

VICINITY MAP N.T.S.

ZONING CODE SUMMARY

PROJECT NAME: HOME2 SUITES - UNIVERSITY
PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704-527-3440
ZONING: 0-2 (CD)
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: 31,447.41/2.10 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 DECADAR CEDARS)
(2.5 IN. - 3.0 IN. CAL. MAX. HEIGHT 8')
EXISTING TREE
PROPOSED SHRUBS (BURFORD HOLLY AND GLEN DALE AZALEA)

LANDSCAPE NOTE:

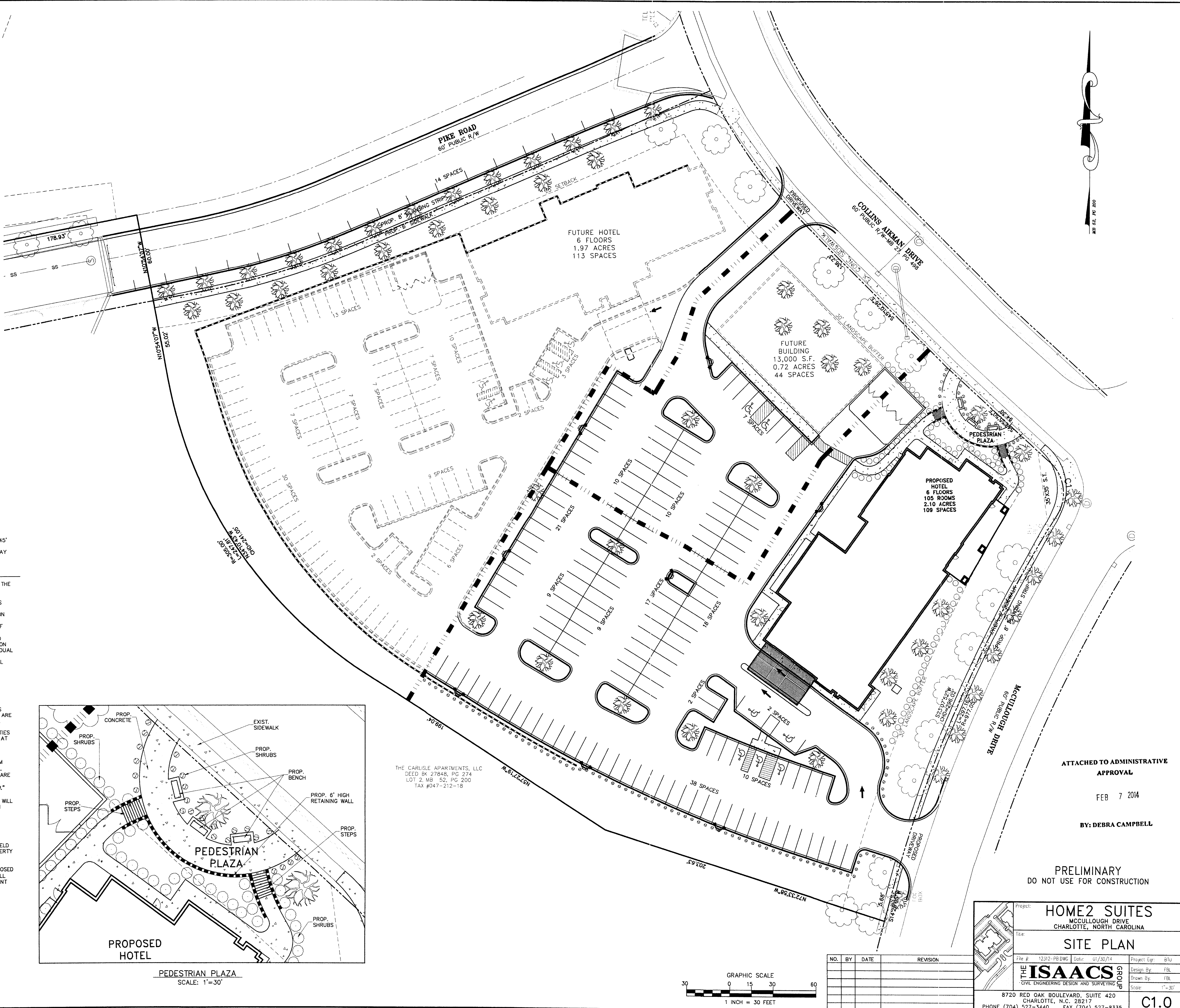
PER NOTE 4.5 OF THE REZONING PLAN, WITHIN THE 30' LANDSCAPE STRIP AREA ALONG MCCULLOUGH DRIVE, STREET TREES WILL BE PROVIDED AT A 2.5" TO 3" CALIPER AND WILL BE SPACED AT 30' TO 45' ON CENTER DEPENDING ON THE MOST APPROPRIATE SPACING FOR THE SPECIES SELECTED. PROVIDED, HOWEVER, ANY EXISTING STREET TREES, 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 THE COURSE OF 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 (DOT) JORDI 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 IMPEDE 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 (PCEES) 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.



Charlotte-Mecklenburg Planning Department

DATE: February 7, 2014

TO: Mark Fowler
Zoning Supervisor

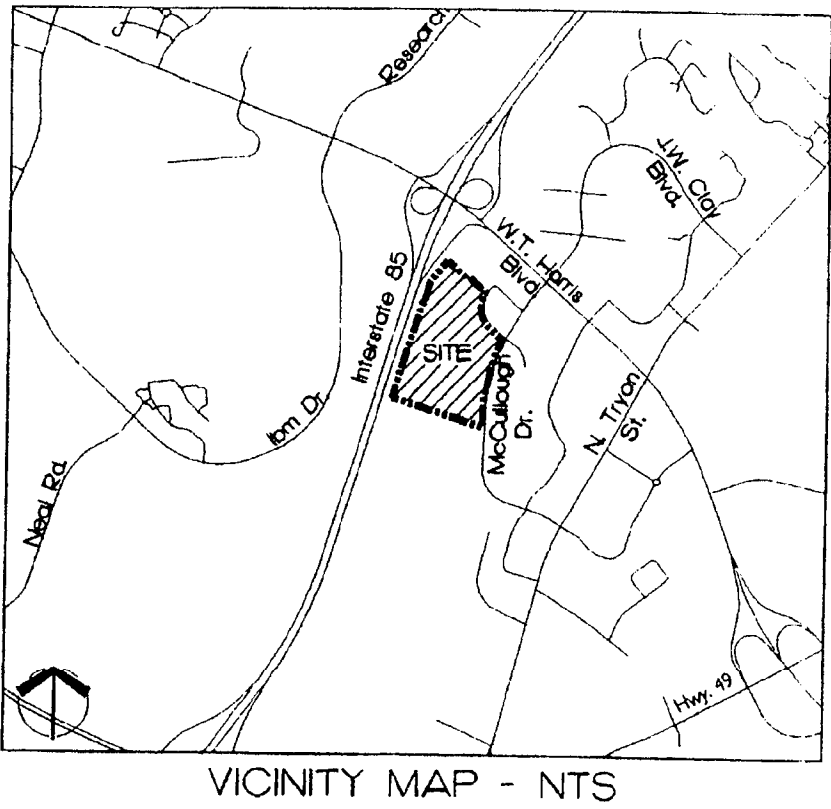
FROM: Debra Campbell
Planning Director

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.



VICINITY MAP - NTS

SITE DATA

SITE AREA: 41.85 ACRES
EXISTING ZONING: B-2 (CD)/O-2 (CD)
PROPOSED ZONING: NS (NEIGHBORHOOD SERVICES)
O-2 (CD) SPA
B-2 (CD) SPA

AREA A (+/- 24 ACRES) NS
PROPOSED USES: (SEE DEVELOPMENT NOTES)
-MULTI-FAMILY
-RETAIL

AREA B (+/-17 ACRES)
O-2(CD)SPA/B-2(CD)CD
PROPOSED USES (SEE DEVELOPMENT NOTES)
-RETAIL/RESTAURANT
-OFFICE
-HOTEL(S) (FULL SERVICE AND/OR LIMITED SERVICE (SEE DEVELOPMENT NOTES))

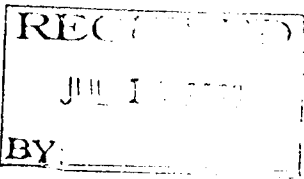
*THIS SET OF PLANS IS TAKEN FROM THE SITE PLAN AMENDMENT FOR UNIVERSITY CENTER PETITION (2006-96) APPROVED BY CITY COUNCIL ON SEPTEMBER 18, 2006.

APPROVED BY
CITY COUNCIL
JUL 1 2008

ATTACHED TO ADMINISTRATIVE APPROVAL

MAY 14 2014

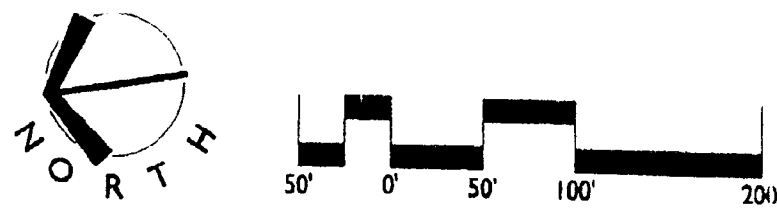
BY: DEBRA CAMPBELL



PETITION # 2008-105

SITE PLAN AMENDMENT FOR ORIGINAL PETITION #2006-096 TO CLARIFY WORDING OF DEVELOPMENT STANDARDS - SEE SHEET C1.4

PETITIONER:
PHILLIPS DEVELOPMENT & REALTY, LLC
2080 BRENTMOOR DRIVE
RALEIGH, NORTH CAROLINA 27604



REVISIONS:	
6/16/06	PER DEVELOPER & CITY COMMENTS
7/18/06	PER PLANNING STAFF COMMENTS
9/18/06	FINAL COMMENTS
4/23/08	REVISIONS TO DEVELOPMENT STANDARDS
7/20/08	FURTHER REVISIONS TO DEVELOPMENT STANDARDS

DATE: 10/06/06	RC
DRAWN BY: ST	
CHECKED BY: RC	
SCALE: 1"=100'	
PROJECT #:	1006464
SHEET #:	C1.0



Charlotte-Mecklenburg Planning Department

DATE: May 14, 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 conditional note for the timing of the extension of Pike Road. 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.

Reasons for Staff's support of the request:

- The phasing of the Pike Road is consistent with the conditional site plan requirements and will allow development to occur that does not need Pike Road for access.

Note: All other Zoning, Subdivision, Tree Ordinance and conditional requirements still apply.

Signage was note reviewed as part of this request.



EXISTING RESTAURANTS

100' LANDSCAPE AREA
(TREE SAVE)
SEE DEVELOPMENT NOTES

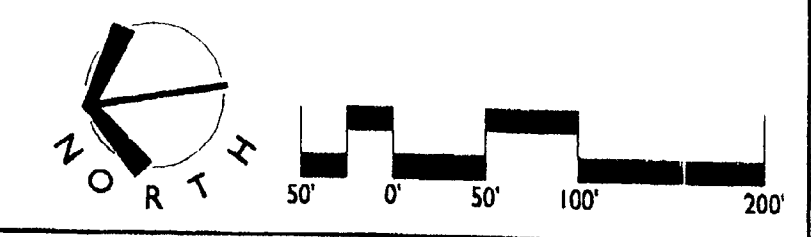
100' LANDSCAPE AREA
(TREE SAVE)
SEE DEVELOPMENT NOTES

INTERSTATE HIGHWAY 85

MCCULLOUGH DRIVE (60' R/W)

ATTACHED TO ADMINISTRATIVE
APPROVAL
MAY 14 2014
BY: DEBRA CAMPBELL

FOR PUBLIC HEARING
PETITION # 2008-105



REVISIONS:
06/16/06 PER DEVELOPER & CITY COMMENTS
7/14/06 PER PLANNING STAFF COMMENTS
9/15/06 PER PLANNING STAFF COMMENTS
4/23/08 REVISION TO DEVELOPMENT STDS
NOTE SECTION 25(G) PER CLIENT
7/20/08 FURTHER REVISIONS TO DEVELOPMENT
STDS NOTES, ADDING SECTION 4.1

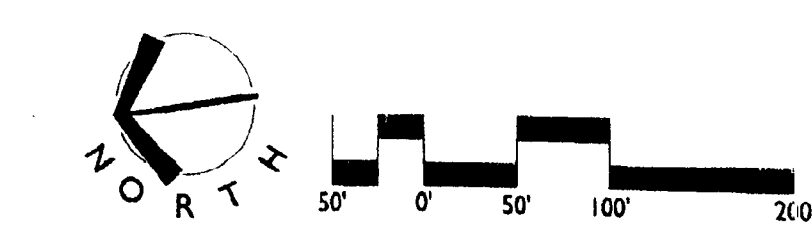
DATE: 10/06/06
DESIGNED BY: RC
CHECKED BY: RC
O.C. BY: ROST
SCALE: 1"=100'
PROJECT #: 1006664
SHEET #:

CI.1

UNIVERSITY CENTER
Charlotte, North Carolina
Philips Development & Realty, LLC
SCHEMATIC SITE PLAN I



LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.332.3233 F: 704.332.3246
www.LandDesign.com



FOR PUBLIC HEARING
PETITION # 2008-105

L:\1006064\CAO\Larch\rezoning\6064 schematic site 2.dwg, Layout1, 7/16/2008 12:37:09 PM, mvinan, LandDesign, Inc.

DATE: 10/9/06
DESIGNED BY: RC
CHECKED BY: RC
Q.C. BY: RCST
SCALE: 1"=100'
PROJECT #: 1006064
SHEET #
CL1.2

REVISIONS:
06.16.06 PER DEVELOPER & CITY COMMENTS
7.14.06 PER PLANNING STAFF COMMENTS
7.14.06 PER PLANNING STAFF COMMENTS
4.23.08 REVISION TO DEVELOPMENT STS
7.20.08 NOTE SECTION 2.5(i) PER CLIENT
FURTHER REVISIONS TO DEVELOPMENT
STDS NOTES ADDING SECTION 4.1

UNIVERSITY CENTER
Charlotte, North Carolina
Phillips Development & Realty, LLC
SCHEMATIC SITE PLAN 2



LandDesign
223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com



ATTACHED TO ADMINISTRATIVE
APPROVAL

MAY 14 2014

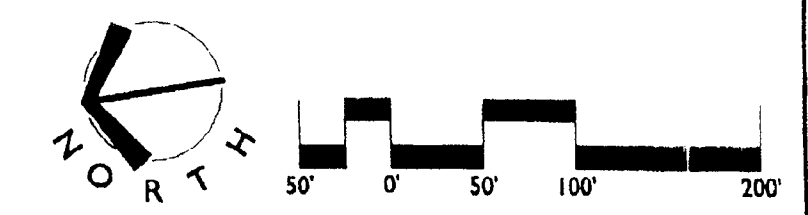
CAMPBELL

ATTACHED TO ADMINISTRATIVE
APPROVAL

MAY 14 2014

BY: DEBRA CAMPBELL

FOR PUBLIC HEARING
PETITION # 2008-105



UNIVERSITY CENTER
Charlotte, North Carolina
Phillips Development & Realty, LLC
SITE PLAN 3

REVISIONS:
06.10.06 PER DEVELOPER & CITY COMMENTS
07.14.06 PER PLANNING STAFF COMMENTS
08.14.06 PER PLANNING STAFF COMMENTS
09.18.06 FINAL COMMENTS
4.23.08 REVISION TO DEVELOPMENT STDS
7.20.08 NOTE SECTION 25.0 PER CLIENT
STDS REVISIONS TO DEVELOPMENT
STDS NOTES, ADJUSING SECTION 41

DATE: 10/9/06
DESIGNED BY: RC
CHECKED BY: RC
Q.C. BY: RCST
SCALE: 1"=100'
PROJECT #: 1006064
SHEET #:
C1.3

LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.333.2446
www.LandDesign.com



University Center Mixed Use Village
Development Standards
Development Areas 1 (portion of) and 2b of 2001-105 Site Plan
June 28, 2008
Revised April 27, 2014

1. General Provisions

Unless more stringent standards are established by the Technical Data Sheet or the Development Standards, all development standards as the "Schematic Site Plans". Detailed site planning and building design for the Site has not been finalized. The development depicted on the Schematic Site Plans is schematic in nature, and except as otherwise specified in the Development Standards, is intended only to describe the possible arrangements of uses and building elements and the schematic depictions of the uses, structures and building elements set forth on the schematic Site Plans should be reviewed in conjunction with the provisions of the Development Standards. Consequently, except as otherwise expressly specified on the Technical Data Sheet and the Development Standards, the ultimate layout of the development proposed, the exact alignments of streets, points of access, the numbers, the size, configuration, and placement of buildings, the size, configuration, and placements of parking areas, and the heights and masses of buildings have not been finally determined, and depictions of such elements on the Schematic Site Plan representations of the types and quality of development proposed. They may, therefore, be altered or modified during design and construction document phases with the maximum building/parking envelope lines established on the Technical Data Sheet and subject to the accompanying Development Standards and Section 6.206.(2) of the Ordinance. Parking layouts may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside development areas boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Schematic Site Plans are intended to reflect the general pedestrian circulation for development on the Site but the specific location of such sidewalks may be subject to minor variations that do not materially change the design intent generally depicted on the Schematic Site Plans. The dimensions and specific locations of building/parking envelopes and parking envelopes generally depicted on the Technical Data Sheet may be subject to minor variations that do not materially change the design intent generally depicted on the Schematic Site Plans. As described in Section 4.1 below, the Site shall be viewed as a unified development plan in accordance with the provisions set forth therein.

2. Permitted Uses and Building Area Restrictions

2.1. The proposal is intended to accommodate the development of retail, restaurant, office, hotel and residential uses which will be interconnected with open space pedestrian and vehicular linkages.

2.2. Area A as generally depicted on the technical Data Sheet may be devoted to any of the following uses;

A. Up to 392 residential units and

B. Up to 15,000 square feet of gross floor area of retail and/or restaurant space developed as part of mixed use residential/retail/restaurant building located within that portion of Area A identified as Area A-1 on the Technical Data Sheet. And

C. Associated surface and structured parking spaces and accessory uses and uses permitted under prescribed conditions under the Ordinance.

For purposes of the development limitations set forth in this Section 2 the term "gross floor area" or GFA shall mean and refer to the sum of gross horizontal area of each floor of a principal building, and any accessory buildings or structures on the site measured from the outside of the exterior walls or from the center line of party wall; provided however such term shall exclude any surface or structure parking facilities or related access areas, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), or areas devoted to uses or structures accessory to residential uses on the site (limitations in the scope of residential uses being determined on a per unit, rather than floor area basis); provided, further, areas devoted to outdoor dining are not intended to be included in the calculation of gross floor area.

2.3. Area B as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:

a. Up to 75,000 square feet of retail and/or restaurant space, provided, however the total combined gross floor area of retail and/or restaurant space within Area A and Area B shall not exceed 75,000 square feet.

b. Up to 200,000 square feet of gross floor area of office space

c. Either one limited service hotel with up to 150 rooms with associated hotel uses and amenities such as restaurants, conference/meeting/banquet space, gift shops and similar uses, or one full service hotel with up to 375 rooms (a "full service" conference/meeting/banquet facilities within or adjacent to the hotel buildings); and

d. Associated surface and structured parking spaces and accessory uses and uses permitted under prescribed conditions as permitted under the Ordinance.

Provided, however, (i) in the event that all of the 375 permitted hotel rooms are not constructed additional office square footage shall be permitted at the rate of 500 square feet for each undeveloped hotel room up to a maximum of 100,000 square feet of additional office space and (ii) areas devoted specifically to outdoor dining shall not be included in the calculation of the square footage limitations set forth above.

2.4. In addition to the development option described for Area B in Section 2.3 above, the development of Area B may include up to two hotels with no more than 525 rooms collectively subject to the following limitations and restrictions:

a. One of the two hotels permitted shall be a full service hotel (a "full service" hotel refer to a hotel that includes restaurant and conference/meeting/banquet facilities within or adjacent to the hotel building).

b. The total amount of retail and/or restaurant uses on the Site shall not exceed 40,000 square feet of gross floor area and any such retail and/or restaurant space shall be located in mixed use residential/retail/restaurant buildings or retail/restaurant/office buildings.

c. The conditions and provisions outlined in Section 2.5(b) and 2.5(d) below shall also be met.

2.5. The permitted uses described in Sections 2.2 and 2.3 above shall be subject to the following limitations and restrictions:

a. The total amount of retail and/or restaurant uses on the Site shall not exceed 75,000 square feet of gross floor area

b. No fast food restaurants with drive through window facilities or gas stations/convenience stores with gasoline sales shall be allowed.

c. No one single tenant or single fee ownership user may occupy more the 25,000 square feet of gross floor area on the ground floor for retail and/or restaurant uses and

d. No more than one independent freestanding building (or cluster of interconnected building that is independent) devoted solely to retail and/or restaurant uses may be developed on the Site. For the purposes of these Development Standards, and independent freestanding building or cluster of interconnected building shall mean a building or cluster that is disconnected from the adjacent development by drive-through lanes, parking areas, alleys and/or driveways without well-defined pedestrian cross-walks. The remaining freestanding buildings, with or without drive-through facilities, shall be interconnected. For the purposes of the Development Standards and interconnected freestanding building shall mean a building which has a pedestrian connection to the abutting public street or abutting internal private streets generally depicted on the Conceptual Schematic Site Plan attached hereto, and the closest building within the Site that does not crossover drive-through lanes or driveways except by way of well-defined pedestrian cross-walks. More than one freestanding building may be part of an independent cluster of freestanding buildings that are collectively treated as a single independent freestanding building for the purpose of the limitation set forth above, to the extent that the building within such cluster are interconnected by a pedestrian sidewalk/crosswalk and a plaza, fountain area, seating area or other similar site amenity.

e. No more than 45,000 square feet of gross floor area devoted to retail and/or restaurants shall be permitted on the Site unless such uses are located within mixed use residential/retail/restaurant buildings or retail/restaurant/office buildings.

3. Access Points

The total number of ingress/egress points shall limited to the number shown on the Technical Data Sheet. The exact locations may vary somewhat from the depicted based upon final design and location equipments as regulated by CDOT and, where applicable NC DOT.

4. Setback, Yards, and Buffers, and Landscape Areas, Planned/Unified Development

4.1 All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the exterior of the overall Site and public street frontage, provided that a 30 foot landscape strip shall be maintained along McCullough Drive and along Collins and Aikman Drive and other setback and yard requirements expressly shown on the Rezoning Plan shall be maintained.

The Site shall be viewed as a planned/unified development plan. As such, except as otherwise expressly shown on the Rezoning Plan, yards and buffers will not be required between buildings located on the Site nor between the boundaries and uses associated with the O-2(CD) zoned area, the B-2(CD) zoned areas and the NS zoned area. The Petitioner reserves the right to subdivide the Site and create lots within the interior of the development with no public street

frontage, side and/or rear yards or buffers as part of a planned/unified development plan. In addition, the Site can be viewed as a planned/unified development plan in conjunction with the adjacent tracks.

4.2 The setback areas extending around the perimeter of the Site are to remain as open space and, except to the extent necessary to accommodate pedestrian pathways, wall, berms, fences, grading, signs, graphics, or utility construction and, where indicated, vehicular access, will be restricted from future development. No buildings or parking lots or storm water detention basin (actual water surface area) may be placed within any setback as required by the Ordinance.

4.3 In setback areas where existing natural vegetation has been cleared to accommodate walls, berms, fences, grading, signs, graphics, vehicular access or utility construction, the cleared, unimproved areas will be landscaped with trees and/or shrubs in accordance with Class A buffer standards unless applicable ordinances or constraints imposed by utility companies would prohibit such landscaping.

4.4 A 100 foot landscape/tree save area will run parallel to Interstate 85. Subject to and in accordance with the following standards, trees located within this landscape area shall be preserved and such area maintained as follows: a. trees and shrubs may be hand pruned only and no heavy equipment or vehicles shall be allowed within the outer most 90 feet of these area except in connection with utility installations or repair, b. any plant material removed, shall be cut flush with the ground and no disturbance of the soil shall be permitted except that the soil may be disturbed in connection with the installation of additional trees and shrubs and in conjunction with an utility installations or repair, c. no tree limb removal, with the exception of dead or diseased limbs and in connection with utility installation or repair, d. weeds and vines may be removed, e. dead or diseased trees and material may be removed and f. mulch may be applied to these areas.

4.5 Within the 30 foot landscape strip areas along McCullough Drive, street trees will be provided at a 2.5 inch to 3 inch caliper and will be spaced at 35 feet to 45 feet on center along 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 the requirement.

4.6 Vehicle circulation and parking spaces will not be located in between buildings on the Site and McCullough Drive and Collins and Aikman Drive. However, circulation and parking spaces may be located to the side of buildings and/or between buildings on the Site.

4.7 Build to lines will be established as follows;

McCullough Drive 35 feet from the right-of-way
Collins and Aikman Drive 30 feet from the right-of-way
Public Street A and B 15 feet from back of curb

5. Screening and Landscaping

5.1 Screening will conform to the applicable standards of Section 12.303 of the Ordinance.

5.2 Landscaping shall meet or exceed the requirements of the Ordinance and the City of Charlotte Tree Ordinance. Newly installed landscaping shall be consistent with the existing landscaping treatments.

5.3 Irrigation systems will be maintained by Petitioner or its successors and assigns in all landscaped setback areas along McCullough Drive.

5.4 All roof mounted mechanical equipment will be screened from view.

5.5 Dumpster areas will be enclosed by a brick wall with on side being a decorative wooded gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

5.6 A minimum of 10% of the Site shall be preserved as tree save areas.

6. Parking

6.1 Off street parking will meet or exceed the minimum standards established under the Ordinance and will not be allowed within the setbacks. Off street parking for residential units will be provided at a ratio of at least 1.6 spaces per unit.

6.2 Parking areas will be broken up with landscaping to avoid massing of paved materials.

6.3 Where parking is not located behind buildings, screening shall be provided at the lot line by landscaping or decorative walks or fences. Shared parking may be allowed at the discretion of the Zoning Administrator.

6.4 Parking decks and underground parking are allowed, provided that perimeter parking deck elevations located immediately abutting and within 20 feet of right-of-way or easement lines associated with public or private streets or primary pedestrian circulation areas will include a deck edge designed in a manner consistent with the overall project design and image and substantially in compliance with Section 12.212(2)(c), (e) and (f) or Section 12.212(3)(d).

6.5 On street parking may be provided along public streets subject to the approval of CDOT.

6.6 Bicycle parking shall be provided in accordance with the Ordinance.

7. Lighting

7.1 Freestanding streetscape lighting fixtures installed within the Site will be uniform in design and full shielded. Freestanding lighting fixtures shall be aluminum and cad in order to provide a wght iron type appearance.

7.2 No cobra style lighting fixtures may be used on the Site.

7.3 The maximum height of any freestanding lighting fixture, including its base shall not exceed 28 feet in height.

7.4 No wall pak type lighting will be allowed facing public streets. Any wall pak type lighting will be downwardly directed.

8. Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. Detached signs shall not exceed 5 feet in height or 50 square feet in size. No pylon type detached signs shall be permitted. Detached signage may be located within building setbacks and other locations throughout the Site in accordance with the Ordinance.

9. Sidewalks

Subject to the provisions of Section 11 below, sidewalks of at least five feet in width will be installed throughout the Site in accordance with the requirements of the Ordinance and as generally depicted on the Schematic Site Plans. The sidewalk network will provide internal pedestrian circulation as well as pedestrian access to McCullough Drive, Collins and Aikman Drive and other internal public streets.

10. Storm Water Management

10.1 Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention, if provided, shall not be located in the setback required by the ordinance.

10.2 The detention tie-in to the existing abutting storm water system. The Petitioner shall have the receiving drainage system abutting the Site analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing, receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.

10.3 The Petitioner shall control and treat the entire runoff volume for the one-year 24 hour storm. Runoff draw down time shall be a minimum of 24 hours but not more than 120 hours.

10.4 For Area 1, the peak storm water release rates shall match pre-developed rates for the 10-year and 25 year, 6-hour storm events or a downstream flood analysis shall be performed to determine whether peak control is needed and if so, for what level of storm frequency.

10.5 For Area 2, the peak storm water release rates shall match pre-development rates for the 10-year, 6 hour storm events and a downstream flood analysis shall be performed to determine whether additional peak control is needed and if so, for what level of storm frequency. If a downstream analysis is not performed, the peak storm water release rate shall pre-development rates for the 10-year and 25-year, 6 hour storm.

10.6 Water quality best management practices shall be constructed on the site achieve 85% Total Suspended Solid removal for the entire post-development runoff volume for the runoff generated from the first inch of rainfall. BMP's must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources Best Management Practices Manual, when available. Use of Low Impact Development techniques is optional.

11. Streetscape Treatment

Newly installed streetscape treatments along public streets abutting the Site (with the exception of Interstate 85) shall conform to the Ordinance and include a six foot sidewalk and an eight foot planting strip, provided, however, the existing sidewalk of live feet in width along Collins and Aikman Drive shall remain since installation of a six foot wide sidewalk could cause damage to existing trees. Retention of the existing sidewalk along Collins and Aikman Drive shall not require a variance or approval of the City Engineer.

12. Vehicular Access and Roadways, Transportation Commitments

a. Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet.

b. The placements and configuration of these access points are subject to any modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.

c. If this Rezoning Petition is approved, the Petitioner commits to cause to be constructed the following roadway improvements:

i. Public Street A extending from McCullough Drive to the northerly property line of the site, said Public Street A to be designed to residential collector street standards and constructed as part of the development of uses permitted with Area A

ii. Public Street B extending from Collins & Aikman Drive in a westerly direction to tie in with existing Pike Drive, said Public Street B to be designed to commercial collector street standards and constructed in connection with development of the earlier to occur of the hotel within Lot 3, as recorded on Map Book _____ Page _____ of Area B or the first building within Area B; and

iii. Private Street C extending from Public Street A to the property line of the adjoining Tax Parcel 047-212-02. Private Street C shall be a private street but built to public street standards for a residential collector street with the exception that dead-in parking (either angled or perpendicular) will be allowed on the street. In the event CDOT allows this street be a public street with head-in parking, it will be converted to a public street built to residential collector standards. A build-to line of 15 feet from back of curb will be established along the street if it is converted to a public street.

Notwithstanding the foregoing, the designs of the public streets described above may be adjusted or narrowed during the subdivision process to lesser standard acceptable to the Petitioner and CDOT as may be set forth in the City of Charlotte Urban Street Design Guidelines.

d. If this Rezoning Petition is approved, the Petitioner commits to dedicate and convey (by quitclaim deed) to CDOT the rights-of-way associated with Public Street A and Public Street B within sixty days of completion of the improvements associated with each streets.

e. The Petitioner will investigate options to provide direct connectivity to the proposed transit station at Ken Hoffman Drive

13. Design and Architectural Treatment

The following design and architectural treatments shall apply to residential uses on the site:

1. Buildings on the Site will feature four-sided architecture

2. The portion of the building exteriors located below the roof line and with the exception of windows, doors, garage doors, architectural accents, fenestration and wall signage shall be composed of brick, stone, or cultured stone, and/or conventional stucco material. The roofs of the buildings will be constructed of 20 year architectural shingles.

3. No vinyl siding, EIFS of Drivet shall be used in the construction of the units.

4. No open, unconditioned breezeways will be allowed.

5. A minimum of 25% of the units will have access to a garage that may be either connected to a principle building or located within a detached building and a minimum of 15% of the units will have access to a garage that is connected to a principal building.

6. Dormers, pitched roofs, architectural fenestrations and accents shall be incorporated into the building design.

7. Doors and/or windows shall be located at least every 20 feet on every side of the building in order to avoid blank walls.

8. All dumpsters will be screened from view from a public street in the manner described in Section 5.5 above.

9. The main entrance points into the residential areas shall include tired landscape treatment including large maturing trees, small ornamental trees, low-lying shrubs, and ground covers

14. Charlotte Mecklenburg Schools Agreement

Development of the Site will conform to the Letter of Agreement between the Petitioner and Charlotte Mecklenburg Schools and dated September 7, 2006.

15. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners of the applicable parcel or parcels affected by such amendment in accordance with Section 6 of the Ordinance.

16. Binding Effect

1. If this rezoning Petition is approved, the development program established under these Development Standards and the Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.

2. Throughout the Rezoning Petition, the terms Petitioner, Owner, or Owners, shall, with respect to each parcel within the Site, be deemed to include the heirs, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in the development from time to time.

ATTACHED TO ADMINISTRATIVE

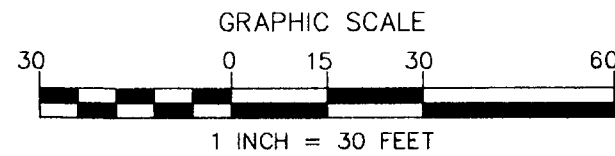
APPROVAL

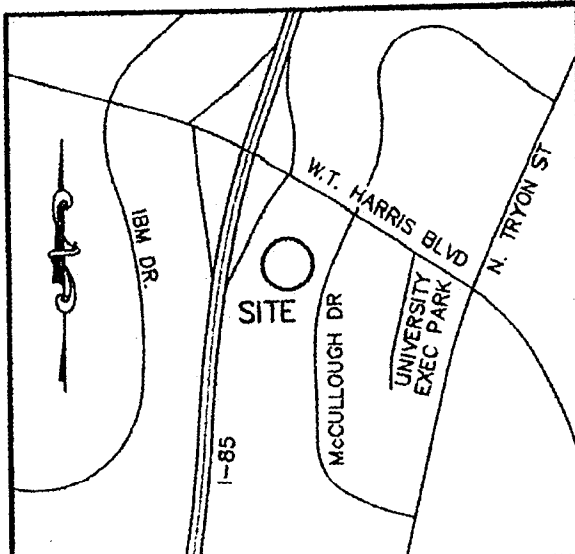
MAY 2014

BY: DEBRA CAMPBELL

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

	HOME2 SUITES	
	MCCULLOUGH DRIVE CHARLOTTE, NORTH CAROLINA	
	NOTES	
	7/14/14	
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		
C2.0		





VICINITY MAP NOT DRAWN TO SCALE

REVIEW OFFICER OF MECKLENBURG COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER: *[Signature]* DATE: 5/12/14

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20 (SUBDIVISION ORDINANCE) OF THE CITY CODE OF THE CITY OF CHARLOTTE, NORTH CAROLINA.

PLANNING COMMISSION STAFF: *[Signature]* DATE: 5/12/14

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE A 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 371045-7700-3, DATED MARCH 2, 2009.

56 369
2014049156

THE CARLISLE APARTMENTS, LLC
DEED BK 27848, PG 274
LOT 1, MB 52, PG 200
TAX #047-212-05

INTERSTATE 85
(PUBLIC R/W VARIES)



BRENTMOOR DRIVE
51' PUBLIC R/W (MAP BK 52, PG 200)

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

CONTAINED TO BE TRUE AND CORRECT COPY OF THE ORIGINAL MAP 2014049156
DATE: 5/12/14
J. DAVID CAMPBELL, REGISTERED PROFESSIONAL SURVEYOR
IN NORTH CAROLINA



TOTAL AREA:
498,605 SQ FT
11.446 ACRES

LOT 3
376,014 SQ FT
8.632 ACRES

WILLIAM B. CLINE SR.
DEED BK 18476, PG 42
LOT 3, MB 39, PG 966
TAX #047-212-14

UNIVERSITY CENTER, LLC
DEED BK 16197, PG 243
LOT 2, MB 39, PG 966
TAX #047-212-13

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: #047-212-17
- 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.
- ZONING: B-2(CD) & O-2(CD) (PER CITY OF CHARLOTTE ZONING), ZONING PETITION: 2008-105
- THE PURPOSE OF THIS MAP IS TO SUBDIVIDE SUBJECT PARCEL INTO 3 SEPARATE PARCELS.
- SUBJECT PARCEL REFERENCES:
MAP BK 52 PG 200
DEED BK 27852 PG 765

LOT 1
89,763 SQ FT
2.061 ACRES

LOT 2
32,828 SQ FT
0.754 ACRES

CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	40.72	28.01	37.23	S09°48'02"E
C2	33.89	20.00	29.98	N52°21'16"W
C3	130.02	224.50	128.21	N12°47'05"E
C4	14.55	357.87	14.55	S43°51'18"E

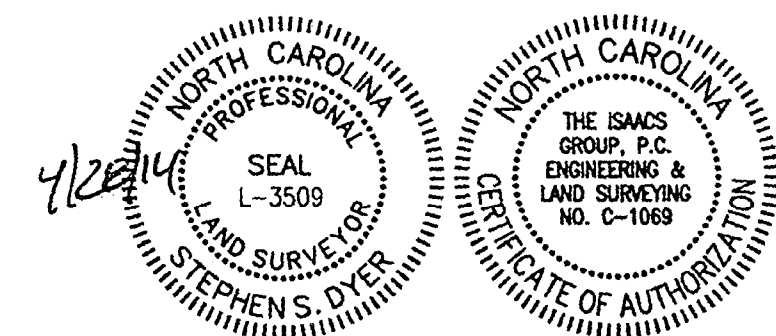
ATTACHED TO ADMINISTRATIVE
APPROVAL

MAY 14 2014

BY: DEBRA CAMPBELL

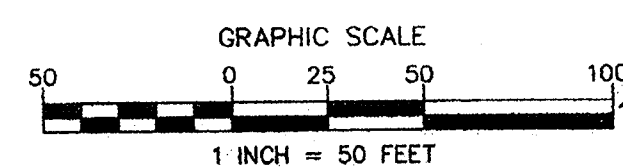
I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK-5674 PG-265); THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1/10,000 OR GREATER; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
THIS 22ND DAY OF APRIL, 2014.

STEPHEN S. DYER, P.L.S. L-3509



LEGEND:

- R/W RIGHT OF WAY
- MONUMENTATION FOUND/SET
- E/P EDGE OF PAVEMENT
- POINT COMPUTED
- SANITARY SEWER LINE
- SEWER MANHOLE
- FIRE HYDRANT
- STORM DRAINAGE EASEMENT
- WV WATER VALVE
- STORM DRAINAGE MANHOLE
- DROP INLET
- (T) TOTAL
- WM WATER METER
- NTS NOT TO SCALE
- C/A CONTROLLED ACCESS



OWNER CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.

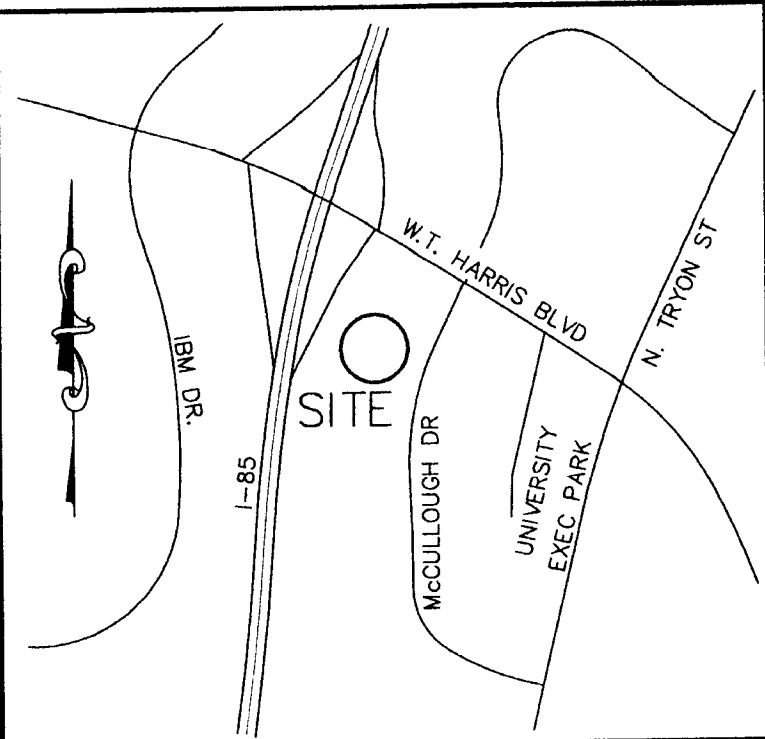
4-28-14
DATE OWNER

SUBDIVISION PLAT
TRACT 3, MAP BOOK 52, PAGE 200

CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA
OWNER: NAYAN PATEL
2011 VASLEY STREET
GREENSBORO, NC 27407

File #: 12312-RM-RE / Date: 04-28-2014 Project P.L.S.: SSD
Surveyed By: TIG
Drawn By: MWJ
Scale: 1"=50'

8720 RED OAK BLVD. SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3410 FAX (704) 527-8335



VICINITY MAP N.T.S.

ZONING CODE SUMMARY

PROJECT NAME: HOME2 SUITES - UNIVERSITY
PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704-527-3440
ZONING: O-2 (CD)
REZONING PETITION: 2008-105
TAX PARCEL NUMBER: 04721217
JURISDICTION: CITY OF CHARLOTTE
SETBACK REQUIREMENTS:
PIKE ROAD: 22'
COLLINS AIKMAN DRIVE: 30'
MCCULLOUGH DRIVE: 30'
REAR: 10'
TOTAL PARCEL SIZE: 208,921.93/4.80 SQ. FEET/ACRES
HOME2 PARCEL: 91,447.41/2.10 SQ. FEET/ACRES
PROPOSED USE: HOTEL
NUMBER OF ROOMS: 105
ALL SIGNAGE WILL BE PERMITTED SEPERATELY.
AN ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS MUST BE POSTED ON BUILDING

LEGEND

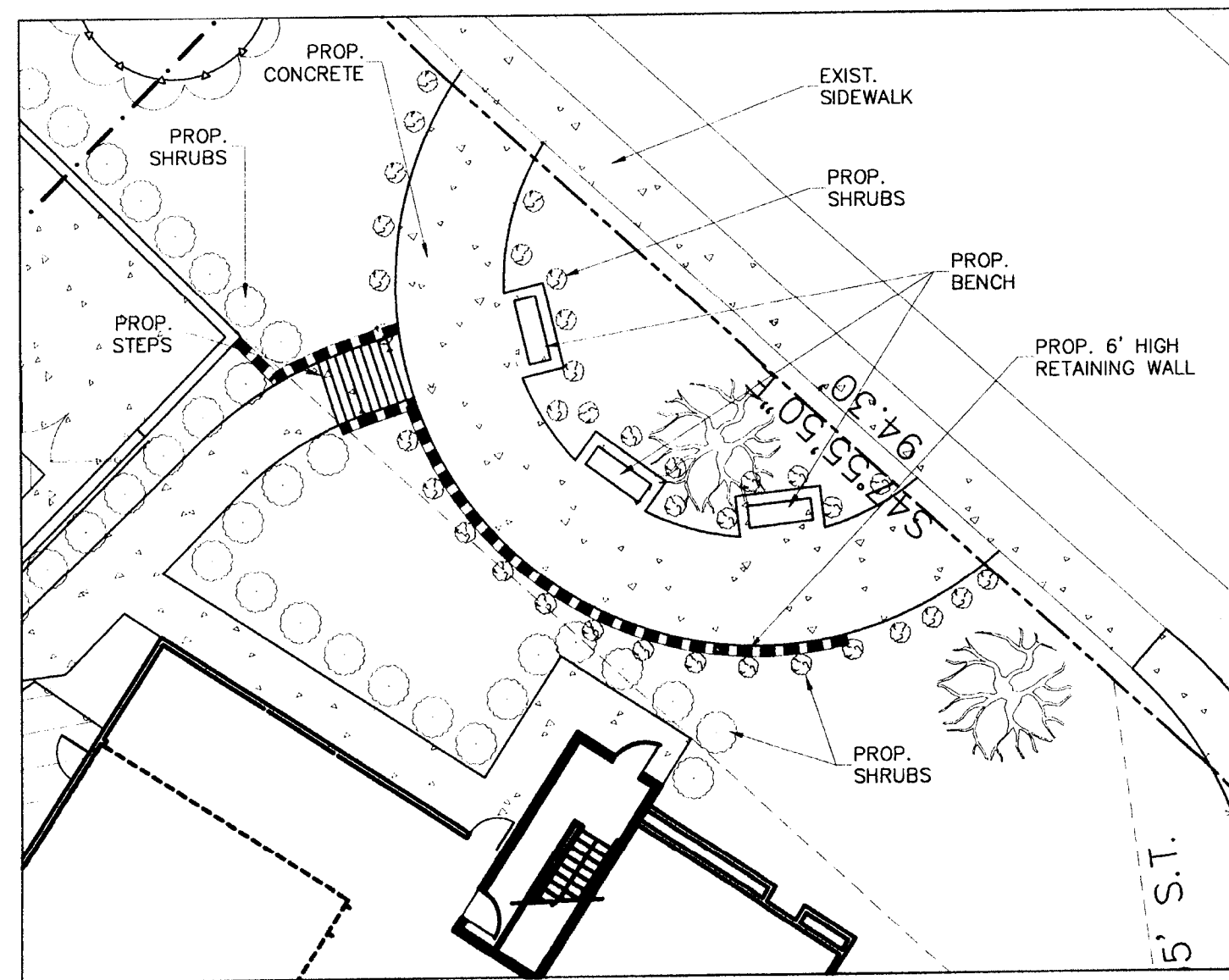
PROPOSED CONCRETE
PROPOSED LIGHT POLE

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



PEDESTRIAN PLAZA
SCALE: 1"=30'

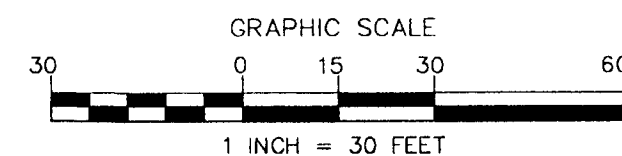
LOT 3
8.632 ACRES
(FUTURE DEVELOPMENT)

THE CARLSLE APARTMENTS, LLC
DEED BK 27846, PG 274
LOT 2, MB 52, PG 200
TAX #047-212-18

ATTACHED TO ADMINISTRATIVE
APPROVAL

MAY 14 2014

BY: DEBRA CAMPBELL



NO.	BY	DATE	REVISION

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

HOME2 SUITES

MCCULLOUGH DRIVE
CHARLOTTE, NORTH CAROLINA

SITE PLAN

THE 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

C1.0



Charlotte-Mecklenburg Planning Department

DATE: March 22, 2016

TO: Donald Moore
Zoning Supervisor

FROM: Ed McKinney
Interim, Planning
Director

SUBJECT: Administrative Approval for Petition No. 2008-105 Phillips Development & Realty, LLC

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.

- Reduction of rights for the remaining portion of Area B.
- Note added that a portion of the site is now governed by petition 2016-008.

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.

Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune

DRURY INS. INC.
DB 8538-149
PARCEL ID 0472129
O-2 (CD)

EASLAN CAPITAL VINGS-AT
UNIVERSITY CENTER, LLC
DB 1816-825
PARCEL ID 0472112
O-3 (CD)

DECK-UNIVERSITY COURT, LLC
DB 9529-920
PARCEL ID 0472131
O-2 (CD)

PAULLO UNIVERSITY, LLC
DB 1810-596
PARCEL ID 0472207
B-1 (CD)

ACCESS PROPOSED
UNDER ORIGINAL
PETITION

PROPOSED
VEHICULAR
ACCESS

UNIVERSITY CENTER
DEVELOPMENT, LLC
DB 1697-243
PARCEL ID 0472223
B-2 (CD)

WILLIAMS CLINE, SC
DB 16475-49
PARCEL ID 0472124
B-2 (CD)

HIGHWOODS REALTY, LP
DB 1864-359
PARCEL ID 0472205
B-2 (CD)

AREA B
O-2 (CD) SPA
BUILDING/PARKING
ENVELOPE

AREA B
O-2 (CD) SPA
BUILDING/PARKING
ENVELOPE

AREA A
(BUILDING / PARKING
ENVELOPE)
NS

ALLSTATE INSURANCE COMPANY
DB 0323-467
PARCEL ID 0472202
O-15 (CD)

SITE DATA

SITE AREA: 41185 ACRES
EXISTING ZONING: B-2 (CD)/O-2 (CD)
PROPOSED ZONING: NS (NEIGHBORHOOD SERVICES)
O-2 (CD) SPA
B-2 (CD) SPA

AREA A (+/- 24 ACRES) NS
PROPOSED USES: (SEE DEVELOPMENT NOTES)
-MULTI-FAMILY
-RETAIL

AREA B (+/-17 ACRES)
O-2(CD)SPA/B-2(CD)CD
PROPOSED USES (SEE DEVELOPMENT NOTES)
-RETAIL / RESTAURANT
-OFFICE
-HOTEL(S) (FULL SERVICE AND/OR LIMITED SERVICE (SEE DEVELOPMENT NOTES))

*THIS SET OF PLANS IS TAKEN FROM THE SITE PLAN AMENDMENT FOR UNIVERSITY CENTER PETITION (2006-96) APPROVED BY CITY COUNCIL ON SEPTEMBER 18, 2006.

APPROVED BY
CITY COUNCIL
JUL 21 2008

RECEIVED
JUL 17 2008
BY:

PETITION # 2008-105

SITE PLAN AMENDMENT FOR ORIGINAL PETITION #2006-096 TO CLARIFY WORDING OF DEVELOPMENT STANDARDS - SEE SHEET C1.4

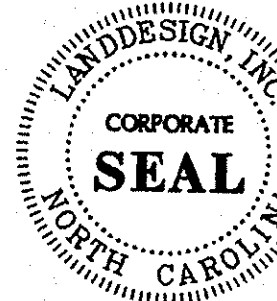
PETITIONER:
PHILLIPS DEVELOPMENT & REALTY, LLC
2080 BRENTMOOR DRIVE
RALEIGH, NORTH CAROLINA 27604

UNIVERSITY CENTER
Charlotte, North Carolina
Phillips Development & Realty, LLC
TECHNICAL DATA SHEET

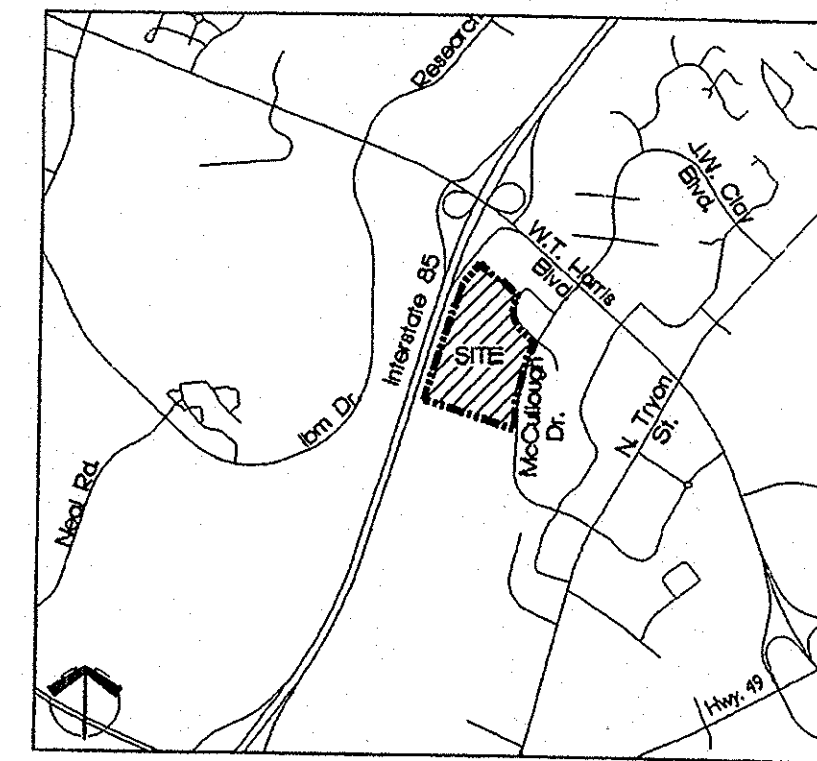
REVISIONS:
6/16/06 PER DEVELOPER & CITY COMMENTS
7/14/06 PER PLANNING STAFF COMMENTS
9/15/06 PER PLANNING STAFF COMMENTS
11/15/06 PER PLANNING STAFF COMMENTS
4/23/08 REVISION TO DEVELOPMENT STDS
NOTE SECTION 1.3 (O) PER CLIENT
7/20/08 FURTHER REVISIONS TO DEVELOPMENT STDS
NOTES ADDING SECTION 4.1

DATE: 09/06
DESIGNED BY: RC
CHECKED BY: RC
QC BY: RCST
SCALE: 1"=100'
PROJECT #: 106664
SHEET #:

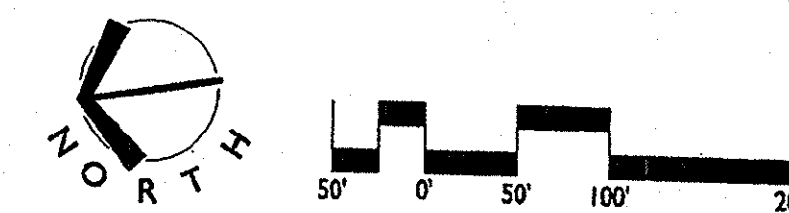
C1.0



LandDesign
223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3746
www.LandDesign.com



VICINITY MAP - NTS



Attached to Administrative
Approval

Solomon A. Fortune \$
Solomon A. Fortune

W.T. HARRIS BOULEVARD

UNIVERSITY CENTER BLVD

COLLINS ALKMAN DRIVE

MCCULLOUGH DRIVE (60' R/W)

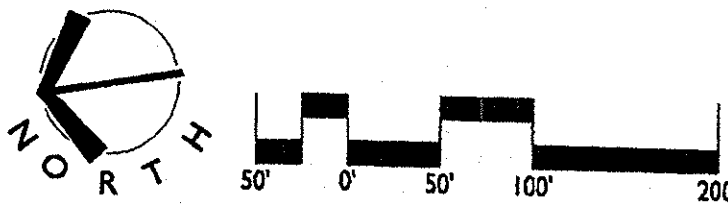
EXISTING
RESTAURANTS

100' LANDSCAPE AREA
(TREE SAVE)
SEE DEVELOPMENT NOTES

100' LANDSCAPE AREA
(TREE SAVE)
SEE DEVELOPMENT NOTES

INTERSTATE HIGHWAY 85

FOR PUBLIC HEARING
PETITION # 2008-105



UNIVERSITY CENTER
Charlotte, North Carolina
Phillips Development & Realty, LLC
SCHEMATIC SITE PLAN I

REVISIONS:
05.16.06 PER DEVELOPER & CITY COMMENTS
07.16.06 PER PLANNING STAFF COMMENTS
09.16.06 PER PLANNING STAFF COMMENTS
11.16.06 PER PLANNING STAFF COMMENTS
01.16.07 REVISION TO DEVELOPMENT STD
03.16.07 REVISION TO DEVELOPMENT STD
05.16.07 REVISION TO DEVELOPMENT STD
07.20.08 FURTHER REVISIONS TO DEVELOPMENT
STDs NOTES, ADDING SECTION 41

DATE: 09/06
DESIGNED BY: PC
DRAWN BY: ST
CHECKED BY: PC
PROJECT # 1006064
SHEET # 1



LandDesign
223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3246
www.LandDesign.com

Attached to Administrative

Approval

Solomon A. Fortune &
Solomon A. Fortune

LandDesign

223 N Graham Street, Charlotte, NC 28202
V: 704.333.0325 F: 704.333.3246
www.LandDesign.com



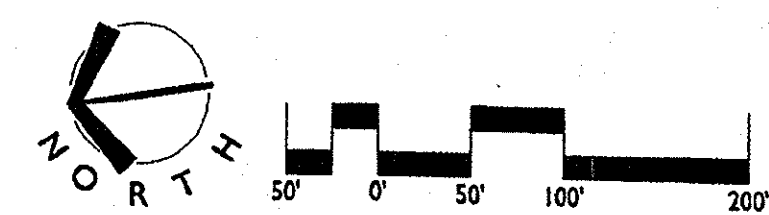
UNIVERSITY CENTER
Charlotte, North Carolina
Phillips Development & Realty, LLC
SCHEMATIC SITE PLAN 2

REVISIONS:
06.16.04 PER DEVELOPER & CITY COMMENTS
7.14.06 PER PLANNING STAFF COMMENTS
9.15.06 PER PLANNING STAFF COMMENTS
4.23.08 REVISION TO DEVELOPMENT STDS
7.20.08 REVISION TO DEVELOPMENT
STDS NOTES, ADDING SECTION 4.1

DATE: 10/9/05
DESIGNED BY: RC
DRAWN BY: ST
CHECKED BY: RC
SCALE: 1"=100'
PROJECT #: 1006064
SHEET #:

C1.2

FOR PUBLIC HEARING
PETITION # 2008-105



Attached to Administrative

Approval

Solomon A. Fortune
Solomon A. Fortune

W.T. HARRIS BOULEVARD

UNIVERSITY CENTER BLVD

COLLINS AKAHAN DRIVE

MCULLOUGH DRIVE (60' R/W)

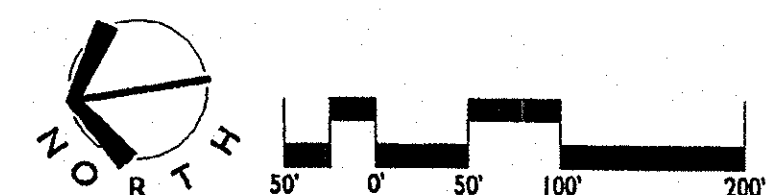
EXISTING
RESTAURANTS

100' LANDSCAPE AREA
(TREE SAVE)
SEE DEVELOPMENT NOTES

100' LANDSCAPE AREA
(TREE SAVE)
SEE DEVELOPMENT NOTES

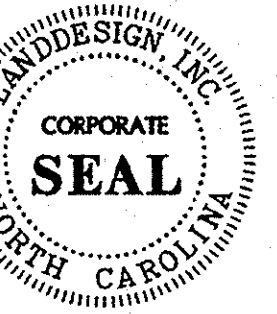
INTERSTATE HIGHWAY 85

FOR PUBLIC HEARING
PETITION # 2008-105



LandDesign

223 N Graham Street Charlotte, NC 28202
V: 704.333.0325 F: 704.332.3746
www.LandDesign.com



UNIVERSITY CENTER
Charlotte, North Carolina

Phillips Development & Realty, LLC

SITE PLAN 3

REVISIONS:
06/16/06 PER DEVELOPER & CITY COMMENTS
7/14/06 PER PLANNING STAFF COMMENTS
8/14/06 PER PLANNING STAFF COMMENTS
9/18/06 FINAL COMMENTS
4/23/08 REVISION TO DEVELOPMENT STDS
NOTE SECTION 2.5(c) PER CLIENT
7/20/08 REVISION TO DEVELOPMENT
STDS NOTES, ADDING SECTION 4.1

DATE: 10/9/06
DESIGNED BY: RC
CHECKED BY: RC
QC BY: RCST
SCALE: 1"=100'
PROJECT #: 1006094
SHEET #:

CI.3

University Center Mixed Use Village
Development Standards
Development Areas 1 (portion of) and 2b of 2001–105 Site Plan
June 28, 2008
Revised April 27, 2014

1. General Provisions

Unless more stringent standards are established by the Technical Data Sheet or the Development Standards, all development standards as the "Schematic Site Plans". Detailed site planning and building design for the Site has not been finalized. The development depicted on the Schematic Site Plans is schematic in nature, and except as otherwise specified in the Development Standards, is intended only to describe the possible arrangements of uses and building elements and the schematic depictions of the uses, structures and building elements set forth on the schematic Site Plans should be reviewed in conjunction with the provisions of the Development Standards. Consequently, except as otherwise expressly specified on the Technical Data Sheet and in the Development Standards, the ultimate layout of the development proposed, the exact alignments of streets, points of access, the numbers, the size, configuration, and placement of buildings, the size, configuration, and placements of parking areas, and the heights and masses of buildings have not been finally determined, and depictions of such elements on the Schematic Site Plan and schematic building elevations are not intended to be specific site development plans but rather preliminary graphic representations of the types and quality of development proposed. They may, therefore, be altered or modified during design development and construction document phases with the maximum building/parking envelope lines established on the Technical Data Sheet and subject to the accompanying Development Standards and Section 6.206 (2) of the Ordinance. Parking layouts may be modified to accommodate final building locations and ancillary facilities and parking spaces may be located inside or outside development areas boundaries to the extent permitted by the Ordinance. Sidewalks generally depicted on the Schematic Site Plans are intended to reflect the general pedestrian circulation for development on the Site but the specific location of such sidewalks may be subject to minor variations that do not materially change the design intent generally depicted on the Schematic Site Plans. The dimensions and specific locations of building/parking envelopes and parking envelopes generally depicted on the Technical Data Sheet may be subject to minor variations that do not materially change the design intent generally depicted on the Schematic Site Plans. As described in Section 4.1 below, the Site shall be viewed as a unified development plan in accordance with the provisions set forth therein.

2. Permitted Uses and Building Area Restrictions

2.1 The proposal is intended to accommodate the development of retail, restaurant, office, hotel and residential uses which will be interconnected with open space pedestrian and vehicular linkages.

2.2 Area A as generally depicted on the technical Data Sheet may be devoted to any of the following uses;

A. Up to 392 residential units and

B. Up to 15,000 square feet of gross floor area of retail and/or restaurant space developed as part of mixed use residential/retail/restaurant building located within that portion of Area A identified as Area A-1 on the Technical Data Sheet. And

C. Associated surface and structured parking spaces and accessory uses and uses permitted under prescribed conditions under the Ordinance.

For purposes of the development limitations set forth in this Section 2 the term "gross floor area" or GFA shall mean and refer to the sum of gross horizontal area of each floor of a principal building, and any accessory buildings or structures on the site measured from the outside of the exterior walls or from the center line of party wall; provided however such term shall exclude any surface or structure parking facilities or related access areas, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), or areas devoted to uses or structures accessory to residential uses on the site (limitations on the scope of residential uses being determined on a per unit, rather than floor area basis); provided, further, areas devoted to outdoor dining are not intended to be included in the calculation of gross floor area.

2.3 Area B as generally depicted on the Technical Data Sheet may be devoted to any of the following uses:

a. Up to 10,000 square feet of gross floor area of office space.

b. One limited service hotel with up to 105 rooms with associated hotel uses and amenities such as restaurants, conference/meeting/banquet space, gift shops and similar uses; and

c. Associated surface and structured parking spaces and accessory uses and uses permitted under prescribed conditions as permitted under the Ordinance.

2.4 In addition to the development option described for Area B in Section 2.3 above, the development of Area B may include up to two hotels with no more than 525 rooms collectively subject to the following limitations and restrictions:

a. One of the two hotels permitted shall be a full service hotel (a "full service" hotel refer to a hotel that includes restaurant and conference/meeting/banquet facilities within or adjacent to the hotel building).

b. The total amount of retail and/or restaurant uses on the Site shall not exceed 10,000 square feet of gross floor area and any such retail and/or restaurant space shall be located in mixed use residential/retail/restaurant buildings or retail/restaurant/office buildings.

c. The conditions and provisions outlined in Section 2.5(b) and 2.5(d) below shall also be met.

2.5 The permitted uses described in Sections 2.2 and 2.3 above shall be subject to the following limitations and restrictions:

a. The total amount of retail and/or restaurant uses on the Site shall not exceed 10,000 square feet of gross floor area

b. No fast food restaurants with drive through window facilities or gas stations/convenience stores with gasoline sales shall be allowed.

c. No one single tenant or single fee ownership user may occupy more the 25,000 square feet of gross floor area on the ground floor for retail and/or restaurant uses and

d. No more than one independent freestanding building (or cluster of interconnected building that is independent) devoted solely to retail and/or restaurant uses may be developed on the Site. For the purposes of these Development Standards, and independent freestanding building or cluster of interconnected building shall mean a building or cluster that is disconnected from the adjacent development by drive-through lanes, parking areas, alleys and/or driveways without well-defined pedestrian cross-walks. The remaining freestanding buildings, with or without drive-through facilities, shall be interconnected. For the purposes of the Development Standards and interconnected freestanding building shall mean a building which has a pedestrian connection to the abutting public street or abutting internal private streets generally depicted on the Conceptual Schematic Site Plan attached hereto, and the closest building within the Site that does not crossover drive-through lanes or driveways except by way of well-defined pedestrian cross-walks. More than one freestanding building may be part of an independent cluster of freestanding buildings that are collectively treated as a single independent freestanding building for the purpose of the limitation set forth above, to the extent that the building within such cluster are interconnected by a pedestrian driveway/crosswalk and a plaza, fountain area, seating area or other similar site amenity.

e. No more than 45,000 square feet of gross floor area devoted to retail and/or restaurants shall be permitted on the Site unless such uses are located within mixed use residential/retail/restaurant buildings or retail/restaurant/office buildings.

3. Access Points

The total number of ingress/egress points shall limited to the number shown on the Technical Data Sheet. The exact locations may vary somewhat from the depicted based upon final design and location equipments as regulated by CDOT and, where applicable NCDOT.

4. Setback, Yards, and Buffers, and Landscape Areas, Planned/Unified Development

4.1 All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the exterior of the overall Site and public street frontage, provided that a 30 foot landscape strip shall be maintained along McCullough Drive and along Collins and Aikman Drive and other setback and yard requirements expressly shown on the Rezoning Plan shall be maintained.

The Site shall be viewed as a planned/unified development plan. As such, except as otherwise expressly shown on the Rezoning Plan, yards and buffers will not be required between buildings located on the Site nor between the boundaries and uses associated with the O-2(CD) zoned area, the B-2(CD) zoned areas and the NS zoned area. The Petitioner reserves the right to subdivide the Site and create lots within the interior of the development with no public street

frontage, side and/or rear yards or buffers as part of a planned/unified development plan. In addition, the Site can be viewed as a planned/unified development plan in conjunction with the adjacent tracks.

4.2 The setback areas extending around the perimeter of the Site are to remain as open space and, except to the extent necessary to accommodate pedestrian pathways, wall, berms, fences, grading, signs, graphics, or utility construction and, where indicated, vehicular access, will be restricted from future development. No buildings or parking lots or storm water detention basin (actual water surface area) may be placed within any setback as required by the Ordinance.

4.3 In setback areas where existing natural vegetation has been cleared to accommodate walls, berms, fences, grading, signs, graphics, vehicular access or utility construction, the cleared, unimproved areas will be landscaped with trees and/or shrubs in accordance with Class A buffer standards unless applicable ordinances or constraints imposed by utility companies would prohibit such landscaping.

4.4 A 100 foot landscape/tree save area will run parallel to Interstate 85. Subject to and in accordance with the following standards, trees located within this landscape area shall be preserved and such area maintained as follows: a. trees and shrubs shall be hand pruned only and no heavy equipment or vehicles shall be allowed within the outer most 90 feet of these area except in connection with utility installations or repair, b. any plant material removed, shall be cut flush with the ground and no disturbance of the soil shall be permitted except that the soil may be disturbed in connection with the installation of additional trees and shrubs and in conjunction with an utility installations or repair, c. no tree limb removal, with the exception of dead or diseased limbs and in connection with utility installation or repair, d. weeds and vines may be removed, e. dead or diseased trees and material may be removed and f. mulch may be applied to these areas.

4.5 Within the 30 foot landscape strip areas along McCullough Drive, street trees will be provided at a 2.5 inch to 3 inch caliper and will be spaced at 35 feet to 45 feet 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 the s requirement.

4.6 Vehicle circulation and parking spaces will not be located in between buildings on the Site and McCullough Drive and Collins and Aikman Drive. However, circulation and parking spaces may be located to the side of buildings and/or between buildings on the Site.

4.7 Build to lines will be established as follows;

McCullough Drive 35 feet from the right-of-way
Collins and Aikman Drive 30 feet from the right-of-way
Public Street A and B 15 feet from back of curb

5. Screening and Landscaping

5.1 Screening will conform to the applicable standards of Section 12.303 of the Ordinance.

5.2 Landscaping shall meet or exceed the requirements of the Ordinance and the City of Charlotte Tree Ordinance. Newly installed landscaping shall be consistent with the existing landscaping treatments.

5.3 Irrigation systems will be maintained by Petitioner or its successors and assigns in all landscaped setback areas along McCullough Drive.

5.4 All roof mounted mechanical equipment will be screened from view.

5.5 Dumpster areas will be enclosed by a brick wall with on side being a decorative wooded gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

5.6 A minimum of 10% of the Site shall be preserved as tree save areas.

6. Parking

6.1 Off street parking will meet or exceed the minimum standards established under the Ordinance and will not be allowed within the setbacks. Off street parking for residential units will be provided at a ratio of at least 1.6 spaces per unit.

6.2 Parking areas will be broken up with landscaping to avoid massing of paved materials.

6.3 Where parking is not located behind buildings, screening shall be provided at the lot line by landscaping or decorative walks or fences. Shared parking may be allowed at the discretion of the Zoning Administrator.

6.4 Parking decks and underground parking are allowed, provided that perimeter parking deck elevations located immediately abutting and within 20 feet of right-of-way or easement lines associated with public or private streets or primary pedestrian circulation areas will include a deck edge designed in a manner consistent with the overall project design and image and substantially in compliance with Section 12.212(2)(C), (e) and (f) or Section 12.212(3)(d).

6.5 On street parking may be provided along public streets subject to the approval of CDOT.

6.6 Bicycle parking shall be provided in accordance with the Ordinance.

7. Lighting

7.1 Freestanding streetscape lighting fixtures installed within the Site will be uniform in design and full shielded. Freestanding lighting fixtures shall be aluminum and cad in order to provide a wght iron type appearance.

7.2 No cobra style lighting fixtures may be used on the Site.

7.3 The maximum height of any freestanding lighting fixture, including its base shall not exceed 28 feet in height.

7.4 No wall pak type lighting will be allowed facing public streets. Any wall pak type lighting will be downwardly directed.

8. Signs

All signs placed on the Site will be erected in accordance with the requirements of the Ordinance. Detached signs shall not exceed 5 feet in height or 50 square feet in size. No pylon type detached signs shall be permitted. Detached signage may be located within building setbacks and other locations throughout the Site in accordance with the Ordinance.

9. Sidewalks

Subject to the provisions of Section 11 below, sidewalks of at least five feet in width will be installed throughout the Site in accordance with the requirements of the Ordinance and as generally depicted on the Schematic Site Plans. The sidewalk network will provide internal pedestrian circulation as well as pedestrian access to McCullough Drive, Collins and Aikman Drive and other internal public streets.

10. Storm Water Management

10.1 Storm water runoff will be managed though proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention, if provided, shall not be located in the setback required by the ordinance.

10.2 The detention tie-in to the existing abutting storm water system. The Petitioner shall have the receiving drainage system abutting the Site analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing, receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.

10.3 The Petitioner shall control and treat the entire runoff volume for the one-year 24 hour storm. Runoff draw down time shall be a minimum of 24 hours but not more than 120 hours.

10.4 For Area 1, the peak storm water release rates shall match pre-developed rates for the 10-year and 25 year, 6-hour storm events or a downstream flood analysis shall be performed to determine whether peak control is needed and if so, for what level of storm frequency.

10.5 For Area 2, the peak storm water release rates shall match pre-development rates for the 10-year, 6 hour storm events and a downstream flood analysis shall be performed to determine whether additional peak control is needed and if so, for what level of storm frequency. If a downstream analysis is not performed, the peak storm water release rate shall pre-development rates for the 10-year and 25-year, 6 hour storm.

10.6 Water quality best management practices shall be constructed on the site achieve 85% Total Suspended Solid removal for the entire post-development runoff volume for the runoff generated from the first inch of rainfall. BMP's must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources Best Management Practices Manual, when available. Use of Low Impact Development techniques is optional.

11. Streetscape Treatment

Newly installed streetscape treatments along public streets abutting the Site (with the exception of Interstate 85) shall conform to the Ordinance and include a six foot sidewalk and an eight foot planting strip, provided, however, the existing sidewalk of five feet in width along Collins and Aikman Drive shall remain since installation of a six foot wide sidewalk could cause damage to existing trees. Retention of the existing sidewalk along Collins and Aikman Drive shall not require a variance or approval of the City Engineer.

12. Vehicular Access and Roadways, Transportation Commitments

a. Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet.

b. The placements and configuration of these access points are subject to any modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.

c. If this Rezoning Petition is approved, the Petitioner commits to cause to be constructed the following roadway improvements:

i. Public Street A extending from McCullough Drive to the northerly property line of the site, said Public Street A to be designed to residential collector street standards and constructed as part of the development of uses permitted with Area A.

ii. Public Street B extending from Collins & Aikman Drive in a westerly direction to tie in with existing Pike Drive, said Public Street B to be designed to commercial collector street standards and constructed in connection with development of the earlier to occur of the hotel within Lot 3, as recorded on Map Book _____ Page _____ of Area B or the first building within Area B; and

iii. Private Street C extending from Public Street A to the property line of the adjoining Tax Parcel 047-212-02. Private Street C shall be a private street but built to public street standards for a residential collector street with the exception that head-in parking (either angled or perpendicular) will be allowed on the street. In the event CDOT allows this street be a public street with head-in parking, it will be converted to a public street built to residential collector standards. A build-to line of 15 feet from back of curb will be established along the street if it is converted to a public street.

Notwithstanding the foregoing, the designs of the public streets described above may be adjusted or narrowed during the subdivision process to lesser standards acceptable to the Petitioner and CDOT as may be set forth in the City of Charlotte Urban Street Design Guidelines.

d. If this Rezoning Petition is approved, the Petitioner commits to dedicate and convey (by quitclaim deed) to CDOT the rights-of-way associated with Public Street A and Public Street B within sixty days of completion of the improvements associated with each streets.

e. The Petitioner will investigate options to provide direct connectivity to the proposed transit station at Ken Hoffman Drive.

13. Design and Architectural Treatment

The following design and architectural treatments shall apply to residential uses on the site:

1. Buildings on the Site will feature four-sided architecture

2. The portion of the building exteriors located below the roof line and with the exception of windows, doors, garage doors, architectural accents, fenestration and wall signage shall be composed of brick, stone, or cultured stone, and/or conventional stucco material. The roofs of the buildings will be constructed of 20 year architectural shingles.

3. No vinyl siding, EIFs of Drivet shall be used in the construction of the units.

4. No open, unconditioned breezeways will be allowed.

5. A minimum of 25% of the units will have access to a garage that may be either connected to a principle building or located within a detached building and a minimum of 15% of the units will have access to a garage that is connected to a principal building.

6. Dormers, pitched roofs, architectural fenestrations and accents shall be incorporated into the building design.

7. Doors and/or windows shall be located at least every 20 feet on every side of the building in order to avoid blank walls.

8. All dumpsters will be screened from view from a public street in the manner described in Section 5.5 above.

9. The main entrance points into the residential areas shall include tired landscape treatment including large maturing trees, small ornamental trees, low-lying shrubs, and ground covers

14. Charlotte Mecklenburg Schools Agreement

Development of the Site will conform to the Letter of Agreement between the Petitioner and Charlotte Mecklenburg Schools and dated September 7, 2006.

15. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then owner or owners of the applicable parcel or parcels affected by such amendment in accordance with Section 6 of the Ordinance.

16. Binding Effect

1. If this rezoning Petition is approved, the development program established under these Development Standards and the Technical Data Sheet shall, unless amended in the manner provided under the Ordinance, be binding upon and inure the benefit of the Petitioner and the owners (from time to time) and their respective heirs, devisees, personal representatives, successors in interest and assigns.

2. Throughout the Rezoning Petition, the terms Petitioner, Owner, or Owners, shall, with respect to each parcel within the Site, be deemed to include the heirs, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in the development from time to time.

Attached to Administrative

Approval

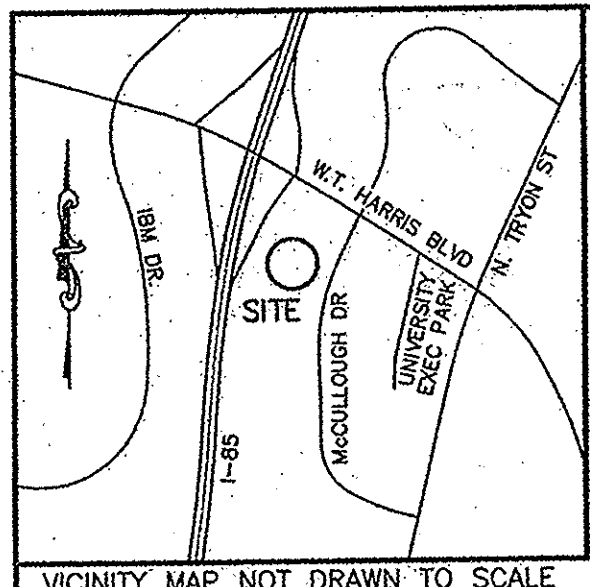
Solomon A. Fortune

Solomon A. Fortune

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

	Project:	HOME2 SUITES		
		MCCULLOUGH DRIVE CHARLOTTE, NORTH CAROLINA		
	Title:	NOTES		
	File #:	1231Z-PB.DWG	Date:	05/07/14
	Project Egr:	BTU		
	Design By:	FBL		
	Drawn By:	FBL		
	Scale:	1"=30'		
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335				
C2.0				

NO.	BY	DATE	REVISION
1	BTU	2/22/16	REV NOTES
2	BTU	3/21/16	REV NOTES



FLOOD CERTIFICATION:
THIS IS TO CERTIFY THAT THE A 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 371045-7700-3, DATED MARCH 2, 2009.

I, **JOSHUA E. MEASER**, REVIEW OFFICER OF MECKLENBURG COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: 5/1/2014

APPROVED IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 20 (SUBDIVISION ORDINANCE) OF THE CITY CODE OF THE CITY OF CHARLOTTE, NORTH CAROLINA.
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
DATE: 4/1/2014

Attached to Administrative Approval

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: #047-212-17
 - 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.
 - ZONING: B-2(CD) & O-2(CD) (PER CITY OF CHARLOTTE ZONING), ZONING PETITION: 2008-105
 - THE PURPOSE OF THIS MAP IS TO SUBDIVIDE SUBJECT PARCEL INTO 3 SEPARATE PARCELS.
 - SUBJECT PARCEL REFERENCES:
MAP BK. 52 PG 200
DEED BK. 27852 PG 765

- LEGEND:**
- R/W RIGHT OF WAY
 - MONUMENTATION FOUND/SET
 - E/P EDGE OF PAVEMENT
 - △ POINT COMPUTED
 - SS SANITARY SEWER LINE
 - SEWER MANHOLE
 - × FIRE HYDRANT
 - SDE STORM DRAINAGE EASEMENT
 - WV WATER VALVE
 - STORM DRAINAGE MANHOLE
 - DROP INLET
 - (T) TOTAL
 - WM WATER METER
 - NTS NOT TO SCALE
 - C/A CONTROLLED ACCESS

56 369
2014049156

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

GRANTED TO BE TITLE AND CORRECT COPY OF THE ORIGINAL MAP RECORDING...
J. DAVIS GRANBERRY, REGISTERED PROFESSIONAL SURVEYOR
DATE: MAY 07 2014 11:00 AM

TOTAL AREA:
498,605 SQ FT
11.446 ACRES

LOT 3
376,014 SQ FT
8.632 ACRES

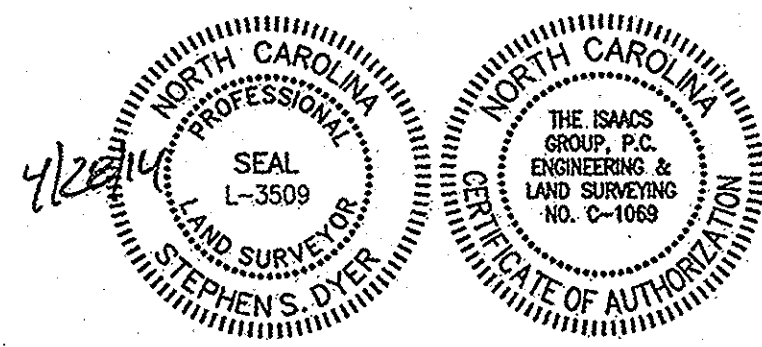
LOT 1
89,763 SQ FT
2.061 ACRES

LOT 2
32,828 SQ FT
0.754 ACRES

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	BEARING
C1	40.72	28.01	37.23	S09°48'02"E
C2	33.88	20.00	29.98	N52°21'16"W
C3	130.02	224.50	128.21	N12°47'05"E
C4	14.55	357.87	14.55	S43°51'18"E

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK-5674 PG-265), THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1/10,000 OR GREATER; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
THIS 22ND DAY OF APRIL, 2014.

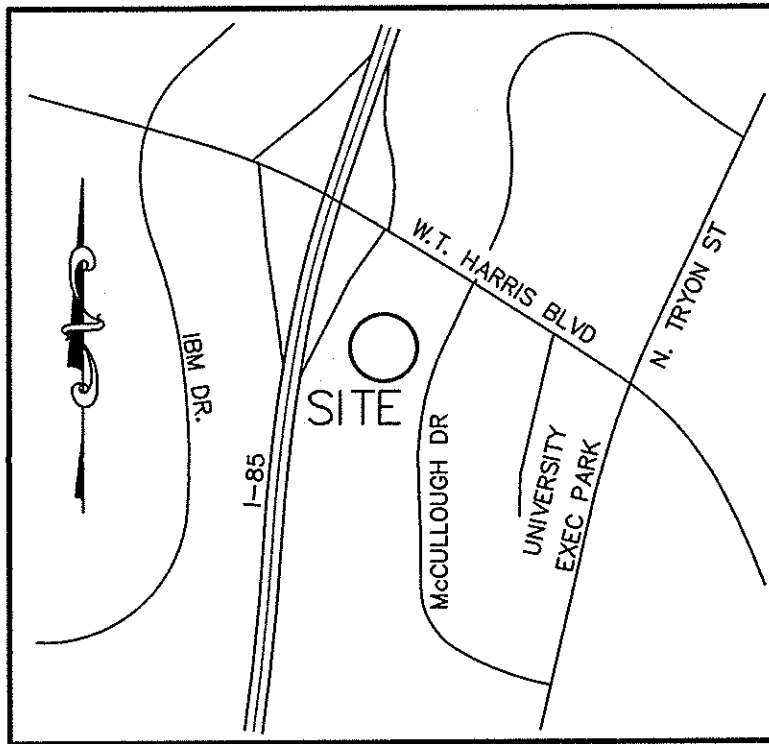
STEPHEN S. DYER, P.L.S. L-3509



NO.	BY	DATE	REVISION

OWNER CERTIFICATE
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED. FURTHERMORE, I DEDICATE ALL SEWER LINES AND ALL WATER LINES TO THE CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT, IF APPLICABLE.
DATE: 4-28-14 OWNER: NAYAN PATEL

SUBDIVISION PLAT
TRACT 3, MAP BOOK 52, PAGE 200
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA
OWNER: NAYAN PATEL
2011 VASLEY STREET
GREENSBORO, NC 27407
File #: 12312-RM-REV Date: 04-28-2014 Project P.L.S.: SSD
Surveyed By: TIG
Drawn By: MWJ
Scale: 1"=50'
8720 RED OAK BLVD. SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335



VICINITY MAP N.T.S.

ZONING CODE SUMMARY

PROJECT NAME: HOME2 SUITES - UNIVERSITY
PLANS PREPARED BY: THE ISAACS GROUP, P.C. PHONE #: 704-527-3440
ZONING: O-2 (CD)
REZONING PETITION: 2008-105
TAX PARCEL NUMBER: 04721217
JURISDICTION: CITY OF CHARLOTTE
SETBACK REQUIREMENTS:
PIKE ROAD: 20'
COLLINS AIRMAN DRIVE: 30'
MCCULLOUGH DRIVE: 30'
REAR: 10'
TOTAL PARCEL SIZE: 208,921.93/4.80 SQ. FEET/ACRES
HOME2 PARCEL: 91,447.41/2.10 SQ. FEET/ACRES
PROPOSED USE: HOTEL
NUMBER OF ROOMS: 105
ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
AN ASSIGNED BUILDING PERMIT NUMBER AND ADDRESS MUST BE POSTED ON BUILDING

LEGEND

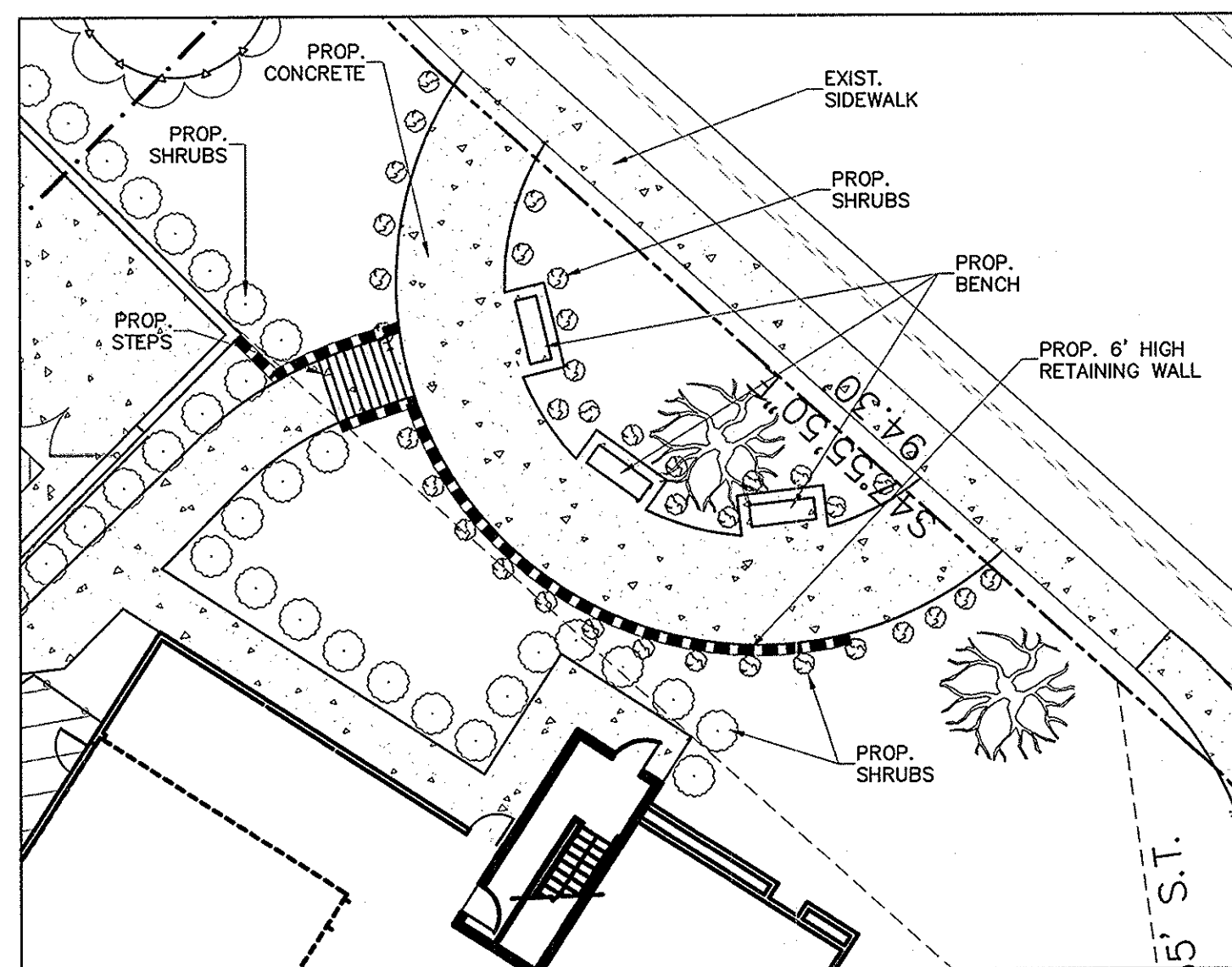
- PROPOSED CONCRETE
PROPOSED LIGHT POLE

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



PEDESTRIAN PLAZA
SCALE: 1"=30'

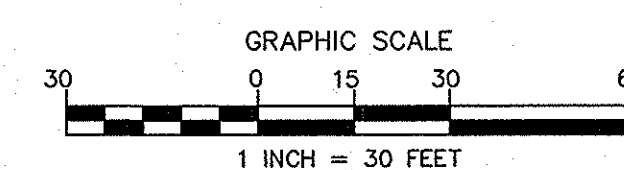
LOT 3
8.632 ACRES
(FUTURE DEVELOPMENT)

Attached to Administrative
Approval

Solomon A. Fortune
Solomon A. Fortune

1/8" = 1' = 30'

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



NO.	BY	DATE	REVISION

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

Project:	HOME2 SUITES		
Title:	MCCULLOUGH DRIVE CHARLOTTE, NORTH CAROLINA		
File #:	12312-PB.DWG	Date:	05/07/14
Project Egr:	BTU	Design By:	FBL
Drawn By:	FBL	Scale:	1"=30'
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335			
C1.0			