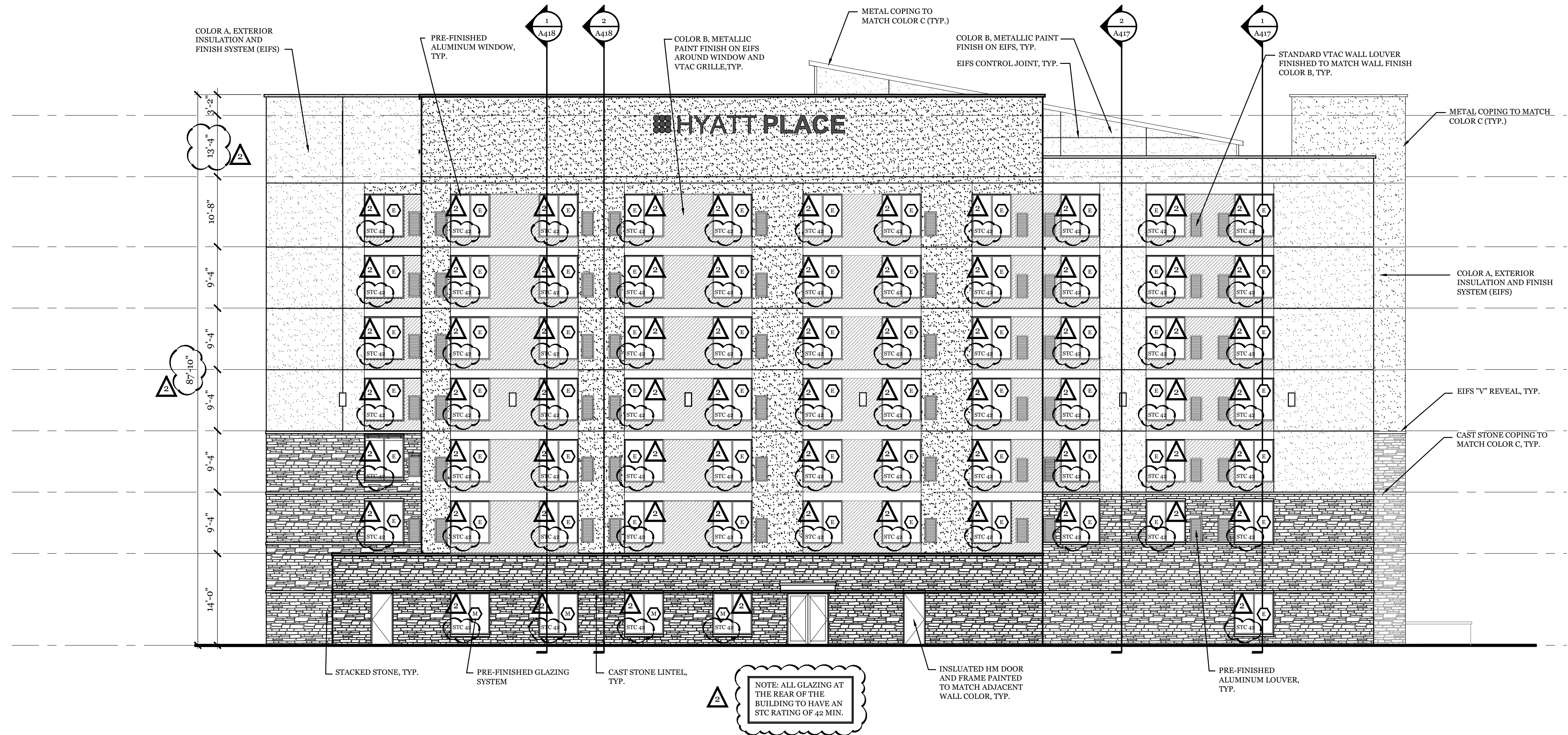
Revision	Date
2 REVIEW COMMENTS	2.29.16

Drawn By MJR
Checked By MJR
Issue Date 12.03.15
Project No 150292

Sheet Title
 Exterior
 Building Elevations

Sheet Number

A202



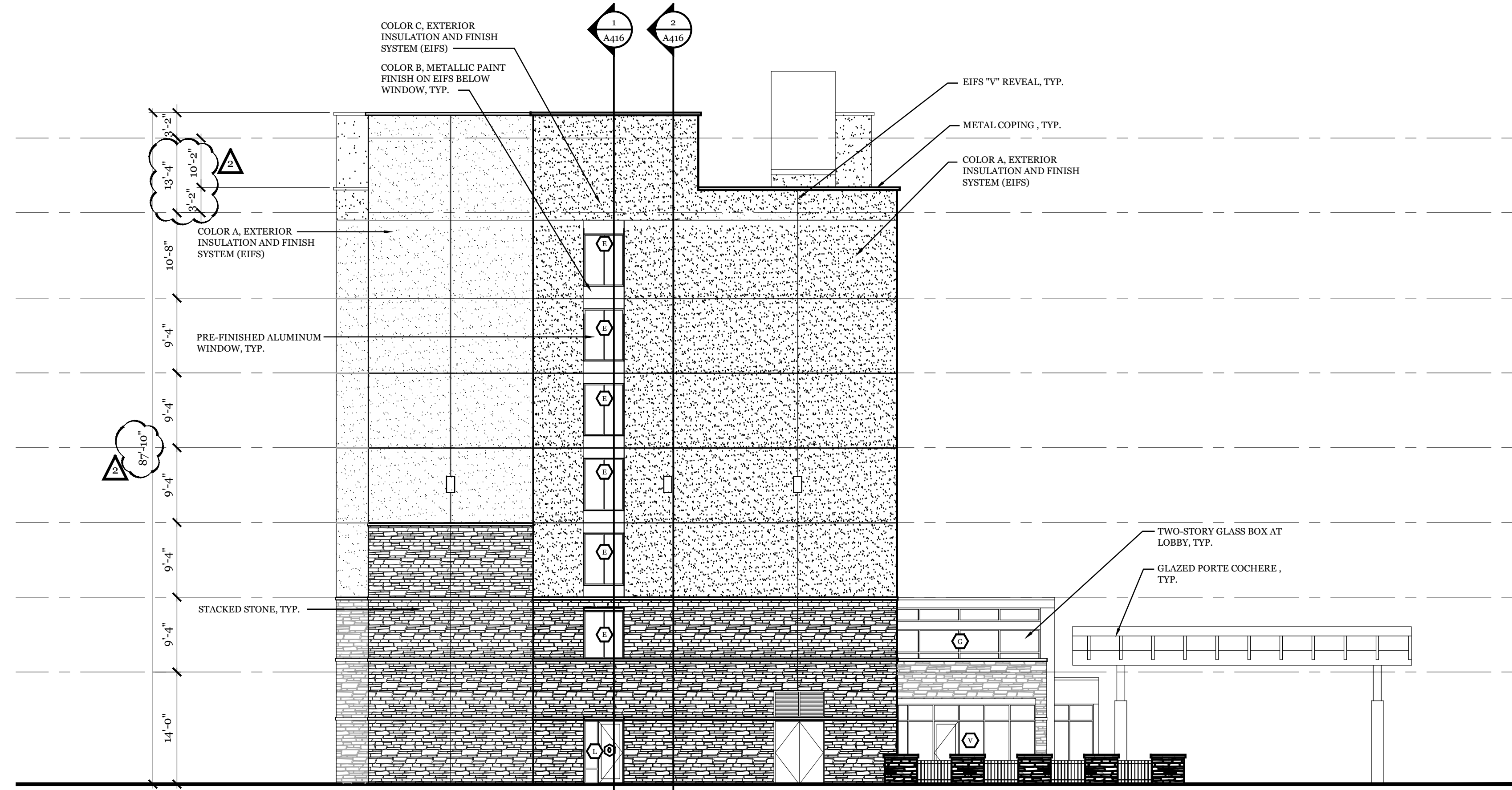
Rear Elevation
 3/32" = 1'-0"

EXTERIOR INSULATION AND FINISH SYSTEM: (EIFS)

COLOR A:
 MANUFACTURER: STO/DRYVIT
 TEXTURE: SMOOTH
 COLOR: MATCH PPG SUNPROOF BONE WHITE 516-3
 MORTAR COLOR: TO MATCH EIFS

COLOR B:
 MANUFACTURER: STO/DRYVIT
 TEXTURE: PEARLESCENT SMOOTH
 COLOR: MATCH DRYVIT REFLECTIT (COLOR & TEXTURE) #255 TIN MAN
 MORTAR COLOR: TO MATCH EIFS

COLOR C:
 MANUFACTURER: STO/DRYVIT
 TEXTURE: SMOOTH
 COLOR: MATCH PPG SUNPROOF WINTER MOOD 512-1
 SEALANT COLOR: TO MATCH EIFS COLOR



Left Side Elevation
 3/32" = 1'-0"

Attached to Administrative
 Approval

Solomon A. Fortune
 Solomon A. Fortune

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