



MEMO

Date: November 14, 2017
To: Board of Commissioners
From: Jason Burdette, Planning Director
Re: Davidson Commons East Hotel, Staff Analysis for Conditional Master Plan Amendment

1. INTRODUCTION

APPLICANT INFO

- **Developer:** Nish Patel, Beacon IMG, Inc.
- **Owner:** Davidson Commons East Condominium Associates
- **Attorney:** Susan K. Irvin
- **Site Designer:** Geoscience Group, Inc.
- **Architect:** The RBA Group
- **Location:** 131 Davidson Gateway Drive (Parcel IDs #00323190, #00323191)
- **Area:** 2.1 acres

REQUEST

The applicant requests a Conditional Master Plan Amendment to develop a commercial hotel on 2.1 acres. The proposed hotel size would be approximately 74,500 square feet, four stories in height, and feature +/- 115 rooms. The proposal includes a pedestrian plaza along Griffith St. and a retail space on the site's northwest corner at the intersection of Griffith St. and Davidson Gateway Dr.

SUMMARY OF PETITION

In addition to the programmatic aspects described above, the application includes specific conditions pertaining to: Use; Building Type/Height/Setbacks; Parking (Vehicular and Bicycle); Public Art; Light Pollution Reduction; Pedestrian Improvements (Crosswalks, Mid-Block Crossing, Multi-Use Path); Buffering (Tree Replacement); Plaza Design; Retaining Wall(s); and, Construction Sequencing. A summary of the conditions is included in Section 2 of this memo, and a complete list of the conditions is included as Attachment A.

[CONTINUED BELOW]

2. PLANNING STAFF REVIEW

BACKGROUND

The proposal seeks to replace an existing conditional master plan approved in 2006 and which has since been amended multiple times. Common law vested rights for these lots were established through a series of actions, including a public charrette and plan amendments, taken from 2007-2013. Originally, the four lots along Davidson Gateway Drive (Lots 4A-D) were part of the Davidson Commons Master Plan and envisioned to become 42 townhomes. In 2007, the Davidson Commons East Conditional Master Plan proposed to replace these 42 townhomes with 16 single-family detached homes on Lots 4C-D and two commercial buildings consisting of 24 office/retail/residential condominiums on Lots 4A-B (Attachment B). The commercial buildings were approved to be two to three stories in height (no linear height was specified); initial plans projected their size to be 22,188 square feet each (44,376 square feet total). In response to market conditions the owner requested a plan amendment in 2008 that allowed a greater proportion of commercial uses, though the overall building and site designs remained unchanged. This resulted in the total commercial area increasing to 24,000 square feet, with 18,000 square of residential – for a total of 37,000 square feet. Architectural designs for the two mixed-use buildings were approved by the Design Review Board in 2008, but the individual site plans for these lots were not submitted for review and therefore the projects did not move forward through the development process.

In 2010 the Davidson Commons East Conditional Master Plan was once again amended, with the 16 single-family detached homes on Lots 4C-D evolving to become two mixed-use buildings of two- to three-stories and an athletic field (Attachment C). The commercial building on Lot 4C, Woodies Automotive, was approved in 2013 via another Conditional Master Plan amendment and constructed in 2014.

The proposed hotel site comprises Lots 4A-B, the two northernmost lots along Davidson Gateway Dr., with Lot 4A fronting both Davidson Gateway Dr. and Griffith Street. Currently, Lots 4A-B function as a surface parking lot and Lot 4D is largely a graded, grassy plain. The Conditional Master Plan seeks to replace the existing, approved plan for two mixed-use commercial/residential buildings of two to three stories each to permit a hotel featuring four stories.

PROCESS/TIMELINE

The applicant met with town staff at various times during 2016 to discuss the development of the 2.1 acre tract of land as a commercial hotel. During those conversations, staff and the applicant discussed the process to move the project forward. The property's current designation as a Conditional Planning Area and the site/building's proposed features, some of which do not fully comply with the planning ordinance, led the applicant to request a Conditional Master Plan amendment (DPO 14.5).

In August 2016 the applicant officially filed a concept plan, which was deemed to be a complete submittal on 8/26/16. Based on the concept plan submittal date, this staff analysis considers compliance with the Davidson Planning Ordinance in effect on August 26, 2017.

The concept plan was reviewed by Mecklenburg County staff and the Davidson Planning Department, who made comments prior to the October 3, 2016 Public Input Session (PIS). About 75 citizens attended the PIS, providing feedback on the proposed plan. Some of this feedback was incorporated in the latest design (see Public Comment discussion below). Subsequently, the developer performed a

Transportation Impact Analysis (TIA) so that the proposal's effects on traffic were more clearly understood; this was required because the estimated building's size at the time of the sketch plan submittal exceeded 75,000 SF, the threshold over which commercial projects must perform a TIA. From November 2016 – February 2017 the TIA was performed by a consultant, reviewed, and accepted by Planning Dept. staff (see the TIA discussion below). The TIA and PIS Report were posted to the [project webpage](#) in March 2017.

In late February the project team re-engaged the Planning Dept. staff with revised designs based on the PIS and TIA. From February to May the applicant worked to provide further revisions and clarifications, officially submitting a Conditional Master Plan on 5/31/17. The application and requested revisions were again reviewed by Mecklenburg County staff and the Davidson Planning Dept., and were deemed complete on 7/7/17. Additional revisions were performed in July and the documents resubmitted on 7/24/17, with minor revisions again made and submitted on 9/5/17.

In early to mid-August 2017, staff conduct a series of public engagement events including a site walk, lunch and learn presentation, and individual as well as group meetings with surrounding neighborhoods, interested citizens, and other stakeholders. The resulting feedback was presented to the Board of Commissioners and Planning Board at their August Work Session and meetings. A summary of that information is included in the Staff Memo & Feedback Overview Presentation posted on the Documents tab of the project webpage. As a result of the feedback received, the Board of Commissioners provided the project team with Action Items to address prior to/at the September public hearing; items were addressed throughout September and October at various Planning Board and Board of Commissioner meetings. Additional information regarding the project timeline and schedule can be found on the project webpage.

CONTEXT

As noted earlier, the proposed hotel lies on two parcels at the corner of Davidson Gateway Dr. and Griffith Street. The site slopes eastward toward an intermittent stream, across which is a Town-owned property and low-density residential homes. Woodies Automotive is immediately adjacent to the south, and across Davidson Gateway Drive to the west is the Community School of Davidson's elementary-middle school campus (CSD). Across Griffith St. to the north is Spinnaker Cove, a low-density residential development. Moving beyond the immediately adjacent uses, the site lies on the eastern edge of a targeted growth node (described in greater detail below). This area, known as the Circles @ 30, features a mix of uses including hotel, office, retail, restaurant, and higher-density residential buildings. The site is nearly equidistant between both I-77 and downtown, lying roughly one-half mile from each.

PLANNING AND DEVELOPMENT STANDARDS

Below is a summary of general planning and development standards relating to this proposal. Note: For the purpose of this analysis, the Lakeshore Planning Area is considered to be the "underlying" planning area for the proposed site.

LAND USE

The existing, approved plan permitted the development of two, three-story mixed-use buildings – one fronting Davidson Gateway Dr. and one fronting Griffith Street. This plan allowed commercial, office, retail, and residential uses to be located in each building. These uses are consistent with the overall pattern of uses in the Circles @ 30 area.

The proposed plan updates and clarifies the specific uses allowed on Lots 4AB by utilizing the 2015 DPO terms. The specific uses requested are: Hotel/Inn; Commercial Services; Restaurant; and, Retail, Primary & Secondary. Examples of each of these uses exist both near and in the broader vicinity of the subject site. The proposed hotel use is not permitted by the underlying zoning but would be consistent with the existing and future land uses envisioned for the Circles @ 30 area.

BUILDING TYPE, HEIGHT, & SETBACKS

Building types vary throughout the Circles @ 30 area and range from detached, attached, and multi-family residential buildings to retail and office buildings that fit with the current DPO's Storefront and Workplace building types. The plan amendment proposes the construction of a Workplace building. This building type requires features such as principal entries fronting primary streets, a minimum level of 65% façade transparency on the ground floor, and architecturally-distinguished floor levels and entryways.

This building type is permitted in the Lakeshore Planning Area, with an allowable height of two to four stories; height feedback requested by the Board of Commissioners indicates the hotel would be 49'. When surveying other buildings in the immediate and broader vicinity, the proposed height is consistent with that of existing buildings. For comparison, approximate height values for nearby buildings are: One Harbor Place (Sabi Restaurant) is three stories, or 51' to parapet; Two Harbor Place (Dunkin' Donuts) is three stories, or 57' to parapet; The Linden is four stories, or 48' to parapet; Woodies Automotive is two stories, or 36' to parapet; and, Homewood Suites is five stories, or 59'. Notably, these buildings are adjacent to other commercial or high-density residential areas. Where the buildings approach the higher-density residential blocks there is a transition, or "step-down," in height that occurs across a right-of-way. This transition typically spans less than two stories in height differential between the commercial building and adjacent residential property.

Lastly, the project proposes 0' setbacks. This is consistent with the permitted setbacks for Storefront and Workplace buildings in the Lakeshore Planning Area as well as existing buildings close by (Woodies, Davidson Day School, Harbor Place One & Two, Homewood Suites, and The Linden). In this location, where pedestrian mobility is important, buildings with active ground floor uses placed close to the sidewalk activate the streetscape – as evidenced by many of the uses in the nearby Davidson Commons and Linden buildings along Jetton Street. On Davidson Gateway Dr. the building will be adjacent to the sidewalk; along Griffith St., the building will be setback approximately 20' or more behind a pedestrian plaza. The previously approved plan featured similar setbacks, though the building along Griffith St. retained the existing tree canopy whereas the current proposal includes a plaza and formalized streetscape with street trees.

STREETSCAPE

With its location on a corner, the proposed hotel will front two streets: Griffith St. and Davidson Gateway Drive. The site's location in a highly-walkable area means that close attention should be paid to the pedestrian experience along each of these streets. At 10' wide, the sidewalk along Davidson Gateway Dr. continues and expands the established pathway from Woodies to Griffith St., and includes a low-rise wall to screen surface-level parking from pedestrians. Along Griffith St., the sidewalk width increases to approximately 13' and continues at an expanded width east to the property line. Additionally, in front of the plaza area the plan proposes a decorative brick wall along this walkway, which must meet a three foot maximum height in the front setback permitted by DPO 4.3.1.D. Behind

this area lies a plaza intended to function as an inviting, semi-public space. It is designed to be ADA-accessible and to allow easy access from Griffith St. via low-rise steps and an at-grade ramp originating near the retail component. These features, in combination with additional landscaping, decorative paving, and fountains, aim to create a permeable, engaging public realm. Along both frontages street trees and landscaping must be provided in accordance with DPO 9.4.1.

PARKING, ACCESS, & TRANSPORTATION

The plan proposes to utilize a mix of parking formats including off-street surface parking (78), on-street parking (18), and a shared parking arrangement with the adjacent Woodies Automotive building (15), for a total of 111 spaces. For commercial properties, DPO Table 8-1 lists a minimum parking requirement of two spaces per 1,000 SF of commercial floor area. At 74,500 SF in total building area, this results in a required parking minimum of 149 spaces (which translates to 1.3 spaces per room). This table considers only gross commercial floor area and does not distinguish between different uses that may generate different trip patterns. Nearby jurisdictions utilize a one parking space per hotel room requirement while also factoring in parking for meeting spaces included within the building; in mixed-use districts the ratio is 0.5 spaces per room. Continuing, DPO 8.3.2.D allows for adjacent non-residential uses to share up to 50% of the required off-street parking spaces available, which in this case would allow for use of 14-15 existing spaces on the Woodies property (15 have been indicated by the developer). The DPO also allows for consideration of off-site parking in select contexts, but this is not permitted in the underlying planning area.

The current proposal represents a 38-space difference in the required (149) and proposed parking (111). However, as noted above, usage patterns vary depending on the nature of each commercial space. In this case, assigning one parking space to each hotel room may not accurately reflect actual parking demand. Based on their experience developing and operating the nearby Homewood Suites Hotel, the developer believes that parking area to be over-built after observing actual usage patterns – the parking lot at this site is only 84% full on sold out nights, with peak demand occurring after 6:00 pm. The developer noted that many visitors do not arrive at that hotel in their own private car but instead utilize taxis, corporate transportation, or ride-sharing services that do not require their use of parking facilities. They also noted that their highest demand for employee parking is during the day, when the parking lot has sufficient capacity for workers and guests. Their experience in this local context informed the current proposal. At 111 spaces, the proposed parking ratio is 0.97 spaces per room; if the Homewood Suites experience is an accurate indicator, then on sold out nights the hotel could anticipate needing 97 parking spaces.

Regarding access, the proposal eliminates the first curb cut off of Davidson Gateway Dr. and instead utilizes the existing shared driveway with Woodies to provide site access. This provides two benefits: 1. It affords a better pedestrian experience along Davidson Gateway Dr. by eliminating a potential conflict point between vehicles and pedestrians; and, 2. It satisfies the requirements of Table 8-2, which discourages off-set driveways.

Lastly, concerning other transportation requirements listed in the DPO, Section 6.10 deals with Transportation Impact Analysis (TIA). These exercises are used to evaluate whether the scale of development is appropriate for a particular site and what improvements may be necessary on- and off-site to provide safe and efficient access and traffic flow. These studies assist in understanding travel patterns in and around the site, which is especially helpful considering the project's proximity to schools – uses which generate a very high amount of traffic, both motorized and non-motorized, during certain periods of time each weekday.

Based on the estimated building's size at the time of the sketch plan submittal, the developer was required to perform a Transportation Impact Analysis (TIA) so that the proposal's effects within its land use context were more clearly understood. From November 2016 – February 2017 the TIA was performed by a consultant, reviewed, and accepted by the Planning Dept. staff (see the project webpage for the full report). The analysis compared the proposed hotel with the previously-approved master plan, which allowed two mixed-use buildings to be constructed on the same site. At all locations, the impacts of the previously approved development were projected to be much greater than the proposed hotel use (Pg. iii). The report concluded that the proposed development will not have a significant impact on the surrounding roadways or multi-modal infrastructure in the project vicinity. It did note that the intersection at Davidson Gateway Dr. and Griffith St. is expected to experience a slight up-tick in wait time during the morning (iv). However, the report stated that this should be anticipated for any level of development that occurs on the subject site and characterized the delay as minimal (iii).

Notwithstanding these points, pedestrian safety throughout this area remains imperative given the site's proximity to nearby schools. The proposal presents the opportunity to secure improvements at select locations, a topic discussed in greater detail in the Staff Recommendation section below.

OPEN SPACE/PARKS

The Lakeshore Planning Area requires a minimum of 5% of the development to be dedicated open space. For this site, that equates to roughly 4,500 SF of open space. Per DPO 7.2.2, development within 0.25 miles of an existing public park may receive a reduction in the required open space area, not to exceed 25%. This site's proximity to Roosevelt Wilson Park enables a reduction of up to 1,125 SF, leaving 3,375 SF of required open space. At 7,311 feet and considering the illustrated design, the proposed plaza area along Griffith St. meets the criteria listed in DPO 7.4.

WATER QUALITY

The site is located in the Lake Norman Watershed Critical Area. This means that it is limited in the total amount of impervious coverage it can provide on-site (i.e. hardscape surfaces). Based on prior approvals, the total allowed amount for Lots 4A-D is 120,521 SF. Over the years, the various plans and plan amendments associated with this site have allocated the allowed impervious coverage in different ways. For example, Woodies Automotive is now constructed and that site's impervious coverage has been subtracted from 120,521, leaving Lots 4A, B, and D to split the remaining value. The chart included as part of the proposed project conditions specifies these values (see Attachment A). Lots 4AB are allocated 52,360 SF, collectively, and the proposed plan illustrates 52,323 SF of impervious coverage, which meets the requirement.

ADDITIONAL CONSIDERATIONS

Two additional topics relevant to this site's design have been identified and are introduced below. These have been reviewed closely on multiple occasions by the Planning Board and Board of Commissioners.

ADJACENT USES

To the site's southeast lies low-density residential development. Unlike properties to the north, these properties are not separated from the project by a street. Moreover, these properties' elevation sits below that of the project site. Although the Town's form-based code favors well-scaled transitions between uses rather than isolating buffers (especially in non-rural areas), in some cases wherein the rear properties adjoin different uses vegetated cover may be appropriate.

To address this issue and compensate for the removal of tree canopy cover along Griffith St., the proposal includes replanting the site's eastern buffer with additional large, mature tree cover. The proposed plan would remove 21 mature trees on Griffith St. and at least 15 on the project's eastern buffer, resulting in 36 mature trees removed. To address this issue, the east/southeastern area of the site adjacent to residential uses will include: Seven trees along the parking lot perimeter, as required per ordinance; six extra-large mature trees, 69 large mature trees, and 28 small mature trees below the parking lot that will assist in screening the retaining wall; and, five existing, mature trees that will be retained as part of the proposed plan – including a 20" Willow Oak around which the retaining wall will be adjusted to preserve the root system. All told, there will be approximately 103 mature trees and 194 shrubs planted in the eastern buffer. See Sheet L1.2 for planting details.

TREE CANOPY/GRIFFITH STREET

Currently the site features stands of mature trees along Griffith Street. Along with trees on the north side of the street, these create a canopy that frames the street. The stands are less formalized than the trees one block west along Griffith that line the street for the length of the CSD campus. The 2007 Conditional Master Plan revision included a 0.21-acre public open space along Griffith St. with the intent of preserving the existing tree stands. However, the 2010 amendment removed this provision. Retaining the tree stands means that the building must be set back further from the roadway, which potentially results in the following tradeoffs:

1. A building setback that is inconsistent with the DPO's setback standards for the Lakeshore Planning Area as well as new construction that has occurred throughout the Circles @ 30 area. However, pedestrian features such as plazas, walkways, and sidewalk cafes may be included as part of the front setback area.
2. A less viable commercial retail location at the corner of Davidson Gateway Dr. and Griffith Street.
3. A less formalized streetscape than occurs on adjacent properties and that is required throughout new development in the Circles @ 30 area.
4. Limitations on the building and site design, including the amount of parking able to be provided on-site.

These tradeoffs were carefully considered throughout the site design process, including with regards to feedback about amenities received at the 10/3/16 PIS; the tradeoffs noted above; and, town-adopted plans and goals (listed below in Plans & Policies). The revised plan reflects a building location consistent with town requirements and aims for targeted growth nodes, resulting in the replacement of the existing Griffith St. canopy with a plaza, formalized streetscape, and retail component. To address the loss of trees along Griffith St., the formalized streetscape contains mature tree plantings consistent with other development and, to the site's south/southeast, the plan proposes replantings as described in the Adjacent Uses and Proposed Conditions sections.

PROPOSED CONDITIONS

The applicant requests specific conditions as part of this conditional rezoning. Please see Attachment A for a copy of the proposed conditions. The proposed conditions can be summarized as follows:

1. **Zoning:** The applicant requests the Conditional Planning Area designation.
2. **Building Design:**
 - a. **Schematic Design:** The applicant proposes the attached Conditional Master Plan.

- b. **Uses:** The applicant proposes the following uses: Hotel, Commercial Services, Restaurant and Retail, Primary and Secondary.
 - c. **Retail:** The applicant agrees to designate the retail component as Retail Primary or Retail Secondary (DPO 16.3).
 - d. **Environmental Design:** The applicant does not agree to LEED certification. The applicant proposes meeting LEED/Light Pollution Reduction criteria only, and making commercially reasonable efforts for other sustainable features.
 - e. **Building Type:** The applicant proposes a Workplace building type.
 - f. **Height:** The applicant proposes a height of 2-4 Stories.
3. **Site Design:**
- a. **Public Art:** The applicant proposes to reserve space for art and to work with the Public Art Commission in finding a suitable on-site location; the applicant will not make a financial contribution to public art.
 - b. **Buffers and Trees:**
 - i. Eastern Buffer:
 - 1. **Replanting Ratio:** The applicant requests relief from DPO 9.3.2 Preservation of Existing Vegetation. The applicant proposes to replant all mature trees removed at a 1:1 ratio, including three oak trees.
 - 2. **Tree Types & Caliper:** The applicant proposes to plant a mix of tree species, including large/maturing evergreen and deciduous species, with a minimum 4-5 inch caliper at time of planting.
 - 3. **Clearing Near Preserved Areas:** The applicant proposes utilizing only hand-held implements to clear vegetation outside of preservation areas to minimize remaining vegetation damage.
 - 4. **Monitoring:** The applicant agrees to daily monitoring reports for tree protection during construction.
 - c. **Plaza:** The applicant agrees that the plaza design, including enhanced plantings, will be subject to approval of the Design Review Board; the applicant also agrees that the plaza will be publicly-accessible.
 - d. **Crosswalk:** The applicant agrees to the construction of two, patterned crosswalks across Davidson Gateway Dr.
 - e. **Stream Crossing:** The applicant does not agree to construct the multi-use path bridge. The applicant proposes paying 50% of the bridge's construction costs, not to exceed \$102,000.
 - f. **Mid-Block Crossing:** The applicant proposes making a \$61,000 contribution towards a mid-block crossing across Griffith St. from Spinnaker Cove Dr. to the CSD property.
 - g. **Benches:** The applicant agrees to construct two benches along Griffith St. as part of the public art experience.
 - h. **Multi-Use Path:** The applicant proposes construction of an 8.5' sidewalk/path in front of the building along Griffith Street, and agrees to pay 50% of the bridge costs connecting the path to Roosevelt Wilson Park.
 - i. **Retaining Wall:** The applicant proposes a retaining wall as described in the conditions [i.e. 13'-60' from the eastern boundary; maximum height 13', tiered three times; maximum height of any tier 5'.
 - j. **Setbacks:** The applicant proposes 0' setbacks.
 - k. **[Parking Lot] Walkway:** The applicant requests relief from DPO 8.4.5 Pedestrian Access, which requires provision of a sidewalk through a parking lot greater than 36 spaces.
 - l. **Transit Amenities:** The applicant agrees to the construction of two transit stops – one each on the south and north sides of Griffith St.

4. **Parking:**
 - a. **Required Parking:** The applicant proposes counting 111 parking spaces towards their requirements, including a mix of on-site, shared, and on-street parking along the project boundary. Note: On-street parking is public and not exclusively available to the proposed project.
 - b. **Reciprocal Easement Agreement:** The applicant proposes to utilize shared parking with Woodies, per an existing civil agreement. DPO 8.3.2.D permits up to 50% to be shared.
 - c. **Bicycle Sharing:** The applicant agrees to construct a bicycle sharing station and/or make available bicycles to hotel patrons.
 - d. **Bicycle Parking:** The applicant agrees to provide 6 long term spaces and 12 short-term spaces, and to incorporate public art into some of the bicycle parking designs.
5. **Construction Sequence:** The applicant agrees to conduct all construction staging on the site and off-site improvements shall be completed during summer, weekends and school holidays.
6. **Impervious Coverage:** The applicant agrees to meet the 52,360 square feet impervious coverage limitation.
7. **Amendments:** The applicant proposes standards for plan amendments.
8. **Plat Notes:** The applicant proposes standards for recording the plat notes.

3. PUBLIC PLANS AND POLICIES

Below is a list of town-adopted plans and a brief summary of each plan's applicability to the proposed Davidson Commons East Conditional Planning Area Hotel:

- The ***General Principles for Planning in Davidson (2015)*** include tenets to guide development in Davidson. Principles relevant to this proposed development are listed below. They can be summarized as: Davidson should focus on appropriately-scaled, high-quality infill development that balances residential and commercial uses, and in all cases strives to create vibrant pedestrian environments and public spaces.
 1. We must preserve Davidson's character and sense of community.
 3. We must encourage alternative means of active transportation.
 - Development and redevelopment in walkable, mixed-use, connected neighborhoods.
 - Planning commercial centers so walking, bicycling, and riding public transit to these destinations are viable options.
 4. We must use our scarce land resources wisely.
 - Encouraging development that uses green design, energy conservation, and flexible spaces.
 - Ensuring that development builds up and not out.
 6. We must manage growth so the town can provide public facilities and services apace with development.
 - Encouragement of economic growth without jeopardizing our sense of community.
 - Decisions based on the long-term goals of the comprehensive plan rather than a short term benefit.
 7. We must enhance our quality of life through architecture and design. Livable environments include well-designed buildings, a dynamic public realm, and seamless connections between the two. This means that:
 - Private buildings and public infrastructure must work together to shape public space and to build community character.

- The design of our public spaces, parks, and plazas will encourage social interaction, cultural experiences, and recreational opportunities.
 - Public art will animate our civic spaces.
- The ***Davidson Comprehensive Plan (2010)*** establishes a wide-ranging set of goals for the community to pursue, many of which are listed below. The Core Values and Goals emphasize Davidson’s small-town character; the creation of commercial business opportunities; safe, interesting pedestrian areas and public spaces; and, prioritizing development in designated growth areas.

CORE VALUES

- Core Values, Character: Davidson’s traditional character is that of a small town, so land planning will reflect its historic patterns of village-centered growth, with connection of neighborhoods, reservation of rural area, and provision of public spaces (Pg. 4).
- Core Values, Economy: Davidson’s economic health is essential to its remaining a sustainable community, so town government will judiciously encourage and guide the location of new business opportunities (Pg. 4).

GOALS & RECOMMENDATIONS

- Diverse Business/Job Opportunities:
 - Goal 1: Encourage independent and/or specialty retail in downtown and the Exit 30 area (Pg. 47).
 - Goal 2: Support and expand hotel and conferencing capabilities (48).
- Safe & Vibrant Public Spaces:
 - Vision: “Eyes on the street” and lively community gathering spaces provide safe places for children, pedestrians, and visitors. The town and private developers should continue to design, build, and manage public spaces (such as streets, greenways, parks, civic buildings, and commercial centers) that allow people of all ages and abilities to interact, create, and learn (49).
 - Goal 1: Continue to require human-scale, pedestrian-friendly architecture, brick sidewalks, attractive lamp posts and welcoming store fronts (50).
 - Goal 2: Ongoing Initiatives: New amenities such as public art, play equipment, and landscaping will energize existing transportation corridors, the transit station area, and park properties (50); Provide venues to display Davidson College student and faculty sculpture exhibits off campus (50).
 - Goal 3: Consider traffic access management policies such as limited driveways along major roads; Improve crosswalk and lane marking visibility (50-51).
- Enable Faithful Stewardship:
 - Goal 3: Encourage rainwater capture and reuse in all new developments (61).
- Safe & Efficient Public Services:
 - Goal 2: Anticipate greater public safety concerns during the development review process (63).
- Maintain Quality Design & Sound Planning Principles:
 - Goal 1: Prioritize infill and mixed-use development within or near already developed areas (65); Provide additional mixed use centers close to existing neighborhoods (65).

- Goal 2: Ensure compatibility and connectivity of new development with the surrounding context (66); Promote the use of green and local materials in new development (66); Coordinate new development proposals with approved small area plans (66); Continue to discourage franchise architecture (66).

TARGETED GROWTH PLAN

- Preferred Growth Framework Criteria (71):
 - Growth should create a balance of commercial and residential development.
 - Development should be walkable and vibrant public spaces.
 - Growth should create a full range of employment and housing opportunities.
 - Growth should result in a more balanced local property tax base.
 - Growth should create high-quality pedestrian environments.
- Regional Commercial Center - Circles at 30 Area (72):
 - The Exit 30 area offers development potential for larger footprint development that may not be accommodated in the downtown. The visibility and proximity of the Exit 30 area to I-77 and waterfront will provide opportunities for employment growth.
- The ***Circles @ 30 Small Area Plan (2013)*** aims to create a new, vibrant town center built according to the same principles as the historic downtown. Although not adopted, the plan contains several points that speak directly to the subject site. Recommendations relevant to this proposed development include:
 - Continued two to four story mixed-use development along Griffith Street (pg. 9);
 - Required retail frontage on Griffith Street (10);
 - Smaller-scale development along Davidson Gateway Drive (i.e. two to three stories, 16);
 - Consideration of angled parking on Davidson Gateway Drive (17).

4. PUBLIC INPUT SESSION & STAKEHOLDER ENGAGEMENT

On October 3, 2016 about 75 citizens attended a Public Input Session to learn more about the proposal and share feedback. Staff collected feedback from conversations as well as from the comment cards submitted (49) and provided them to the applicant, who produced a PIS Report accepted by staff on 10/26/16. The report summarized the breadth of the comments as follows:

- **Transportation:** Concern about increased traffic and regarding the amount and type of parking provided, including whether on-street parking should be provided or whether parking could be shared with Woodies.
- **Safety:** Concern about the hotel’s proximity to nearby schools as well as the town’s public safety units’ ability to respond to a four- to six-story hotel fire.
- **Environmental:** Concern for impacts on the intermittent stream along the eastern boundary, and a desire to maintain existing trees along Griffith St.
- **Aesthetics:** Concern regarding the proposed six story building height and compatibility with surrounding uses.
- **Amenities:** Positive interest in the proposed amenities, including additional meeting spaces, lodging for visitors to the town (including businesses and the college), and potential restaurant and/or retail facilities on-site.

In the report the applicant provided a response to each of these items, which is posted on the project webpage. Notably, the revised plan responds directly to several of the issues raised, including: The completion of a Transportation Impact Analysis outlining the traffic impacts; the provision of a variety of parking arrangements to meet the projected demand; a reduction in height and the completion of advanced architectural renderings for clearer illustration of the building's character; and, additional landscaping to replace mature tree canopy cover and provide a buffer to adjacent residential uses.

Additional opportunities for public feedback were provided in August 2017, where citizens were able to comment on the revised plans. Over the course of three weeks staff conducted a series of public engagement events including: A site walk of the subject property and surrounding streets; a lunch and learn presentation, which was recorded and posted online for review by citizens; meetings with residents of surrounding neighborhoods; and, individual as well as group meetings with interested citizens and other stakeholders. The resulting feedback was presented to the Board of Commissioners and Planning Board at their August Work Session and meetings. Many of the comments reflected the October 2016 Public Input Session feedback, including citizen concerns about safety for adjacent students/residents; increased traffic congestion and limited parking capacity; height of the proposed building; and, environmental issues related to stormwater runoff, tree canopy loss/buffering, and light pollution. Positive comments were received regarding the site's proposed amenities, such as the plaza area and retail component, as well as for site-related improvements such as additional on-street parking and expanded sidewalk areas. A detailed synopsis of the feedback received is included in the Staff Memo & Feedback Overview Presentation posted on the Documents tab of the project webpage.

5. PLANNING BOARD RECOMMENDATION

At their September 25th, 2017 meeting the Planning Board formally reviewed the proposal. Board members asked questions about the size and height of specimen trees in the project's NE corner; the replanting of the Woodies Automotive site with surplus trees from replanting on the hotel site; the height of the retaining wall; the proposed parking capacity and requirements; how the light pollution reduction criteria would be met; and, views from adjacent parcels.

Members recommended against approval of the proposal, identifying issues or concerns with the following: Previous planning efforts (inconsistency with Core Values, Goals); height differential between proposal/adjacent properties; traffic generated by proposed use; amount of parking proposed; planning principles (inconsistency with Items 1, 4, 5, 6); and, watershed effects. At their October 24th Work Session the Board of Commissioners reviewed the recommendation and concerns with the Planning Board Chair.

6. STAFF RECOMMENDATION

Since the September 12th Board of Commissioners hearing the applicant has further revised the proposed plan and conditions. Highlighted in Section 2, the revised conditions reflect agreed-upon items.

As noted earlier in the staff analysis, the proposed use, building type, and site design standards are generally consistent with the Circles @ 30 area. The proposal also aligns with a number of goals described in the Town's Planning Principles and Comprehensive Plan. The proposed parking ratio of 0.97 per room is less than required by ordinance; but, it falls within the range of other nearby jurisdictions'

hotel requirements (0.5-1.0 spaces per room) and exceeds the amount stated to be needed at Homewood Suites, whose parking lot is reportedly 84% full on sold out nights. Through conditional agreements the proposal pledges to: Ensure an active primary or secondary retail use on the site's NW corner; address light pollution; provide substantial vegetative screening along the eastern boundary; construct transit stops and bicycle parking/sharing facilities, along with a multi-use path on Griffith Street; pay half the cost of a multi-use path bridge connecting to Roosevelt Wilson Park; reserve space for public art; provide enhanced plaza design approved by the Design Review Board; pay for the cost of a mid-block crossing on Griffith St. and construct two crosswalks on Davidson Gateway Drive; and, schedule off-site construction activities to mitigate impacts to adjacent uses.

Based on the revised plans and conditions, staff recommends approval of the conditional master plan and associated conditions.

1. ATTACHMENTS/RESOURCES

- Attachment A: Applicant's Proposed Conditions
- Attachment B: 2007 Davidson Commons East Conditional Master Plan
- Attachment C: 2010 Davidson Commons East Conditional Master Plan Amendment
- Attachment D: 2017 Davidson Commons East Hotel Conditional Master Plan ([See Project Website](#))

ATTACHMENT A: Hotel Proposed Conditions

DAVIDSON COMMONS EAST LOTS 4A-B: HOTEL SITE CONDITIONS 11/14/17

CONDITIONS:

1. **Zoning:** The zoning of Tracts 4-A, 4-B, 4-C and 4-D of Davidson Commons East, consisting of 6.4 acres, more or less (the "Site"), is CPA (Conditional Planning Area), as shown on the Davidson Commons East Conditional Master Plan, as amended November 10, 2010, April 9, 2013 and November 14, 2017 (the "Plan"); the underlying zoning is LPA (Lakeshore Planning Area). Phase II of the Plan was approved for a Change of Use on November 10, 2010 and an amendment to the conditions of Tract 4-C within Phase II was approved on April 9, 2013. These conditions are specific and limited to the hotel site proposal and do not modify any previously approved plans.
2. **Building Design & Uses:**
 - a. **Schematic Design:** Development must be in substantial conformance to the approved Plan, understanding that adjustments may need to be made as a result of engineering requirements and existing site conditions during design and construction phases. The Plan is schematic in nature and may be altered or modified in a manner that a master plan differs from a preliminary plat. The adjustments, and the development of Plan, are subject to the Davidson Planning Ordinance ("DPO") standards in effect on November 14, 2017, as modified by the conditions contained herein, and the criteria established by the Plan.
 - b. **Uses:** Permitted uses on Tracts 4-A and 4-B shall include Hotel/Inn, Commercial Services, Restaurant and Retail, Primary and Secondary.
 - c. **Retail:** The proposed retail component shall meet the DPO definition of Retail Primary or Retail Secondary (DPO 16.3).
 - d. **Environmental Design:** The Applicant shall commit to meet the LEED certification requirements for Light Pollution Reduction. Confirmation that the requirements have been met shall be provided via a letter of verification from the Applicant's LEED-accredited, registered architect at design and after installation.
 - e. **Building Type:** The hotel building shall be a Workplace building type in accordance with DPO 4.5.6.
 - f. **Height:** The Tract 4-A and 4-B three-story (3) Height Restriction is hereby amended to provide that the height allowed for the proposed hotel building located on Tracts 4-A and 4-B, as shown on the amended Master Plan, shall be a Minimum of Two (2) Stories and a Maximum of Four (4) Stories.
3. **Site Design:**
 - a. **Public Art:** Space will be reserved on Tracts 4A or 4B within a plaza or sidewalk area along Griffith Street for public art and the art shall be determined by Davidson Public Art Commission in coordination with the Applicant. No financial contribution is required of the Applicant in connection with such art.
 - b. **Buffers and Trees:** In lieu of the requirements of Section 9.3.2 of the DPO, the following conditions shall apply:

i. **Eastern Buffer:**

1. **Replanting Ratio:** The eastern buffer will be replanted at a 1:1 ratio for all mature trees that are removed or damaged during construction, as determined by the Mecklenburg County Site Inspector.
2. **Tree Types & Caliper:** Replanted trees must be at least 4-5 inch caliper trees at time of installation and shall be a mix of large, maturing deciduous and evergreen species. The replanted trees shall include at least three white oak trees to replace the three white oak trees removed on the northeast corner of the site.
3. **Clearing Near Preserved Areas:** Areas within the tree protection fence shall be cleared by hand utilizing hand-held implements; mechanized vehicles shall be prohibited from operating within the tree protection fence and limbing of trees to reduce the tree canopy coverage is prohibited. These conditions shall apply to the tree canopy coverage area for mature trees located within the tree protection fence but whose canopy coverage extends outside of the protection area.
4. **Monitoring:** During construction, the Applicant commits to daily monitoring and reports about tree protection for saved specimens and any identified preserved areas. These daily reports shall be compiled and submitted weekly to the Mecklenburg County Site Inspector.
5. **Replanting Guarantee:**
 - a. **Financial Assurance:** The Applicant shall obtain a performance bond (or increase the amount of an existing performance bond) from a surety bonding company authorized to do business in North Carolina and approved by the Board of Commissioners or its designee. The bond shall be payable to the Town and shall be in an amount equal to 125% of the estimated cost to complete the buffer, and to provide a warranty of the revegetation and reseeding.
 - b. **Initial Inspection.** After the Applicant has completed the initial revegetation, the Town shall inspect and approve such initial revegetation to ensure such installation is in compliance the Davidson Planning Ordinance and/or manufacturer recommendations.
 - c. **Second Inspection and Warranty Period.** After installation of all required plantings, a twenty-four (24) month warranty for trees of 4-5 inch caliper at planting and eighteen (18) month warranty for all other plantings (as applicable, "warranty period") shall commence from the date of the notification to the Town of complete installation. At the end of the warranty period, the Town shall re-inspect to verify that growth has occurred and that the site has stabilized. If any areas need to be replanted or reseeded, the Town shall notify the Applicant and the Applicant shall perform any necessary replanting or reseeding.
 - d. **Remedies:** Subject to the subsequent sentence, upon default of the Applicant to complete any necessary replanting and reseeding, the Town may obtain and use all or any portion of the funds necessary to complete the replanting and reseeding based on actual construction costs. The Town shall return any bond funds not spent in completing such work. Prior to using funds, the Town shall notify the Applicant, its successors or assigns, of the default and provide ten (10) days to cure the default. If the Applicant, or its successors or assigns, has not diligently commenced to cure such default within ten (10)

days, the Town shall have the right to obtain and use funds for the
vegetation or warranty corrections to be replanted, reseeded, or stabilized.

- c. **Plaza:** The design of the Plaza and ornamental tree plantings in the plaza area will be subject to approval of the Design Review Board. The plaza area will be publicly accessible and identified as such on the Final Plat.
- d. **Crosswalk:** As shown on the Plan, Applicant will construct textured/patterned crosswalks to be approved by the Planning Director - one crosswalk at the intersection of Davidson Gateway and Griffith Street and one crosswalk across Davidson Gateway from the entrance driveway of Woodies to the CSD site.
- e. **Multi-Use Path Bridge:** Subject to the provisions of this sub-section (e), the Applicant agrees to pay up to \$102,000 ("Applicant's share") towards the cost of a multi-use path bridge on the site's eastern boundary, as illustrated in the Walks & Rolls Plan Figure 4-2. One-half of the payment shall be made at the time of Final Plat approval and one-half of the payment shall be made upon the issuance of the Certificate of Occupancy. The Applicant shall pay fifty percent (50%) of the actual construction costs (not including soft costs, such as the costs of plans and permits or management fees) of the 10' multi-use bridge along Griffith Street over the stream on the Site's eastern boundary as shown on Walks and Rolls Plan *Figure 4-2*, but, in any event, the Applicant shall not pay more than One Hundred and Two Thousand and No/100 Dollars (\$102,000.00) for such bridge. The payment shall be held in escrow and used only for the construction of the bridge. In the event the Applicant's share is less than \$102,000, the Applicant shall be reimbursed the remaining amount.
- f. **Mid-Block Crossing (Griffith St.):** The Applicant agrees to pay \$61,000 towards the cost of a mid-block crossing. The payment shall be made at the time of the issuance of a certificate of occupancy for the hotel unless the Town is prepared to construct the mid-block crossing prior to the issuance of the certificate of occupancy, then in such event, the Applicant shall make such payment at the time of Final Plat approval. The payment shall be held in escrow and used only for construction of the mid-block crossing.
- g. **Benches:** The Applicant shall install two benches along Griffith Street as a part of the public art experience.
- h. **Multi-Use Path:** The Applicant shall provide a multi-use path as shown on the Plan. Tree grates shall not interfere with cyclists' ability to safely move through the area (i.e. small-diameter openings and installed perpendicular to the travel path).
- i. **Retaining Wall:** The retaining wall will be setback 13' - 60' from the eastern boundary. The maximum height of the retaining wall at the head wall is 13' and the wall is tiered three times. The maximum height of any tier is 6' throughout the Site. The approximate location and length of the wall is shown on the Plan. The modular block retaining wall design shall be approved by the Design Review Board.
- j. **Setbacks:** The hotel building shall front on Griffith Street with minimum front and side setbacks of 0'.
- k. **Parking Lot Walkway:** In lieu of DPO 8.4.5 Pedestrian Access; a sidewalk between parking aisles shall not be required.
- l. **Transit Amenities:** The Applicant shall install two transit stops in the following locations:
1. In front of the hotel; and 2. at the Mid-Block Crossing on the north side of Griffith St. Designs shall be in accordance with CATS standards and shall include a bench and bicycle parking. A Certificate of Occupancy shall not be issued until the transit stops, as installed, are approved by CATS.

4. Parking:

- a. **Required Parking:** The plan shall provide a mix of parking formats including off-street surface parking (78), on-street parking (18), and a shared parking arrangement with the adjacent Woodies Automotive building (15), for a total of 111 spaces. On-street parking is shown on the Plan.
- b. **Bicycle Sharing:** A bike sharing station shall be installed by the Applicant and/or cycles shall be made available to hotel patrons for use around town.
- c. **Bicycle Parking:** The plan shall provide 6 long term and 12 short-term bicycle parking spaces. Bicycle parking spaces shall incorporate some public art features as reasonably determined by the Applicant in conjunction with the Davidson Public Art Commission.

5. Construction Sequence: The Applicant shall conduct all construction staging on the Site and off-site improvements shall be completed during summer, weekends and school holidays.

6. Impervious Coverage:

Impervious Calculations	Approved	% of Total	Existing
Tract 4-A	26,180	21.72%	12,709.50
Tract 4-B	26,180	21.72%	12,709.50
Tract 4-C	34,161	28.34%	34,161
Tract 4-D	34,000	28.21%	Unimproved
Total	120,521	100%	59,580

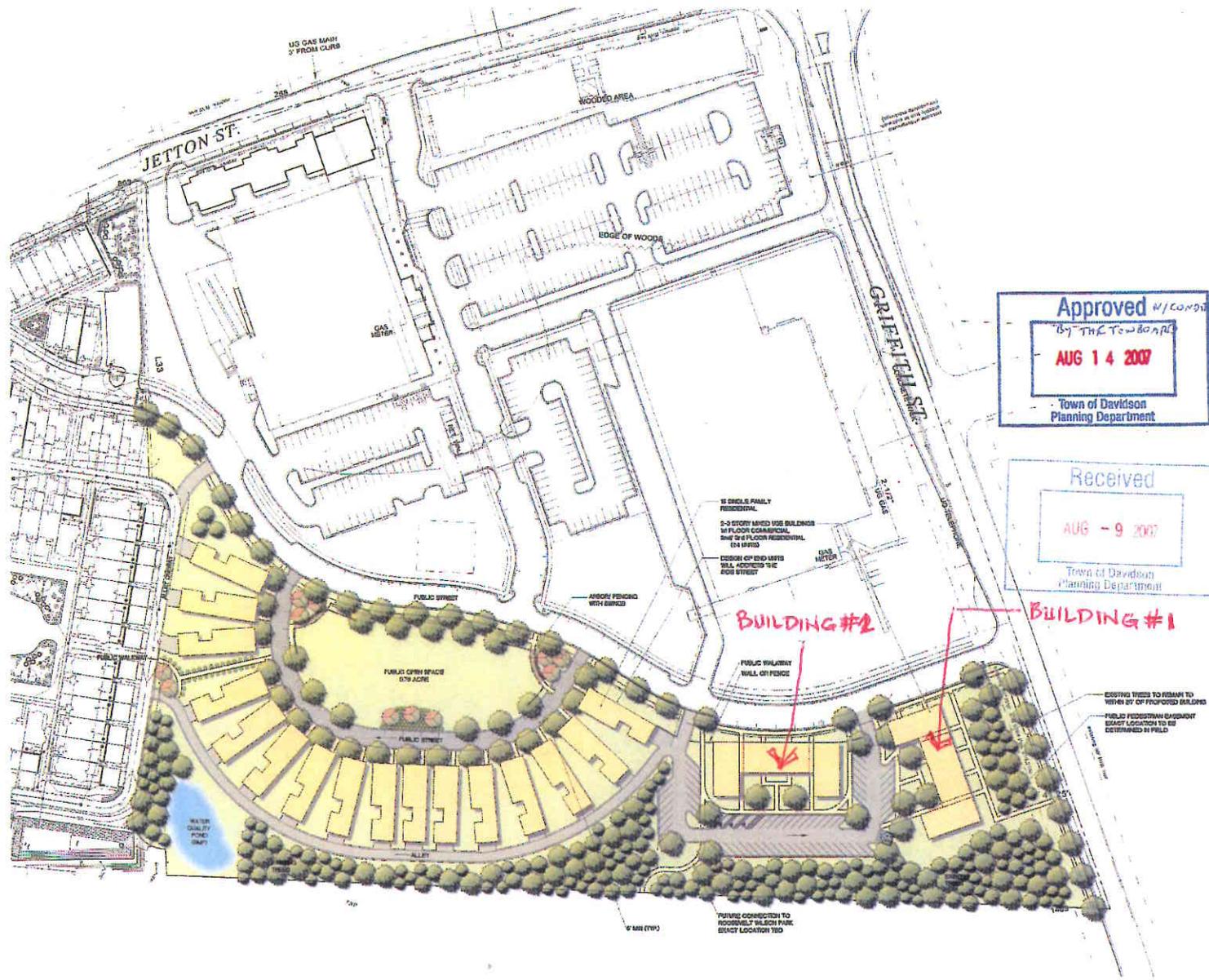
The 52,323 square feet of impervious cover allocated to Tracts 4-A and 4-B may be distributed among such Tracts in accordance with the approved amended Master Plan and may also be redistributed between Tracts if requested by the Applicant and approved by the Planning Director.

7. Amendments: The Applicant may request an amendment to the Plan and approved zoning without the written consent of any other owner of all or any portion of the property shown on the Plan so long as the recorded Declaration of Protective Covenants for the property contains a valid and enforceable provision with the stated purpose of granting power of attorney to the Declarant to execute an amendment to the Plan and approved zoning on behalf of such owners. Developer understands that the Town cannot waive the rights of property owners.

8. Plat Notes: In the event the event of an amendment to the plat of the Site, entitled Davidson Commons East Map 1, recorded in Map Book 49, Pages 655 - 657, Mecklenburg County Public Registry, as amended in Map Book 55, Pages 623, Mecklenburg County Public Registry (the "Plat"), the notes included on the Plat shall be included on the subdivision plat of the Site as modified by the provisions herein.

ATTACHMENT B: 2007 Davidson Commons East Conditional Master Plan

Exhibit VII-C



Cole Jenest & Stone
 Landscape Architecture
 1000 S. ...
 Davidson, NC 28026

MARTIN KERR & ASSOCIATES
 POST OFFICE BOX 1605
 DAVIDSON, NORTH CAROLINA 28026
 704-852-0507

DAVIDSON COMMONS - EAST
 DAVIDSON, NORTH CAROLINA

Approved w/ conditions
 by the Town Board
AUG 14 2007
 Town of Davidson
 Planning Department

Received
AUG - 9 2007
 Town of Davidson
 Planning Department

SITE PLAN

Project No. _____
 3784 _____
 Issued _____
 Revised _____

Scale: 1" = 40'

SCALE: 1" = 40'
 0 20 40 80

SP1.0

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ATTACHMENT C: 2010 Davidson Commons East Conditional Master Plan Amendment



Site Plan Notes

PART I - COMMITMENT:
 Davidson Commons East consisting of 4.4 acres, more or less (Site "DB"), is to be developed in two Phases. Phase I of the plan is hereby submitted for a change of use from single family residential to a commercial use. Phase II is not part of this change of use application.
 The building configurations, placements, and sizes shown on the Site Master Plan are schematic in nature and may be altered and/or modified during design development and construction document phases. Parking layouts and green spaces may also be modified to accommodate final building configurations in accordance with the Planning Guidelines. The building and parking envelopes depicted on the Site Plan may vary and encroach upon each other as necessary while maintaining the general intent of the building and parking envelope layout depicted thereon.

PART II - STATEMENT OF INTENT:

It is the intention of petitioner to create a commercial development within the Site.
 It is the intention of petitioner to create a commercial development within the Site.

PART III - PERMITTED DEVELOPMENT WITHIN PHASE II - Requested Change of Use:

- Commercial Use including, but not limited to Office, and/or Restaurant, and/or Retail, and/or Amusement Service, and/or Health Institutions
- Up to 3 stories, not to exceed 50 feet in height to the top of the Parapet Wall
- 2 or more building
- Buildings May Be Connected
- Maximum Square Footage of Commercial Building: 480,000 SF
- Outdoor Public Gathering Space to be included in building design plan.

Site Plan As Shown:

- Two 240,000 SF Buildings - 2 Stories
- 580 Parking Spaces
- 3.5 Acre Park

PART IV - DESIGN GUIDELINES:

SECTION 1 - OFF STREET PARKING:

- Surface off street parking to conform to Town of Davidson restrictions as listed in section 55.2 of the planning ordinance. (From Table 55.2.2)

	Auto Parking Minimum	Auto Parking Maximum
Commercial Building (max)	7 spaces per 1000 square feet of commercial use	11 spaces per 1000 square feet
Retail	7 spaces per 1000 square feet of commercial use	11 spaces per 1000 square feet of commercial use

SECTION 2 - TOWN PARK AREA/PASSENGER PLAY AREA:

- Petitioner will grant the use of the Park either to be conveyed to Town of Davidson or to be dedicated as a permanent easement to the Town in the form of a "Park Easement Agreement," as part of Phase II of the development.
- Area to be cleared and graded to create open field/play area within the Passive Play Area. Passive Play Area shall be a minimum of 1/8 acre and will be located adjacent to Center Park Drive.

SECTION 3 - IMPROVEMENTS:

- Improvement allocation will remain as per approved 2007 plan.

TYPE/PHYSICAL CALCULATIONS:	Improvements Approved	Cost/Space Per Area (2)	Total SF of Contingency
Phase I	45,338	3,000	45,338
Phase II	29,278	3,000	29,278
Total Allowed	115,623	3,000	115,623

Note: 1) Developer reserves the right to use the amount indicated from one phase in the other. However, total improvement area for which site shall not exceed total of 1,161,000.000 sq ft.

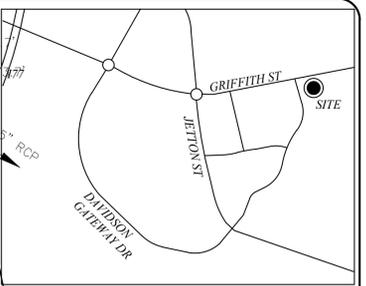
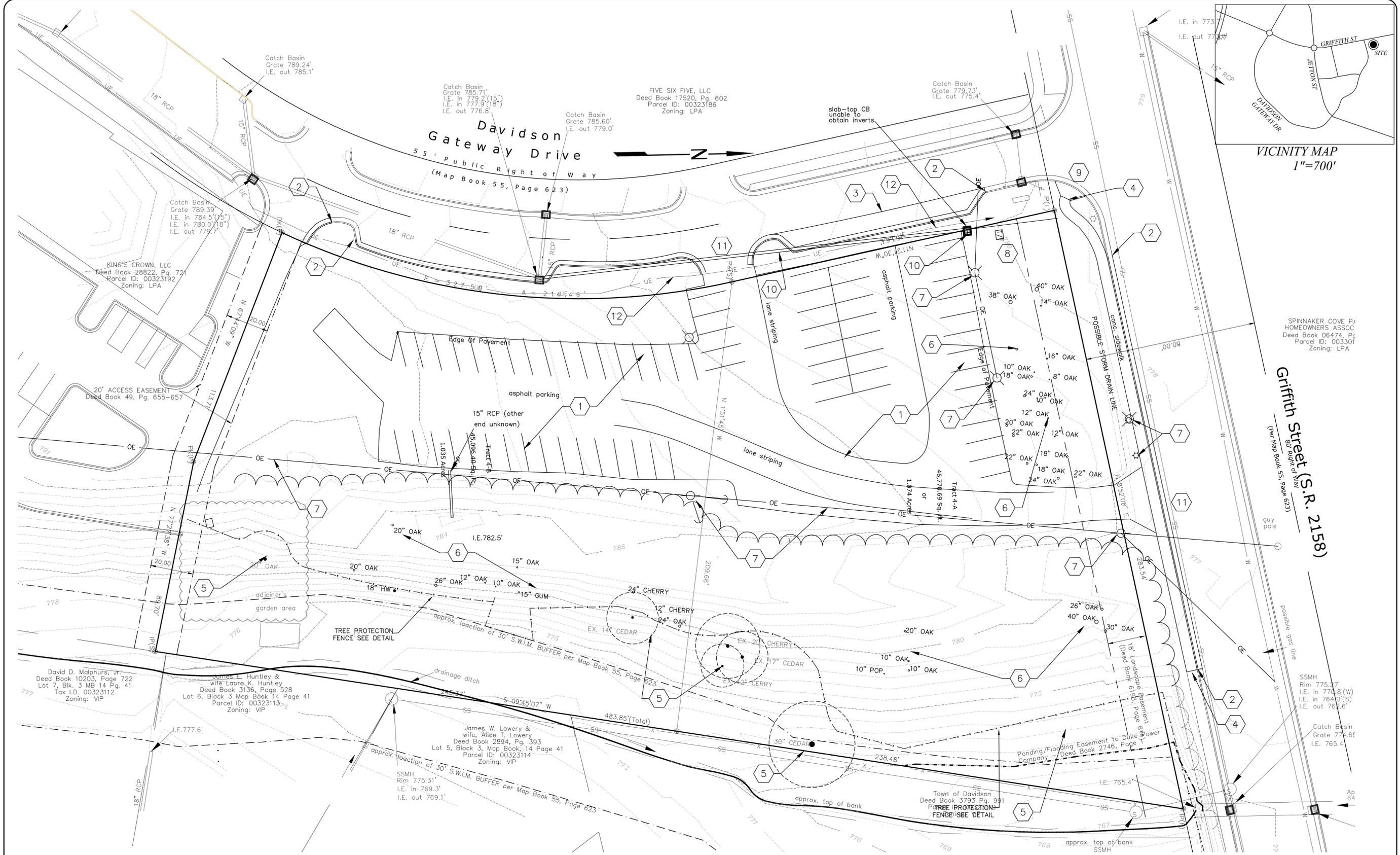
General Development Notes:

- Phases may be subdivided
- Subdivided lots to have cross easements for shared parking
- Total proposed building square footage and parking spaces not to exceed total allowed for project but may vary from phase to phase based on final plan.

DAVIDSON COMMONS EAST Phase II - Change of Use

October 18, 2010 Scale: 1" = 40' 0 20 40 100

Martin Kerr & Associates
 P.O. Box 1696
 Davidson, North Carolina 28036
 704-892-0057



PROJECT NUMBER	1-20
DATE	7/17/17
PROJECT NAME	HYATT PLACE
PROJECT NUMBER	3
DATE	10/17

GEOSCIENCE GROUP
 10000 Highway 101
 Charlotte, NC 28217
 Phone: (704) 525-2000
 www.geosciencegroup.com
 NC Reg. License # 77604

- PRELIMINARY NOT FOR CONSTRUCTION**
- ISSUED FOR BIDDING
 - ISSUED FOR PERMIT
 - ISSUED FOR CONSTRUCTION

HYATT PLACE
DAVIDSON, NORTH CAROLINA



EXISTING CONDITIONS AND DEMOLITION PLAN

DEMO PLAN KEYED NOTES

- 1 REMOVE EXISTING ASPHALT LOT
- 2 SAWCUT AND REMOVE CURB AND GUTTER
- 3 SAWCUT AND REMOVE ASPHALT
- 4 SAWCUT AND REMOVE SIDEWALK
- 5 TREES TO REMAIN (OUTSIDE TREE PROTECTION FENCE)
- 6 TREES TO BE REMOVED (INSIDE TREE PROTECTION FENCE)
- 7 REMOVE AND RELOCATE POWER POLES AND LINES, COORDINATE WITH DUKE POWER ON WHERE THE RELOCATION TAKES PLACE PRIOR TO ANY REMOVAL
- 8 REMOVE AND RELOCATE UTILITY BOX, COORDINATE WITH SPECIFIC UTILITY DEPARTMENT PRIOR TO ANY REMOVAL
- 9 ADA RAMP TO REMAIN
- 10 REMOVE AND RELOCATE STORM DRAIN AND PIPE. SEE SHEET C2.2 FOR RELOCATION. CONTRACTOR TO FIELD INVESTIGATE WHERE UNKNOWN PIPE TERMINUS IS AND COORDINATE WITH ENGINEER FOR SOLUTION OF RELOCATION
- 11 DRIVEWAY TO BE REMOVE, COORDINATE WITH TOWN OF DAVIDSON PRIOR TO REMOVAL
- 12 COORDINATE WITH DUKE POWER ABOUT UNDERGROUND ELECTRICAL LINE PRIOR TO CONSTRUCTION



Know what's below.
 Call before you dig.



Griffith Street (S.R. 2158)
 (per Map Book 55, Page 623)
 80' Right of Way

SPINNAKER COVE P/ HOMEOWNERS ASSOC
 Deed Book 06474, P/ Parcel ID: 003307
 Zoning: LPA

SSMH Rim 775.27
 I.E. in 770.8'(W)
 I.E. in 764.0'(S)
 I.E. out 762.6'

Catch Basin Grate 774.65
 I.E. 765.4'

DAVIDSON COMMONS EAST LOTS 4A-B HOTEL SITE CONDITIONS 9/2017

CONDITIONS:

1. **Zoning:** The zoning of Tracts 4-A, 4-B, 4-C and 4-D of Davidson Commons East, consisting of 6.4 acres, more or less (the "Site"), is CPA (Conditional Planning Area), as shown on the Davidson Commons East Conditional Master Plan, as amended November 10, 2010, April 9, 2013 and _____, 2017 (the "Plan"). The Site is to be developed in two phases. Phase II of the Plan was approved for a Change of Use on November 10, 2010 and an amendment to the conditions of Tract 4-C within Phase II was approved on April 9, 2013.

2. Building Design:

- a. **Schematic Design:** The building configurations, placements, and sizes shown on the Master Plan are schematic in nature and may be altered and/or modified during design development and construction document phases in accordance with the approved plan. Parking layouts and open spaces may also be modified to accommodate final building configurations in accordance with the Davidson Planning Ordinance ("DPO").
- b. **Retail:** The proposed retail component shall meet the DPO definition of Retail Primary or Retail Secondary (DPO 16.3).
- c. **Environmental Design:** Applicant will commit to LEEDS certification on Light Pollution Reduction. Applicant will make commercially reasonable efforts to design the building as efficiently as possible.
- d. **Building Type:** The hotel building shall be a Workplace building type in accordance with DPO 6.5A.
- e. **Height:** The Tract 4-A and 4-B Height Restriction is hereby amended to provide that the height allowed for the building located on Tracts 4-A and 4-B, as shown on the amended Master Plan, is a Minimum of Two (2) Stories and a Maximum of Four (4) Stories.

3. Site Design:

- a. **Public Art:** Space will be reserved on Tracts 4A or 4B within a plaza or sidewalk area along Griffith Street for public art and the art shall be determined by Davidson Public Art Commission in coordination with Applicant. No financial contribution is required of Applicant.
- b. **Buffers and Trees:**
 - i. **Eastern Buffer:**
 - ii. **Replanting Ratio:** The eastern buffer will be replanted at a 1:1 ratio for all mature trees that are removed during construction, including the three white oak trees on the northeast corner of the site (which will be replaced with oak trees).

- 2. **Tree Types & Caliper:** Replanted trees must be at least 4-5 inch caliper trees and shall be a mix of large, maturing deciduous and evergreen species.
- 3. **Clearing Near Preserved Areas:** Areas outside of tree/vegetation protection areas shall be cleared by hand utilizing hand-held implements.
- 4. **Monitoring:** During construction, the developer commits to daily monitoring and reports about tree protection for saved specimens and any identified preserved areas.

ii. **Wooded Buffer:** If a surplus of trees remains after replanting within the buffer, some of the surplus trees may be located on the Woodies Automotive lot if applicable to the Planning Director and Woodies Automotive.

4. Crosswalks:

- a. **Crosswalks:** As shown on the Plan, Applicant will construct textured/patterned crosswalks - one crosswalk at the intersection of Davidson Gateway and Griffith Street and one crosswalk across Davidson Gateway from the entrance driveway of Woodies to the CSD site.
- b. **Stream Crossing:** At the time of the issuance of a certificate of occupancy for the hotel, Applicant shall pay fifty percent (50%) of the actual construction costs (not including soft costs, such as the costs of plans and permits or management fees) of the 10' multi-use bridge along Griffith Street over the stream on the Site's eastern boundary as shown on Walks and Rollo Plan Figure 4-2, but, in any event, Applicant shall not pay more than Seventy-Five Thousand and No/100 Dollars (\$75,000.00) for such bridge. The payment shall be made at the time of the issuance of the certificate of occupancy and shall be held in escrow and used only for the construction of the bridge.
- c. **Mid-Block Crossing:** Prior to issuance of a certificate of occupancy for the hotel, Applicant will pay to the Town the amount of \$30,000.00, which shall be held in escrow and used only for the construction of the Mid-Block Crossing. This payment represents fifty percent (50%) of the actual cost to construct the Mid-Block Crossing, which percentage is much more than Applicant's proportionate share, in conjunction with other stakeholders, of the cost of the Mid-Block Crossing.
- d. **Benches:** Applicant agrees to install two benches along Griffith Street as a part of the public art experience.

5. Mid-Block Crossing:

- a. **Mid-Block Crossing:** Prior to issuance of a certificate of occupancy for the hotel, Applicant will pay to the Town the amount of \$30,000.00, which shall be held in escrow and used only for the construction of the Mid-Block Crossing. This payment represents fifty percent (50%) of the actual cost to construct the Mid-Block Crossing, which percentage is much more than Applicant's proportionate share, in conjunction with other stakeholders, of the cost of the Mid-Block Crossing.
- b. **Benches:** Applicant agrees to install two benches along Griffith Street as a part of the public art experience.
- c. **Multi-Use Path:** Applicant will provide a multi-use path as shown on the Plan. Tree grates shall not interfere with cyclists ability to safely move through the area (i.e. small-diameter openings and installed perpendicular to the travel path).
- d. **Retaining Wall:** The retaining wall will be setback 13' - 60' from the eastern boundary. The maximum height of the retaining wall at the head wall is 13' and the wall is located three times. The maximum height of any tie is 5' throughout the Site. The approximate location and length of the wall is shown on the Plan.
- e. **Setbacks:** The hotel building shall front on Griffith Street with minimum front and side setbacks of 0'

k. **Walkway:** DPO 8.4.5 Pedestrian Access, provides, that in large parking lots (56 spaces or greater), a sidewalk perpendicular to the main building shall be put in place. This cannot be accomplished due to the proximity to the eastern buffer and the impervious requirements and this sidewalk shall not be included in the Plan. 1. **Transect Amenities:** As part of the Mid-Block crossing, on the south side of Griffith St., Applicant will install a of a transit stop in accordance with CAVS Standard 60.03C and 7.4.2.B.5.

4. Parking:

- a. **Required Parking:** The parking requirement for lots 4-A and 4-B is 2 spaces per 1,000 square feet of building area, or 149 spaces; however, typical parking for a Hotel is 1 space per hotel room, or 115 spaces for this hotel. Parking provided on the plan totals 115 spaces (which include on-street parking that is available for public use). On-street parking is shown on the November 10, 2010 amendment to the Plan. The proposed parking is 120% of the typical requirement for a hotel.
- b. **Bedroom Easement Agreement:** Parking provided includes the shared parking in accordance with the Bedroom Easement Agreement recorded in Book 30949, Page 643, Mecklenburg County Public Registry. This easement parking allows use of the additional spaces, which would only be required on sold out nights.
- c. **Bicycle Sharing:** A bike sharing station will be installed by Applicant and/or cycles shall be made available to hotel patrons for use around Town.
- d. **Bicycle Parking:** Bicycle parking provided is a long term spaces and 12 short-term spaces. Bicycle parking spaces will incorporate some public art features as reasonably determined by Applicant in conjunction with the Davidson Public Art Commission.

5. Construction Sequence:

Applicant agrees to conduct all construction staging on the Site and off-site improvements shall be completed during summer, weekends and school holidays.

Impervious Calculations	Approved	% of Total	Existing
Tract 4-A	26,180	21.72%	12,709.50
Tract 4-B	26,180	21.72%	12,709.50
Tract 4-C	34,101	28.34%	34,101
Tract 4-D	34,000	28.21%	Unimproved
Total	120,321	100%	59,580

The 52,360 square feet of impervious cover allocated to Tracts 4-A and 4-B may be distributed among such Tracts in accordance with the approved amended Master Plan and may also be redistributed between Tracts if requested by the Applicant and approved by the Planning Director as modified, prior to completion of such improvements. After completion, modifications of such improvements shall be permitted with Planning Director approval if such modifications do not exceed the total permitted impervious area for the combined Tract and do not constitute a major amendment.

7. **Uses:** Permitted uses on Tracts 4-A and 4-B shall include Hotel, Commercial Services, Restaurant and Retail, Primary and Secondary.

8. **Ordinance Modifications:** If, at some point, modifications are made to the Ordinance by the Board of Commissioners, the Applicant may voluntarily agree to apply such modifications to the Plan in a manner consistent with the Ordinance as it changes from time to time. Such modifications to the Ordinance shall in no way impact the Applicant's vested rights established per the Ordinance when the Plan is approved.

9. **Amendments:** The Applicant may request an amendment to the Plan and approved zoning without the written consent of any other owner of all or any portion of the property shown on the Plan so long as the recorded Declaration of Protective Covenants for the property contains a valid and enforceable provision with the stated purpose of granting power of attorney to the Declarant to execute an amendment to the Plan and approved zoning on behalf of such owners. Developer understands that the Town cannot waive the rights of property owners.

10. **Plat Note:** In the event of an amendment to the plat of the Site, entitled Davidson Commons East Map 1, recorded in Map Book 49, Pages 655 - 657, Mecklenburg County Public Registry, as amended in Map Book 59, Page 623, Mecklenburg County Public Registry (the "Plat"), the notes included on the Plat shall be included on the subdivision plat of the Site as modified by the provisions herein.

REMOVED CONDITIONS:

The pedestrian trail shown on the Master Plan from the eastern portion of the Site to the Town of Davidson property is removed.

DEMOLITION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR THE DEMOLITION AND REMOVAL OF THE EXISTING IMPROVEMENTS INDICATED TO BE REMOVED.
2. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE LOCAL UTILITY COMPANIES FOR THE REMOVAL OR RELOCATION OF LIGHT POLES, POWER POLES/LINES, GAS LINES, ETC.
3. CONTRACTOR TO SAW-CUT EXISTING PAVEMENT AND CURB/GUTTER FOR REMOVAL AS REQUIRED.
4. INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATIONS WHEN POSSIBLE, BUT THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY DIGGING TEST PITS BY HAND AT ALL CROSSINGS WELL IN ADVANCE OF TRENCHING. IF CLEARANCES ARE LESS THAN SPECIFIED ON THE PLAN OR 12 INCHES, WHICHEVER IS LESS, CONTACT THE DESIGN ENGINEER AND THE OWNER PRIOR TO PROCEEDING.
6. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS.
7. ALL DEMOLITION DEBRIS SHALL BE REMOVED AND TRANSPORTED TO A LICENSED LANDFILL OR OTHER FACILITY.
8. THE TRENCHES WHERE EXISTING UTILITIES HAVE BEEN REMOVED OR RELOCATED SHALL BE COMPACTED TO 95% STANDARD PROCTOR.
9. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY DEMOLITION WORK.

EROSION CONTROL & WATER QUALITY INSPECTOR:

~~XXXXXXXXXX~~ TOWN OF DAVIDSON
XXXXXXXXXX NICK FINELLI 980.721.9390

LAND DEVELOPMENT INSPECTOR:

TOMMY KEZIAH, TOWN OF DAVIDSON
(704) 634-6753

ZONING INSPECTOR:

BRIAN SIFFORD, TOWN OF DAVIDSON
(980) 721-0924

GENERAL SITE NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. SITE BOUNDARY INFORMATION TAKEN FROM SURVEY BY LAND DESIGN
3. OMIT
4. CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WATER LINES, STORM DRAINAGE, LIGHT POLES, POWER POLES, ETC. WITH APPROPRIATE UTILITY COMPANIES WHO WILL VERIFY LOCATION, MATERIALS AND ADEQUACY OF PROPOSED COVER AND PLACEMENT.
5. CONTRACTOR TO COORDINATE WITH OWNER AND PROJECT ENGINEER FOR EXISTING BUILDING DEMOLISHING AND ANY OTHER STRUCTURES WHICH MAY BE ON PROJECT SITE.
6. CONTRACTOR TO COORDINATE ALL CONSTRUCTION IN R/W'S WITH N.C.D.O.T. AND CITY OF CHARLOTTE.
7. ALL CONSTRUCTION TO CONFORM TO THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL DETAILS AND SPECIFICATIONS.
8. ALL DRAINAGE FACILITIES, CURB CUTS AND CURB RAMPS MUST BE CONSTRUCTED IN COMPLIANCE WITH THE CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL AND COORDINATED WITH ENGINEERING AND PROPERTY MANAGEMENT.
11. A RIGHT OF WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ALL NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC.) WITHIN A PROPOSED/EXISTING CITY MAINTAINED STREET RIGHT OF WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDDT PRIOR TO THE CONSTRUCTION/INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDDT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.
12. TREE PROTECTION BARRICADES MUST MEET OR EXCEED TREE ORDINANCE GUIDELINES STANDARDS.
13. TREE BARRICADES MUST BE INSTALLED BEFORE ANY DEMOLITION/CLEARING/GRADING/CONSTRUCTION, AND NOT REMOVED UNTIL AFTER FINAL INSPECTION BY URBAN FORESTRY STAFF.
14. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN TREE SAFE AREAS.
15. VIOLATIONS OF THE TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES, AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
16. URBAN FORESTER MUST BE NOTIFIED OF THE PRE-CONSTRUCTION MEETING.
17. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
18. ALL ROAD IMPROVEMENTS AT PROVIDENCE ROAD ARE TO BE COORDINATED WITH THE NCDOT PRIOR TO CONSTRUCTION
19. DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05 (9" SIGNS ONLY).
20. SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
21. OMIT
22. IN ROLLING AND HILLY TERRAINS, SWEEPING OF THE STONE BASE AND/OR APPLICATION OF A TACK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
23. APPROVAL OF THIS SITE IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
24. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE IN THE CURB.
25. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
26. CURB AND GUTTER SHOWN ON PLANS ALONG PROVIDENCE ROAD, ROAD MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING. ASSOCIATED STORM DRAINAGE MAY ALSO REQUIRE MODIFICATIONS BASED UPON FIELD CONDITIONS.
27. THE PURPOSE OF THE STORM DRAINAGE EASEMENT (SDE) IS TO PROVIDE STORM WATER CONVEYANCE AND ANY STRUCTURES AND/OR OBSTRUCTION TO STORM WATER FLOW IS PROHIBITED.
28. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
29. "AS-BUILT" DRAWINGS AND PLANS OF THE STORM DRAINAGE SYSTEM, INCLUDING DESIGNED DITCHES, MUST BE SUBMITTED PRIOR TO SUBDIVISION FINAL INSPECTION TO THE CITY/COUNTY ENGINEERING DEPARTMENT IN ACCORDANCE WITH THE CITY/COUNTY SUBDIVISION ORDINANCE.
30. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPARTMENT OF TRANSPORTATION (GUS JORD, 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 RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.

NPDES Stormwater Discharge Permit for Construction Activities (NC001)

NCDENR/Division of Water Quality

NEW STABILIZATION TIMEFRAMES (Effective Aug. 3, 2011)			
SITE AREA DESCRIPTION	STABILIZATION	TIMEFRAME EXCEPTIONS	
Perimeter dikes, swales, ditches, slopes	5 days	None	
High Quality Water (HQW) Zones	5 days	None	
Slopes steeper than 3:1	5 days	If slopes are 10' or less in length and are not steeper than 2:1, 14 days are allowed.	
Slopes 3:1 or flatter	5 days	7 days for slopes greater than 50' in length.	
All other areas with slopes flatter than 4:1	5 days	None, except for perimeters and HQW Zones.	

EROSION CONTROL NOTES

1. ON-SITE BURIAL PITS REQUIRE AN ON-SITE DEMOLITION LANDFILL PERMIT FROM THE ZONING ADMINISTRATOR.
2. ANY GRADING BEYOND THE DENOTED LIMITS SHOWN ON THE PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
3. GRADING MORE THAN ONE ACRE WITHOUT AN APPROVED EROSION CONTROL PLAN IS A VIOLATION OF THE CITY/COUNTY EROSION CONTROL ORDINANCE AND IS SUBJECT TO A FINE.
4. ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES STEEPER THAN A HORIZONTAL TO 1 VERTICAL (3:1) SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 7 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY. ALL OTHER DISTURBED AREAS SHALL BE PROVIDED TEMPORARY OR PERMANENT STABILIZATION WITH GROUND COVER AS SOON AS PRACTICABLE BUT IN ANY EVENT WITHIN 14 CALENDAR DAYS FROM THE LAST LAND-DISTURBING ACTIVITY.
5. ADDITIONAL MEASURES TO CONTROL EROSION AND SEDIMENT MAY BE REQUIRED BY A REPRESENTATIVE OF THE MECKLENBURG COUNTY LUESA.
6. SLOPES SHALL BE GRADED NO STEEPER THAN 2:1. SLOPES GREATER THAN 10 FEET REQUIRE ADEQUATE TERRACING (INCLUDES 10' SOILS ENGINEER TO VERIFY STABILITY OF SLOPES GREATER THAN 2:1).
7. 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.
8. ALL "STD" NUMBERS REFER TO THE MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS MANUAL (MCLDS).
9. A GRADING PLAN MUST BE SUBMITTED FOR ANY LOT GRADING EXCEEDING ONE ACRE THAT HAS NOT PREVIOUSLY APPROVED.
10. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
11. TEMPORARY DRIVEWAY PERMIT FOR CONSTRUCTION ENTRANCES IN NCDOT RIGHT-OF-WAY MUST BE PRESENTED AT PRE-CONSTRUCTION MEETING.
12. ALL EMBANKMENTS MUST BE CONSTRUCTED PER SECTION 4.0.6 EMBANKMENT REQUIREMENTS IN THE BMP DESIGN MANUAL.
13. SOIL COMPACTION TESTS ARE REQUIRED ON ANY BERM >=5' IN HEIGHT FROM THE NATURAL GRADE. SOIL COMPACTION MUST BE AT 95% PROCTOR AND CERTIFIED BY A LICENSED SOIL ENGINEER.

GENERAL GRADING & SITE NOTES:

1. THE UTILITIES LOCATIONS SHOWN ON THE DRAWINGS REPRESENTS THE DESIGNERS UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, GAS, ETC.) WITHIN THE CONSTRUCTION AREA WITH THE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING ANY EXCAVATION. THE OMISSION OF, OR THE INCLUSION OF UTILITY LOCATIONS ON PLANS IS NOT TO BE CONSIDERED AS THE NONEXISTENCE OF, OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTACT U-LOCO (800-632-4949).
2. ALL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
3. ALL CONSTRUCTION AND CONSTRUCTION MATERIALS WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF CHARLOTTE LAND DEVELOPMENT STANDARDS MANUAL.
4. ALL HANDICAP RAMPS, PARKING SPACES, ETC. TO MEET ALL ADA AND NC ACCESSIBILITY CODES.
5. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR THE LOCATION AND DIMENSIONS OF BUILDING AND SURROUNDING AREAS.
6. TOP SOIL TO BE STRIPPED AND STOCKPILED IN AREA DESIGNATED BY OWNER.
7. ANY UNSUITABLE MATERIALS ON SITE ARE TO BE QUALIFIED BY A GEOTECHNICAL ENGINEER PRIOR TO REMOVING. CONTRACTOR MUST NOTIFY OWNER OR OWNER REPRESENTATIVE IN CASE UNSUITABLE MATERIAL IS UNCOVERED.
8. APPROVAL OF THIS PLAN IS NOT AUTHORIZATION TO WORK ON ADJACENT PROPERTIES. WHEN CONDITIONS WARRANT OFF-SITE GRADING, UTILITY WORK, CLEARING OR OTHER WORK NOT ON THE OWNER OF RECORDS PROPERTY, THE CONTRACTOR MUST OBTAIN WRITTEN AGREEMENT, OR OBTAIN AN EASEMENT FROM THE OWNER(S) BEFORE PROCEEDING.
9. IN ORDER TO ENSURE PROPER DRAINAGE, KEEP A MINIMUM OF 0.5% SLOPE ON ALL CURB AND GUTTER.
10. SUBSURFACE DRAINAGE FACILITIES MAY BE REQUIRED IN THE STREET RIGHT-OF-WAY IF DEEMED NECESSARY BY THE INSPECTOR.
11. THE DEVELOPER SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL AND BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK, AND OTHER ACCUMULATIONS.
12. THE DEVELOPER SHALL CONTACT THE CHARLOTTE DEPT OF TRANSPORTATION TO IDENTIFY ANY CONFLICTS WITH TRAFFIC SIGNALIZATION EQUIPMENT. 60-90 DAYS WILL BE REQUIRED TO COORDINATE RELOCATION. DEVELOPER SHALL BE RESPONSIBLE FOR ALL RELATED RELOCATION COST AND/OR ANY REPAIR COST CAUSED BY THE CONTRACTOR/DEVELOPER.
13. HOPE STORM PIPE INSTALLED WITHIN EXISTING OR PROPOSED STREET R/W MUST BE APPROVED BY THE CITY INSPECTOR PRIOR TO ANY BACKFILL BEING PLACED.
14. COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
15. THE SWIMMING POOL AREA, INCLUDING POOL DECK GRADING AND STORM DRAINAGE WILL BE PERMITTED SEPARATELY.
16. GRADING AND STORM DRAINAGE FOR PHASE 3 RETAIL BUILDING, PHASE 3 OFFICE BUILDING AND ASSOCIATED CURB WILL BE PERMITTED SEPARATELY.
17. CURB AND GUTTER SHOWN ON PLANS MAY BE ADJUSTED BASED UPON FIELD STAKING BY CITY ENGINEERING.
18. NON-STANDARD ITEMS (ie: PAVERS, IRRIGATIONS SYSTEMS, ETC) IN THE RIGHT-OF-WAY REQUIRE A R/W ENCROACHMENT AGREEMENT WITH THE CHARLOTTE DEPT. OF TRANSPORTATION BEFORE INSTALLATION.
19. ANY WORK PERFORMED IN THE PUBLIC RIGHT OF WAY LASTING 30 DAYS OR LESS REQUIRES A RIGHT OF WAY USE PERMIT. CONTACT BOB STALEY AT 704-432-1562 TO OBTAIN. ANY WORK IN PUBLIC R/W LASTING 31 OR MORE DAYS REQUIRES A RIGHT OF WAY LEASE. CONTACT LINDA POISSANT AT 704-336-2562 TO OBTAIN.
20. CERTIFICATION AND STREET CUT PERMITS ARE REQUIRED FOR UTILITY CUTS ON CITY STREETS. ALLOW 7 DAYS PROCESSING FOR PERMIT. FOR INFORMATION CONTACT CDDT AT (704)336-4025.

CONSTRUCTION & EROSION CONTROL SEQUENCE

1. OBTAIN GRADING/EROSION CONTROL PLAN APPROVAL FROM THE MECKLENBURG COUNTY LUESA.
2. SET UP AN ON-SITE PRECONSTRUCTION CONFERENCE WITH THE MECKLENBURG COUNTY LUESA. EROSION CONTROL INSPECTOR TO DISCUSS EROSION CONTROL MEASURES. FAILURE TO SCHEDULE SUCH CONFERENCE 48 HOURS PRIOR TO ANY LAND DISTURBING ACTIVITY IS A VIOLATION OF THE EROSION CONTROL ORDINANCE AND CODE AND IS SUBJECT TO FINE.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE THEN INSTALL TREE PROTECTION BARRICADES PRIOR TO ANY ADDITIONAL ON-SITE ACTIVITIES. THEN INSTALL SILT FENCE ALONG THE PROJECT PERIMETER AND OTHER MEASURES AS SHOWN ON THE PLANS. CLEARING ONLY AS NECESSARY TO INSTALL THESE DEVICES.
4. CALL FOR ON-SITE INSPECTION BY EROSION CONTROL INSPECTOR. WHEN APPROVED, INSPECTOR ISSUES THE GRADING PERMIT AND CLEARING AND GRUBBING MAY BEGIN.
5. THE CONTRACTOR SHALL DILIGENTLY AND CONTINUOUSLY MAINTAIN ALL EROSION CONTROL DEVICES AND STRUCTURES.
6. STABILIZE SITE AS AREAS ARE BROUGHT TO FINISHED GRADE, MAINTAIN EROSION CONTROL DEVICES AS NEEDED.
7. FOR PHASED EROSION CONTROL PLANS, CONTRACTOR SHALL MEET WITH EROSION CONTROL INSPECTOR PRIOR TO COMMENCING WITH EACH PHASE OF EROSION CONTROL MEASURES.
8. SEE SITE DEMOLITION PLAN SHEET FOR PHASING OF REMOVAL OF EXISTING CURB ALONG ONE HARBOUR PLACE PARKING. THE CONTRACTOR SHALL KEEP A RAIN GAUGE ON-SITE AT ALL TIMES, AND SHALL ALSO KEEP A DETAILED LOG OR JOURNAL OF RAIN GAUGE MEASUREMENTS AND MAINTENANCE PROCEDURES UTILIZED.
9. COORDINATE WITH EROSION CONTROL INSPECTOR WHEN EROSION CONTROL MEASURES CAN BE REMOVED.
10. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE NC EROSION CONTROL PLANNING AND DESIGN MANUAL, US. DEPT. OF AGRICULTURE, MECKLENBURG COUNTY EROSION CONTROL ORDINANCE, AND THE CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS.
11. THE CONTRACTOR SHALL FOLLOW ALL NPDES RULES AND REGULATIONS AND SHALL CHECK, MAINTAIN AND REPAIR ALL EROSION CONTROL DEVICES ON A WEEKLY BASIS OR AFTER 12" OR MORE RAINFALL. CONTRACTOR SHALL KEEP A RAIN GAUGE ON-SITE AT ALL TIMES, AND SHALL ALSO KEEP A DETAILED LOG OR JOURNAL OF RAIN GAUGE MEASUREMENTS AND MAINTENANCE PROCEDURES UTILIZED.
12. THE LAND DEVELOPMENT INSPECTOR SHALL BE CALLED TO CONDUCT INSPECTIONS ON STORM DRAINAGE, SIDEWALKS, DRIVEWAY IMPROVEMENTS, AND ALL ASPECTS OF ROAD CONSTRUCTION.

IRRIGATION NOTES

1. PROVIDE AND INSTALL A MULTI-ZONE IRRIGATION SYSTEM WITH ELECTRONIC PROGRAMMABLE CONTROLLER FOR ALL AREAS TO RECEIVE PLANTING. ALL TREE, SHRUB AND GROUND COVER PLANTINGS SHALL RECEIVE DRIP IRRIGATION. ALL TURF AREAS SHALL RECEIVE SPRAY IRRIGATION. A SHOP DRAWING SUBMITTAL FOR THE IRRIGATION SYSTEM IS REQUIRED FOR APPROVAL PRIOR TO CONSTRUCTION. IRRIGATION SHOP DRAWING SHALL BE PREPARED BY AN IRRIGATION ASSOCIATION CERTIFIED DESIGNER. IRRIGATION DESIGN AND CONSTRUCTION SHALL INCLUDE ALL NECESSARY ELECTRICAL AND PLUMBING, INCLUDING IRRIGATION METER AND BACKFLOW PREVENTER.

DATE	2.6.17
REV.	2
PROJECT NUMBER	7.17.17
PROJECT DATE	7.17.17
PROJECT NAME	DAVIDSON COMMONS EAST
CLIENT NAME	DAVIDSON COMMONS EAST
CLIENT ADDRESS	1000 W. MAIN ST. CHARLOTTE, NC 28202
CLIENT PHONE	(704) 336-4025
CLIENT FAX	(704) 336-4025
CLIENT EMAIL	www.geosciencegroup.com
CLIENT WEBSITE	www.geosciencegroup.com
CLIENT PHONE	(704) 336-4025
CLIENT FAX	(704) 336-4025
CLIENT EMAIL	www.geosciencegroup.com
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Drawing Status

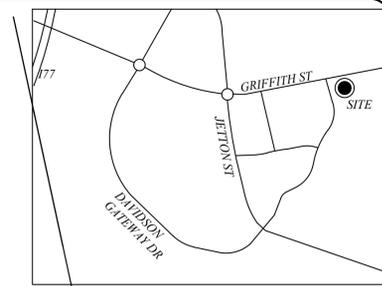
HYATT PLACE
DAVIDSON, NORTH CAROLINA



GENERAL NOTES
&
CONDITIONS

C1.0

FIVE SIX FIVE, LLC
Deed Book 17520, Pg. 602
Parcel ID: 00323186
Zoning: LPA



VICINITY MAP
1"=700'

NO.	DATE	BY	FOR
1.	8.8.17	FOR TOWN OF DAVIDSON	
2.	7.2.17	FOR TOWN OF DAVIDSON	
3.	10.4.17	FOR TOWN OF DAVIDSON	
4.	11.7.17	FOR TOWN OF DAVIDSON	

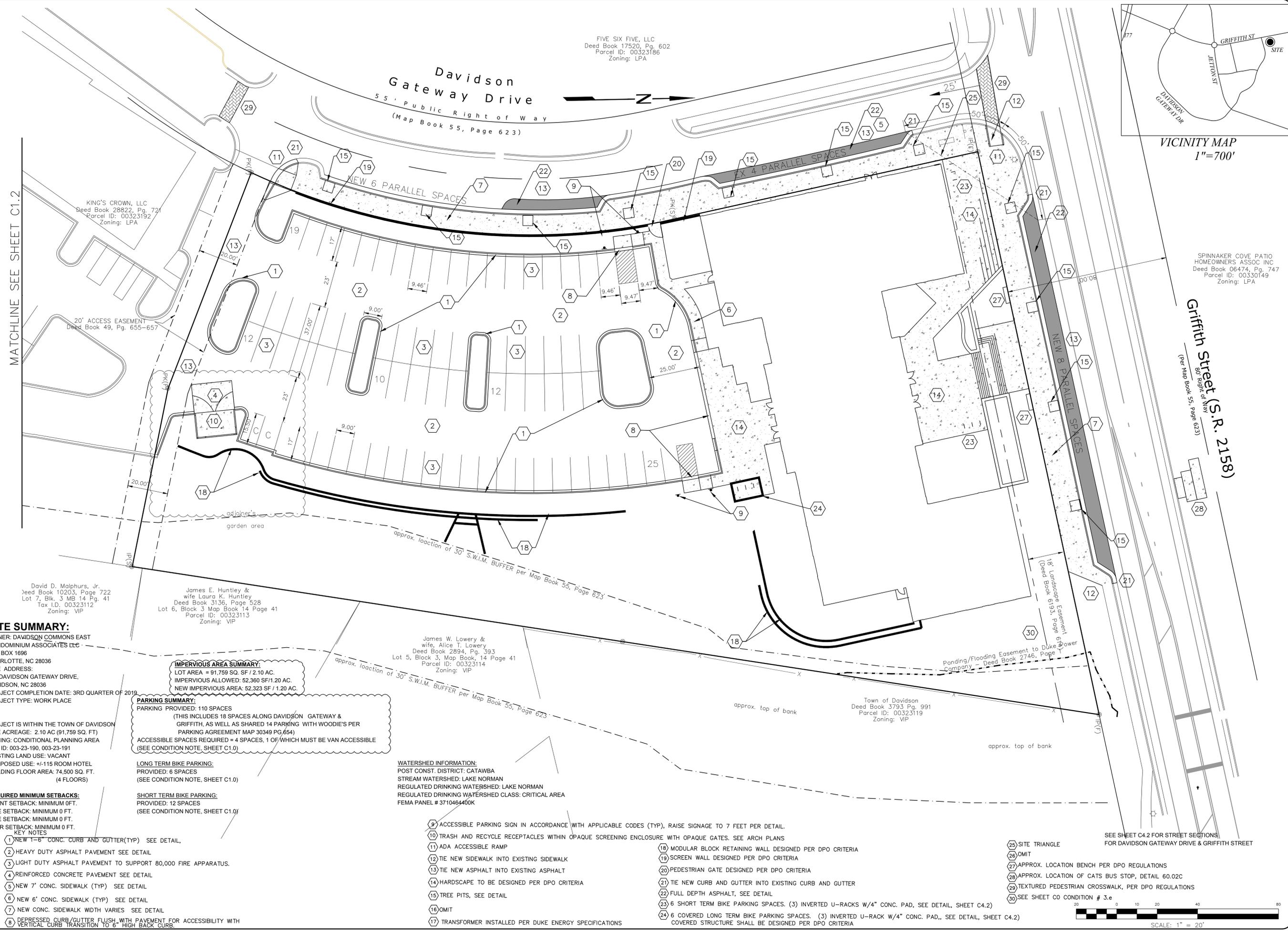
GEOSCIENCE GROUP
Professional Engineer
Charlotte, NC 28217
Phone: 704.252.2000
www.geosciengroup.com
N.C. License # 47964

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HYATT PLACE
DAVIDSON, NORTH CAROLINA



SITE PLAN



MATCHLINE SEE SHEET C1.2

KING'S CROWN, LLC
Deed Book 28822, Pg. 724
Parcel ID: 00323192
Zoning: LPA

20' ACCESS EASEMENT
Deed Book 49, Pg. 655-657

SPINNAKER COVE PATIO
HOMEOWNERS ASSOC INC
Deed Book 06474, Pg. 747
Parcel ID: 00330149
Zoning: LPA

Griffith Street (S.R. 2158)
(per Map Book 55, Page 623)
80' Right of Way

SITE SUMMARY:
OWNER: DAVIDSON COMMONS EAST
CONDOMINIUM ASSOCIATES LLC
P.O. BOX 1696
CHARLOTTE, NC 28036
SITE ADDRESS:
127 DAVIDSON GATEWAY DRIVE,
DAVIDSON, NC 28036
PROJECT COMPLETION DATE: 3RD QUARTER OF 2018
PROJECT TYPE: WORK PLACE

IMPERVIOUS AREA SUMMARY:
LOT AREA = 91,759 SQ. SF / 2.10 AC.
IMPERVIOUS ALLOWED: 52,360 SF / 1.20 AC.
NEW IMPERVIOUS AREA: 52,323 SF / 1.20 AC.

PARKING SUMMARY:
PARKING PROVIDED: 110 SPACES
(THIS INCLUDES 18 SPACES ALONG DAVIDSON GATEWAY & GRIFFITH, AS WELL AS SHARED 14 PARKING WITH WOODIE'S PER PARKING AGREEMENT MAP 30349 PG.654)
ACCESSIBLE SPACES REQUIRED = 4 SPACES, 1 OF WHICH MUST BE VAN ACCESSIBLE
(SEE CONDITION NOTE, SHEET C1.0)

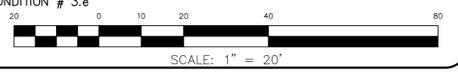
LONG TERM BIKE PARKING:
PROVIDED: 6 SPACES
(SEE CONDITION NOTE, SHEET C1.0)

SHORT TERM BIKE PARKING:
PROVIDED: 12 SPACES
(SEE CONDITION NOTE, SHEET C1.0)

REQUIRED MINIMUM SETBACKS:
FRONT SETBACK: MINIMUM 0 FT.
SIDE SETBACK: MINIMUM 0 FT.
SIDE SETBACK: MINIMUM 0 FT.
REAR SETBACK: MINIMUM 0 FT.
KEY NOTES

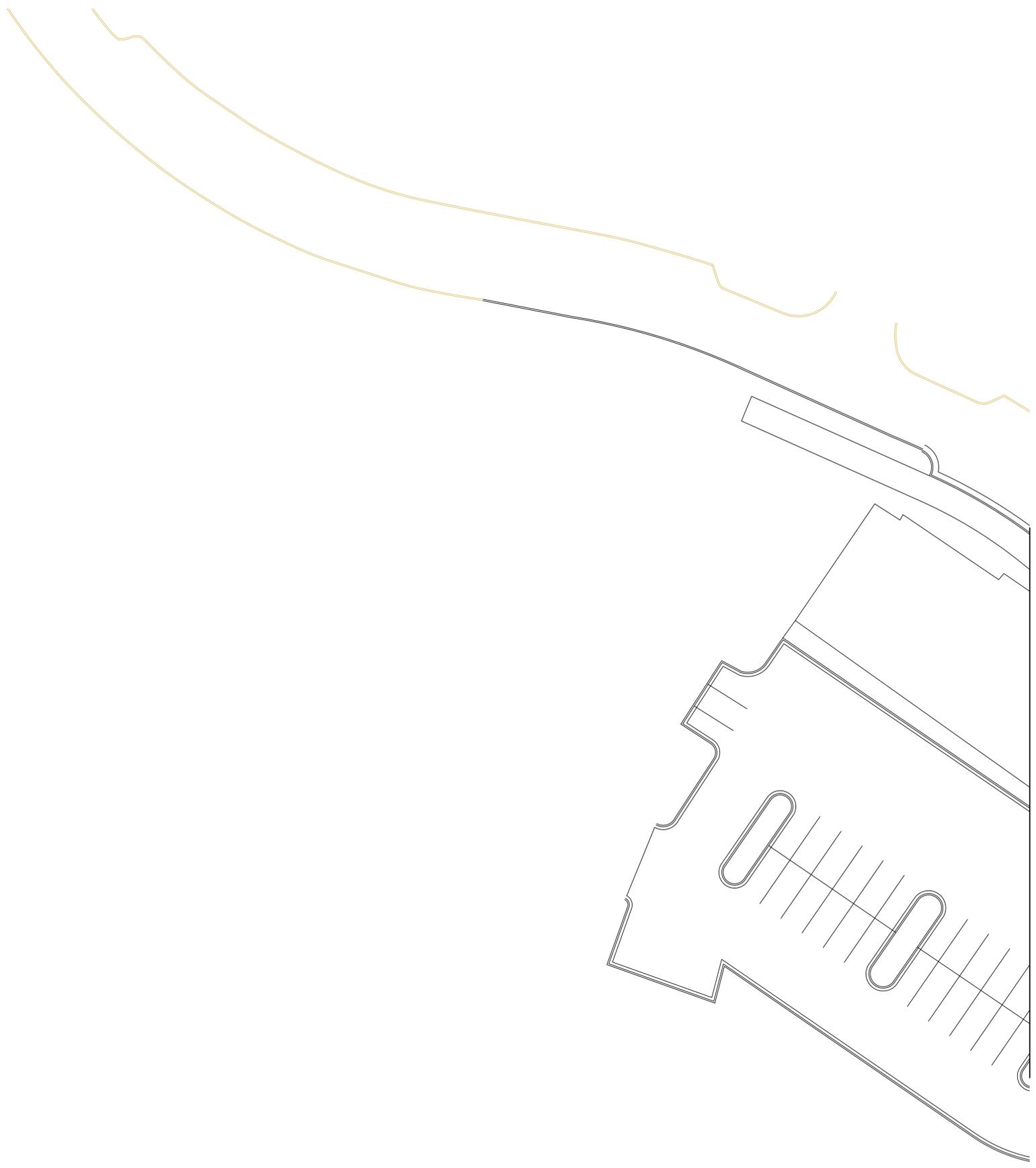
WATERSHED INFORMATION:
POST CONST. DISTRICT: CATAWBA
STREAM WATERSHED: LAKE NORMAN
REGULATED DRINKING WATERSHED: LAKE NORMAN
REGULATED DRINKING WATERSHED CLASS: CRITICAL AREA
FEMA PANEL # 3710464400K

- 9 ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH APPLICABLE CODES (TYP), RAISE SIGNAGE TO 7 FEET PER DETAIL.
- 10 TRASH AND RECYCLE RECEPTACLES WITHIN OPAQUE SCREENING ENCLOSURE WITH OPAQUE GATES. SEE ARCH PLANS
- 11 ADA ACCESSIBLE RAMP
- 12 TIE THE NEW SIDEWALK INTO EXISTING SIDEWALK
- 13 TIE THE NEW ASPHALT INTO EXISTING ASPHALT
- 14 HARDSCAPE TO BE DESIGNED PER DPO CRITERIA
- 15 TREE PITTS, SEE DETAIL
- 16 OMIT
- 17 TRANSFORMER INSTALLED PER DUKE ENERGY SPECIFICATIONS
- 18 MODULAR BLOCK RETAINING WALL DESIGNED PER DPO CRITERIA
- 19 SCREEN WALL DESIGNED PER DPO CRITERIA
- 20 PEDESTRIAN GATE DESIGNED PER DPO CRITERIA
- 21 TIE THE NEW CURB AND GUTTER INTO EXISTING CURB AND GUTTER
- 22 FULL DEPTH ASPHALT, SEE DETAIL
- 23 6 SHORT TERM BIKE PARKING SPACES. (3) INVERTED U-RACKS W/4" CONC. PAD, SEE DETAIL, SHEET C4.2)
- 24 6 COVERED LONG TERM BIKE PARKING SPACES. (3) INVERTED U-RACK W/4" CONC. PAD., SEE DETAIL, SHEET C4.2) COVERED STRUCTURE SHALL BE DESIGNED PER DPO CRITERIA
- 25 SITE TRIANGLE
- 26 OMIT
- 27 APPROX. LOCATION BENCH PER DPO REGULATIONS
- 28 APPROX. LOCATION OF CATS BUS STOP, DETAIL 60.02C
- 29 TEXTURED PEDESTRIAN CROSSWALK, PER DPO REGULATIONS
- 30 SEE SHEET C0 CONDITION # 3.e

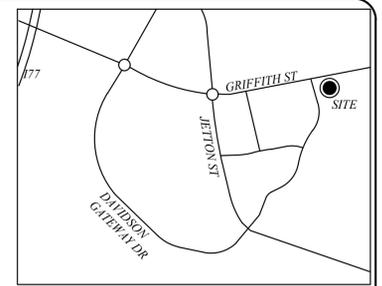
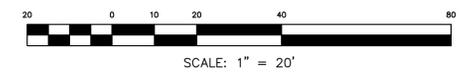


SEE SHEET C4.2 FOR STREET SECTIONS,
FOR DAVIDSON GATEWAY DRIVE & GRIFFITH STREET

UTS AREA CHECKED



MATCHLINE SEE SHEET C1.1



VICINITY MAP
1"=700'



SITE PLAN

HYATT PLACE
DAVIDSON, NORTH CAROLINA

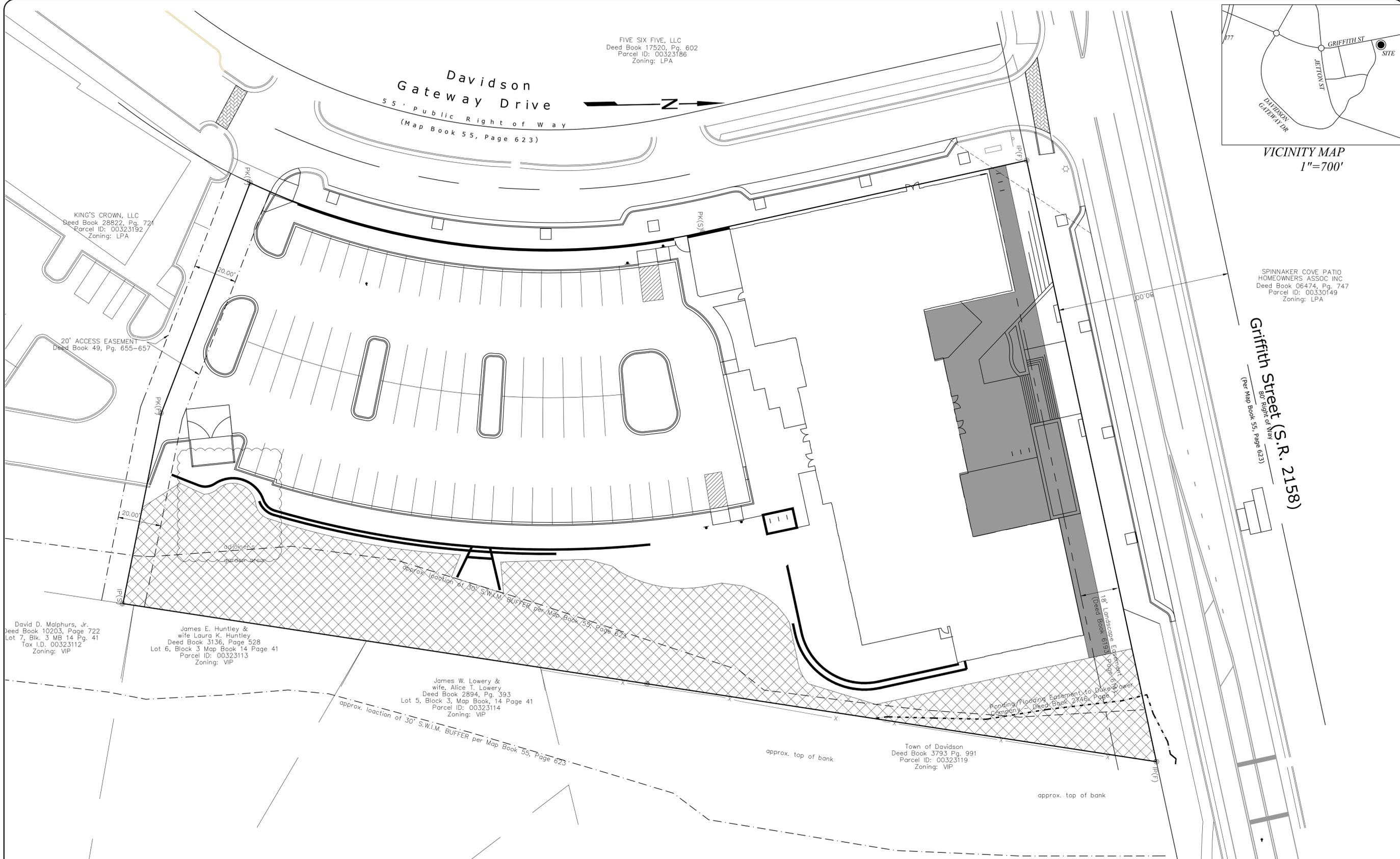
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- ISSUED FOR BIDDING
- ISSUED FOR PERMIT
- ISSUED FOR CONSTRUCTION

Drawing Status

PROJECT NUMBER	PROJECT SCALE	DATE
DESIGNED BY	PROJECT DATE	
CHECKED BY	PROJECT NUMBER	
DATE	DATE	
FILE NAME	DATE	

GEOSCIENCE GROUP
 10000 Davidson Road
 Charlotte, NC 28217
 Phone: 704.252.2000
 www.geosciencegroup.com
 NC REG. LICENSE # 379604

C1.2



FIVE SIX FIVE, LLC
Deed Book 17520, Pg. 602
Parcel ID: 00323186
Zoning: LPA

Davidson
Gateway Drive
55' Public Right of Way
(Map Book 55, Page 623)

KING'S CROWN, LLC
Deed Book 28822, Pg. 721
Parcel ID: 00323192
Zoning: LPA

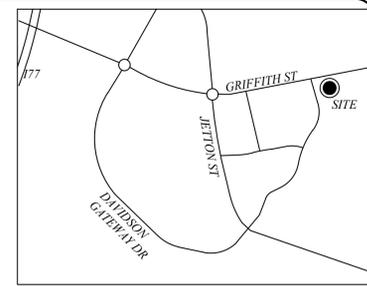
20' ACCESS EASEMENT
Deed Book 49, Pg. 655-657

David D. Malphurs, Jr.
Deed Book 10203, Page 722
Lot 7, Blk. 3 MB 14 Pg. 41
Tax I.D. 00323112
Zoning: VIP

James E. Huntley &
wife Laura K. Huntley
Deed Book 3136, Page 528
Lot 6, Block 3 Map Book 14 Page 41
Parcel ID: 00323113
Zoning: VIP

James W. Lowery &
wife, Alice T. Lowery
Deed Book 2894, Pg. 393
Lot 5, Block 3, Map Book, 14 Page 41
Parcel ID: 00323114
Zoning: VIP

Town of Davidson
Deed Book 3793 Pg. 991
Parcel ID: 00323119
Zoning: VIP



VICINITY MAP
1"=700'

SPINNAKER COVE PATIO
HOMEOWNERS ASSOC INC
Deed Book 06474, Pg. 747
Parcel ID: 00330149
Zoning: LPA

Griffith Street (S.R. 2158)
(per Map Book 55, Page 623)
80' Right of Way

PROJECT NUMBER	DATE
14-00	
PROJECT NAME	DATE
SPINNAKER COVE PATIO	7/2/17
PROJECT NUMBER	DATE
14-00	
PROJECT NAME	DATE
SPINNAKER COVE PATIO	7/2/17
PROJECT NUMBER	DATE
14-00	
PROJECT NAME	DATE
SPINNAKER COVE PATIO	7/2/17

GEOSPICE GROUP
10000 Davidson Road
Charlotte, NC 28217
Phone: 704.252.2000
www.geospicegroup.com
N.C. REG. LICENSE # C-17864

- PRELIMINARY NOT FOR CONSTRUCTION**
- ISSUED FOR BIDDING
 - ISSUED FOR PERMIT
 - ISSUED FOR CONSTRUCTION

HYATT PLACE
DAVIDSON, NORTH CAROLINA

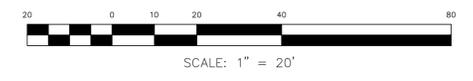


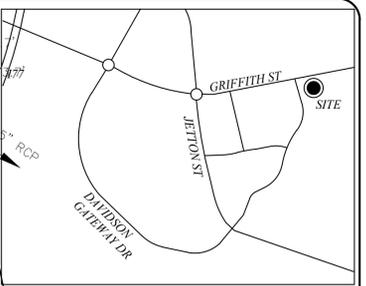
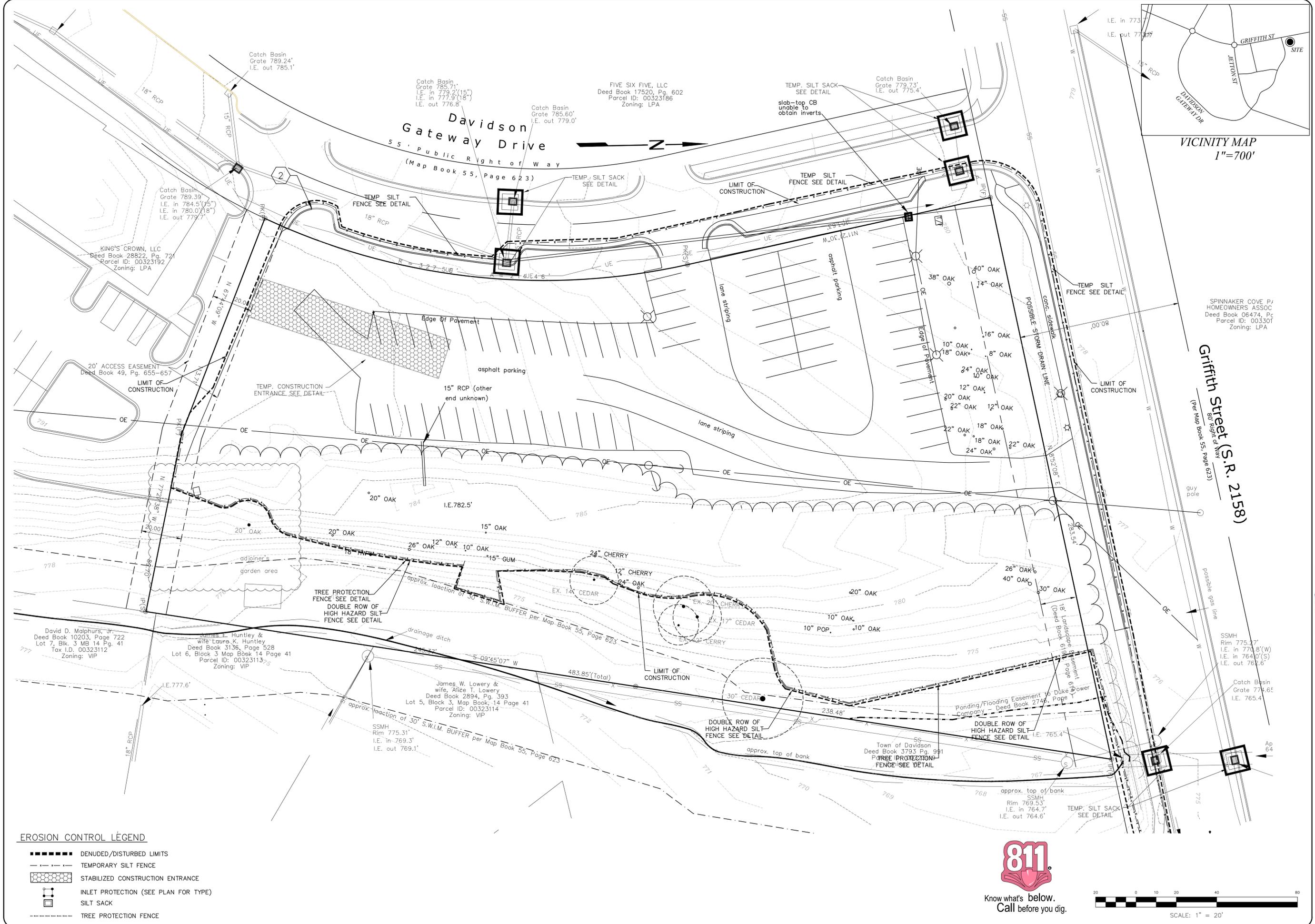
OPEN SPACE PLAN

C1.3

OPEN SPACE:
TOTAL OPEN SPACE REQUIRED (5% OF TOTAL AREA): 2.1 (0.05) = 4,574 FT²
TOTAL POST CONSTRUCTION OPEN SPACE REQUIRED (10% OF TOTAL AREA): 2.1(0.1)= 9,148 FT²

PROVIDED:
PRIMARY CONSERVATION AREA: 18,836 FT²(20.5%)
ADDITIONAL OPEN SPACE: 6,142 FT²
TOTAL: 24,978 FT²





PROJECT NUMBER	14-20
DATE	7/2/17
PROJECT NAME	HYATT PLACE
PROJECT NUMBER	3
DATE	10/17/17
PROJECT NAME	DAVIDSON
PROJECT NUMBER	5
DATE	11/27/17
PROJECT NAME	DAVIDSON

GEOSCIENCE GROUP
 10000 Highway 100
 Charlotte, NC 28217
 Phone: (704) 525-2000
 www.geosciencegroup.com
 NC Reg. License # 047604
 NC Reg. License # 07604

- PRELIMINARY NOT FOR CONSTRUCTION
- ISSUED FOR BIDDING
- ISSUED FOR PERMIT
- ISSUED FOR CONSTRUCTION

HYATT PLACE
DAVIDSON, NORTH CAROLINA



PHASE 1 -
EROSION CONTROL PLAN

C2.1

EROSION CONTROL LEGEND

- DENUED/DISTURBED LIMITS
- TEMPORARY SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION (SEE PLAN FOR TYPE)
- SILT SACK
- TREE PROTECTION FENCE



Know what's below.
 Call before you dig.

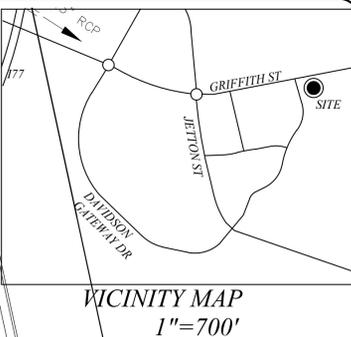
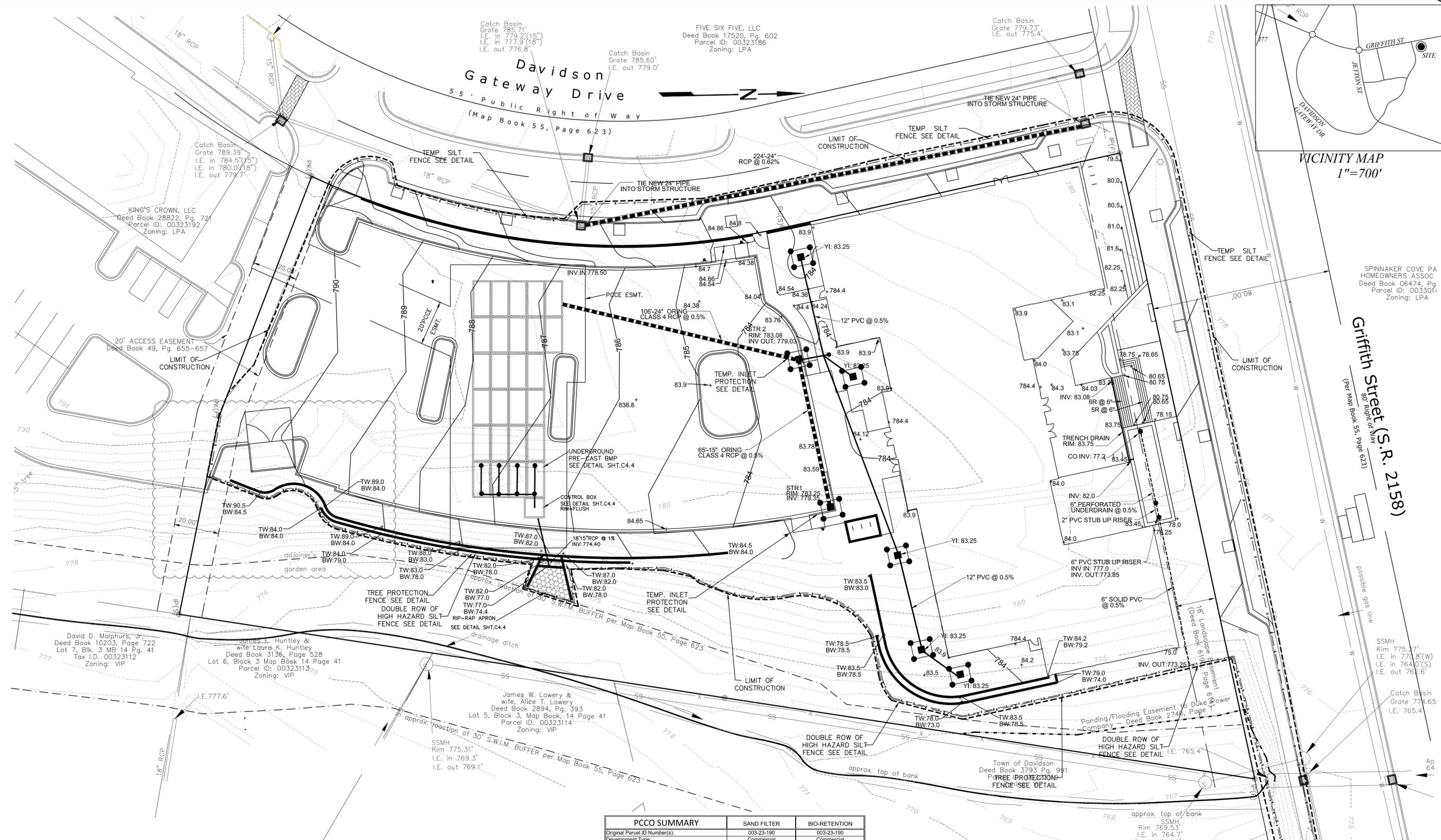


Griffith Street (S.R. 2158)
 (per Map Book 55, Page 623)
 80' Right of Way

SPINNAKER COVE P/
 HOMEOWNERS ASSOC
 Deed Book 06474, P. 2
 Parcel ID: 003307
 Zoning: LPA

SSMH
 Rim 775.27'
 I.E. in 770.8'(W)
 I.E. in 764.0'(S)
 I.E. out 762.6'

Catch Basin
 Grate 774.6'
 I.E. 765.4'



Griffith Street (S.R. 2158)
 (Per Map Book 55, Page 623)
 80' Right of Way

SPINNAKER COVE PA HOMEOWNERS ASSOC
 Deed Book 06474, Pg. Parcel ID: 0033017
 Zoning: LPA

DATE	BY	REVISION
11.17.17	ALP	REV FOR TOWN OF DAVENPORT
11.17.17	ALP	REV FOR TOWN OF DAVENPORT
11.17.17	ALP	REV FOR TOWN OF DAVENPORT

GEOSCIENCE GROUP
 10000 Highway 101
 Charlotte, NC 28217
 Phone: 704.252.2000
 www.geosciencengr.com
 NC Reg. License # 47964

- PRELIMINARY NOT FOR CONSTRUCTION
- ISSUED FOR BIDDING
- ISSUED FOR PERMIT
- ISSUED FOR CONSTRUCTION

HYATT PLACE
 DAVIDSON, NORTH CAROLINA



GRADING PLAN

C2.2

BMP Inset Table Bioretention Garden	
Project Name:	HYATT PLACE
Sequence ID:	1
Surface Area (sq. ft.):	462
Drainage Area (acres):	0.05
Land Use/Development Type:	COMMERCIAL
Percent Built-Up Area:	100
Maximum Pool Depth (ft.):	1.25
Sand Depth (ft.):	4
Mulch Depth (in.):	3
Flow Diverter Present (Y/N):	N
Regulated By:	PCCO
Treatment Effectiveness:	OPTIMAL
NC State Plane X (easting):	35-30-13
NC State Plane Y (northing):	80-51-49

BMP INSERT TABLE SAND FILTER	
Project Name:	BMP 1
Sequence ID:	1
Drainage Area (acres):	1.37
Land Use/Development Type:	Commercial
Percent Built-Up Area:	88
Sediment Chamber Length (ft.):	15'
Sediment Chamber Width (ft.):	30'
Sediment Chamber Height (ft.):	2'
Sand Filter Type:	UNDERGROUND
Media Depth (ft.):	2.5'
Flow Diverter Present (Y/N):	N
Regulated By:	PCCO
Treatment Effectiveness:	Optimal
NC State Plane X (easting):	35-30-12
NC State Plane Y (northing):	80-51-49

PCCO SUMMARY		
Original Parcel ID Number(s):	003-23-190	003-23-190
Development Type:	Commercial	Commercial
Subject to PCCO? Y/N	YES	YES
If NO, why?		
Watershed:	Central Catawba	Central Catawba
Disturbed Area (ac):	1.95	1.95
Site Area (ac):	2.1	2.1
Total on-site Drainage Area (ac):	BMP	BMP
Existing Built-upon-area (SF):	137	0.05
Existing BUA to be removed (SF):	18,399	1860
Existing BUA to remain (SF):	18,399	0
Proposed New BUA (SF):	52,272	2,178
Proposed % BUA:	88	100
Density (High / Low):	HIGH	HIGH
Total Post-Project BUA for site:	52,272	2,178
Development or Redevelopment?	Development	Development
Natural Area Required (ac):	YES	YES
Natural Area provided, total (ac):	N/A	N/A
Undisturbed Treed Natural Area Preserved (ac):	0.45	0.45
Total stream buffer protected on-site (ac):	0	0
Transit Station Area? Y/N	N	N
Dispersed Business District? Y/N	N	N
Mitigation Type (if applicable):	N/A	N/A
Natural Area mitigation? Y/N	N	N
Buffer Mitigation? Y/N	N	N
Total Phosphorous Mitigation? Y/N	N	N



Know what's below.
Call before you dig.

DENUDED AREA: 1.95 acres



SCALE: 1" = 20'



Know what's below.
Call before you dig.

FIVE SIX FIVE, LLC
Deed Book 17520, Pg. 602
Parcel ID: 00323186
Zoning: LPA

Catch Basin,
Grate 785.60'
I.E. out 779.0'

Catch Basin,
Grate 779.73'
I.E. out 775.4'

Catch Basin
Grate 778.81'
I.E. in 773.7'
I.E. out 773.7'

Davidson
Way Drive

5. Page 623)

PCCE ESMT.

UNDERGROUND
PRE-CAST BMP
SEE DETAIL SHT.C4.4

CONTROL BOX
SEE DETAIL SHT.C4.4
RIM+FLUSH

16" RCP @ 1%
INV. 774.40

EX. 14" CEDAR

EX. 20" CHERRY

EX. 17" CEDAR

EX. 42" CHERRY

30" CEDAR

Town of Davidson
Deed Book 3793 Pg. 991
Parcel ID: 00323119
Zoning: VIP

SSMH
Rim 769.53'
I.E. in 764.7'
I.E. out 764.6'

SPINNAKER COVE PATIO
HOMEOWNERS ASSOC INC
Deed Book 06474, Pg. 747
Parcel ID: 00330149
Zoning: LPA

Griffith Street (S.R. 2158)
(per Map Book 56, page 023)

SEE ENLARGEMENT

NEW DOGHOUSE MANHOLE
RIM 776.8
INVERT 771.23 (PV)

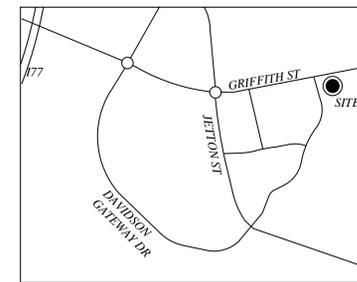
LOCATIONS OF UTILITY BOXES ARE FOR
REFERENCE ONLY AND LOCATIONS
TO BE DETERMINED AND WILL
MEET ALL DPO CRITERIA.

A INTERNAL BACKFLOW PREVENTOR
INSIDE FOR 8" FIRE LINE
SEE PLUMBING PLANS CO INV. 770.00

SSMH
Rim 775.27'
I.E. in 770.8'(W)
I.E. in 764.0'(S)
I.E. out 762.6'

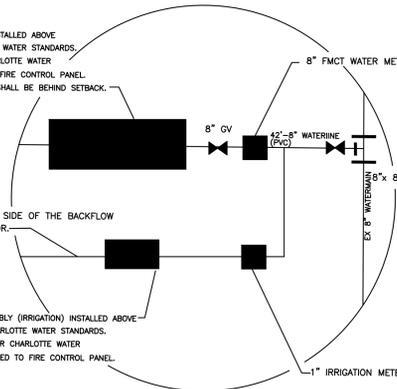
Catch Basin
Grate 774.65'
I.E. 765.4

Approx. locr
64" RCP
Catch Basin
Grate 7
I.E. 764



VICINITY MAP
1"=700'

8" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY INSTALLED ABOVE
GROUND WITHIN AN INSULATED AND HEATED ENCLOSURE PER CHARLOTTE WATER STANDARDS.
ENCLOSURE TO INCLUDE DRAIN PORTS FOR DISCHARGE WATER PER CHARLOTTE WATER
REQUIREMENTS. PROVIDE TAMPER SWITCHES ON GATE VALVES, WIRED TO FIRE CONTROL PANEL.
SEE DETAIL "STANDARD NO. 2" ON SHEET C4.1. BACKFLOW PREVENTER SHALL BE BEHIND SETBACK.



NEW 1" IRRIGATION LINE TO BE STUBBED OUT FROM BUILDING SIDE OF THE BACKFLOW
PREVENTER FOR EXTENSION BY THE IRRIGATION SUBCONTRACTOR.

1" REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (IRRIGATION) INSTALLED ABOVE
GROUND WITHIN AN INSULATED AND HEATED ENCLOSURE PER CHARLOTTE WATER STANDARDS.
ENCLOSURE TO INCLUDE DRAIN PORTS FOR DISCHARGE WATER PER CHARLOTTE WATER
REQUIREMENTS. PROVIDE TAMPER SWITCHES ON GATE VALVES, WIRED TO FIRE CONTROL PANEL.
SEE DETAIL "STANDARD NO. 13" ON SHEET C4.1.

UTILITY NOTES:

- 1. THE UTILITIES AND THE LOCATIONS THEREOF, SHOWN ON THE DRAWING, REPRESENT THE DESIGNER'S UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, GAS, ETC.) WITHIN THE CONSTRUCTION AREA WITH THE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING ANY EXCAVATION. THE OMISSION OF OR THE INCLUSION OF UTILITY LOCATIONS ON THE PLANS IS NOT TO BE CONSIDERED AS THE NON-EXISTENCE OF OR A DEFINITE LOCATION OF EXISTING UNDERGROUND UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CONTACT U-LOCO (1-800-632-4949) PRIOR TO DIGGING.
- 2. CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CARE SHALL BE TAKEN TO PREVENT DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION. ANY DAMAGE TO THESE UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 3. CONTRACTOR TO COORDINATE WITH OTHER UTILITY COMPANIES TO PREVENT CONFLICTS (I.E., PIPE CROSSINGS) WHEN LAYING PIPE. SOME UTILITIES MAY NEED TO BE ADJUSTED IN FIELD. CONTACT ENGINEER IMMEDIATELY IF SUCH A CASE ARISES.
- 4. CONTRACTOR TO COORDINATE ANY UTILITY REMOVALS AND RELOCATIONS WITH CMUD, DUKE POWER, PIED. NAT. GAS, AND OWNER.
- 5. USE WYES, BENDS & TEES AS NECESSARY FOR UTILITY CONSTRUCTION.
- 6. CONTRACTOR TO OBTAIN APPROVED LISTS FOR MAKES & MODELS OF ALL METERS AND BACKFLOW DEVICES FROM CHARLOTTE WATER.
- 7. MINIMUM COVER OVER ALL WATER LINES IS TO BE 3'.
- 8. MINIMUM SEPARATION DISTANCES FOR SANITARY SEWER LINES FROM:
A. WATER LINES - 18" VERTICAL OR 10' HORIZONTAL
B. STORM SEWERS - 12" VERTICAL
- 9. D.I.P. WITH MECHANICAL JOINT ENDS MAY BE SUBSTITUTED WHERE SEPARATION DISTANCES BETWEEN THE SANITARY SEWER LINE AND WATER LINE OR STORM SEWER CANNOT BE MAINTAINED. PIPE MUST BE LAID SUCH THAT FULL SECTIONS OF PIPE ARE CENTERED ON THE CROSSING POINT & EXTEND A DISTANCE OF 10' ON EACH SIDE OF THE POINT OF CROSSING.
- 10. SEWER SERVICE LATERALS ARE SHOWN AT ANTICIPATED LOCATIONS. CONTRACTOR SHALL COORDINATE FINAL LOCATIONS WITH DEVELOPER.
- 11. ALL CONSTRUCTION AND CONSTRUCTION MATERIALS SHALL CONFORM TO CHARLOTTE WATER SPECIFICATIONS AND DETAILS.
- 12. CONTRACTOR TO PROVIDE ALL EROSION CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL AUTHORITIES.
- 13. ALL TAP FEES FOR WATER METER, SANITARY SEWER, GAS, ELECTRICAL, ETC, AS WELL AS CAPACITY CHARGES, SHALL PAID BY THE OWNER.
- 14. ALL SITE WATER AND SEWER SHOWN SHALL BE INSPECTED AND APPROVED BY THE MECKLENBURG COUNTY LUESA PLUMBING INSPECTOR PRIOR TO TRENCH BACKFILL.
- 15. WATERLINE, WATER METER AND BACKFLOW PREVENTER SIZES SHOWN ARE APPROXIMATE PENDING FINAL PLUMBING DESIGN TO BE PROVIDED BY OTHERS. CONTRACTOR SHALL CONFIRM WATERLINE SIZE AND COORDINATE WATERLINE SYSTEM WITH THE PLUMBING ENGINEER AND FIRE PROTECTION ENGINEER PRIOR TO CONSTRUCTION.
- 16. ALL UTILITIES SHALL BE INSTALLED BELOW GRADE.

EACH CHARLOTTE WATER REQUIRED BPA IS REQUIRED TO BE TESTED BY CHARLOTTE WATER APPROVED CERTIFIED TESTER PRIOR TO PLACING THE WATER SYSTEM IN SERVICE.

CONTRACTOR TO COORDINATE WITH CHARLOTTE WATER WITH REGARD TO THE CONNECTIONS OF THE PROPOSED WATER & SANITARY SEWER LINES. CONTRACTOR TO LOCATE & VERIFY EXISTING WATER MAIN & SANITARY SEWER LATERALS AND NOTIFY DESIGN ENGINEER OF ANY CONFLICTS IN PROPOSED DESIGN PRIOR TO CONSTRUCTION.

THERE SHALL BE NO TAPS, PIPING BRANCHES, UNAPPROVED BYPASS PIPING, HYDRANTS, FIRE DEPT. CONNECTIONS POINTS, OR ANY OTHER WATER-USING APPURTENANCES CONNECTED TO THE WATER SUPPLY LINES BETWEEN ANY WATER METER AND ITS CHARLOTTE WATER REQUIRED BACKFLOW PREVENTER.

NOTE: CONTRACTOR TO REFER TO PLUMBING PLANS FOR ADDITIONAL INFORMATION OF ALL UTILITY CONNECTIONS TO BUILDING

CONTRACTOR TO COORDINATE ELECTRICAL SERVICE SIZE AND LOCATION WITH ELECTRIC UTILITY.



SCALE: 1" = 20'

Table with columns: PROJECT NUMBER, PROJECT DATE, PROJECT NAME, PROJECT LOCATION, SHEET NO., SHEET TOTAL, DATE. Includes project details for Five Six Five, LLC.

GEOSCIENCE GROUP
Professional Engineer
Charlotte, NC 28217
Phone: 704.333.3300
www.geosciencegroup.com
NC File License: C-279104

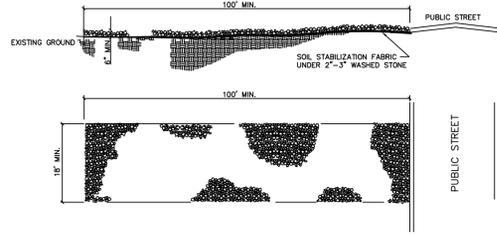
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- ISSUED FOR BIDDING
- ISSUED FOR PERMIT
- ISSUED FOR CONSTRUCTION

HYATT PLACE
DAVIDSON, NORTH CAROLINA



UTILITY PLAN
C3.1

- NOTES:**
1. A STABILIZED ENTRANCE PAD OF 2"-3" WASHED STONE SHALL BE LOCATED WHERE TRAFFIC WILL ENTER OR LEAVE THE CONSTRUCTION SITE ONTO A PUBLIC STREET.
 2. FILTER FABRIC OR COMPACTED CRUSHER RUN STONE SHALL BE USED AS A BASE FOR THE CONSTRUCTION ENTRANCE.
 3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC STREETS OR EXISTING PAVEMENT. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS WARRANT AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 4. ANY SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC STREETS MUST BE REMOVED IMMEDIATELY.
 5. WHEN APPROPRIATE, WHEELS MUST BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTERING A PUBLIC STREET. WHEN WASHING IS REQUIRED, IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN SEE STD. NO. 30.11B.
 6. COUNTY MAY REQUIRE A STANDARD COMMERCIAL DRIVEWAY (STD. 10.24 & 10.25) TO ACCESS THE CONSTRUCTION SITE IF THE DRIVEWAY IS ON A THOROUGHFARE.



APPROVED DATE: 02/2007

NOT TO SCALE

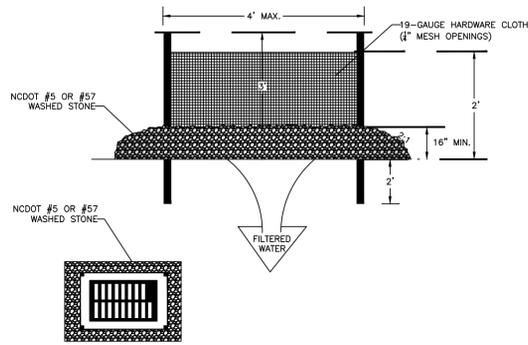
MECKLENBURG COUNTY
LAND DEVELOPMENT
STANDARDS

STABILIZED CONSTRUCTION ENTRANCE

STD. NO. | REV.
30.11A

GENERAL NOTES:

1. UNIFORMLY GRADE A SHALLOW DEPRESSION APPROACHING THE INLET.
2. DRIVE 5-FOOT STEEL POSTS 2 FEET INTO THE GROUND SURROUNDING THE INLET. SPACE POSTS EVENLY AROUND THE PERIMETER OF THE INLET, A MAXIMUM OF 4 FEET APART.
3. SURROUND THE POSTS WITH WIRE MESH HARDWARE CLOTH. SECURE THE WIRE MESH TO THE STEEL POSTS AT THE TOP, MIDDLE, AND BOTTOM. PLACING A 2-FOOT FLAP OF THE WIRE MESH UNDER THE GRAVEL FOR ANCHERING IS RECOMMENDED.
4. PLACE CLEAN GRAVEL (NO. 57 OR #57 STONE) IN A 2:1 SLOPE WITH A HEIGHT OF 16 INCHES AROUND THE WIRE, AND SMOOTH TO AN EVEN GRADE.
5. ONCE THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE ACCUMULATED SEDIMENT, AND ESTABLISH FINAL GRADING ELEVATIONS.
6. COMPACT THE AREA PROPERLY AND STABILIZED IT WITH GROUND COVER.

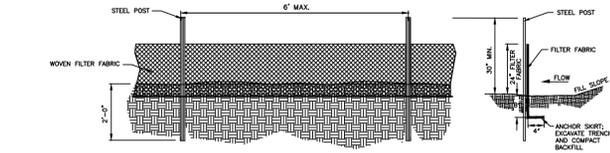


NOT TO SCALE

MECKLENBURG COUNTY
LAND DEVELOPMENT
STANDARDS

HARDWARE CLOTH AND GRAVEL
INLET PROTECTION

STD. NO. | REV.
30.09



- GENERAL NOTES:**
1. FILTER FABRIC FENCE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
 2. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
 3. STEEL POSTS SHALL BE 5"-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
 4. TURN SILT FENCE UP SLOPE AT ENDS.
 5. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES). THE COLOR (ORANGE) IS RESERVED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.
 6. DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
 7. SLOPE LENGTHS CAN NOT EXCEED CRITERIA SHOWN IN TABLE 6.62A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
 8. DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

- MAINTENANCE NOTES:**
1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
 2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROX. HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

NOT TO SCALE

MECKLENBURG COUNTY
LAND DEVELOPMENT
STANDARDS

TEMPORARY SILT FENCE

STD. NO. | REV.
30.06A

TEMPORARY SEEDING FOR WARM AND COOL SEASON

	EARLY SUMMER SEASON	STEEP SLOPES
SEEDING MIXTURE	40 lbs/acre of German millet 80 lbs/acre of tall fescue	120 lbs/acre Rye (grain) 80 lbs/acre tall fescue
SEEDING DATES	May 1 - August 15	October 25 - December 30
SEEDING AMENDMENTS	Refertilize if growth is not fully adequate. Apply 4000 lbs/acre straw or equivalent hydroseeding.	Between December 30 - February 15, add 50 lbs/acre of annual Kobe lespedeza. Apply 4000 lbs/acre straw or equivalent hydroseeding.
SEEDING AMENDMENTS	Apply lime and fertilizer per soil tests, or 2000 lbs/acre limestone and 750 lbs/acre 10-10-10 fertilizer.	Apply lime and fertilizer per soil tests, or 2000 lbs/acre limestone and 750 lbs/acre 10-10-10 fertilizer.

APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY
LAND DEVELOPMENT
STANDARDS

SEEDING SCHEDULE
(SEASONAL)

STD. NO. | REV.
30.17B

GENTLE SLOPES

STEEP SLOPES

SEEDING MIXTURE	GENTLE SLOPES	STEEP SLOPES
	80 lbs/acre of tall fescue	100 lbs/acre tall fescue 30 lbs/acre Sericea lespedeza (unscarified after August 15) 10 lbs/acre Kobe lespedeza
SEEDING DATES	FALL: August 25 - October Late winter: February 15 - April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass Overseeding of Kobe lespedeza over fall-seeded tall fescue is very effective.	FALL: August 25 - October 15 Late winter: February 15 - April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass Overseeding of Kobe lespedeza over fall-seeded tall fescue is very effective.
SEEDING AMENDMENTS	Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10-10-10 fertilizer.	Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10-10-10 fertilizer.

NOTE 1
Ground Cover-- Protective cover must be established on all disturbed areas within 5 calendar days after land disturbing activity is completed or has temporarily ceased.

NOTE 2
Graded slopes and fills-- Protective cover must be established on all graded slopes and fills within 5 calendar days after a phase of grading is completed or has temporarily ceased.

APPROVED DATE: 02/2007

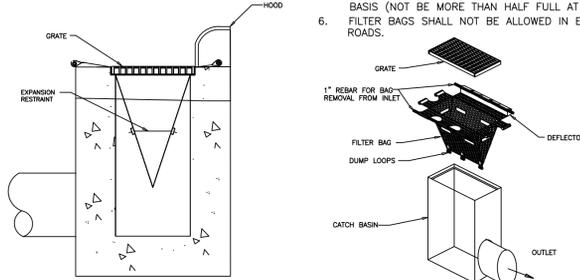
NOT TO SCALE

MECKLENBURG COUNTY
LAND DEVELOPMENT
STANDARDS

SEEDING SCHEDULE

STD. NO. | REV.
30.17A

- NOTES:**
1. INLET MAINTENANCE SHALL BE DOCUMENTED IN PROJECT LOG BOOK.
 2. FILTER TYPES SHALL BE APPROVED BY THE INSPECTOR PRIOR TO INSTALLATION.
 3. FILTER BAGS MAY BE REMOVED WHEN SITE IS STABILIZED AT THE DIRECTION OF THE ENGINEER.
 4. FILTER BAGS SHALL BE REMOVED PRIOR TO STREET ACCEPTANCE.
 5. FILTER BAGS SHALL BE CLEANED OR REPLACED ON A REGULAR BASIS (NOT BE MORE THAN HALF FULL AT ANY TIME).
 6. FILTER BAGS SHALL NOT BE ALLOWED IN EXISTING TOWN OR NCDOT ROADS.



SECTION

INSTALLATION

APPROVED DATE: 02/2007

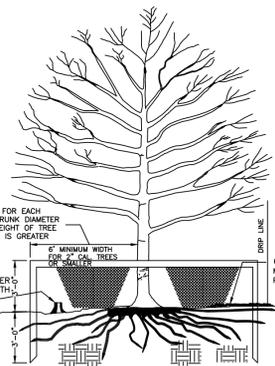
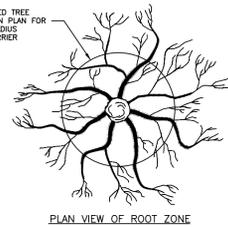
NOT TO SCALE

MECKLENBURG COUNTY
LAND DEVELOPMENT
STANDARDS

CATCH BASIN INLET PROTECTION

STD. NO. | REV.
30.15

- NOTES:**
1. REMOVE ALL BARRIERS UPON COMPLETION OF PROJECT.
 2. LANDSCAPING PLANS SHALL SHOW THE LOCATIONS OF ALL TREE PROTECTION FENCES.
 3. REFER TO CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS SECTION 01000 FOR GENERAL SPECIFICATION REGARDING TREE PROTECTION.



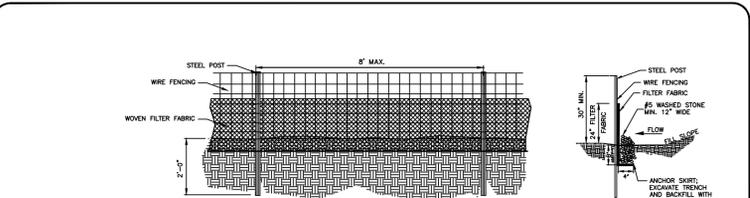
APPROVED DATE: 02/2007

NOT TO SCALE

MECKLENBURG COUNTY
LAND DEVELOPMENT
STANDARDS

TREE PROTECTION

STD. NO. | REV.
40.02



- GENERAL NOTES:**
1. FILTER FABRIC FENCE SHALL BE A MINIMUM OF 32" IN WIDTH AND SHALL HAVE A MINIMUM OF 6 LINE WIRES WITH 12" STAY SPACING.
 2. WOVEN FILTER FABRIC BE USED WHERE SILT FENCE IS TO REMAIN FOR A PERIOD OF MORE THAN 30 DAYS.
 3. STEEL POSTS SHALL BE 5"-0" IN HEIGHT AND BE OF THE SELF-FASTENER ANGLE STEEL TYPE.
 4. WIRE FENCING SHALL BE AT LEAST #10 GAGE WITH A MINIMUM OF 6 LINE WIRES WITH 6" STAY SPACING.
 5. TURN SILT FENCE UP SLOPE AT ENDS.
 6. WIRE AND WASHED STONE IS REQUIRED TO BE SHOWN ON PLANS AT THE TOE OF SLOPES GREATER THAN 10 FEET VERTICAL (2:1 SLOPE).
 7. ORANGE SAFETY FENCE IS REQUIRED AT BACK OF SILT FENCE WHEN GRADING IS ADJACENT TO SWIM BUFFERS, STREAMS OR WETLANDS (REFER TO SWIM BUFFER GUIDELINES). THE COLOR ORANGE IS RESERVED FOR VISUAL IDENTIFICATION OF ENVIRONMENTALLY SENSITIVE AREAS.
 8. DRAINAGE AREA CAN NOT BE GREATER THAN 1/4 ACRE PER 100 FT OF FENCE.
 9. SLOPE LENGTHS CAN NOT EXCEED CRITERIA SHOWN IN TABLE 6.62A NORTH CAROLINA EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL.
 10. DO NOT INSTALL SEDIMENT FENCE ACROSS STREAMS, DITCHES, WATERWAYS OR OTHER AREAS OF CONCENTRATED FLOW.

- MAINTENANCE NOTES:**
1. FILTER BARRIERS SHALL BE INSPECTED BY THE FINANCIALLY RESPONSIBLE PARTY OR HIS AGENT IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS NEEDED SHALL BE MADE IMMEDIATELY.
 2. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL IS NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.
 3. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS REMOVED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

NOT TO SCALE

MECKLENBURG COUNTY
LAND DEVELOPMENT
STANDARDS

HIGH HAZARD
TEMPORARY SILT FENCE

STD. NO. | REV.
30.06B

DATE	REV.

PROJECT NUMBER: 11-020
PROJECT DATE: 7/2/17
DESIGN BY: [Signature]
CHECKED BY: [Signature]
DATE: [Signature]
FILE NAME: [Signature]

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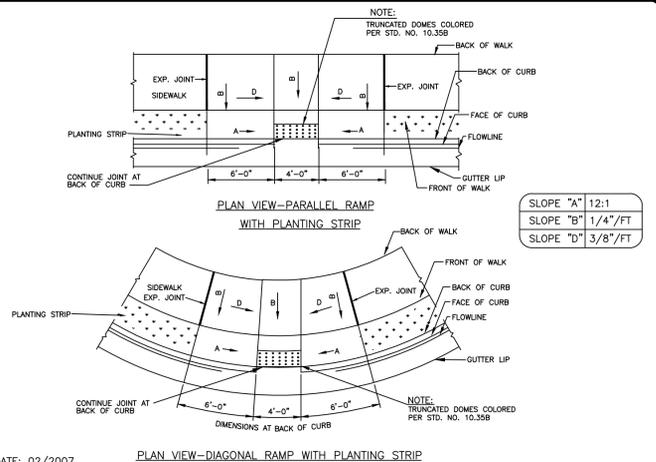
Drawing Status

HYATT PLACE
DAVIDSON, NORTH CAROLINA

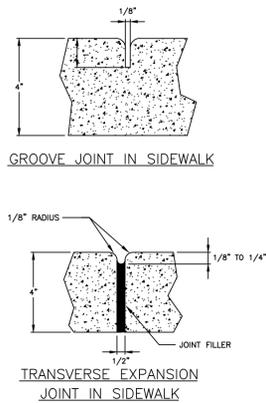
PROFESSIONAL SEAL
7.7.17
ENGINEER
TIMOTHY GALDWELL

SITE DETAILS

C4.1



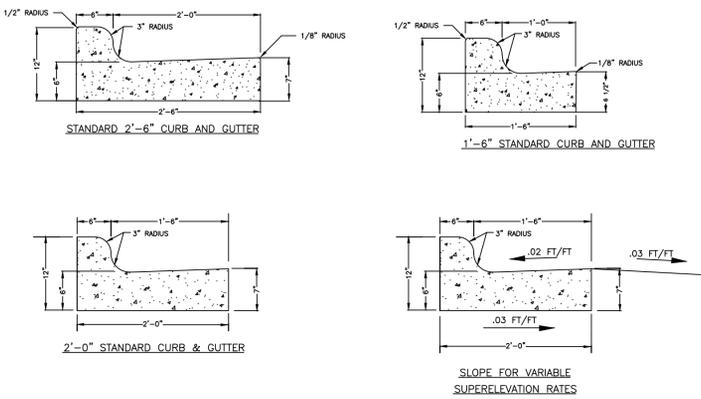
APPROVED DATE: 02/2007
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS
 ACCESSIBLE RAMP STANDARD WITH PLANTING STRIP 2'-6" CURB AND GUTTER
 STD. NO. 10.31A



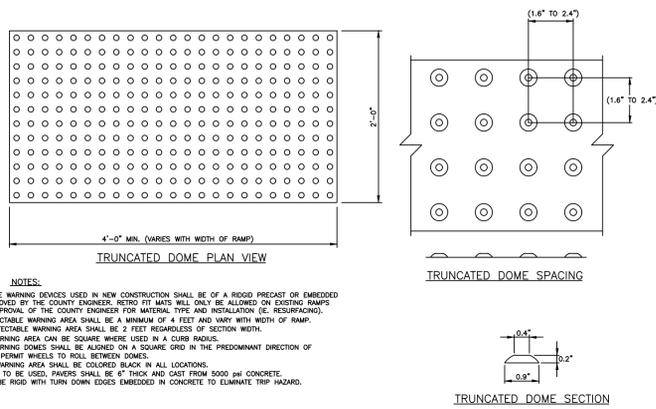
APPROVED DATE: 02/2007
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS
 CONCRETE SIDEWALKS
 STD. NO. 10.22

GENERAL NOTES:

1. A GROOVE JOINT 1" DEEP WITH 1/8" RADIUS SHALL BE REQUIRED IN THE CONCRETE SIDEWALK AT 5' INTERVALS. ONE 1/2" EXPANSION JOINT WILL BE REQUIRED AT 45' INTERVALS NOT TO EXCEED 50' AND MATCHING EXPANSION/CONSTRUCTION JOINT IN ADJACENT CURB. A SEALED 1/2" EXPANSION JOINT WILL BE REQUIRED WHERE THE SIDEWALK JOINS ANY RIGID STRUCTURE.
2. SIDEWALK AT DRIVEWAY ENTRANCES TO BE 6" THICK.
3. WIDTH OF SIDEWALK ON THOROUGHFARE STREETS SHALL BE A MINIMUM OF 5'.
4. WIDTH OF SIDEWALKS ON NON-THOROUGHFARE STREETS SHALL BE A MINIMUM OF 5'.
5. SIDEWALK TO BE POURED TO END OF RADIUS AT INTERSECTING STREETS.
6. CONCRETE COMPRESSIVE STRENGTH SHALL BE 3600 PSI. IN 28 DAYS.
7. ZONING CONDITIONS MAY REQUIRE ADDITIONAL WIDTH SIDEWALKS WHICH SHALL SUPERSEDE THESE STANDARD DIMENSIONS SHOWN.



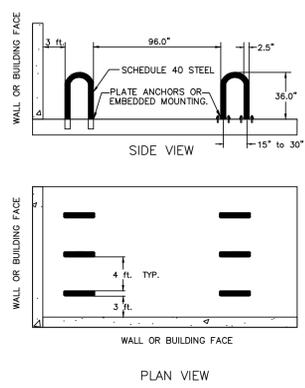
APPROVED DATE: 02/2007
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS
 STANDARD CURB AND GUTTER
 STD. NO. 10.17A



APPROVED DATE: 02/2007
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS
 TRUNCATED DOMES PLAN AND CROSS-SECTION
 STD. NO. 10.35B

NOTES:

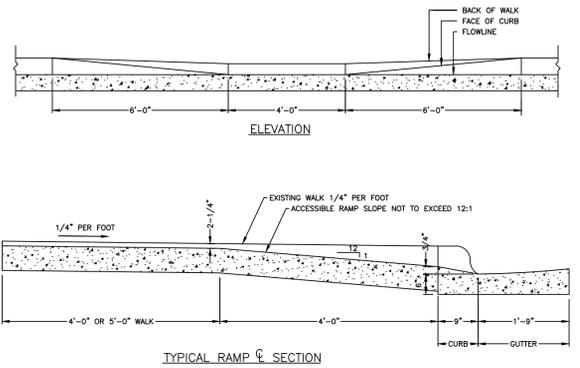
1. ALL DETECTABLE WARNING DEVICES USED IN NEW CONSTRUCTION SHALL BE OF A RIGID PRECAST OR EMBEDDED PRODUCT APPROVED BY THE COUNTY ENGINEER. RETRO FIT MATS WILL ONLY BE ALLOWED ON EXISTING RAMPS WITH PRIOR APPROVAL OF THE COUNTY ENGINEER FOR MATERIAL TYPE AND INSTALLATION (E. RESURFACING).
2. WIDTH OF DETECTABLE WARNING AREA SHALL BE A MINIMUM OF 4 FEET AND VARY WITH WIDTH OF RAMP.
3. LENGTH OF DETECTABLE WARNING AREA SHALL BE 2 FEET REGARDLESS OF SECTION WIDTH.
4. DETECTABLE WARNING AREA CAN BE SQUARE WHERE USED IN A CURB RADIUS.
5. DETECTABLE WARNING DOMES SHALL BE ALIGNED ON A SQUARE GRID IN THE PREDOMINANT DIRECTION OF TRAVEL TO POINT WHEELS TO ROLL BETWEEN DOMES.
6. DETECTABLE WARNING AREA SHALL BE COLORED BLACK IN ALL LOCATIONS.
7. IF PAVERS ARE TO BE USED, PAVERS SHALL BE 6" THICK AND CAST FROM 5000 PSI CONCRETE.
8. MATS ARE TO BE RIGID WITH TURN DOWN EDGES EMBEDDED IN CONCRETE TO ELIMINATE TRIP HAZARD.



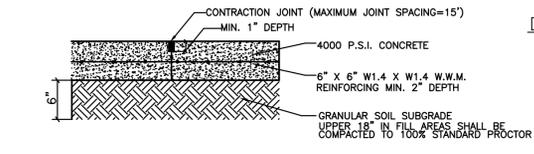
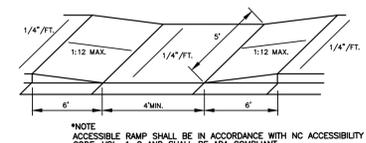
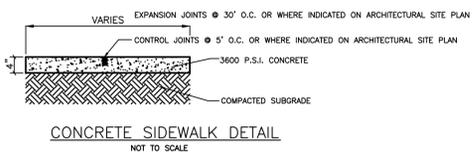
APPROVED DATE: 02/2007
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS
 INVERTED "U" RACK FOR BICYCLE PARKING
 STD. NO. 50.20

NOTES:

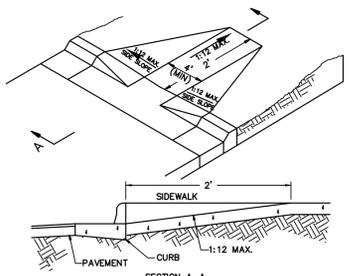
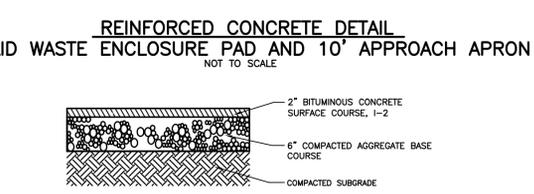
1. BIKE RACKS SHOULD BE INSTALLED AS PER MANUFACTURER'S RECOMMENDED INSTALLATION PROCEDURES.
2. ALTERNATIVE BIKE RACKS OR LOCKERS MAY BE USED BUT ARE SUBJECT TO APPROVAL BY THE TOWN AND/OR COUNTY.
3. ALL DIMENSIONS SHOWN ARE MINIMUM.



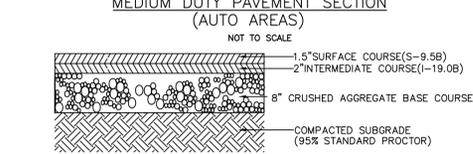
APPROVED DATE: 02/2007
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS
 ACCESSIBLE RAMP SECTIONS WITH PLANTING STRIP 2-6" CURB AND GUTTER
 STD. NO. 10.31B



DEPRESSED CURB AT ACCESSIBLE PARKING SPACES AND RAMP
 NOT TO SCALE

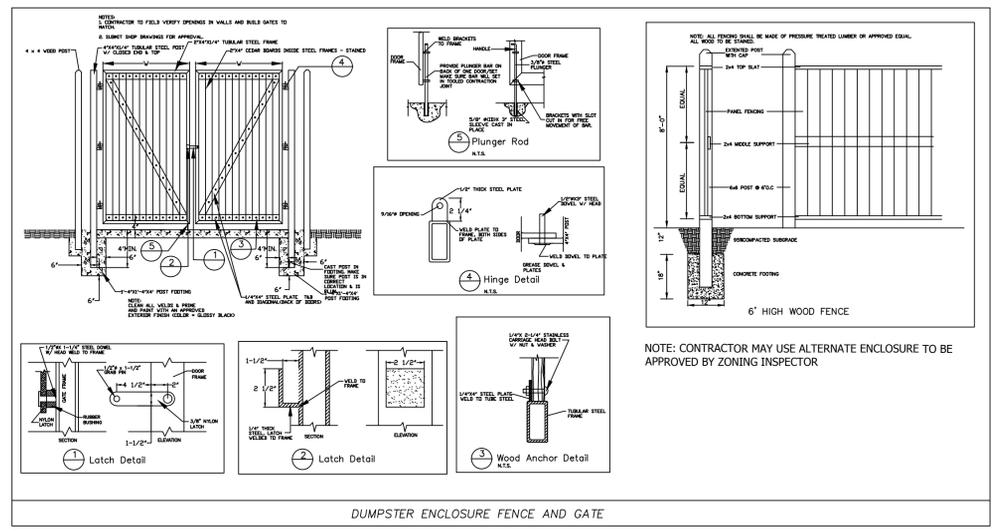


ACCESSIBLE CURB RAMP
 NOT TO SCALE

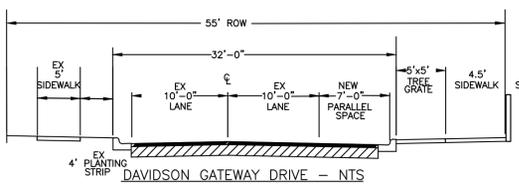


NOTE: ALL ACCESSIBLE RAMPS, SIGNAGE, ETC. SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT, THE NC ACCESSIBILITY CODE AND ANSI. PROVIDE DETECTABLE WARNING (TRUNCATED DOMES) WHERE APPLICABLE.

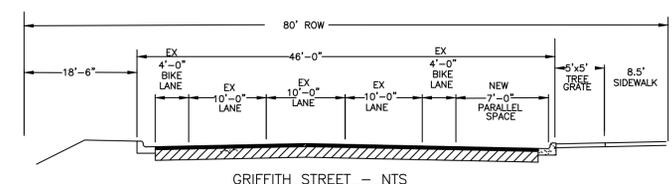
STANDARD HEAVY DUTY PAVEMENT SECTION
 NOT TO SCALE



DUMPSTER ENCLOSURE FENCE AND GATE



DAVIDSON GATEWAY DRIVE - NTS



GRIFFITH STREET - NTS

DATE	
REV.	
PROJECT NUMBER	
PROJECT NAME	
DATE	
DESIGNED BY	
CHECKED BY	
DATE	
FILE NAME	
FILE DATE	

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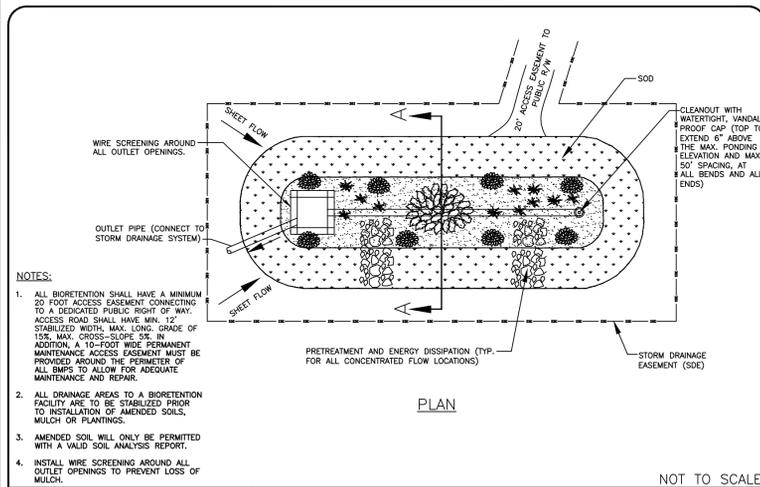
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HYATT PLACE
 DAVIDSON, NORTH CAROLINA

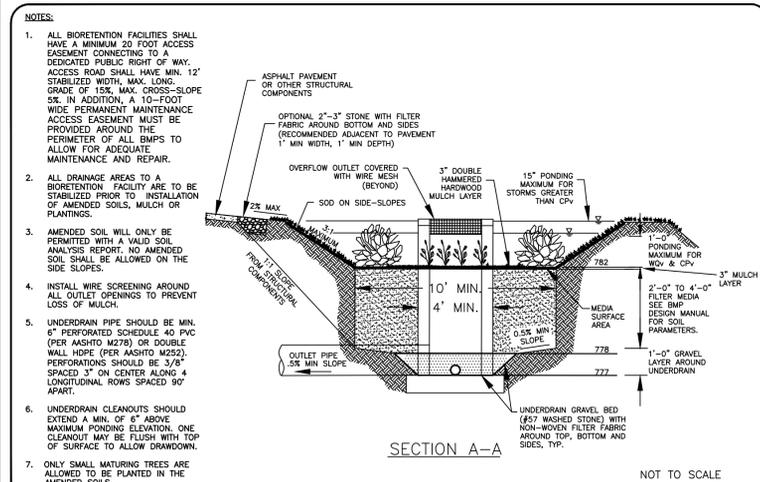
PROFESSIONAL ENGINEER
 TRAVIS CALDWELL
 10725
 7.7.17

SITE DETAILS

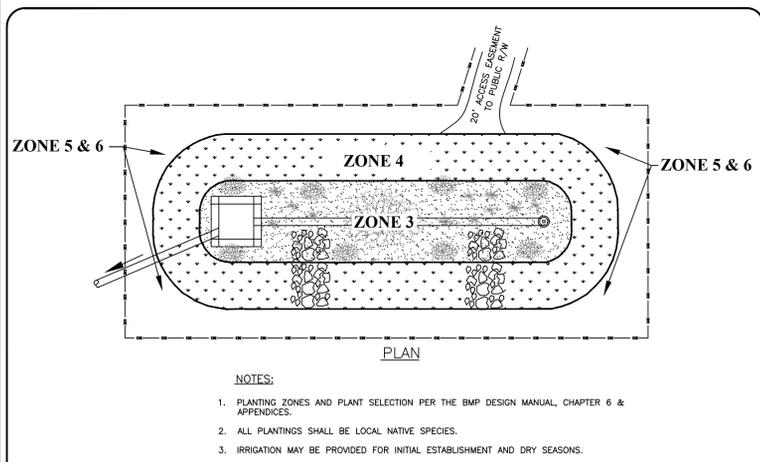
C4.2



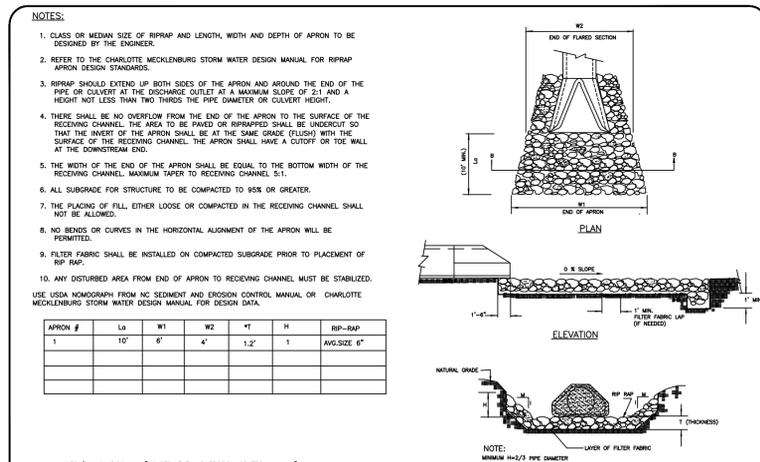
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS
BIORETENTION PLAN
 BMP FIG. 4.1.2
 STD. NO. 21.00 REV. 2



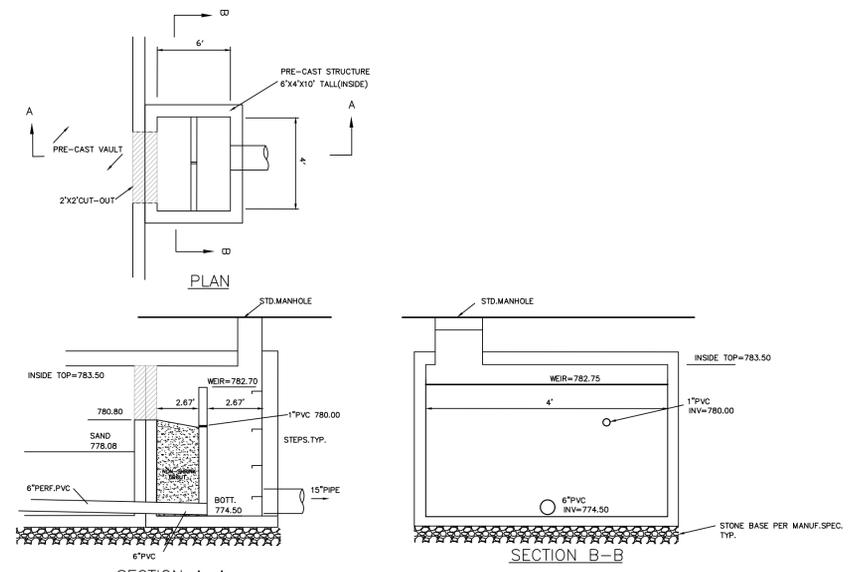
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS
BIORETENTION CROSS-SECTION
 BMP FIG. 4.1.3
 STD. NO. 21.01 REV. 2



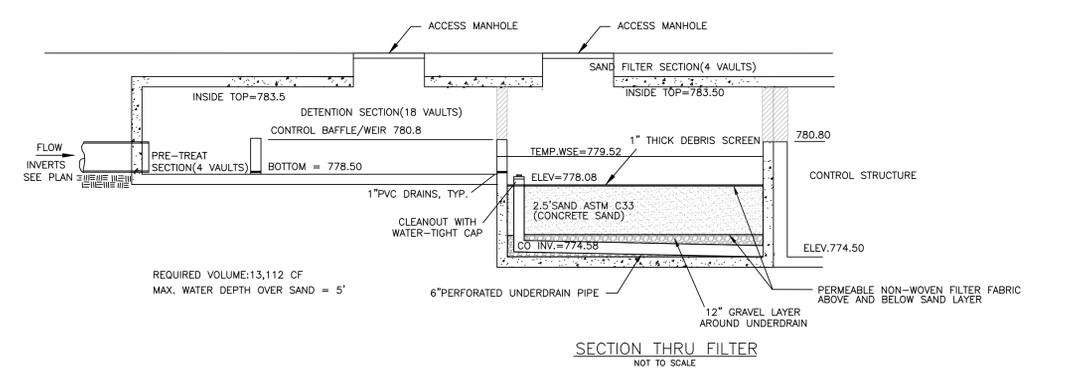
MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS
BIORETENTION PLANTING PLAN
 BMP FIG. 4.1.4
 STD. NO. 21.02 REV. 2



MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS
RIP RAP APRON AT PIPE OUTFALLS OTHER THAN AT SWIM
 APPROVED DATE: 02/2007
 STD. NO. 20.23 REV. 2



MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS
CONTROL BOX
 NOT TO SCALE



MECKLENBURG COUNTY LAND DEVELOPMENT STANDARDS
SECTION THRU UNDERGROUND SAND FILTER-BMP
 NOT TO SCALE

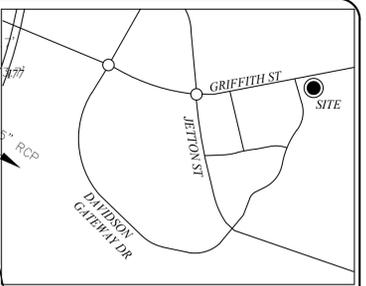
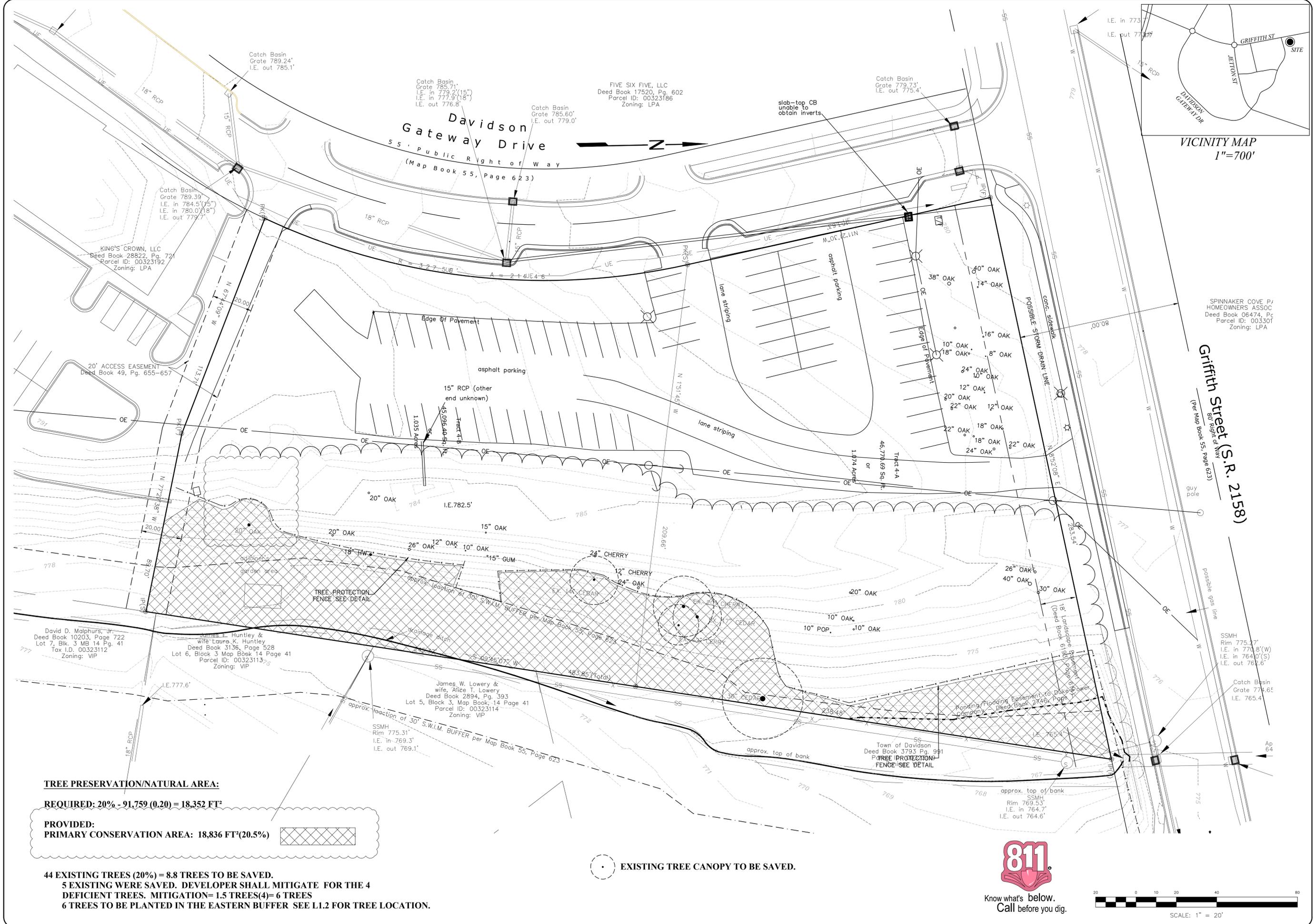
DATE	
REV.	
PROJECT NUMBER	
DATE	
DESIGN BY	
PROJECT NUMBER	
DATE	
DESIGNED BY	
FILE NAME	

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HYATT PLACE
 DAVIDSON, NORTH CAROLINA



SITE DETAILS
 C4.4



NO.	DATE	BY	FOR
1.	08.17	REV FOR TOWN OF DAVIDSON	
2.	08.17	REV FOR TOWN OF DAVIDSON	
3.	10.17	REV FOR TOWN OF DAVIDSON	
4.	11.17	REV FOR TOWN OF DAVIDSON	

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HYATT PLACE
DAVIDSON, NORTH CAROLINA



EXISTING
LANDSCAPE PLAN



TREE PRESERVATION/NATURAL AREA:
REQUIRED: 20% - 91,759 (0.20) = 18,352 FT²
PROVIDED:
PRIMARY CONSERVATION AREA: 18,836 FT²(20.5%)

44 EXISTING TREES (20%) = 8.8 TREES TO BE SAVED.
5 EXISTING WERE SAVED. DEVELOPER SHALL MITIGATE FOR THE 4 DEFICIENT TREES. MITIGATION= 1.5 TREES(4)= 6 TREES
6 TREES TO BE PLANTED IN THE EASTERN BUFFER SEE L1.2 FOR TREE LOCATION.

EXISTING TREE CANOPY TO BE SAVED.



SPINAKEE COVE P/ HOMEOWNERS ASSOC
 Deed Book 06474, P/ Parcel ID: 003307
 Zoning: LPA

Griffith Street (S.R. 2158)
 (per Map Book 55, Page 623)

FIVE SIX FIVE, LLC
 Deed Book 17520, Pg. 602
 Parcel ID: 00323186
 Zoning: LPA

KING'S CROWN, LLC
 Deed Book 28822, Pg. 721
 Parcel ID: 00323192
 Zoning: LPA

David D. Molphurs, Jr.
 Deed Book 10203, Page 722
 Lot 7, Blk. 3 MB 14 Pg. 41
 Tax I.D. 00323112
 Zoning: VIP

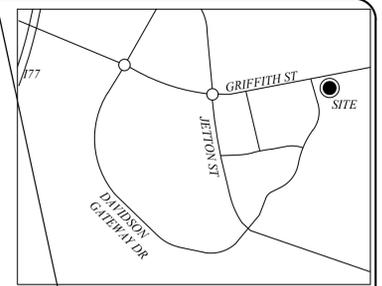
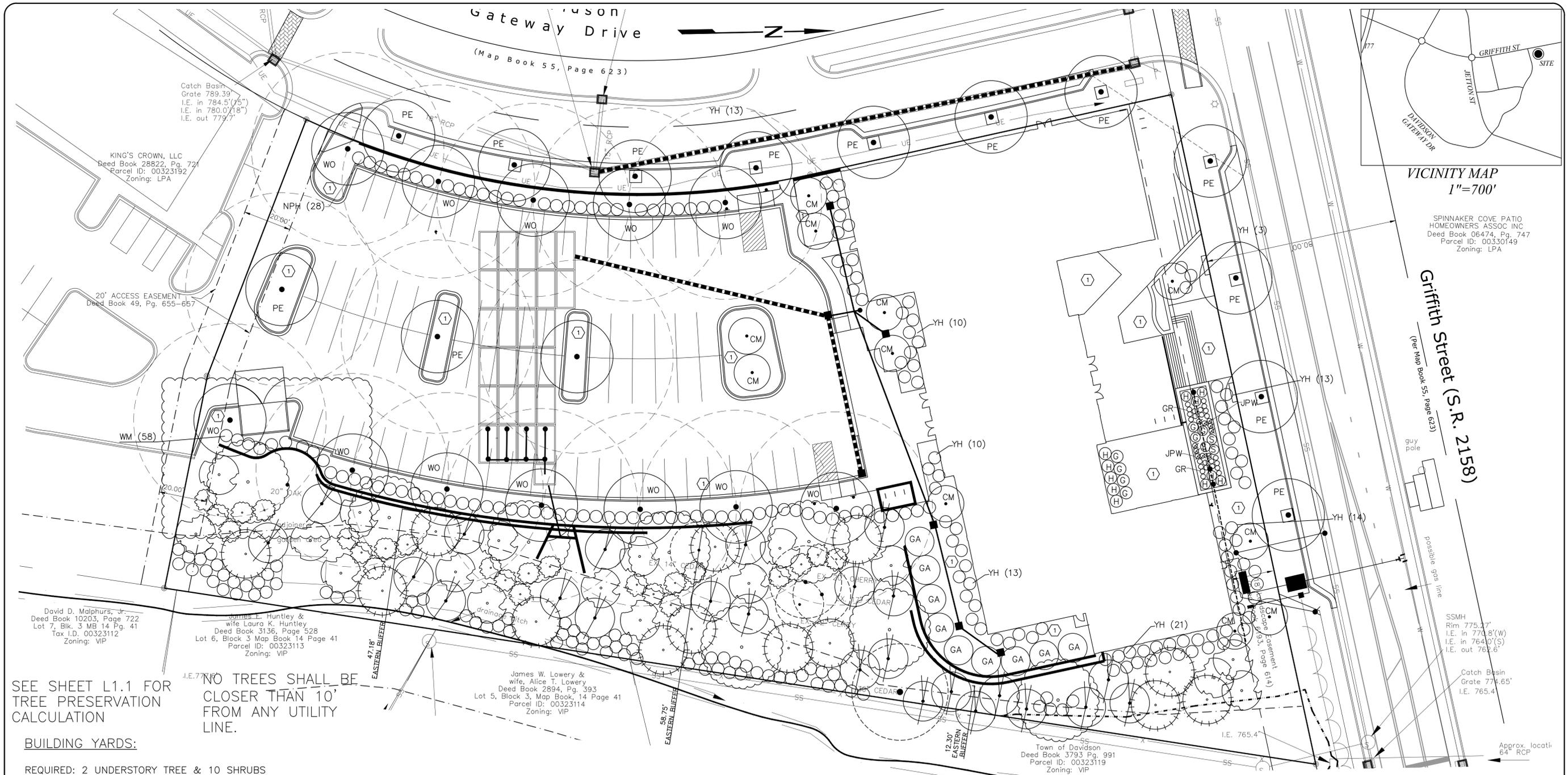
James L. Huntley & wife Laura K. Huntley
 Deed Book 3136, Page 528
 Lot 6, Block 3 Map Book 14 Page 41
 Parcel ID: 00323113
 Zoning: VIP

James W. Lowery & wife Ailee T. Lowery
 Deed Book 2894, Pg. 393
 Lot 5, Block 3, Map Book, 14 Page 41
 Parcel ID: 00323114
 Zoning: VIP

SSMH
 Rim 775.27
 I.E. in 770.8'(W)
 I.E. in 764.0'(S)
 I.E. out 762.6'

Catch Basin
 Grate 774.6'
 I.E. 765.4'

SSMH
 Rim 769.53
 I.E. in 764.7'
 I.E. out 764.6'



NO.	DATE	BY	FOR
1.	08.17.17	ALR	REV. FOR TOWN OF DAVIDSON
2.	09.14.17	ALR	REV. FOR TOWN OF DAVIDSON
3.	10.17.17	ALR	REV. FOR TOWN OF DAVIDSON
4.	11.17.17	ALR	REV. FOR TOWN OF DAVIDSON

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HYATT PLACE
DAVIDSON, NORTH CAROLINA



LANDSCAPE PLAN

L1.2

SEE SHEET L1.1 FOR TREE PRESERVATION CALCULATION

NO TREES SHALL BE CLOSER THAN 10' FROM ANY UTILITY LINE.

BUILDING YARDS:

- REQUIRED: 2 UNDERSTORY TREE & 10 SHRUBS
- SOUTH SIDE: 200' X 25% = 150' REQ'D: 150/4=3.75 8 TREES & 38 SHRUBS
- PROV'D: 11 TREES & 38 SHRUBS
- EAST SIDE: 100' X 25% = 75' REQ'D: 150/4=1.87 4 TREES & 19 SHRUBS
- PROV'D: 17 TREES & 21 SHRUBS
- NORTH SIDE: CONDITIONAL (SPACE FOR OPEN SPACE PLAZA TO THE PUBLIC)
- WEST SIDE: CONDITIONAL (CONCRETE FLUSH WITH BUILDING FOR RETAIL SPACE)

TREE COVERAGE

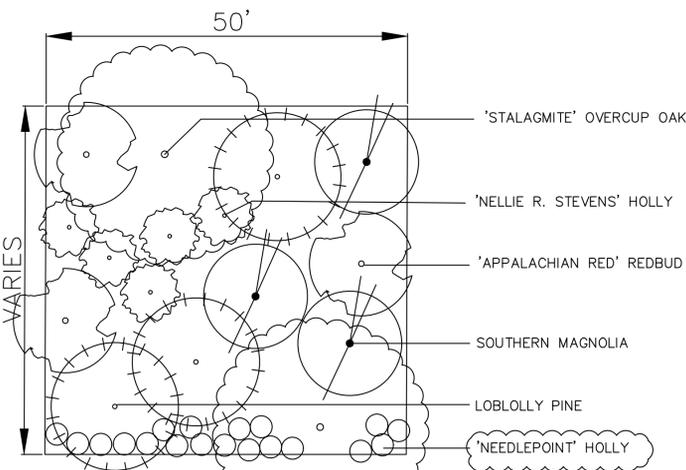
TREE COVERAGE REQUIREMENT:
 2 LARGE MATURING TREES PER 9,000 SQUARE FEET OF PARCEL AREA
 91,759FT² / 9,000FT² (2) = 10.4 USE 21 TREES
 PROVIDED: 6 EX. LARGE MATURING TREES, NEW 69 LARGE MATURE TREES & NEW 28 SMALL MATURING TREES = 103 TREES

APPROX. CANOPY COVERAGE:
 REQUIRED: 15% OF PARCEL AREA:
 91,759FT²(0.15)= 13,764FT²
 PROVIDED: ONLY THE EASTERN BUFFER = 25,692 FT² = 28%

BUFFER REQUIREMENT: FOR EVERY 100 FEET = 40 SHRUBS AND 6 LARGE MATURE
 REQUIRED: 480 LINEAR FEET= 4.8(6)= 28.8 = 29 TREES, 4.8(40) 192 SHRUBS
 PROVIDED: 55 TREES - 38 EVERGREEN (69%), 194 SHRUBS

IRRIGATION NOTES

1. PROVIDE AND INSTALL A MULTI-ZONE IRRIGATION SYSTEM WITH ELECTRONIC PROGRAMMABLE CONTROLLER FOR ALL AREAS TO RECEIVE PLANTING. ALL TREE, SHRUB AND GROUNDCOVER PLANTINGS SHALL RECEIVE DRIP IRRIGATION. ALL TURF AREAS SHALL RECEIVE SPRAY IRRIGATION.
2. A SHOP DRAWING SUBMITTAL FOR THE IRRIGATION SYSTEM IS REQUIRED PRIOR TO CONSTRUCTION. IRRIGATION SHOP DRAWING SHALL BE PREPARED BY AN IRRIGATION ASSOCIATION CERTIFIED DESIGNER. IRRIGATION DESIGN AND CONSTRUCTION SHALL INCLUDE ALL NECESSARY ELECTRICAL AND PLUMBING, INCLUDING IRRIGATION METER AND BACKFLOW PREVENTER.



PLANTING SCHEDULE (TYP)

*** QUANTITIES ARE FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ACTUAL PLANT MATERIAL SHOWN ON PLANS.

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	ROOT/CONTAINER	HEIGHT/SIZE	COMMENTS
HERBACEOUS JPW	10	EUPATORIUM DUBIUM 'LITTLE JOE'	'LITTLE JOE' JOE PYE WEED	1 GAL.		PLANT 12" OC
HERBACEOUS GR	24	SOLIDAGO RUGOSA 'FIREWORKS'	'FIREWORKS' GOLDENROD	1 GAL.		PLANT 12" OC
GRASS S	3	PANICUM VIRGINIANUM 'SHIRAZDONT'	'SHIRAZDONT' SWITCHGRASS	3 GAL.		PLANT 3" OC
GRASS G	3	PANICUM VIRGINIANUM 'NORTH WIND'	'NORTH WIND' SWITCHGRASS	3 GAL.		PLANT 3" OC
SHRUB H	3	ILEX GLABRA 'SHARROCK'	'SHARROCK' HEBERRY HOLLY	3 GAL.	MIN. 24" TALL	PLANT 4" OC
SHRUB NPH	106	ILEX CORNUTA 'NEEDLEPOINT'	'NEEDLEPOINT' HOLLY	7 GAL CONTAINER	MIN. 24"W X 24"H	PLANT 5" OC
SHRUB YH	106	RHAPHOLEPIS UMBELLATA 'MINOR'	DWARF YEWDA HAWTHORNE	5 GAL CONTAINER	MIN. 24"W X 24"H	PLANT 5" OC
SHRUB WM	58	'SOUTHERN BAYBERRY' MORELLA CERIFERA	'SOUTHERN BAYBERRY' WAX MYRTLE	5 GAL CONTAINER	MIN. 8" HT	PLANT 5" OC
SHRUB ST	24	ILEX 'NELLIE R. STEVENS'	'NELLIE R. STEVENS' HOLLY	7 GAL CONTAINER	MIN. 8" HT	PLANT 8" OC
SM TREE CM	11	LAGERSTROEMIA INDICA 'SIOUX'	SIOUX CRAPLE MYRTLE	B & B	2-2.5" CAL. MIN. 8"	
SM TREE RB	17	CERES 'CANADENSIS' 'APPALACHIAN RED'	'APPALACHIAN RED' REDBUD	B & B	2-2.5" CAL. MIN. 8-10"	
LG TREE MG	24	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	B & B	12" HT FULL SPECIMAN	
LG TREE PE	14	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	B & B	4" - 5" CAL	
LG TREE WO	12	QUERCUS PHELLOS 'HIGHTOWER'	WILLOW OAK	B & B	3-3.5" CAL. MIN. 8"	
LG TREE QL	6	QUERCUS LYRATA 'QLSTK'	STALAGMITE OVERCUP OAK	B & B	4" - 5" CAL	
LG TREE LP	13	PINUS TAEDA	LOBLOLLY PINE	B & B	4" - 5" CAL	
LG TREE GA	6	THUJA (STANDISHII X PUCATA) 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	2-2.5" CAL. MIN. 8-10"	

- 1 INDICATES TURF AREAS TO RECEIVE SOD. ALL TURF AREAS SHALL BE 'GEO' ZOYSIA (OR APPROVED EQUIVALENT) SOD INSTALLED OVER A SMOOTH AND LEVEL PREPARED PLANTING BED THAT HAS BEEN AMENDED WITH TOPSOIL.
- 2 INDICATES WHICH TREES THAT ARE DEDICATED TO THE 1:1 REQUIREMENT
- 3 THE RETAINING WALL AND ITS PROXIMITY TO THE EXISTING 21" WILLOW OAK WILL BE ADJUSTED TO SAVE THE 21" WILLOW OAK DURING THE EPM PLAN REVIEW PROCESS. THE WALL AS SHOWN MAY HAVE TO BE MODIFIED DURING THIS PROCESS.

NOTE: WHEN PLANTING BEYOND PCCO BUFFER CONTACT LANDSCAPE ARCHITECT PRIOR TO PLANTING FOR ADJUSTMENT FROM EXISTING VEGETATION. ALL EXISTING VEGETATION SHALL BE PROTECTED INSIDE THE PCCO BUFFER.

NOTE: LANDSCAPE CONTRACTOR MUST PROVIDE BILL OF SALE OR NURSERY DOCUMENTATION FOR ALL PLANTS SOURCED FOR THIS PROJECT AS A REQUIRED SUBMITTAL TO VERIFY THAT THE PLANTS USED IN THIS PLANTING ARE TRUE TO THE SPECIES, SIZE AND CULTIVAR/SELECTION SPECIFIED. ANY TREE OR PLANT FOUND TO BE OTHER THAN THE SPECIFIC CULTIVAR/SELECTION SPECIFIED SHALL BE REMOVED AND REPLACED WITH THE CORRECT CULTIVAR/SELECTION AT THE CONTRACTOR'S EXPENSE.

