

- 5**
1. Minimum tree size at planting is 2" caliper and 4' tall for single stem trees. All multi-stem plants must be tree form, 1.2. Minimum tree size at planting is 2-inch caliper (for single stem trees). All multi-stem plants must be tree form, maximum 3 to 5 trunks, and minimum 10' tall. Where 2" single stem calipers are specified, the minimum height shall be 30' tall. If multi-stem trees are specified, then they shall be a minimum of 12' tall.
2. All new trees must have strategic trunks with strong central leaders placed to the top of the crown unless multi-stem trees are specified. All required trees shall be typical of their species and variety, have normal growth habits, have well-developed branches, be vigorous and have fibrous root systems. Trees with major grading roots will not be accepted. Trees with co-dominant branching will not be accepted. Trees that have been sheared, topped or cut back to multiply the branching structure will not be accepted. Trees shall be free of abrasions, damage, disease, pests and cracks. All pruning cuts greater than 1/4 inch diameter shall have callus tissue formed prior to planting. No pruning cut on the trunk shall be more than one-half the diameter of the central leader at the height where the cut was made. Root flares shall be located at grade. Trees with more than 7" of soil covering the root ball/flare from will not be accepted (CUD.40.000).
3. Size of required plants, spread of roots and size of bolls shall be in accordance with ANSI Z60.1 (latest edition) as published by the American Nursery & Landscape Association, except where specified/authorized by Urban Forestry.
4. All required trees of a particular species and variety shall be uniform in size and configuration.
5. Perimeter trees in urban areas shall be 7" in caliper and be of varieties up to 6' from the top of root crown (ball).
6. A minimum of 50% of new trees must be native species, and sites with more than 20 trees required will have to install multiple (3 or more) species pursuant to the Tree Ordinance Guidelines.
7. 75% of required trees must be large mature species except in situations with overhead power line conflicts. Planting Requirements: minimum 1 to 3 trunks, and minimum 8 feet tall.
8. See CUD.40.02 & 40.09 for plan for detailed tree planting requirements.
9. Plastic hose parts will not be accepted for tree staking. See CUD.40.01 for approved staking method/materials.
10. All staking, and top 1/2 of wire basket and burlap must be cut away and removed from root ball when planting.
11. For new planting areas, remove all pavement, gravel sub-base and construction debris; remove compacted soil and add 18" new topsoil, or fill and amend the top 18" of existing soil to meet topsoil/banking mix standards for trees (within entire minimum area of 275 square feet).
12. Trees planted on public property will need approval from the City Attorney and/or NC DOT.
13. Review soil requirements in the Tree Ordinance Guidelines at: <http://charlottenc.gov/uf> then click Tree.
- Utility Issues:**
14. If any utility is being installed in or near any required tree(s) or Tree Save Areas), call Urban Forestry Specialist to resolve PRIOR to utility installation.
15. Large maturing trees may not be planted within 25' of overhead power line conflict or transmission lines.
16. Plastic hose parts will not be accepted for tree staking. See CUD.40.01 for approved staking method/materials.
17. Adjust tree planting locations to avoid existing underground utilities. Plant 15' from all underground utilities.
18. No light poles, utilities or transformers can be installed on tree islands.
19. Commercial scale lighting (15' in height) must be a minimum distance of 30' from a tree. Pedestrian scale lighting (5' in height) must be a minimum distance of 15' from a tree. Show site lighting on landscape plan.
- Tree Save and Preservation:**
20. Tree protection must be installed and verified by Urban Forestry prior to starting any construction activity.
21. Show tree protection and tree save areas on detention, erosion control, grading and landscape plan sheets.
22. Commercial tree save areas must be recorded on a final plat with the Mecklenburg County Register of Deeds before Urban Forestry holds can be released. A 10' wide buffer zone around tree save areas must be referenced on the plat.
23. Tree Save Areas shall be free of invasive plant species. If an area proposed for tree save contains invasive plant species at time of proposal, such invasive plant species shall be removed prior to final plat.
24. The area of any easement (water, sewer, utility, etc.) can not be counted toward the tree save requirement.
25. Any activity within tree save areas must be approved by Urban Forestry.
26. No structure will be allowed within 10' of tree save areas unless approved by Urban Forestry.
27. All tree save properties are protected by Urban Forestry and shall be permitted by the City of Charlotte (704)336-4362.
28. Contact Urban Forestry Specialist PRIOR to any crane set-up, machinery operation, or temporary construction trailer siting that may impact Charlotte Tree Ordinance protected trees or tree save areas, including trees located in street right of way. Impacts may include but are not limited to: encroaching within tree drip line, excavation, soil compaction, tree trimming, pruning and dismantling of construction cranes.
- General:**
29. Submit required CD release form at <http://charlottenc.gov/uf> for an inspection of tree protection/planting areas, a minimum of 5 days before the CD release is needed.
30. Visit City of Charlotte's Land Development website for additional information and urban forestry requirements: <http://charlottenc.gov/uf> then click Tree.

**RECOMMENDED PAVING SPECIFICATIONS**  
\*VERIFY WITH GEOTECHNICAL REPORT\*

- LIGHT DUTY PAVEMENT (LDP):**  
6" COMPACTED AGGREGATE BASE COURSE (CABC)  
2" BINDER COURSE, 119.0B  
1" SURFACE COURSE, S9.5B
- HEAVY DUTY PAVEMENT (HDP):**  
8" COMPACTED AGGREGATE BASE COURSE (CABC)  
2" BINDER COURSE, 119.0B  
1" SURFACE COURSE, S9.5B
- CONCRETE DUMPSTER AND HEAVY DUTY PAVEMENT**  
5" COMPACTED AGGREGATE BASE COURSE (CABC)  
7" 4,000 PSI CONCRETE WITH 6" x 6" WIRE MESH REINFORCEMENT (10 GAUGE WWF)
- CONCRETE SIDEWALK PAVEMENT**  
4" 3,600 PSI CONCRETE  
SUBGRADE SHALL BE COMPACTED TO 98% MIN. OF THE STANDARD MAXIMUM DRY DENSITY (ASTM D698).
- NOTES:**
1. ALL FILL USED FOR RAISING SITE GRADES OR FOR REPLACEMENT OF MATERIAL THAT IS UNDERCUT SHOULD BE UNIFORMLY COMPACTED IN THIN LIFTS TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698). IN ADDITION, AT LEAST THE UPPER 18 INCHES OF SUBGRADE FILL BENEATH PAVEMENTS AND FLOOR SLABS AND 24 INCHES BELOW PAVEMENTS SUBJECT TO TRUCK TRAFFIC SHOULD BE COMPACTED TO 100 PERCENT OF THE SAME.
2. PAVEMENT SPECIFICATIONS LISTED ABOVE ARE RECOMMENDATIONS ONLY AND ARE SUBJECT TO CHANGE BASED UPON PROJECT CONDITIONS OR RECOMMENDATIONS CONTAINED WITHIN THE SOILS REPORT. PRIOR TO COMMENCEMENT OF PAVING, THE OWNER OR CONTRACTOR SHOULD HIRE A GEOTECHNICAL ENGINEER TO PROVIDE A PAVEMENT DESIGN BASED UPON ANTICIPATED VEHICULAR TRAFFIC AND PROJECT SOIL CONDITIONS. THE ISAACS GROUP ASSUMES NO RESPONSIBILITY FOR THE ADEQUACY OF THE PAVEMENT SPECIFICATION PROVIDED ABOVE.
3. UNLESS SPECIFIED/DETAILED WITHIN THE CONTRACT DRAWINGS, CONTRACTOR SHALL PREPARE A CONCRETE JOINT LAYOUT PLAN IN ACCORDANCE WITH ACI 224.3R-95 OR ACI 308.1-03 FOR CONCRETE SURFACES TO PROVIDE TO ENGINEER, OWNER AND ARCHITECT FOR SHOP DRAWING APPROVAL PRIOR TO CONCRETE INSTALLATION.

**FINAL APPROVAL**

**ENGINEERING**  
PCO / DETENTION / DRAINAGE PLAN

**EROSION CONTROL**

**URBAN FORESTRY**  
TREE ORDINANCE

**CDOT**

NOTE: SCHEDULE PRE-CONSTRUCTION MEETING AT LEAST 48 HRS. PRIOR TO ANY LAND DISTURBING ACTIVITY USING THE ONLINE FORM FOUND AT <http://charlottenc.gov/ld>

**APPROVED**

**APPROVED**

**APPROVED**  
By H. Kunzig at 3:34 pm, Dec 9, 2017

**APPROVED**

**APPROVED FOR CONSTRUCTION**  
Charlotte-Mecklenburg Planning Department  
By: Joshua Weaver 1-19-2017

**DEVELOPMENT DATA**

PROJECT NAME: TRU BY HILTON  
PROPERTY OWNER: AYSLEY APARTMENT DEVELOPERS LLC  
OWNER ADDRESS: 2131 AYSLEY TOWN BLV STE 300  
SITE ADDRESS: 9233 KINGS PARADE BLVD  
TAX PARCEL #: 20309170  
PARCEL AREA: 0.976 ACRES  
DISTURBED ACREAGE: 1.14  
EXISTING ZONING: MUDD-021  
REZONING PETITION #: 2017  
PROPOSED LAND USE: COMMERCIAL (TRU BY HILTON)  
PROPOSED USE: MECKLENBURG COUNTY  
COUNTY: CHARLOTTE  
ETJ AREA: SUGAR  
RIVER WATERSHED: CATAWBA  
CREEK WATERSHED: SUGAR  
ESTIMATED PROJECT START: 2017  
ESTIMATED PROJECT END: 2017  
NUMBER OF UNITS/SUITES: 98 ROOMS  
BUILDING LEVELS: 4  
BUILDING HEIGHT: 14,502 S.F. SQ.FT.  
PROPOSED GROSS FLOOR AREA: 1,453/0.033 SQ.FT./ACRES  
EXISTING IMPERVIOUS REMOVED: 28,652/0.681 SQ.FT./ACRES  
PROPOSED IMPERVIOUS COVERAGE: 31,105/0.714 SQ.FT./ACRES  
TOTAL IMPERVIOUS COVERAGE: 31,105/0.714 SQ.FT./ACRES

**YARD REQUIREMENTS:**  
SETBACK: 14 FT. FROM BACK OF CURB  
SIDE YARD (L): NA  
SIDE YARD (R): NA  
REAR YARD: NA

**REQUIRED SCREENING:**  
FRONT: NO  
SIDE (L): NO  
SIDE (R): NO  
REAR: NO  
DUMPSTER: NO

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ALL UTILITIES SHALL BE UNDERGROUND.  
ALL PROPOSED DRIVEWAYS AND CURB CUTS ARE TO BE PERMITTED WITH THE BUILDING PERMIT.  
ALL FUTURE INFRASTRUCTURE SHALL BE PERMITTED SEPARATELY FROM THESE PLANS.  
SITE ADDRESS SHALL BE POSTED ON THE BUILDING.

**PARKING:**  
REQUIRED: 0.5 SPACES PER ROOM  
0.5 SPACES\*98 PROPOSED ROOMS = 49 SPACES  
0.5 SPACES\*92 EXISTING ROOMS = 46 SPACES  
TOTAL PARKING REQUIRED: 195 SPACES

**EXISTING PARKING:** 270 SPACES (HOMWOOD SUITES AND EMBASSY SUITES)  
**PROPOSED PARKING:** 43 PROPOSED SPACES WITH THIS DEVELOPMENT  
TOTAL PARKING PROVIDED: 313 SPACES

**BIKE PARKING DATA**  
1 LONG TERM PER 20 ROOMS = NO SHORT TERM REQUIREMENT  
98 ROOMS / 20 = 4.9  
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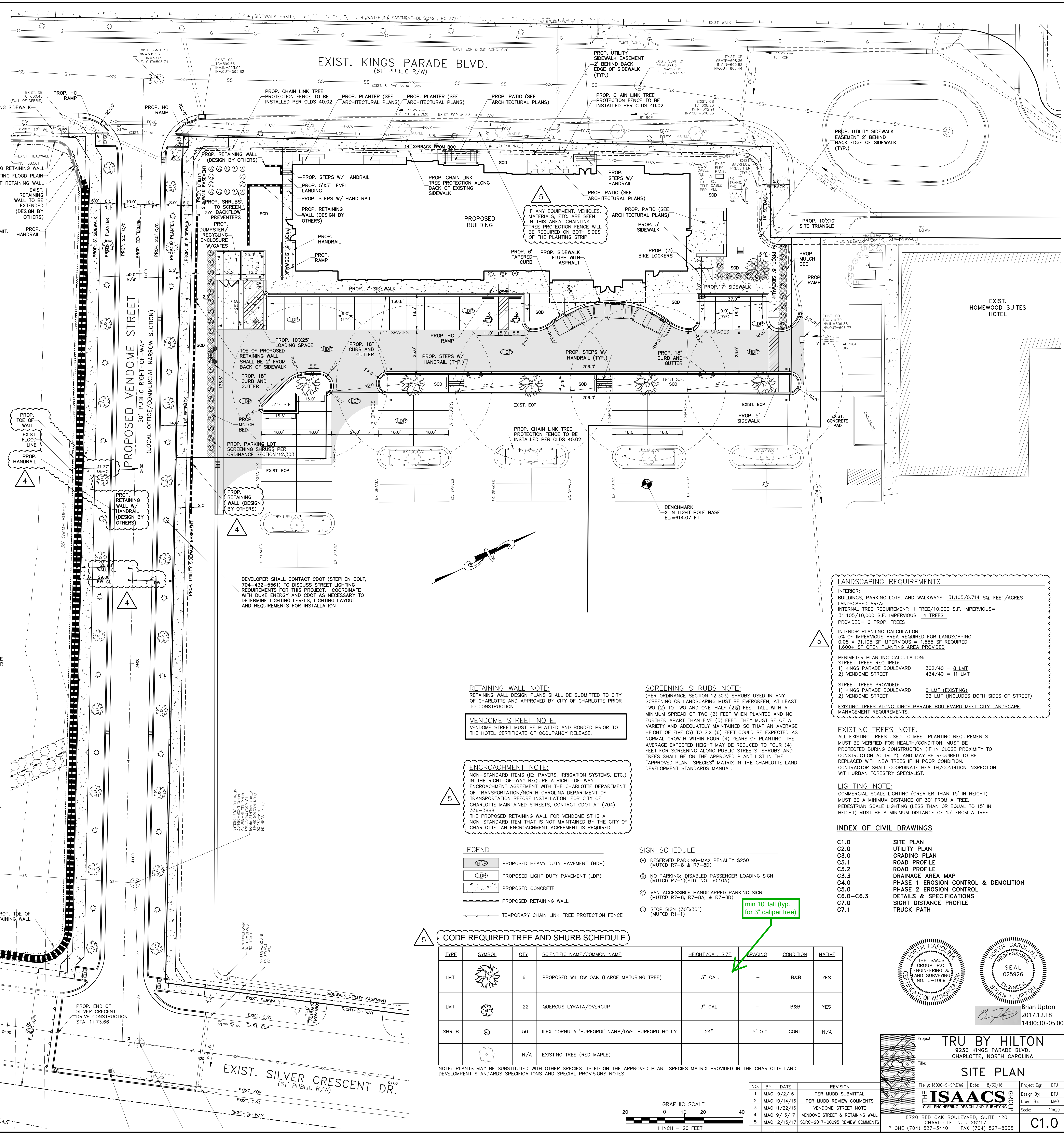
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**AYTSLEY COMMUNITY ENTITLEMENT SUMMARY:**

Hotel Zoned	425 rooms
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Homewood Suites	122 rooms
Hilton Garden Inn	120 rooms
PROPOSED HOTEL (Tru by Hilton)	98 rooms
<b>Total Rooms</b>	<b>510 rooms</b>
<b>Exceeds Allowed By</b>	<b>85 rooms</b>

**Office Zoned**  
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Arcade 8758 SF  
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Charleston Row 63024 SF  
Kings Parade 57600 SF  
Beltway III 56129 SF  
Beltway I 24630 SF  
Beltway II 47939 SF  
Beltway IV 66660 SF  
Next Gen Office Building 119248 SF  
**Remaining** 872,468 SF  
**Reduced By** 25,500 s.f.  
**New Remaining Allowed** 846,968 SF

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COUNTY: CHARLOTTE  
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BUILDING HEIGHT: 14,502 S.F. SQ.FT.  
PROPOSED GROSS FLOOR AREA: 1,453/0.033 SQ.FT./ACRES  
EXISTING IMPERVIOUS REMOVED: 28,652/0.681 SQ.FT./ACRES  
PROPOSED IMPERVIOUS COVERAGE: 31,105/0.714 SQ.FT./ACRES  
TOTAL IMPERVIOUS COVERAGE: 31,105/0.714 SQ.FT./ACRES

**YARD REQUIREMENTS:**  
SETBACK: 14 FT. FROM BACK OF CURB  
SIDE YARD (L): NA  
SIDE YARD (R): NA  
REAR YARD: NA

**REQUIRED SCREENING:**  
FRONT: NO  
SIDE (L): NO  
SIDE (R): NO  
REAR: NO  
DUMPSTER: NO

ALL SIGNAGE WILL BE PERMITTED SEPARATELY.  
ALL UTILITIES SHALL BE UNDERGROUND.  
ALL PROPOSED DRIVEWAYS AND CURB CUTS ARE TO BE PERMITTED WITH THE BUILDING PERMIT.  
ALL FUTURE INFRASTRUCTURE SHALL BE PERMITTED SEPARATELY FROM THESE PLANS.  
SITE ADDRESS SHALL BE POSTED ON THE BUILDING.

**PARKING:**  
REQUIRED: 0.5 SPACES PER ROOM  
0.5 SPACES\*98 PROPOSED ROOMS = 49 SPACES  
0.5 SPACES\*92 EXISTING ROOMS = 46 SPACES  
TOTAL PARKING REQUIRED: 195 SPACES

**EXISTING PARKING:** 270 SPACES (HOMWOOD SUITES AND EMBASSY SUITES)  
**PROPOSED PARKING:** 43 PROPOSED SPACES WITH THIS DEVELOPMENT  
TOTAL PARKING PROVIDED: 313 SPACES

**BIKE PARKING DATA**  
1 LONG TERM PER 20 ROOMS = NO SHORT TERM REQUIREMENT  
98 ROOMS / 20 = 4.9  
5 LONG TERM SPACES REQUIRED; 6 LONG TERM SPACES PROVIDED

**LOADING SPACE PARKING:**  
REQUIRED: 10'X25' SPACE  
PROVIDED: 10'X25' SPACE

**AYTSLEY COMMUNITY ENTITLEMENT SUMMARY:**

Hotel Zoned	425 rooms
Embassy Suites	170 rooms
Homewood Suites	122 rooms
Hilton Garden Inn	120 rooms
PROPOSED HOTEL (Tru by Hilton)	98 rooms
<b>Total Rooms</b>	<b>510 rooms</b>
<b>Exceeds Allowed By</b>	<b>85 rooms</b>

**Office Zoned**  
PSH Building 1,360,000 SF  
Arcade 8758 SF  
Kings Parade 43543 SF  
Charleston Row 63024 SF  
Kings Parade 57600 SF  
Beltway III 56129 SF  
Beltway I 24630 SF  
Beltway II 47939 SF  
Beltway IV 66660 SF  
Next Gen Office Building 119248 SF  
**Remaining** 872,468 SF  
**Reduced By** 25,500 s.f.  
**New Remaining Allowed** 846,968 SF

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3. 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.
4. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
5. 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.
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9. 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.

**DEVELOPMENT DATA**

PROJECT NAME: TRU BY HILTON  
PROPERTY OWNER: AYSLEY APARTMENT DEVELOPERS LLC  
OWNER ADDRESS: 2131 AYSLEY TOWN BLV STE 300  
SITE ADDRESS: 9233 KINGS PARADE BLVD  
TAX PARCEL #: 20309170  
PARCEL AREA: 0.976 ACRES  
DISTURBED ACREAGE: 1.14  
EXISTING ZONING: MUDD-021  
REZONING PETITION #: 2017  
PROPOSED LAND USE: COMMERCIAL (TRU BY HILTON)  
PROPOSED USE: MECKLENBURG COUNTY  
COUNTY: CHARLOTTE  
ETJ AREA: SUGAR  
RIVER WATERSHED: CATAWBA  
CREEK WATERSHED: SUGAR  
ESTIMATED PROJECT START: 2017  
ESTIMATED PROJECT END: 2017  
NUMBER OF UNITS/SUITES: 98 ROOMS  
BUILDING LEVELS: 4  
BUILDING HEIGHT: 14,502 S.F. SQ.FT.  
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