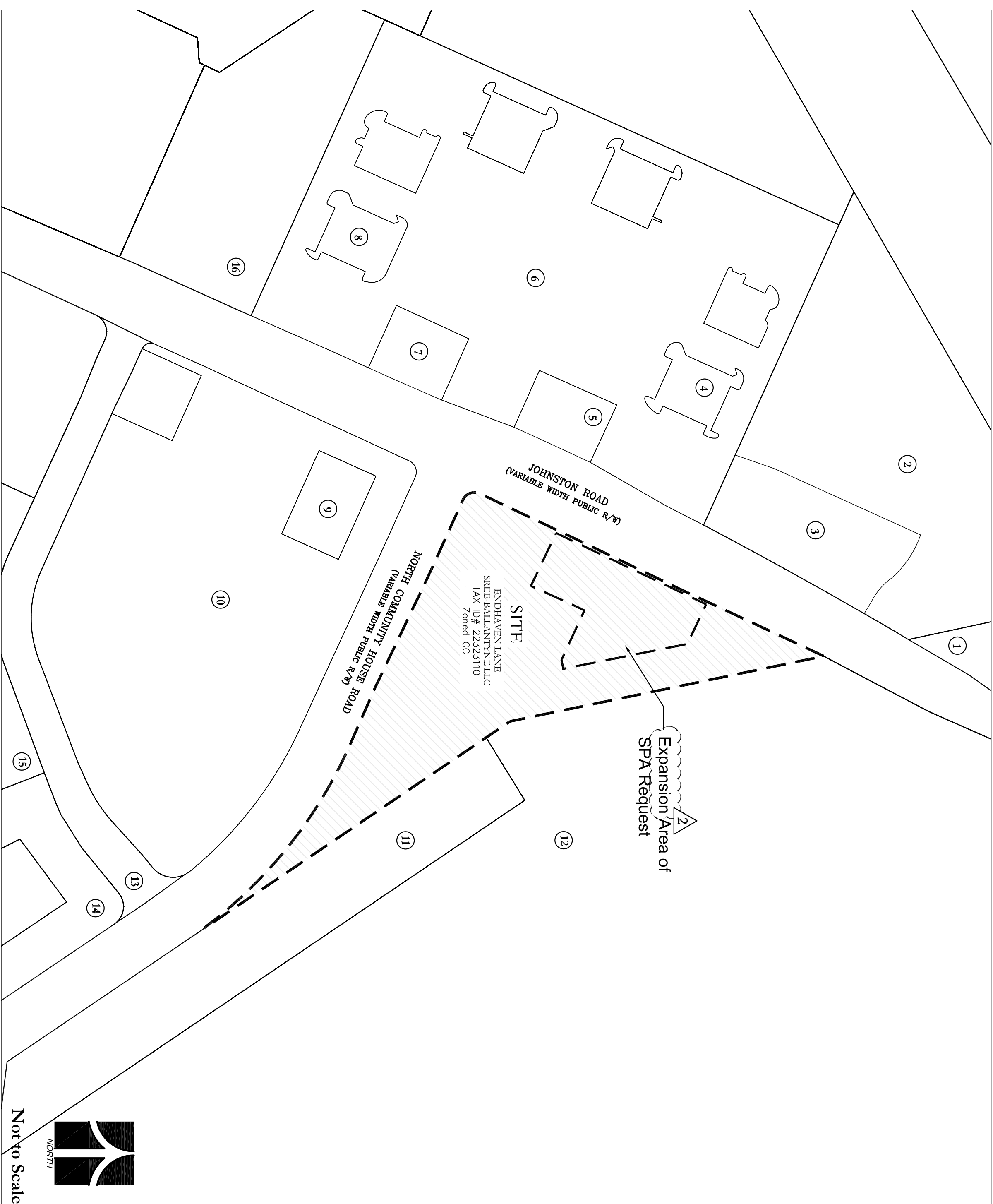


Spring Hill Suites Hotel Site

Charlotte, NC

List of Adjacent
Property Owners:

1. JOHNSON ROAD
R/N# 2225132
ZONED CC
ZONED MX (NINOV)
2. JOHNSON ROAD
R/N# 2225132
ZONED CC
ZONED MX (NINOV)
3. ANCHOR TONGSONG
SHOPS, LLC C/O
ANCHOR PROPERTIES, INC.
R/N# 2225138
ZONED CC
4. 1205 CORDER WAY
C/O
TONGSONG PARTNERS, LLC
R/N# 2225151
ZONED CC
5. 12130 JOHNSON ROAD
R/RY TIESDAV, INC
R/N# 2225139
ZONED CC
6. 1206 CORDER WAY
C/O
TONGSONG, LLC
ZONED CC
7. 12140 JOHNSON ROAD
STEEN TONGSONG, LLC
C/O CHAO WALDRF
R/N# 2225140
ZONED CC
8. 1211 CORDER WAY
C/O
TONGSONG PARTNERS, LLC
R/N# 2225148
ZONED CC
9. 12135 NORTH CANTINITY HOUSE ROAD
FAMILY EEMAN STORE, LLC
R/N# 2225143
ZONED CC
10. 1225 NORTH CANTINITY HOUSE ROAD
TONGSONG MARKET, LLC
C/O
R/N# 2225109
ZONED CC
11. 1206 ENDAVIA LINE
CATHOLIC DIOCESE OF ROMAN CH/RT
R/N# 2225403
ZONED CC
ZONED MX (NINOV) & R-3
12. 1206 ENDAVIA LINE
CATHOLIC DIOCESE OF ROMAN CH/RT
ZONED MX (NINOV) & R-3
13. TONGSONG WAY
OWNERS ASSOC INC TONGSONG PROPERTY
C/O CASINDY TR/LEV
R/N# 2225139
ZONED CC
14. TONGSONG WAY
TONGSONG FUTURE DEVELOPMENT LLC
C/O
R/N# 2225136
ZONED CC
- *15. 64CF 2067 GGP OFFICE 3401 LC
C/O 118 PARTNERS LLC
ZONED CC
- *16. JOHNSON ROAD
ANCHOR PROPERTIES 5,LLC
R/N# 2225144
ZONED CC



Index of Sheets:

DESCRIPTION

Cover Sheet

Schematic Site Plan

Technical Data & Development Standards

Diagrammatic Rendering

Proposed Building Elevations (East/West)

Sheet No:

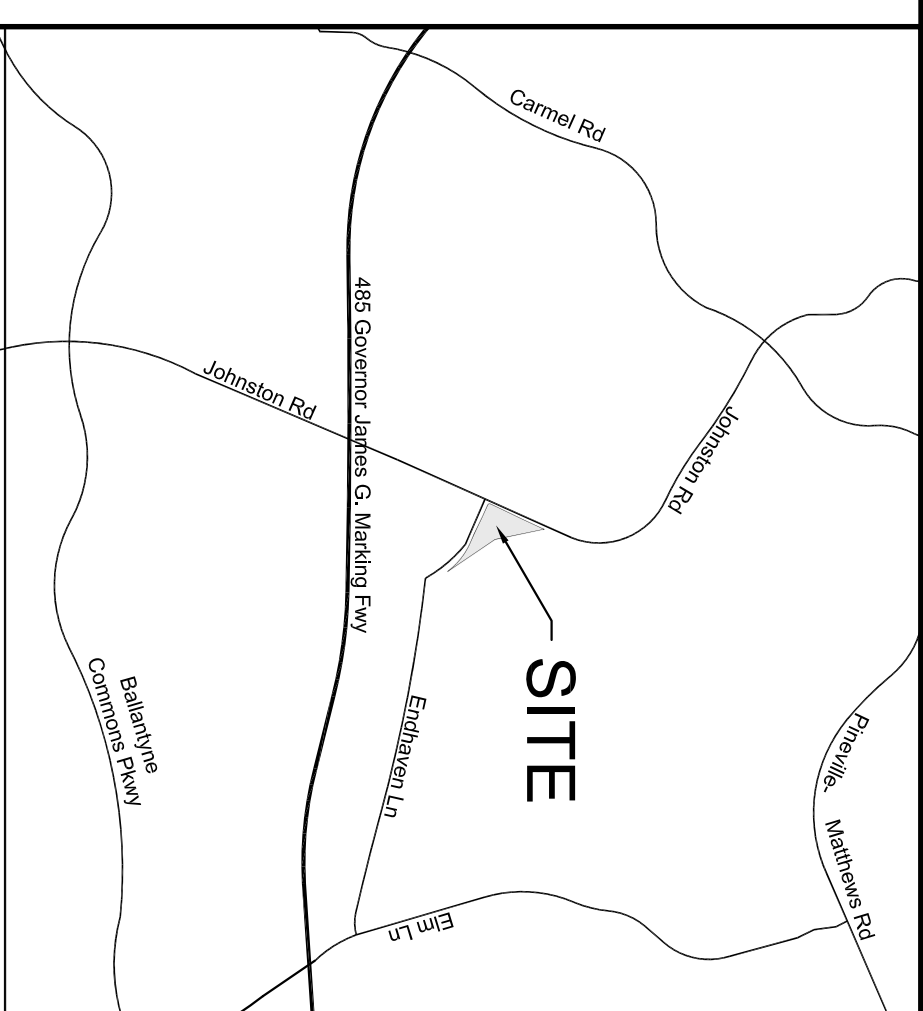
RZ.1

RZ.2

RZ.3

RZ.4

RZ.5



Vicinity Map

Not to Scale



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ESP Associates, P.A.

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SREE
HOTELS
SREE Hotels, LLC
5113 Piper Station Drive
Suite 300
Charlotte, NC 28227

SPRING HILL SUITES HOTEL SITE

SHEET 77A

Cover Sheet

[illegible]

RZ.1

Rezoning Petition No. 2014-045
Site Plan Amendment to Petition # 1999-088
Development Standards
3/24/14

Development of the approximate +/- .35 acre Site will be governed by the accompanying Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

The 1.35 Acre Proposed Development Area depicted on the Technical Data Sheet is intended to reflect the arrangement of the maximum building expansion area proposed as part of this Site Plan Amendment within this area of the Site. Subsequently, modifications to existing on site vehicular circulation and relocation of existing right of way entrance along Johnston Road is also proposed as part of this site plan amendment request.

2. Permitted Uses

associated therewith which are permitted by right or under prescribed conditions in the City of Charlotte CC Zoning District.

The maximum number of units (hotel rooms) allowed on tax parcel 22323100 will be 164 (124 existing and 40 new proposed hotel rooms).

- a) The site will continue to have 1 existing entrance along North Community House Road and 1 entrance (to be elevated) along Johnston Road.
- b) Surface parking areas will be generally depicted within the Proposed .35 Acre Development Area as illustrated on the Schematic Site Plan, along with modifications to vehicular circulation, parking spaces, and landscape islands in the existing development area in order to accommodate transitions between the proposed and existing parking lot.

d) All proposed commercial driveway connections to a future public street will require a driveway permit to be submitted to CDOT

e) Any fence or wall constructed along or adjacent to any sidewalk or street right-of-way will require a certificate issued by CDOT.

encroachment agreement must be approved by CDOT prior to the construction/installation of the non-standard item(s).

a) The intent of the Hotel expansion is to match existing Architecture of the existing built 124 room, 5 story Hotel facility. A Diagrammatic Architectural Elevation of this proposed building expansion is provided as part of the Site Plan Amendment package illustrated on Sheets RZ.4 and RZ.5.

proposed building expansion is provided as part of the Site Plan Amendment package illustrated on Sheets RZ.4 and RZ.5

as viewed from grade

a) Internal areas of the Site within the Proposed 1.35 Acre Development Area will be landscaped in accordance with the requirements of the Ordinance

b) Screening and landscaping for the Proposed 1.35 Acre Development Area shall conform to the standards of the Ordinance

c) Meter boxes, back flow preventers, and similar items will be screened from public view

d) Except as otherwise provided in these Development Standards, 5' wide sidewalks within the proposed .33-Acre Development Area will connect to the existing sidewalk and planing strip area along Johnson Road. No further changes or modifications to the existing streetscape along Johnson Road and/or North Community House Road are anticipated, except those required to connect the internal private sidewalk to the public sidewalk system, notwithstanding the proposed sidewalk and planing strip that will be installed to match the existing streetscape along Johnson Road where the existing curb cut will be removed to support the proposed hotel expansion.

e) To meet the intent of the Buffer section of the Zoning Ordinance, the petitioner proposes to install a thirty-eight foot and 3 inch (38.25') wide landscape planting area along the newly installed parking area located within the existing 75' area along the eastern property line within the Proposed 1.35 Acre Development Area.

f) Petitioner proposes to install a 6" high wooden fence within the proposed buffer to allow a 25% reduction in width, per section 12.202(b) to allow a 38.25' wide buffer area as illustrated in the Proposed Conceptual Buffer Planting Detail.

g) Landscaping withing this area shall be installed as follows:

- Large maturing shade trees - min. 2 ½ inch caliper, planted at nine (9) per 100 lineal feet
- Evergreen trees, min 6' high, planted at three (3) per 100 lineal foot of buffer area

- Shrubs to be omitted since 6' high opaque fence is being installed

2. • Landscaping shall be arranged within the planting area as illustrated in the Proposed Conceptual Buffer Planting Detail as shown below

b) Petitioner will install a chain link security fence along the rear of the site to separate the hotel site from property owned by the Catholic Diocese of Charlotte, per Petition ID number 22323110. Petitioner will install a letterhead agreement between the two (2) property owners for parcel ID numbers 22246103 and 22348101 and Spring Hill Suites Hotel (parcel ID number 22323110) is consummated which stipulates that the chain link fence should not be installed. If such a letter from the adjoining property owner is provided to the City, it is agreed that the chain link fence will not be required.

i) Applicant may utilize existing vegetation located along the eastern property line to satisfy the landscape buffer planning requirements provided that existing vegetation is approved by the landscape inspector and consists of species listed on the City's approved plant list.

a) Tree Save: Existing trees will be preserved within required 50' areas along existing rights-of-way

2 b) PCCO - The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.

c) PCCO - The localities, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

All proposed signage shall meet the requirements of the Ordinance

9. **Lighting**

a) Any lighting attached to any new proposed exterior building expansion, facing a residential component shall be capped and downwardly directed.

b) All street and parking lot fixtures will be shielded with full cut-off fixtures

c) External facing wall-pak lighting will be prohibited throughout the Site

d) Exterior lighting will be provided within new parking lot areas to match existing lighting

e) Detached lighting will be limited to 20 feet in height.

Petitioner shall satisfy or exceed the parking requirements of the City of Charlotte Zoning Ordinance for the proposed 40 room hotel expansion

11. Phasing

Development to be constructed in one phase



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SHEET TITLE

Petition 2014-045

Charlotte, North Carolina

SPRINGHILL SUITES ADDITION

BALLANTYNE - CHARLOTTE, NC

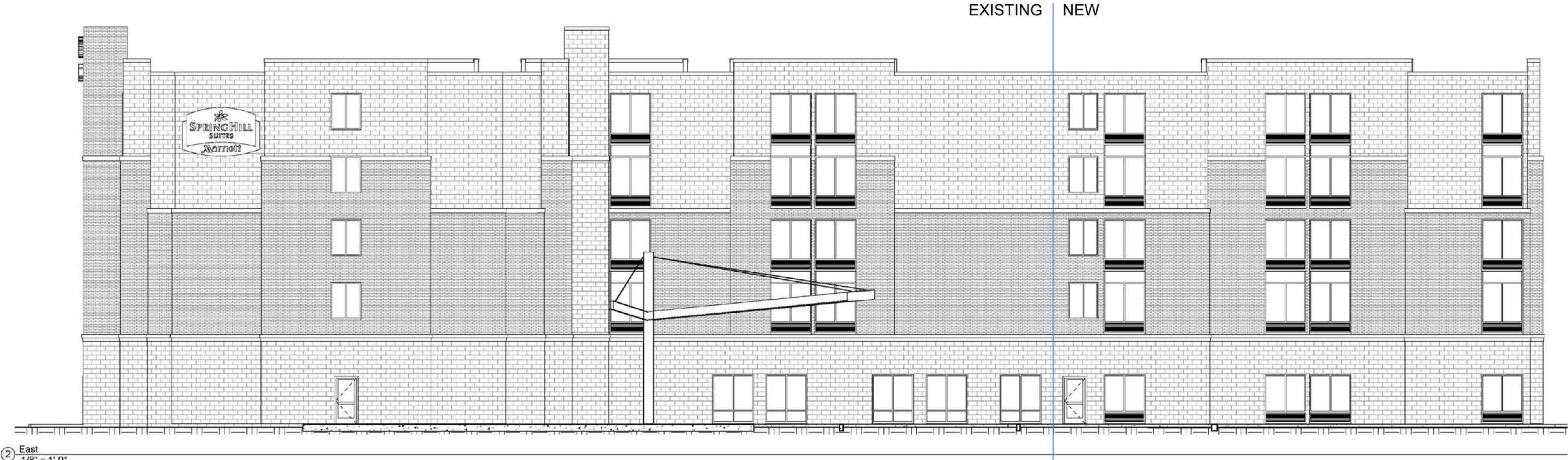


DIAGRAMMATIC RENDERING

03.24.14

S P R I N G H I L L S U I T E S A D D I T I O N

B A L L A N T Y N E - C H A R L O T T E , N C



ELEVATIONS

03.24.14