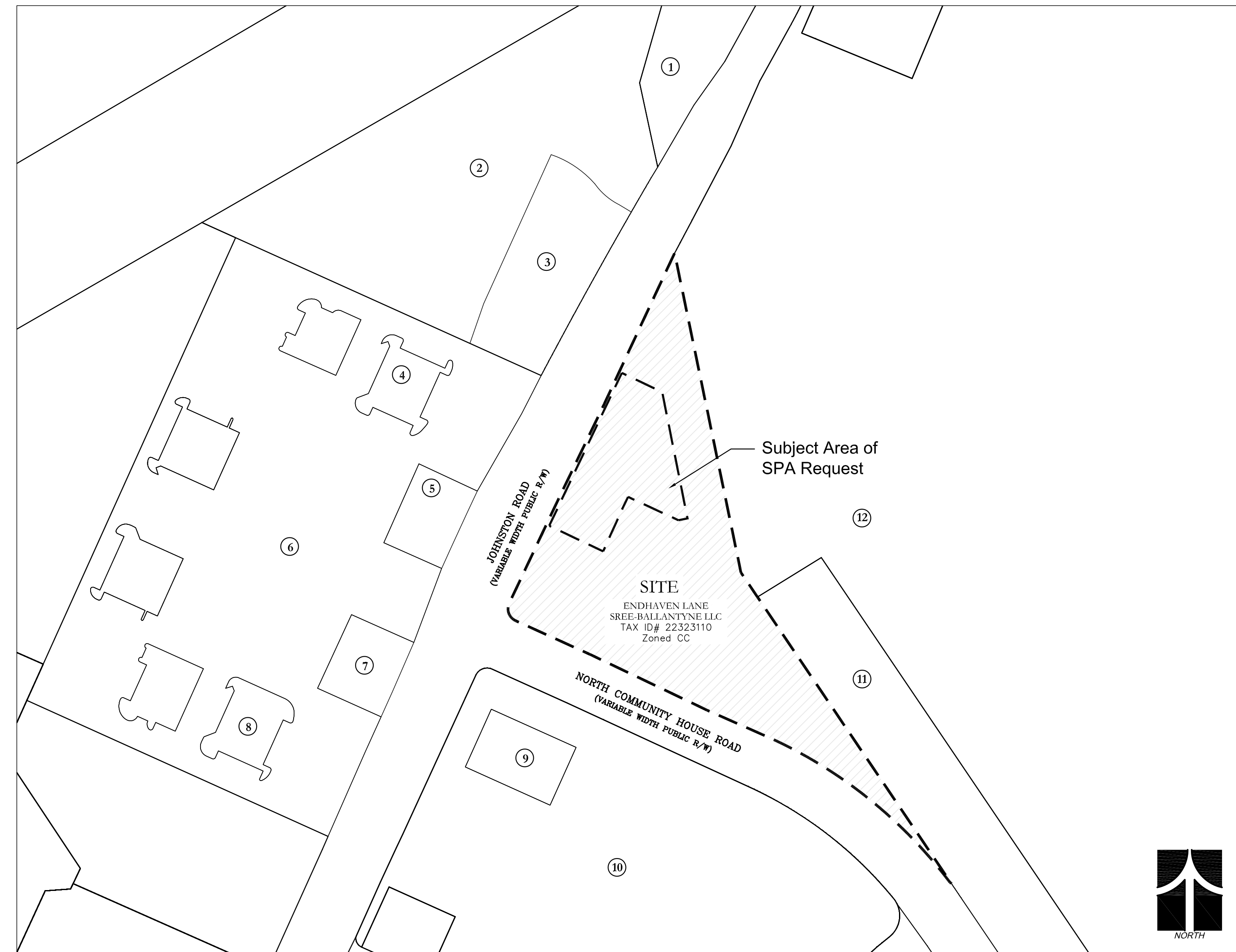


Charlotte, NC

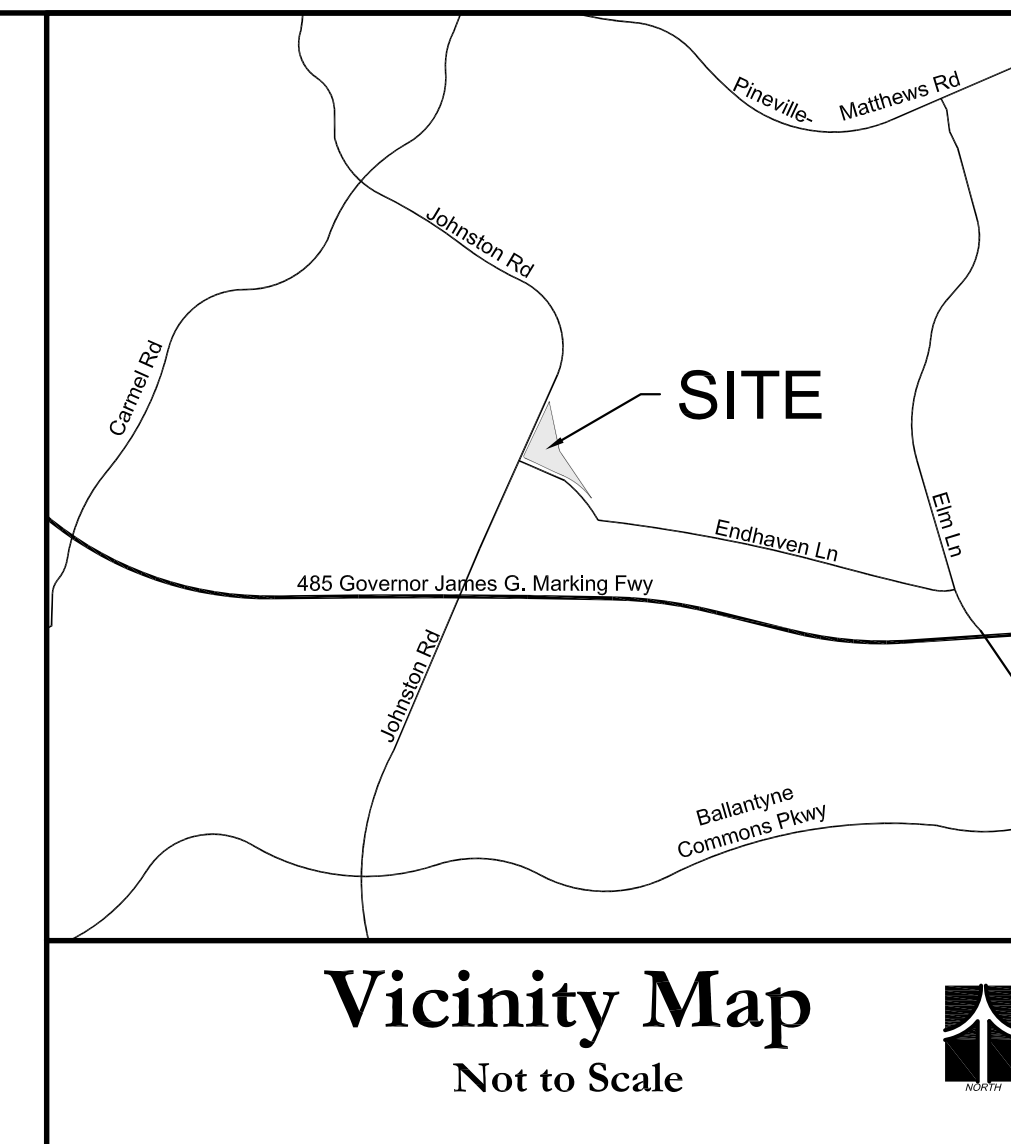
1. JOHNSTON ROAD
PIN# 2323152
CITY OF CHARLOTTE
ZONED MIX2(NONV)
2. JOHNSTON ROAD
TRAKS OF BALLANTYNE, LLC
PIN# 2323172
ZONED CC
3. ANCHOR TORINGDON
SHOPPES, LLC, C/O
ANCHOR TORINGDON, INC.
PIN# 2323147
ZONED CC
4. 12105 COPPER WAY
% DIANE BACKETT CO
TORINGDON PARTNERS, LLC
PIN# 2323151
ZONED CC
5. 12330 JOHNSTON ROAD
RUBY TUESDAY, INC
PIN# 2323150
ZONED CC
6. 12206 COPPER WAY
STREETS OF TONGINGDON, LLC
PIN# 2323146
ZONED CC
7. 12410 JOHNSTON ROAD
STICKY TORINGDON, LLC
C/O CHAD WALDORF
PIN# 2323149
ZONED CC
8. 12331 COPPER WAY
% DIANE BACKETT CO
TORINGDON PARTNERS, LLC
PIN# 2323148
ZONED CC
9. 12335 NORTH COMMUNITY
HOUSE ROAD
FANTASY JEWELRY STORE, LLC
PIN# 2323143
ZONED CC
10. 12235 NORTH COMMUNITY
HOUSE ROAD
KRG TORINGDON MARKET, LLC
C/O KATE REALTY GROUP
PIN# 2323109
ZONED CC
11. 7180 ENDHAVEN LANE
CATHOLIC DIOCESE OF ROMAN
CHURCH OF THE
ZONED MIX2(NONV) & R-3
12. 7001 ENDHAVEN LANE
CHURCH OF THE ROMAN CATHOLIC
DIOCESE OF
PIN# 2323810
ZONED MIX2(NONV) & R-3



DESCRIPTION

Sheet No:

Petition 2014-xxx
"For Public Hearing"

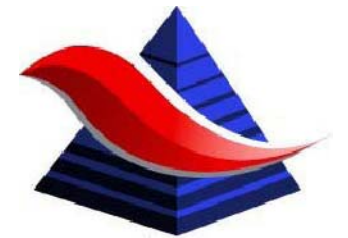


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ESP Associates, P.A.

CLIENT



S R E E
H O T E L S

SREE Hotels, LLC
5113 Piper Station Drive
Suite 300
Charlotte, NC 28277

PROJECT

SPRING HILL SUITES HOTEL SITE

SHEET TITLE

Cover Sheet

PROJECT LOCATION	Charlotte, North Carolina
------------------	----------------------------------

[illegible]

RZ.1

DEVELOPMENT STANDARDS

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

1. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Schematic Site Plan Amendment filed by SREE Hotels to modify the Development Standards established by Rezoning Petition No. 1998 -088 in order to accommodate redevelopment of an approximate 1.32 +/- acre area located within an existing developed 5.8+/- acre Hotel site depicted on the Technical Data Sheet (the "Site").

Redevelopment of the approximate 1.32 acre +/- area 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").

Except as otherwise provided under the provisions set forth under the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the City of Charlotte Zoning District shall govern all development taking place on the Site.

The Development Area "A" 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 the existing right in/right out entrance along Johnston Road is also proposed. As part of this site plan amendment, alterations or modifications which in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be in accordance with the provisions of the Subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. Permitted Uses

Subject to the Development provisions set forth under Rezoning Petition 1998-088, uses allowed on the property shall be those permitted in the CC District along with those devoted to the operation of a hotel, along with any existing or proposed incidental or accessory uses associated therewith which are permitted by right or under prescribed conditions in the City of Charlotte Zoning District.

3. Maximum Development

Site may be developed with up to 164 hotel rooms. (124 existing and 40 new proposed hotel rooms)

4. Architectural Standards

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.

b) All building materials, colors, and architectural design shall match the existing Spring Hill Suites Hotel facility.

c) All roof mounted mechanical equipment within the proposed building expansion will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

5. Transportation

a) The site will continue to have 1 existing entrance along North Community House Road and 1 entrance (to be relocated) along Johnston Road.

b) Surface parking areas will be as generally depicted within Development Area "A" 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.

6. Streetscape and Landscaping

a) Internal areas of the Site within Development Area "A" will be landscaped in accordance with the requirements of the Ordinance.

b) Screening and landscaping for Development Area "A" 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 Development Area "A" will connect to the existing sidewalk and planting strip area along Johnston Road. No further changes or modifications to the existing streetscape along Johnston Road and/or North Community House Road are anticipated, except those required to connect the internal private sidewalk to the public sidewalk system.

e) To meet the intent of the Buffer section of the Zoning Ordinance, the petitioner proposes to install a forty five foot (45') wide landscape planting area along all newly installed parking areas located within the existing 75' buffer along the eastern property line within Development Area "A". Landscaping within this area shall be installed as follows:

- Large maturing shade trees - min. 2 ½ inch caliper, planted at (9) nine per 100 linear foot of buffer area,
- Evergreen trees, min 6' high, planted at (3) three per 100 lineal foot of buffer area,
- Shrubs min, 24" high 24" o.c., planted at (40) forty per 100 lineal foot of buffer area, or as noted herein,
- Landscaping shall be arranged within the planting area as illustrated in the conceptual Buffer Planting Area Detail as shown below.
- Shrubs may be substituted by the installation of an opaque fence.

7. Environmental Features

a) Tree Save: Existing trees will be preserved in all buffer areas, not withstanding those trees that coincide within the existing Duke Power right-of-way easements located along the eastern property line within the 75' wide Class B buffer approved as part of Rezoning Petition #1999-088. Petitioner may plant small maturing trees within the subject 75' wide buffer and within the overlapping Duke Power right-of-way easements to satisfy buffer tree planting, internal parking area planting, or tree save replanting requirements.

b) PCCO - Proposed Development Area "A" shall comply with the Charlotte City Council approved and adopted Post-Construction Controls Ordinance.

c) The location, size, and type of stormwater management systems are subject to adjustment in order to accommodate actual stormwater treatment requirements for the proposed new development area (Development Area "A").

8. Signage

All proposed signage shall meet the requirements of the Ordinance.

9. Lighting

a) Any lighting attached to any new proposed exterior building wall, within the subject 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.

10. Parking

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.

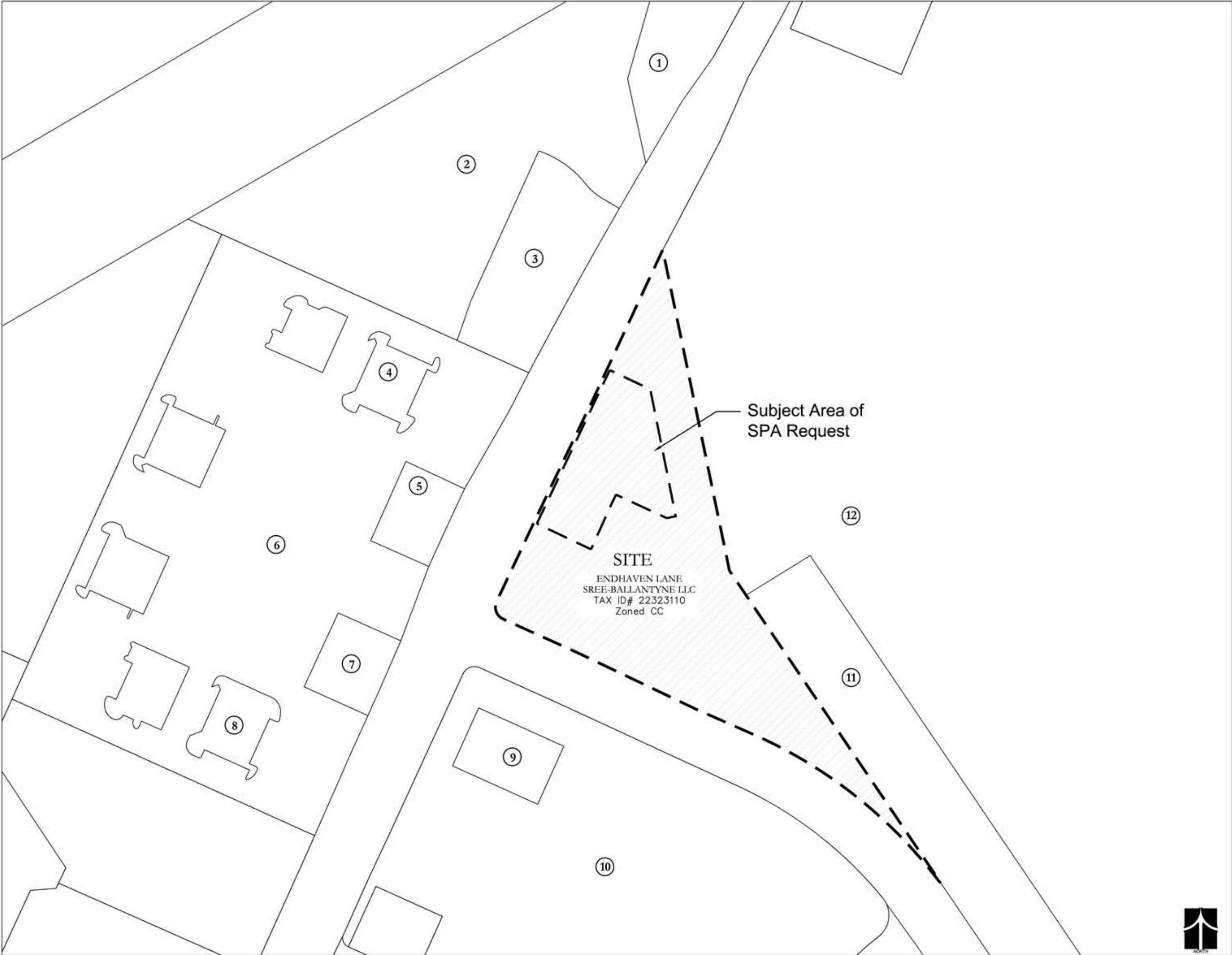
12. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the applicable development area of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

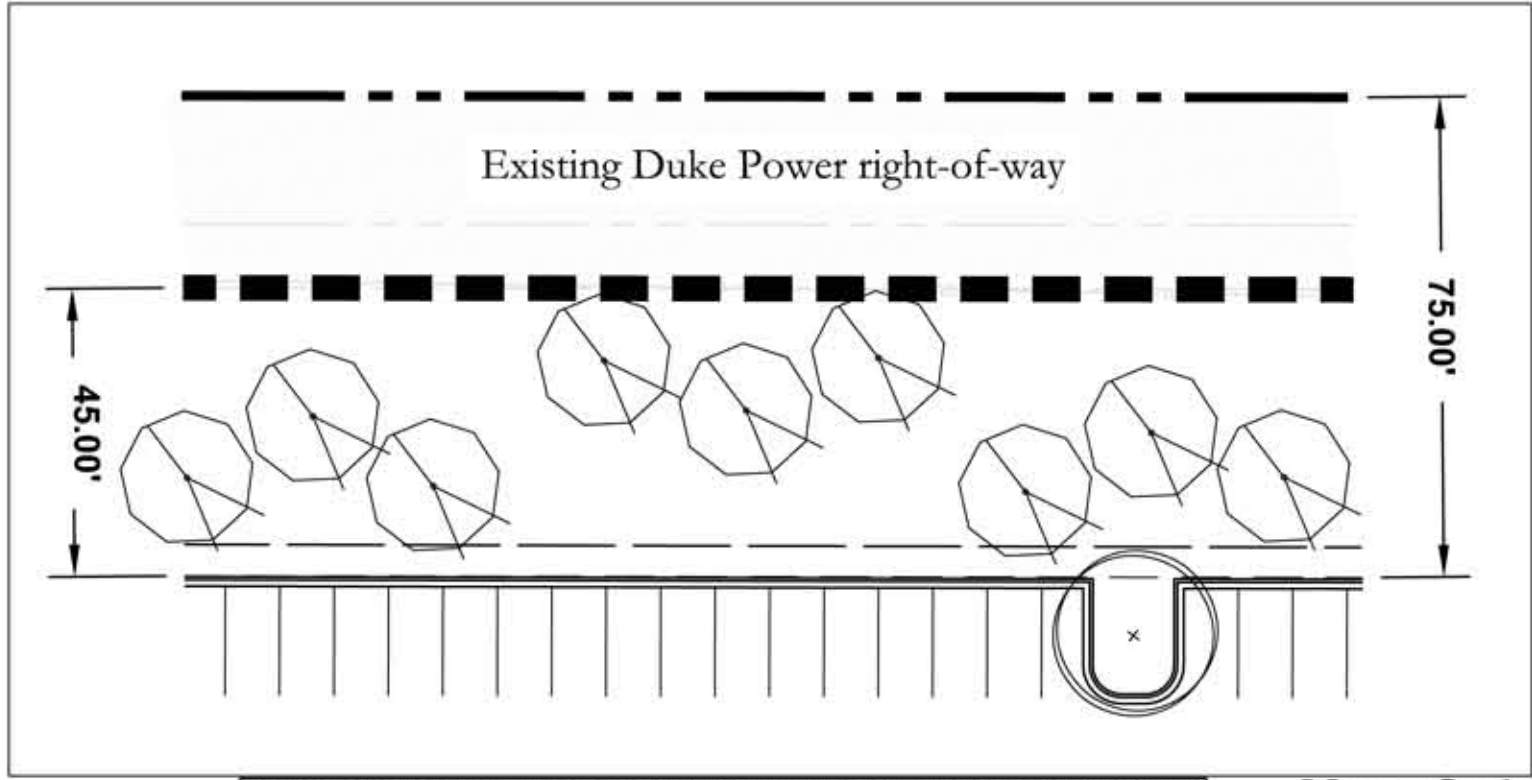
13. Binding Effect of the Rezoning Documents and Definitions

If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Technical Data Sheet and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

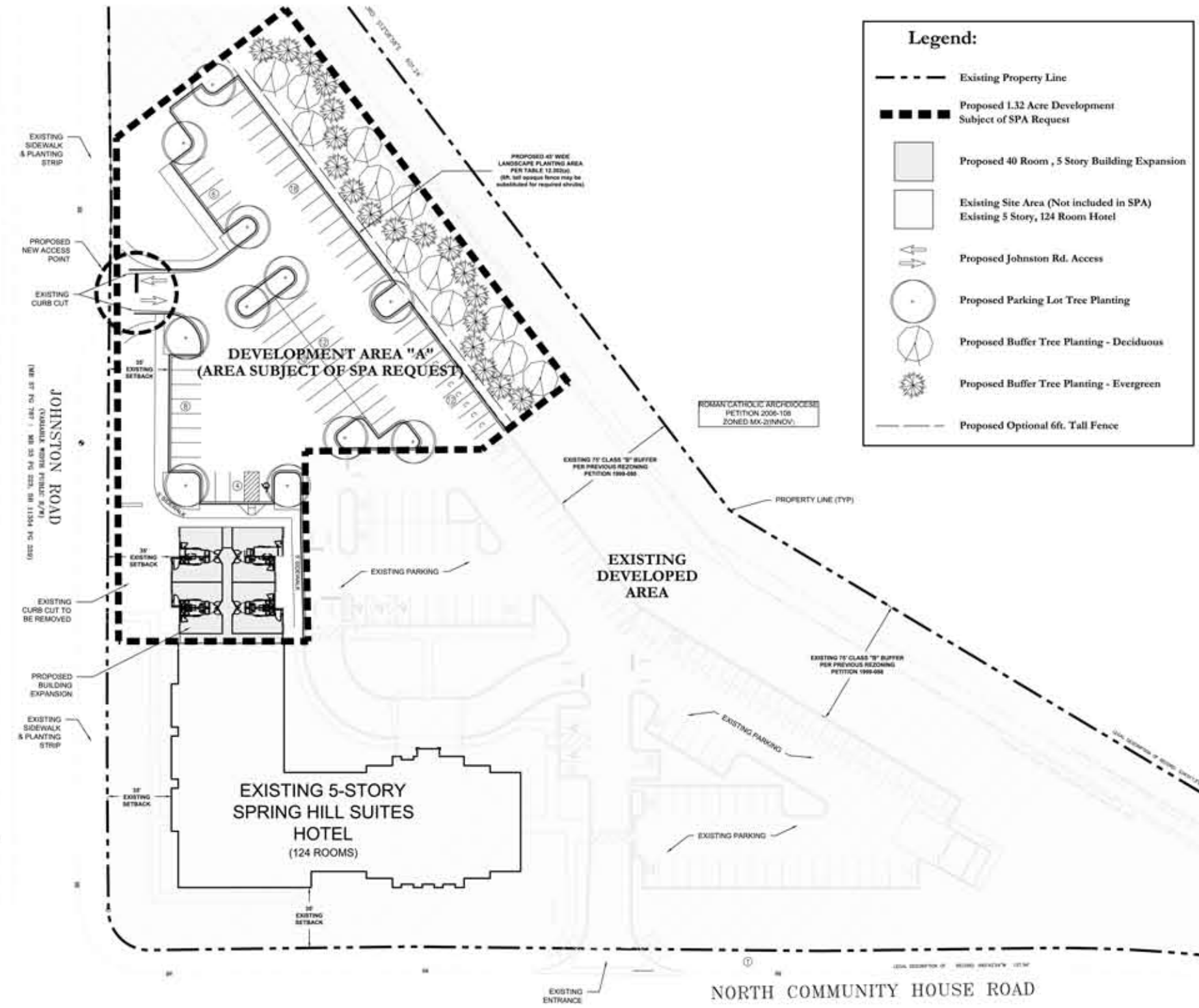


Not to Scale



PROPOSED LANDSCAPE BUFFER PLANTING DETAIL

Not to Scale



AREA SUBJECT TO PCCO STORMWATER REGULATIONS

Not to Scale



ESP Associates, P.A.

engineering • surveying • planning

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CLIENT



SREE Hotels, LLC
5113 Piper Station Drive
Suite 300
Charlotte, NC 28277

PROJECT

SPRING HILL
SUITES
HOTEL SITE

SHEET TITLE

Technical Data Sheet
and Development
Standards

Petition 2014-xxx
"For Public Hearing"

PROJECT LOCATION Charlotte, North Carolina

PROJECT NO CN24.100

DRAWING CN24 - Sree Hotel SPA

DATE 03-24-2014

DRAWN BY CML/GW

CHECKED BY PT

AGENCY / SUBMITTAL REVISION

NO. DATE BY REVISION

RZ.3

SPRINGHILL SUITES ADDITION

BALLANTYNE - CHARLOTTE, NC

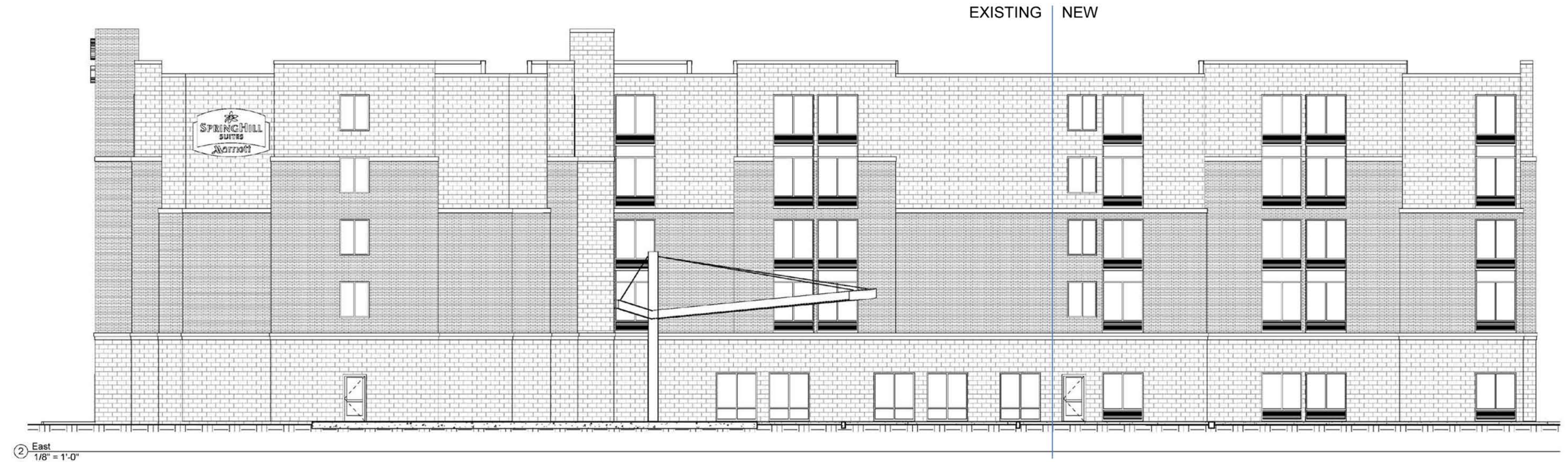


DIAGRAMMATIC RENDERING

03.24.14

SPRINGHILL SUITES ADDITION

BALLANTYNE - CHARLOTTE, NC



ELEVATIONS

03.24.14