

LOCATION MAP
NOT TO SCALE

PROJECT DATA

MAXIMUM BUILDING SQUARE FOOTAGE: 68,000 SQUARE FEET
 PARKING SUMMARY:
 ROOM: 1 SPACE PER ROOM OR SUITE (119 ROOMS)=119 SPACES
 MEETING ROOM: 1 SPACE PER 4 SEATS (ASSUME 60 SEATS)
 60 SEATS/4=15 SPACES
 RESTAURANT/ENTERTAINMENT FACILITY: 1 SPACE PER 250 S.F.
 1,792 S.F./250=7 SPACES
 PARKING SPACES REQUIRED: 141 SPACES
 PARKING SPACES PROVIDED: 144 SPACES
 SCREENING REQUIREMENTS OF SECTION 12.303 WILL BE MET.
 TREE PLANTING REQUIREMENTS OF THE TREE ORDINANCE WILL BE MET
 IN THE PLANTING STRIPS.
 BICYCLE PARKING REQUIREMENTS OF SECTION 12.202(A) WILL BE MET.
 1 SPACE PER 20 RENTABLE ROOMS (102 ROOM/20=5 SPACES)

SITE DATA CHART:

- OWNER: MALCOLM B. BLANKENSHIP JR
 2250 GODFREY RD
 WOODLEAF, NC 27054
 DEVELOPER: SUMMIT GROUP, INC.
 2701 S. MINNESOTA, SUITE 6
 SIOUX FALLS, SD 57105
- PIN: 02507107
- ZONING: EXISTING R17-MF AND I-1
 PROPOSED ZONING: B-D:
 B-D DISTRIBUTIVE BUSINESS(PROPOSED)
 FRONT: 20 FEET
 SIDE: 12.5 FEET
 REAR: 20 FEET
- BUILDING HEIGHT: 4 STORIES (45')
 TOTAL SITE AREA = 2,257 AC
 PUBLIC WATER & SANITARY SEWER

GENERAL PROVISIONS

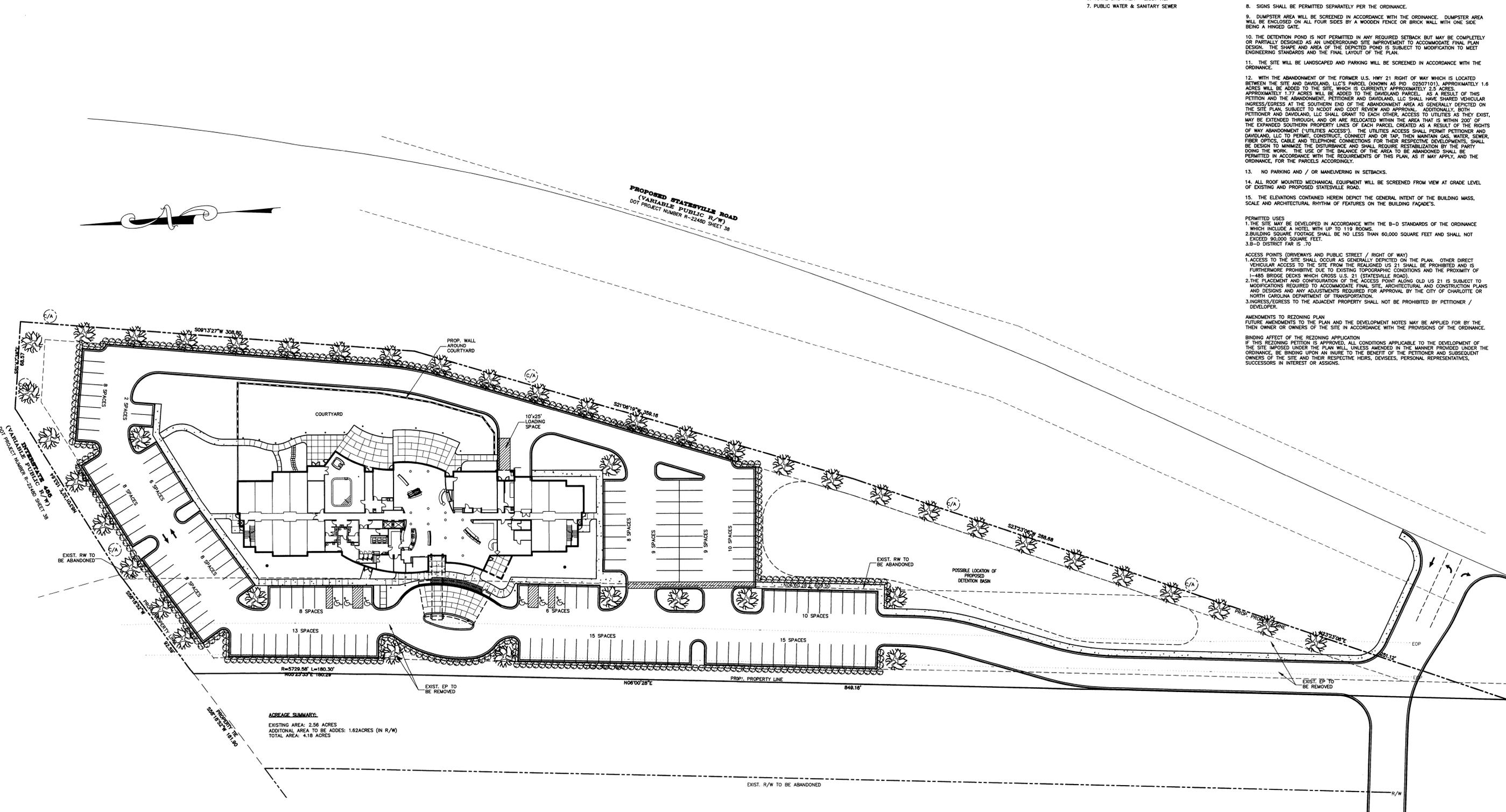
- THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN (THE "PLAN") AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE OR "ORDINANCE". THE DEVELOPMENT DEPICTED BY THE PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES. THE SITE MAY ACCOMMODATE ON THE SITE WHICH CONSISTS OF APPROX. 4.1 ACRES (THE "SITE"), BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT, AND SIZE OF THE BUILDING, ITS ARCHITECTURE AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE.
- ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH APPLICABLE ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, SIGNAGE, YARD DIMENSIONS, SCREENING, TREE ORDINANCE, ETC.
- STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN ANY SETBACK.
- ANY FREESTANDING LIGHTING FIXTURE (INCLUDING ITS BASE) INSTALLED ON THE SITE MAY NOT EXCEED 30 FEET IN HEIGHT. ALL SUCH LIGHTING WILL BE SHIELDED WITH FULL CUT-OFF FIXTURES. NO WALL-PAK LIGHTING IS PERMITTED.
- THE FRONT SETBACK, MEASURED FROM THE SOUTHERN END OF THE PROPERTY SHALL BE 20 FEET. THE I-485 (FUTURE) PROPERTY LINE SHALL ALSO HAVE A 20'-FOOT SETBACK IN ACCORDANCE WITH SECTION 12.102(8). B-D SIDE YARD SETBACKS, PER THE ORDINANCE ARE 10 FEET.
- THE SITE SHALL MEET STORM WATER POST CONSTRUCTION ORDINANCE REQUIREMENTS.
- BIKE PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.
- SIGNS SHALL BE PERMITTED SEPARATELY PER THE ORDINANCE.
- DUMPSTER AREA WILL BE SCREENED IN ACCORDANCE WITH THE ORDINANCE. DUMPSTER AREA WILL BE ENCLOSED ON ALL FOUR SIDES BY A WOODEN FENCE OR BRICK WALL WITH ONE SIDE BEING A HINGED GATE.
- THE DETENTION POND IS NOT PERMITTED IN ANY REQUIRED SETBACK BUT MAY BE COMPLETELY OR PARTIALLY DESIGNED AS AN UNDERGROUND SITE IMPROVEMENT TO ACCOMMODATE FINAL PLAN DESIGN. THE SHAPE AND AREA OF THE DETECTED POND IS SUBJECT TO MODIFICATION TO MEET ENGINEERING STANDARDS AND THE FINAL LAYOUT OF THE PLAN.
- THE SITE WILL BE LANDSCAPED AND PARKING WILL BE SCREENED IN ACCORDANCE WITH THE ORDINANCE.
- WITH THE ABANDONMENT OF THE FORMER U.S. HWY 21 RIGHT OF WAY WHICH IS LOCATED BETWEEN THE SITE AND DAVIDLAND, LLC'S PARCEL (KNOWN AS PID 02507101), APPROXIMATELY 1.6 ACRES WILL BE ADDED TO THE SITE, WHICH IS CURRENTLY APPROXIMATELY 2.5 ACRES. APPROXIMATELY 1.77 ACRES WILL BE ADDED TO THE DAVIDLAND PARCEL. AS A RESULT OF THIS PETITION AND THE ABANDONMENT, PETITIONER AND DAVIDLAND, LLC SHALL HAVE SHARED VEHICULAR INGRESS/EGRESS AT THE SOUTHERN END OF THE ABANDONMENT AREA AS GENERALLY DEPICTED ON THE SITE PLAN, SUBJECT TO NEGOTIATION AND APPROVAL. ADDITIONALLY, BOTH PETITIONER AND DAVIDLAND, LLC SHALL GRANT TO EACH OTHER, ACCESS TO UTILITIES AS THEY EXIST, MAY BE EXTENDED THROUGH, AND OR ARE RELOCATED WITHIN THE AREA THAT IS WITHIN 200' OF THE EXPANDED SOUTHERN PROPERTY LINES OF EACH PARCEL CREATED AS A RESULT OF THE RIGHTS OF WAY ABANDONMENT ("UTILITIES ACCESS"). THE UTILITIES ACCESS SHALL PERMIT PETITIONER AND DAVIDLAND, LLC TO PERMIT, CONSTRUCT, CONNECT AND OR TAP, THEN MAINTAIN GAS, WATER, SEWER, FIBER OPTICS, CABLE AND TELEPHONE CONNECTIONS FOR THEIR RESPECTIVE DEVELOPMENTS, SHALL BE DESIGN TO MINIMIZE THE DISTURBANCE AND SHALL REQUIRE RESTABILIZATION BY THE PARTY DOING THE WORK. THE USE OF THE BALANCE OF THE AREA TO BE ABANDONED SHALL BE PERMITTED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS PLAN, AS IT MAY APPLY, AND THE ORDINANCE, FOR THE PARCELS ACCORDINGLY.
- NO PARKING AND / OR MANUEVERING IN SETBACKS.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW AT GRADE LEVEL OF EXISTING AND PROPOSED STATESVILLE ROAD.
- THE ELEVATIONS CONTAINED HEREIN DEPICT THE GENERAL INTENT OF THE BUILDING MASS, SCALE AND ARCHITECTURAL RHYTHM OF FEATURES ON THE BUILDING FAÇADE'S.

PERMITTED USES
 1. THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE B-D STANDARDS OF THE ORDINANCE WHICH INCLUDE A HOTEL WITH UP TO 119 ROOMS.
 2. BUILDING SQUARE FOOTAGE SHALL BE NO LESS THAN 60,000 SQUARE FEET AND SHALL NOT EXCEED 80,000 SQUARE FEET.
 3. B-D DISTRICT FAR IS .70

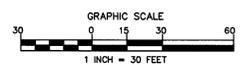
ACCESS POINTS (DRIVEWAYS AND PUBLIC STREET / RIGHT OF WAY)
 1. ACCESS TO THE SITE SHALL OCCUR AS GENERALLY DEPICTED ON THE PLAN. OTHER DIRECT VEHICULAR ACCESS TO THE SITE FROM THE RECALLED US 21 SHALL BE PROHIBITED AND IS FURTHERMORE PROHIBITIVE DUE TO EXISTING TOPOGRAPHIC CONDITIONS AND THE PROXIMITY OF I-485 BRIDGE DECKS WHICH CROSS U.S. 21 (STATESVILLE ROAD).
 2. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ALONG OLD US 21 IS SUBJECT TO MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE, ARCHITECTURAL AND CONSTRUCTION PLANS AND DESIGNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL, BY THE CITY OF CHARLOTTE OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 3. INGRESS/EGRESS TO THE ADJACENT PROPERTY SHALL NOT BE PROHIBITED BY PETITIONER / DEVELOPER.

AMENDMENTS TO REZONING PLAN
 FUTURE AMENDMENTS TO THE PLAN AND THE DEVELOPMENT NOTES MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCE.

BINDING EFFECT OF THE REZONING APPLICATION
 IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT OF THE SITE IMPOSED UNDER THE PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AN INURE TO THE BENEFIT OF THE PETITIONER AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST OR ASSIGNS.



ACREAGE SUMMARY:
 EXISTING AREA: 2.56 ACRES
 ADDITIONAL AREA TO BE ADDED: 1.62 ACRES (IN R/W)
 TOTAL AREA: 4.18 ACRES



FOR PUBLIC HEARING
PETITION NUMBER 2008-128

Project: STATESVILLE ROAD AND I-485
 STATESVILLE ROAD
 CHARLOTTE, NORTH CAROLINA

SITE PLAN

File #: 08170-RZ.dwg | Date: 06/20/08 | Project Egr: BTU
 Design By: CBH/WDF
 Drawn By: CBH/WDF
 Scale: 1"=30'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8355

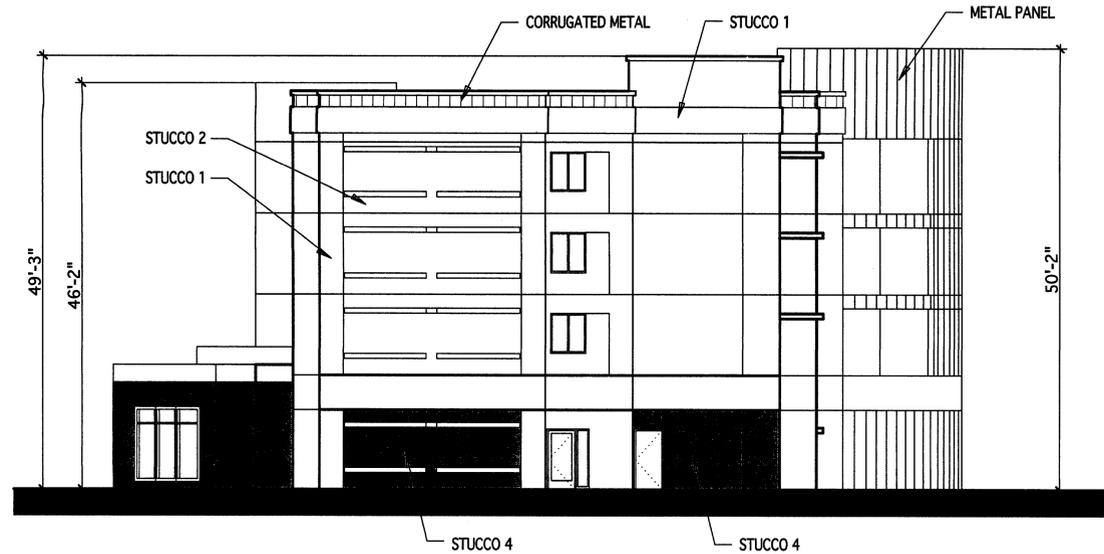
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MIND'S EYE ARCHITECTURE

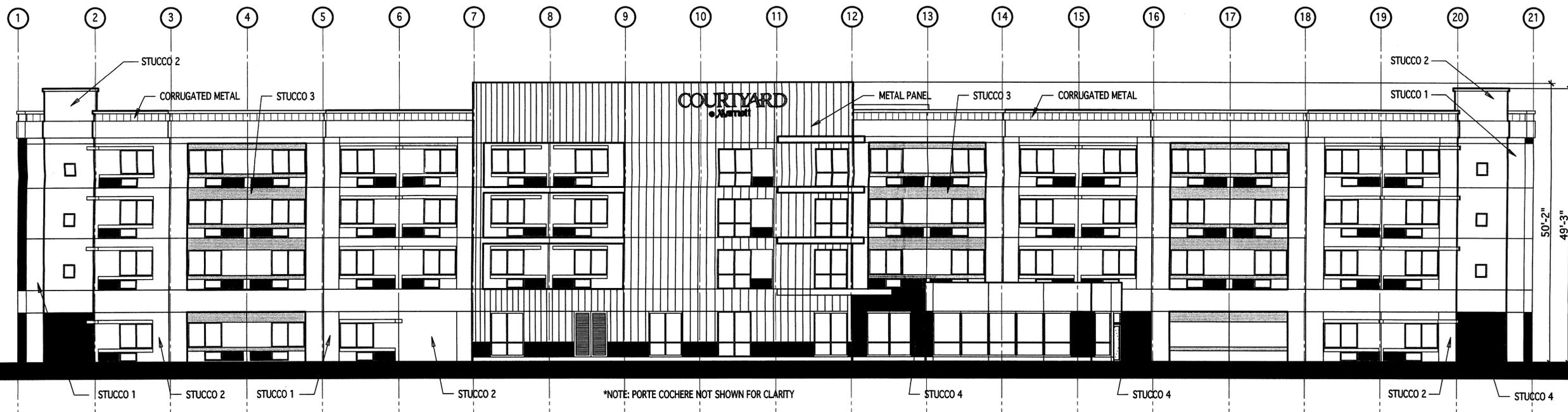
1950 Abbott Street, Suite 605
Charlotte, North Carolina 28203
Phone: 704.373.3101
Fax: 704.373.3103
www.mindseyearchitecture.net

EXTERIOR FINISH KEY	
[White Box]	STUCCO 1
[Light Gray Box]	STUCCO 2
[Medium Gray Box]	STUCCO 3
[Vertical Lines Box]	METAL PANEL
[Wavy Lines Box]	CORRUGATED METAL
[Black Box]	STUCCO 4



02 Left Elevation

SCALE: 1/8" = 1'-0"



*NOTE: PORTE COCHERE NOT SHOWN FOR CLARITY

The Summit Group

Courtyard Charlotte, NC

ISSUE DATE: November 07, 2008
PROJECT STATUS: Schematics
PROJECT NUMBER: 07-043
FOR PUBLIC HEARING
PETITION 08-128
REVISIONS:
CITY COMMENTS 08/15/08

EXTERIOR ELEVATION

A2.01

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01 Front Elevation

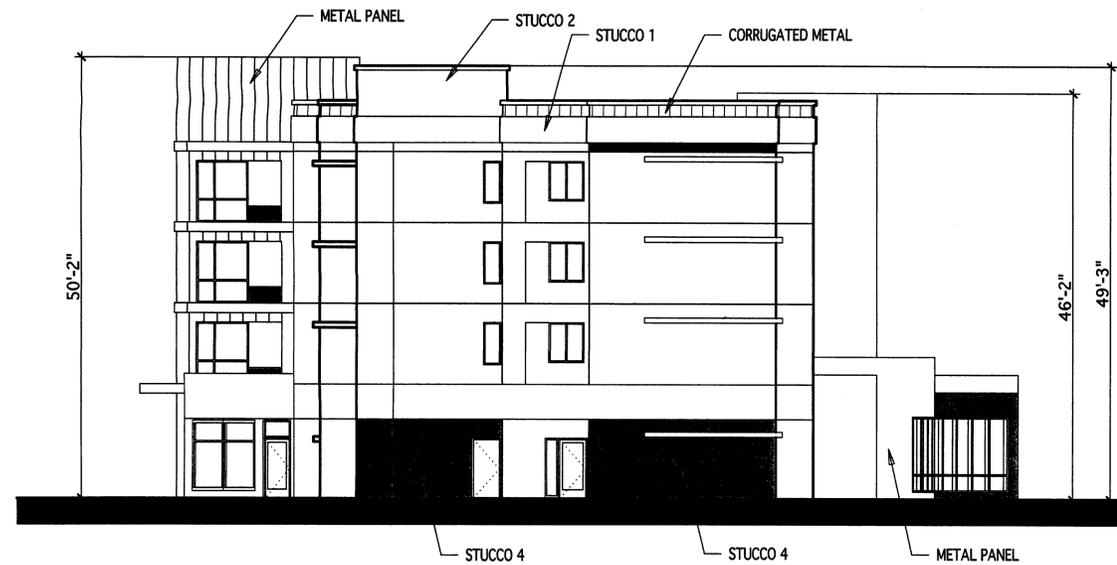
SCALE: 1/8" = 1'-0"



**MIND'S EYE
ARCHITECTURE**

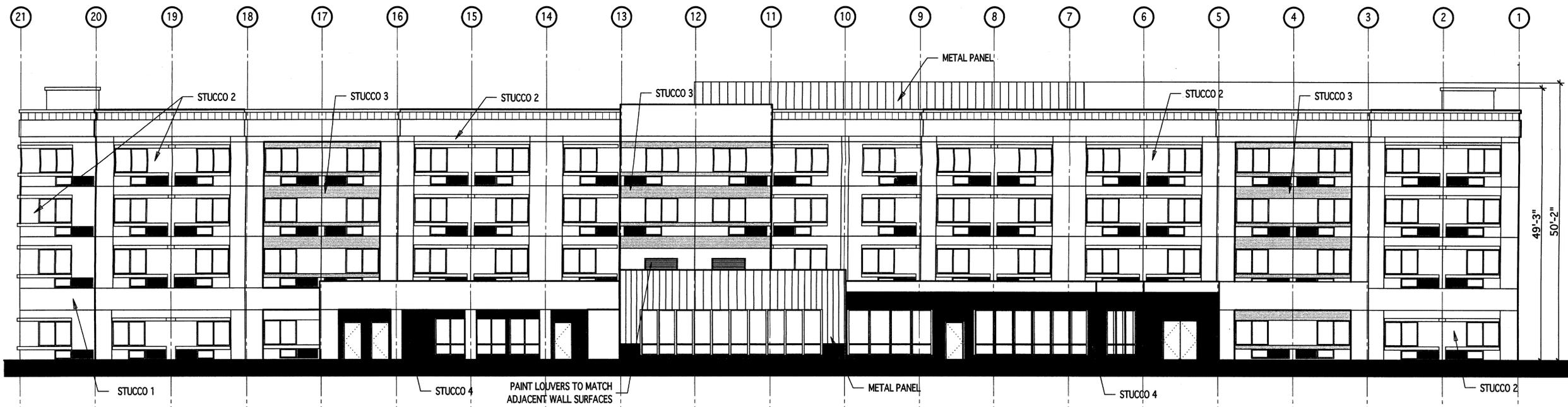
1950 Abbott Street, Suite 605
Charlotte, North Carolina 28203
Phone: 704.373.3101
Fax: 704.373.3103
www.mindseyearchitecture.net

EXTERIOR FINISH KEY	
	STUCCO 1
	STUCCO 2
	STUCCO 3
	METAL PANEL
	CORRUGATED METAL
	STUCCO 4



02 Right Elevation

SCALE: 1/8" = 1'-0"



01 Back Elevation

SCALE: 1/8" = 1'-0"

The Summit Group

**Courtyard
Charlotte, NC**

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EXTERIOR ELEVATION

A2.02



MIND'S EYE
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Courtyard by Marriott: Artist's Conceptual Rendering

Charlotte, North Carolina



Partnership. Not Just Construction.