

ZONING CODE SUMMARY

PROJECT NAME: HOME2 SUITES - UNIVERSITY
 PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704-527-3440
 ZONING: 0-2 (CO)
 REZONING PETITION: 2008-105
 TAX PARCEL NUMBER: 04721217
 JURISDICTION: CITY OF CHARLOTTE
 SETBACK REQUIREMENTS:
 PIKE ROAD: 30'
 COLLINS AKMAN DRIVE: 30'
 MCCULLOUGH DRIVE: 30'
 REAR: 10'
 TOTAL PARCEL SIZE: 208,921.93/4.80 SQ. FEET/ACRES
 HOME2 PARCEL: 33,147.41/2.10 SQ. FEET/ACRES
 PROPOSED USE: HOTEL
 NUMBER OF ROOM: 105
 PARKING:
 REQUIRED: 1 SPACE/ROOM + 1/300 S.F. OF MEETING ROOM
 1 SPACE/105 ROOMS + 1 SPACE/300 S.F. * 880 S.F. OF M.R. = 108 SPACES
 PROVIDED: 109 SPACES ON HOME2 PARCEL
 PROVIDED: 153 PROPOSED SPACES WITH THIS DEVELOPMENT
 ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
 AN ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS MUST BE POSTED ON BUILDING

LEGEND
 PROPOSED CONCRETE
 PROPOSED LIGHT POLE

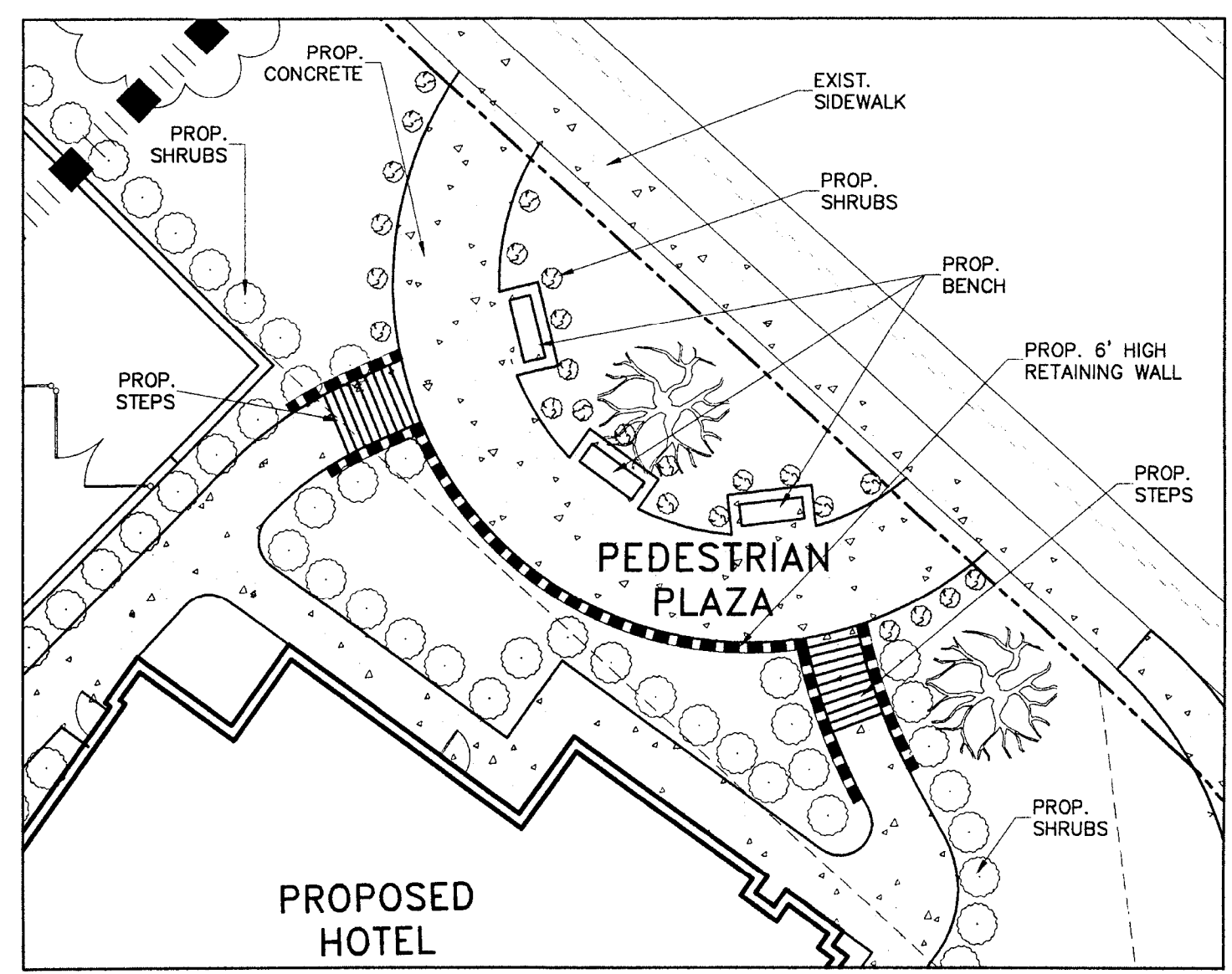
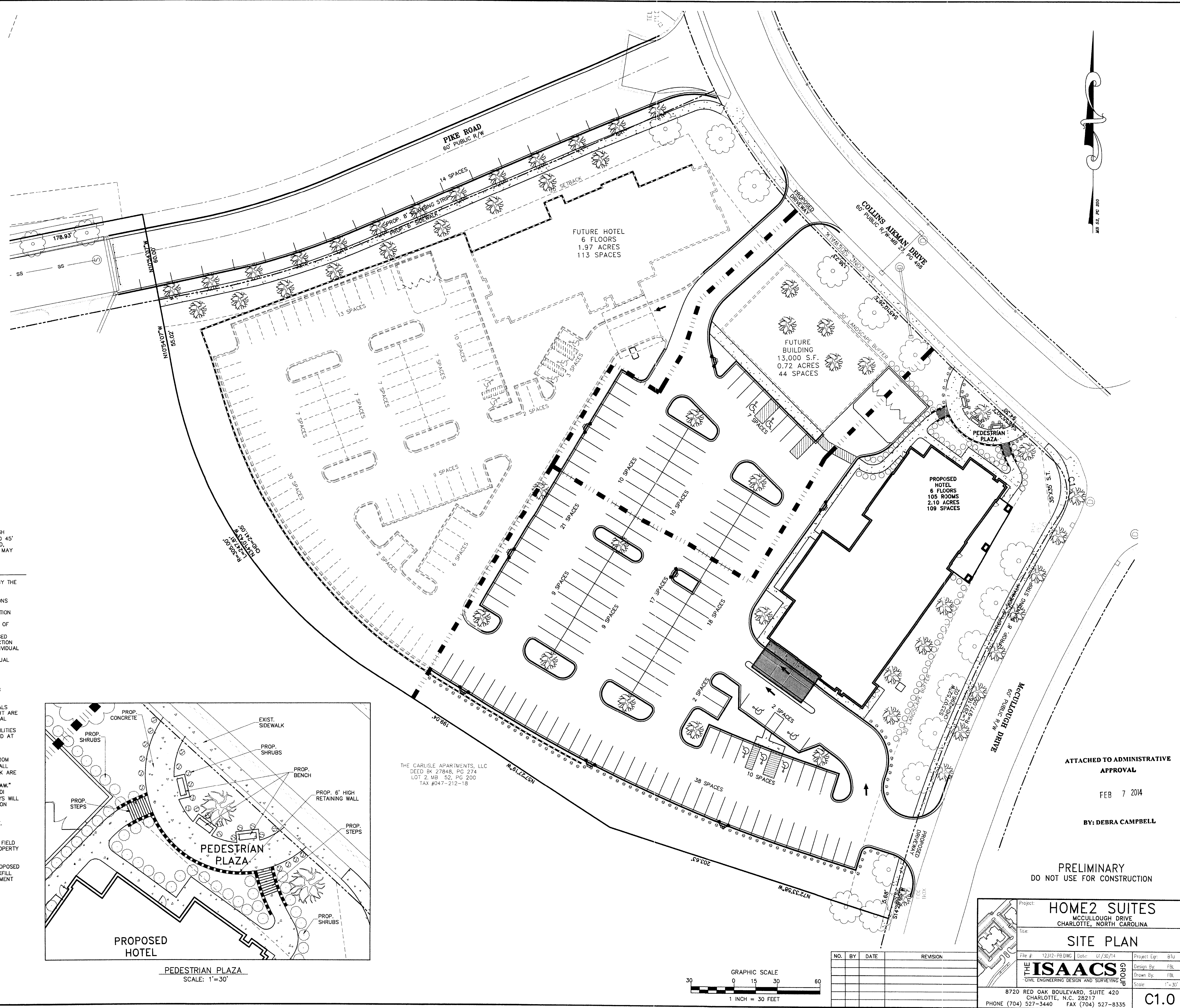
LANDSCAPE LEGEND
 PROPOSED LMT (WILLOW OAKS, BALD CYPRESS, AND DEODAR CEDARS) (2.5 IN. - 3.0 IN. CAL. MAX. HEIGHT 8')
 EXISTING TREE
 PROPOSED SHRUBS (BURFORD HOLLY AND GLEN DALE AZALEA)

LANDSCAPE NOTE:
 PER NOTE 4.5 OF THE REZONING PLAN, WITHIN THE 30' LANDSCAPE STRIP AREA ALONG MCCULLOUGH DRIVE, STREET TREES WILL BE PROVIDED AT A 2.5" TO 3" CALIPER AND WILL BE SPACED AT 35' TO 45' ON CENTER DEPENDING ON THE MOST APPROPRIATE SPACING FOR THE SPECIES SELECTED. PROVIDED, HOWEVER, ANY EXISTING STREET TREES, INCLUDING WITHOUT LIMITATION THE EXISTING MAPLE TREES MAY BE COUNTED TOWARDS THE SATISFACTION OF THIS REQUIREMENT

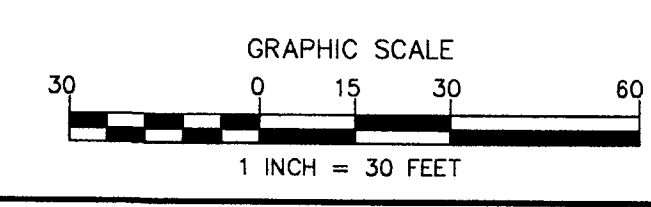
- NOTES:**
- THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISAACS GROUP.
 - THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 - PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
 - THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE UTILITY OWNER. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING CONSTRUCTION, CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
 - HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A. STANDARDS AT H/C PARKING SPACES SHOWN.
 - ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS MAY INCLUDE BUT ARE NOT LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.
 - CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT.
 - ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1978 WILL REQUIRE STORM DRAINAGE DETENTION.
 - TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704)-336-4262 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 8" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704)-336-6692 FOR REQUIRED PERMITS.
 - BEFORE YOU DIG STOP. CALL THE NC ONE-CALL CENTER AT 1-800-632-4949. "IT'S THE LAW."
 - THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (BUS JOURN) 704-336-7086) TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
 - NO LIGHT/UTILITY POLES TO BE PLACED IN TREE ISLANDS.
 - THE PURPOSE OF THE STORM DRAINAGE EASEMENT IS TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDS STORMWATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.
 - APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
 - IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON THE CURB.
 - HIGH-DENSITY POLYETHYLENE (HDPE) STORM DRAINAGE PIPE INSTALLED WITHIN EXISTING OR PROPOSED PUBLIC STREET RIGHT-OF-WAY MUST BE APPROVED BY THE CITY'S INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED. BACKFILL MATERIAL MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO PLACEMENT OF THE MATERIAL WITHIN THE PUBLIC STREET RIGHT-OF-WAY.

ADDITIONAL NOTES:

- PER SECTION 18-175(a) OF CITY CODE AND SECTION 10.0 OF THE CITY'S POST CONSTRUCTION CONTROLS ADMINISTRATIVE MANUAL, ALL REQUIRED NATURAL AREAS AND/OR POST CONSTRUCTION CONTROLS EASEMENTS (PCCES) MUST BE RECORDED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- PRIOR TO CO, SURVEYOR SEALED AS-BUILT DRAWINGS OF UNDERGROUND DETENTION SYSTEMS MUST BE PROVIDED.
- PRIOR TO INSTALLATION, PE SEALED SHOP DRAWINGS FOR UNDERGROUND DETENTION SYSTEMS MUST BE FURNISHED TO THE CITY OF CHARLOTTE ENGINEERING FOR APPROVAL.
- PE SEALED SHOP DRAWINGS FOR RETAINING WALL MUST BE SUBMITTED TO CITY ENGINEER PRIOR TO CONSTRUCTION.



THE CARLISLE APARTMENTS, LLC
 DEED BK 27848, PG 274
 LOT 2, MB 52, PG 200
 TAG #047-212-18



NO.	BY	DATE	REVISION

Project: HOME2 SUITES
 MCCULLOUGH DRIVE
 CHARLOTTE, NORTH CAROLINA
 Title: SITE PLAN
 File #: 12312-PE DWG Date: 01/30/14 Project Egr: BTU
 Design By: FBI
 Drawn By: FBI
 Scale: 1"=30'
 8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8355
C1.0

ATTACHED TO ADMINISTRATIVE APPROVAL

FEB 7 2014

BY: DEBRA CAMPBELL

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION



Charlotte-Mecklenburg Planning Department

DATE: February 7, 2014
TO: Mark Fowler, Zoning Supervisor
FROM: Debra Campbell, Planning Director
SUBJECT: Administrative Approval for Petition No. 2008-105 Phillips Development & Realty, LLC

Attached is the revised site plan for the listed petition above. The plan shows a modification to the plaza area and landscaping for the proposed hotel. Since these changes do not alter the intent of the development and meet the requirements of the conditional site plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

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