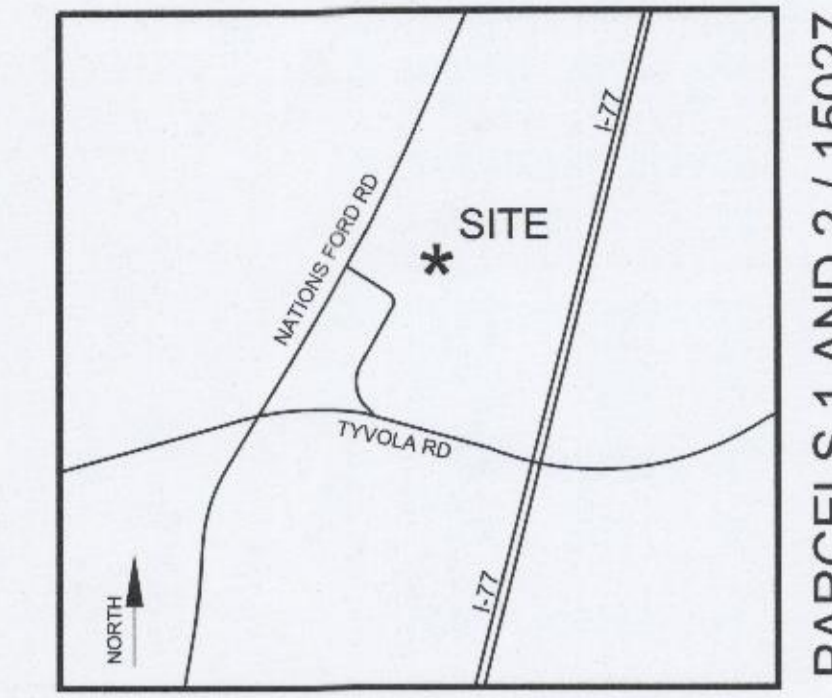


DEVELOPMENT TABULATION

PARCEL #	SIZE (AC.)		PROPOSED USES	MAX. DEVELOP. (SF / #ROOMS)	MAX. BLDG. HEIGHT
	GROSS	NET			
1	2.03	1.15	PARKING FOR HOTEL	PARKING	
2	5.53	3.23	HOTEL OR OFFICE	120 ROOMS OR 83,000 SF	6 STORIES
3	3.04	2.25	HOTEL OR OFFICE	125 ROOMS OR 45,000 SF	4 STORIES
4	1.70	1.05	SEE NOTE BELOW	16,000 SF OFFICE OR 11,000 SF RETAIL OR OTHER (SEE "BELOW")	2 STORIES
5	2.00	1.60	SEE NOTE BELOW	34,500 SF OFFICE OR 16,000 SF RETAIL OR OTHER (SEE "BELOW")	4 STORIES
6	1.85	1.41	SEE NOTE BELOW	21,100 SF OFFICE OR 14,100 SF RETAIL OR OTHER (SEE "BELOW")	2 STORIES
7	1.33	1.13	SEE NOTE BELOW	16,500 SF OFFICE OR 11,300 SF RETAIL OR OTHER (SEE "BELOW")	2 STORIES
8	4.69	3.21	HOTEL OR OFFICE	150 ROOMS OR 70,000 SF	2 STORIES



VICINITY MAP - NTS

APPROVED BY CITY COUNCIL

FEB 15 2016

GENERAL NOTES (for Petition #2016-003):

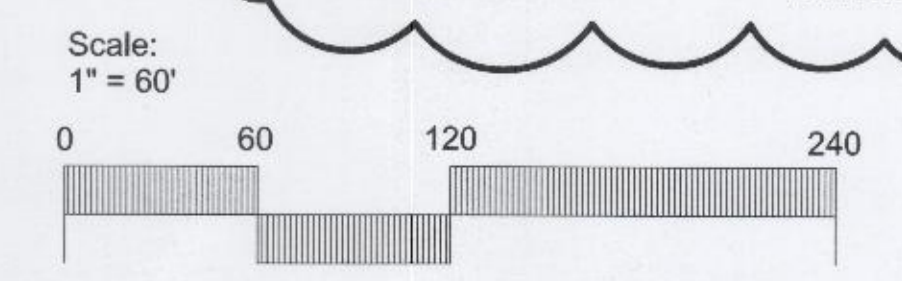
- DEVELOPMENT DATA TABLE**
 - SITE ACREAGE: 7.1 AC (PARCELS 1&2)
 - TAX PARCEL INCLUDED IN REZONING: 16912107
 - EXISTING ZONING: CC (PROPOSED ZONING CC SPA)
 - EXISTING ALLOWED USE: OFFICE
 - PROPOSED USE: OFFICE OR HOTEL
 - SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, HOTEL, ETC.): 120 ROOMS OR 83,000 SF MAXIMUM
 - FLOOR AREA RATIO: PER ORDINANCE REQUIREMENT
 - MAXIMUM BUILDING HEIGHT: 6 STORIES MAXIMUM
 - MAXIMUM NUMBER OF BUILDINGS: 1
 - NUMBER AND/OR RATIO OF PARKING SPACES: PER ORDINANCE REQUIREMENT
 - AMOUNT OF OPEN SPACE: PER ORDINANCE REQUIREMENT
- GENERAL PROVISIONS**
 - DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
 - THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TRAILS, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
 - THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER," "OWNERS," "PETITIONER" OR "PETITIONERS," SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- PURPOSE**

THIS SITE PLAN REPRESENTS THE PROPOSED CHANGE OF USE FROM PREVIOUSLY ALLOWED "OFFICE" TO PROPOSED "OFFICE OR HOTEL" USE. THIS SITE PLAN REPRESENTS THE GENERAL CONCEPT OF DEVELOPMENT WITH REGARD TO THE PROPOSED USE OF THE SITE AS WELL AS THE GENERAL LOCATION OF BUILDING(S) AND THE PARKING CIRCULATION AREAS. THE PLAN DEPICTS BUILDING FOOTPRINT(S) WHICH MAY BE ALTERED BASED UPON SITE CONSTRAINTS, TOPOGRAPHY, TENANT NEEDS, ETC. THERE MAY ALSO BE ALTERATIONS TO PARKING AND CIRCULATION PATTERNS, AND TRAILS BASED UPON THE FACTORS INDICATED ABOVE.
- PERMITTED USES**
 - ALLOWED USES: OFFICE
 - PROPOSED USES: OFFICE OR HOTEL
 - OTHER USE RESTRICTIONS: PER ORDINANCE REQUIREMENT
- TRANSPORTATION**
 - SEE GENERAL NOTES FROM PETITION #97-15
 - ADDITIONAL R/W ALONG NATIONS FORD ROAD WILL BE DEDICATED BY THE PETITIONER IF NEEDED IN ORDER TO PROVIDE 35 FEET OF R/W FROM THE CENTER LINE OF THE R/W OF NATIONS FORD ROAD PRIOR TO BUILDING PERMIT ISSUANCE FOR PARCEL 1.
 - PARKING REQUIREMENTS FOR ALL USES SHALL SATISFY MINIMUM ORDINANCE STANDARDS.
 - THIS SITE IS LOCATED ON AN EXISTING BUS ROUTE. THE PETITIONER SHALL PROVIDE AND CONSTRUCT A BENCH PAD FOR A RELOCATED BUS STOP ON NATIONS FORD ROAD PER STANDARD DETAIL (60.02A). A PERMANENT CASSEMENT WILL BE PROVIDED, WHERE DIMENSIONS EXCEED EXISTING OR PROPOSED RIGHT-OF-WAY LIMITS. CATS WILL BE RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE BENCH.
- ARCHITECTURAL STANDARDS**
 - SEE GENERAL NOTES FROM PETITION #97-15
 - BUILDINGS LOCATED ON PARCEL 2 ELEVATION FRONTING NATIONS FORD ROAD SHALL INCLUDE (WITHOUT LIMITATION AND WITHOUT REQUIRING ALL) SUCH MATERIALS AND FEATURES AS: BRICK, MASONRY STUCCO, PITCHED OR MANSARD ROOFS OR DECORATIVE PARAPETS; OR AWNINGS OR PALLADIAN WINDOWS OR MULLIONED WINDOWS AND THE LIKE, IN ORDER TO RESPECT THE RESIDENTIAL NATURE OF AND VIEW FROM RESIDENCES FRONTING NATIONS FORD ROAD.
 - SEE SHEET RZ-2 FOR MORE SPECIFIC DESIGN AND MATERIAL INTENT
- STREETScape AND LANDSCAPING**
 - SEE GENERAL NOTES FROM PETITION #97-15
 - AS A MINIMUM, SCREENING SHALL BE PROVIDED PER SECTION 12.303 OF THE CITY ZONING ORDINANCE
 - 75 FOOT BUFFER SHOWN ALONG THE NORTHERN PROPERTY LINE MAY BE REDUCED IF THE ADJOINING PROPERTY IS REZONED TO A NON-RESIDENTIAL CLASSIFICATION
 - PROVIDE 35' LANDSCAPE BUFFER PER SECTION 12.303 AT PARCEL 1 AT NATIONS FORD ROAD
- ENVIRONMENTAL FEATURES**
 - TREE SAVE AREAS: PER ORDINANCE REQUIREMENT
 - PCCO TREATMENT: - SEE GENERAL NOTES FROM PETITION #97-15 - STORMWATER FOR PARCEL 1 AND 2 HAS BEEN PREVIOUSLY ACCOUNTED FOR IN THE EXISTING STORMWATER DETENTION FACILITY IN A COMMON OPEN SPACE BELOW PARCEL 8.
 - DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.
 - THE STREAM SHOWN AND DELINEATED ON THIS PLAN IS FROM MECKLENBURG COUNTY GIS.
- PARKS, GREENWAYS, AND OPEN SPACE**
 - AN AMENITY TRAIL WILL BE PROVIDED (SEE PLAN FOR APPROXIMATE LOCATION, BUT MAY VARY SLIGHTLY DUE TO CONSTRAINTS WITHIN THE FIELD)
- FIRE PROTECTION**
 - SEE GENERAL NOTES FROM PETITION #97-15
 - A FIRE HYDRANT IS REQUIRED WITHIN 750 FEET OF THE FURTHEST PORTION OF ANY BUILDING AS THE TRUCK TRAVELS. PETITIONER AGREES TO MEET THIS REQUIREMENT.
 - FIRE LANE TREATMENT: PER CODE REQUIREMENT
- SIGNAGE**
 - SEE GENERAL NOTES FROM PETITION #97-15
 - SIGNAGE WILL BE PROVIDED PER ORDINANCE
- LIGHTING**
 - SEE GENERAL NOTES FROM PETITION #97-15
 - ALL SITE LIGHTING SHALL BE INWARDLY DIRECTED SO AS NOT TO REFLECT OR BEAM TOWARD ADJACENT PROPERTY.
- PHASING**
 - THERE WILL BE NO PHASING
- OTHER**
 - ADJACENT PROPERTY OWNERS ARE LISTED ON AN ATTACHMENT TO THE PETITION AND ARE KEYS TO THIS PLAN BY NUMBER CODE.

LEGEND

- PROPOSED BUILDING AREA
- M.B.L. MAXIMUM BUILDING LIMIT
- EXISTING STORMWATER DETENTION
- ADJACENT PROPERTY OWNER
- PROPOSED TREE

EXISTING SITE DATA	
TAX PARCEL NO.:	16912107
TOTAL SITE AREA:	7.1 AC (PARCELS #1 & 2)
EXISTING USE:	VACANT
EXIST. ZONING:	CC
PROPOSED ZONING:	CC SPA
DEVELOPMENT STANDARDS	
CC STANDARDS	
FRONT SETBACK:	35 FT.
REAR YARD:	280 FT.
SIDE YARD:	25 FT. EXTERIOR
REQUIRED BUFFER:	75' ALONG NORTHERN PROPERTY LINE

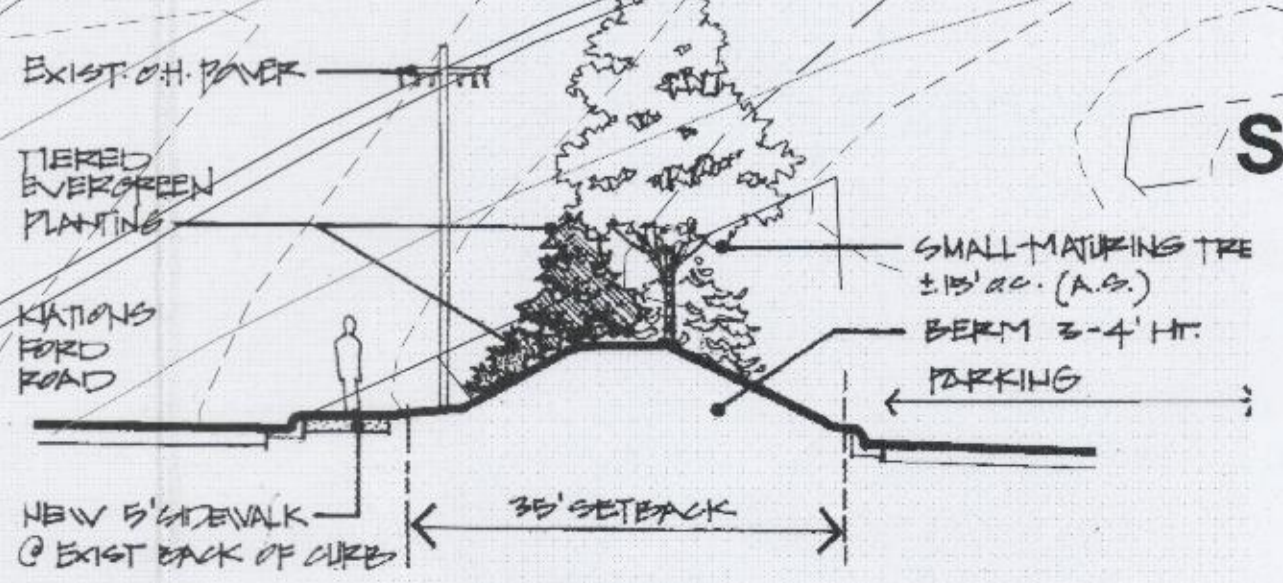


Sheet Number

RZ-1

Sheet 1 of 2

SECTION THRU LANDSCAPED BUFFER



**SITE PLAN FOR PETITION #2016-003
(SITE PLAN AMENDMENT FOR PARCELS 1 AND 2 OF PETITION #97-15)
CHARLOTTE, NORTH CAROLINA
FOR EAST HOSPITALITY NC, LLC**

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APPROVED BY
CITY COUNCIL
FEB 15 2016



**CONCEPTUAL LEFT SIDE ELEVATION OF HOTEL
(FACING NATIONS FORD ROAD)**

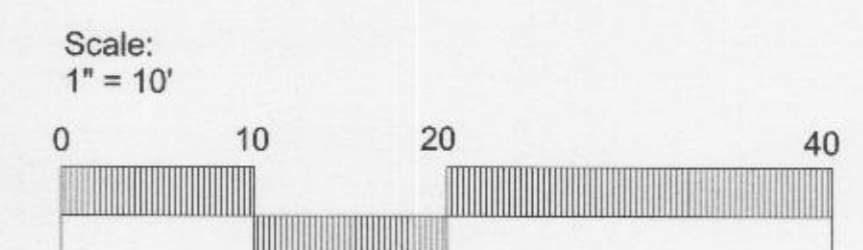
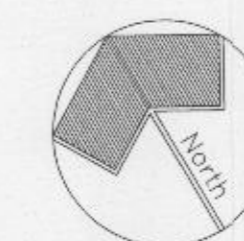
GENERAL ARCHITECTURAL NOTES (FROM PETITION #97-15):

1. BUILDINGS LOCATED ON PARCEL 2 ELEVATION FRONTING NATIONS FORD ROAD SHALL INCLUDE (WITHOUT LIMITATION AND WITHOUT REQUIRING ALL) SUCH MATERIALS AND FEATURES AS: BRICK, MASONRY STUCCO, PITCHED OR MANSARD ROOFS OR DECORATIVE PARAPETS; OR AWNINGS OR PALLADIAN WINDOWS OR MULLIONED WINDOWS AND THE LIKE, IN ORDER TO RESPECT THE RESIDENTIAL NATURE OF AND VIEW FROM RESIDENCES FRONTING NATIONS FORD ROAD.
2. MAXIMUM OF 20FT OF BLANK WALL AND ±4.5% TRANSPARENCY
3. 6 STORY MAXIMUM, 4.5% TRANSPARENCY.

PETITION #2016-003
(SITE PLAN AMENDMENT FOR
PARCELS 1 AND 2
OF PETITION #97-15)
CHARLOTTE, NORTH CAROLINA
FOR
EAST HOSPITALITY NC, LLC

Project Manager
HVN
Drawn By
LMjr
Checked By
HVN
Date
10/18/15
Project Number
15027

DPR landscape architecture
civil engineering
planning
DPR Associates, Inc. ■ 420 Hawthorne Lane ■ Charlotte, NC 28204
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