

PROJECT DATA

MAXIMUM BUILDING SQUARE FOOTAGE: 88,000 SQUARE FEET
 PARKING SUMMARY:
 ROOM: 1 SPACES PER ROOM OR SUITE (102 ROOMS)=102 SPACES
 MEETING ROOM: 1 SPACE PER 4 SEATS (ASSUME 80 SEATS)
 80 SEATS/4=15 SPACES
 RESTAURANT/ENTERTAINMENT FACILITY: 1 SPACE PER 250 S.F.
 1,792 S.F./250=7 SPACES
 PARKING SPACES REQUIRED: 124 SPACES
 PARKING SPACES PROVIDED: 124 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 SPACES 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
- YARDS:
B-D DISTRIBUTIVE BUSINESS(PROPOSED)
FRONT: 20 FEET
SIDE: 12.5 FEET
REAR: 20 FEET
- BUILDING HEIGHT: 4 STORES (45')
- TOTAL SITE AREA = 2.557 AC.
- PUBLIC WATER & SANITARY SEWER

CONDITIONAL NOTES:

- 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 (THE "ORDINANCE"). THE DEVELOPMENT DEPICTED BY THE PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE WHICH CONSISTS OF APPROX. 2.557 ACRES (THE "SITE"), BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL BUILDINGS 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 TIP 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.
- SITE IS TO MEET STORM WATER POST CONSTRUCTION ORDINANCE.
- BICYCLE 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 RINGED GATE.
- THE DETENTION POND IS NOT PERMITTED IN ANY REQUIRED SETBACK BUT MAY BE COMPLETELY OR PARTIALLY DESIGNED TO BE LOCATION UNDERGROUND.
- THE SITE WILL BE LANDSCAPED AND PARKING WILL BE SCREENED IN ACCORDANCE WITH THE ORDINANCE WITH THE EXCEPTION OF THE AREA TO BE UTILIZED AS THE "COURTYARD" WHICH WILL BE A FENCED OR WALLED AREA SPECIALLY DESIGNED TO SERVE HOTEL PATRONS. THE COURTYARD MAY BE DESIGNED ALONG THE EASTERN FAÇADE OF THE BUILDING AND IN THE REQUIRED SETBACK.
- PENDING THE ISSUANCE OF REQUIRED PERMITS FROM NCDOT FOR THE CONSTRUCTION OF IMPROVEMENTS ALONG THE FORMER STATESVILLE ROAD ACCESS DRIVE, DEVELOPER WILL INSTALL THE CUL-DE-SAC, SIDEWALK, PLANT STRIP, AND PARKING SPACES AS GENERALLY DEPICTED ON THE PLAN SUBJECT TO MEETING DEVELOPER'S FINAL DESIGN AND AS REQUIRED TO MEET THE ORDINANCE REQUIREMENTS. ADDITIONALLY, IF NCDOT'S CHOICES TO ABANDON OR CEASE TO MAINTAIN ALL OR A PORTION OF THE FORMER STATESVILLE ROAD RIGHT OF WAY WHICH BOUNDS THE WESTERN PROPERTY LINE OF THE SITE, THAT AREA MAY BE USED TO SATISFY THE ORDINANCE AS GENERALLY DEPICTED ON THE PLAN AND TO MODIFY THE SITE PLAN TO EXPAND OR RELOCATE PARKING, LANDSCAPING, SCREENING, AND THE "COURTYARD" AND THE NUMBER OF HOTEL ROOMS, NOT TO EXCEED 119 IN 88,000 SQUARE FEET AS PER ACCESS POINTS #3 BELOW.
- NO PARKING AND / OR MANEUVERING IN SETBACKS.
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW AT GRADE LEVEL FROM EXISTING AND PROPOSED STATESVILLE ROAD.
- THE ELEVATIONS CONTAINED HEREIN DEPICT THE GENERAL INTENT OF THE BUILDING MASS, SCALE AND ARCHITECTURALLY RHYTHM OF FEATURES ON THE BUILDING FAÇADES.

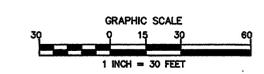
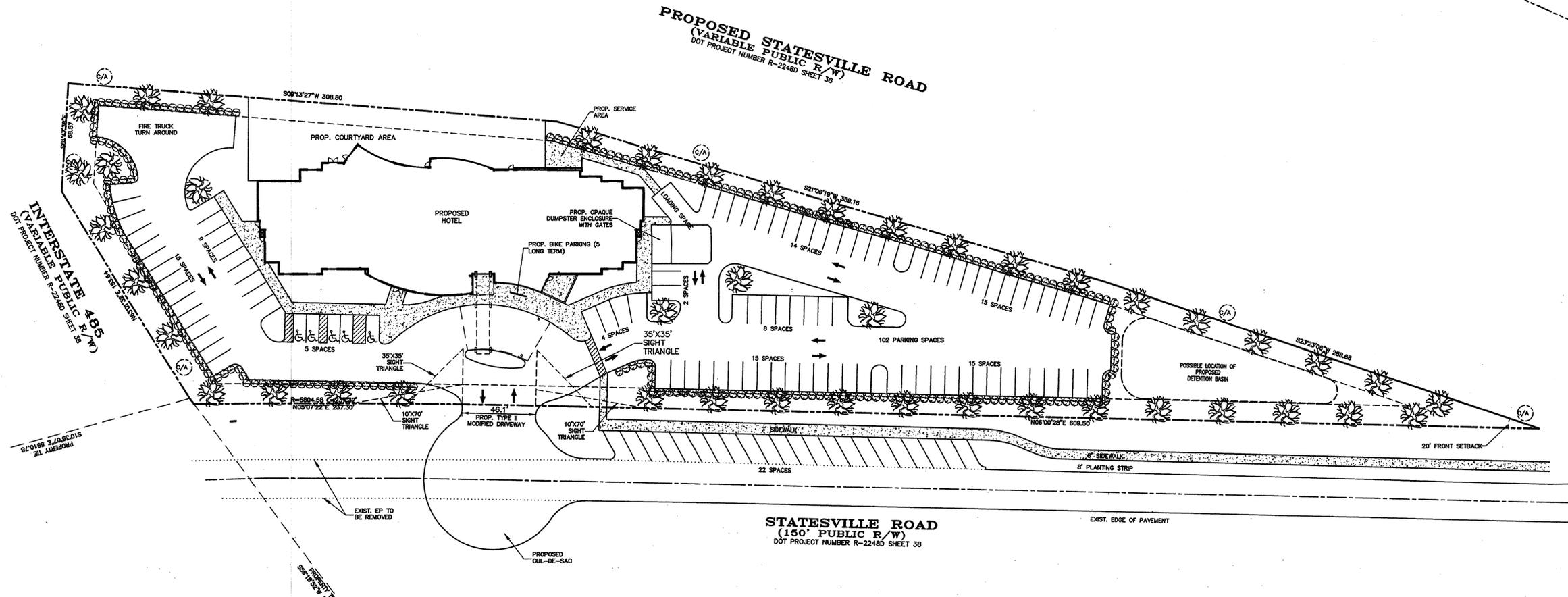
- PERMITTED USES**
- THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE B-D STANDARDS OF THE ORDINANCE WHICH INCLUDE A HOTEL FOR UP TO 119 ROOMS AND 88,000 SQUARE FEET.
 - B-D FAR IS .70

- ACCESS POINTS (DRIVEWAYS AND PUBLIC STREET / RIGHT OF WAY)**
- ACCESS TO THE SITE SHALL OCCUR VIA THE OLD US 21 RIGHT OF WAY AS GENERALLY DEPICTED ON THE PLAN. DIRECT VEHICULAR ACCESS TO THE PROPERTY FROM THE RELEGIOND US 21 SHALL BE PROHIBITED.
 - THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ALONG OLD US 21 IS SUBJECT TO MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND ARCHITECTURAL CONSTRUCTION PLANS AND DESIGNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE CITY OF CHARLOTTE OR NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.
 - IF AT ANY POINT IN THE FUTURE THE OR A PORTION OF THE OLD US 21 RIGHT OF WAY (LOCATED ALONG THE WESTERN PROPERTY BOUNDARY) IS ABANDONED RESULTING IN ADDITIONAL LAND BEING ADDED TO THE SITE, THOSE AREAS OF LAND MAY BE UTILIZED FOR THE EXPANSION OF THE DEVELOPMENT OF THE SITE, SO LONG AS THE REQUIREMENTS OF THE ORDINANCE AND B-D DISTRICTS STANDARDS ARE SATISFIED. SUCH EXPANSION MAY INCLUDE, BUT IS NOT LIMITED TO, STORM WATER MEASURES, PARKING, LANDSCAPING, SCREENING, SETBACKS, BUFFERS, AND THE SIZE OF THE BUILDING (OR NUMBER OF ROOMS). ADMINISTRATIVE APPROVAL MAY BE REQUIRED FOR THE ABOVE DESCRIBED MODIFICATIONS IF NO AGREEMENT WITH NCDOT HAS BEEN REACHED AT THE TIME OF APPROVAL OF THIS REZONING PETITION BY CHARLOTTE CITY COUNCIL.
 - IN NO INSTANCE SHALL THE ABANDONMENT OF RIGHT OF WAY MODIFY OR IMPACT ACCESS TO THE SITE WITHOUT THE LAND OWNER'S WRITTEN CONSENT.
 - A TURNING ON FORMER STATESVILLE ROAD SHALL BE CONSTRUCTED BY THE DEVELOPER OF THE SITE.
 - INGRESS/EGRESS FROM FORMER STATESVILLE ROAD TO THE ADJACENT PROPERTY SHALL NOT BE PROHIBITED BY 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 AFFECT 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 ASSIGNORS.



FOR PUBLIC HEARING
PETITION NUMBER 2008-128

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

Title: **SITE PLAN**

NO.	BY	DATE	REVISION
1	WDF	6/20/08	PER CITY COMMENTS
2	CBH	8/15/08	PER CITY COMMENTS

ISAACS
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

Project Egr: BTU
 Drawn By: CBH/WDF
 Scale: 1"=30'

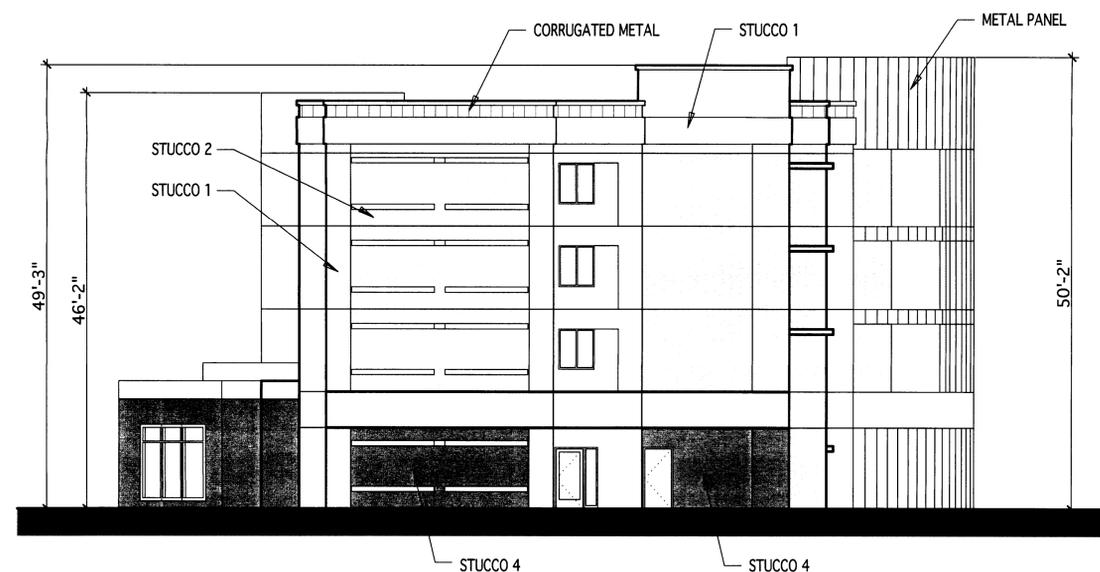
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MIND'S EYE ARCHITECTURE

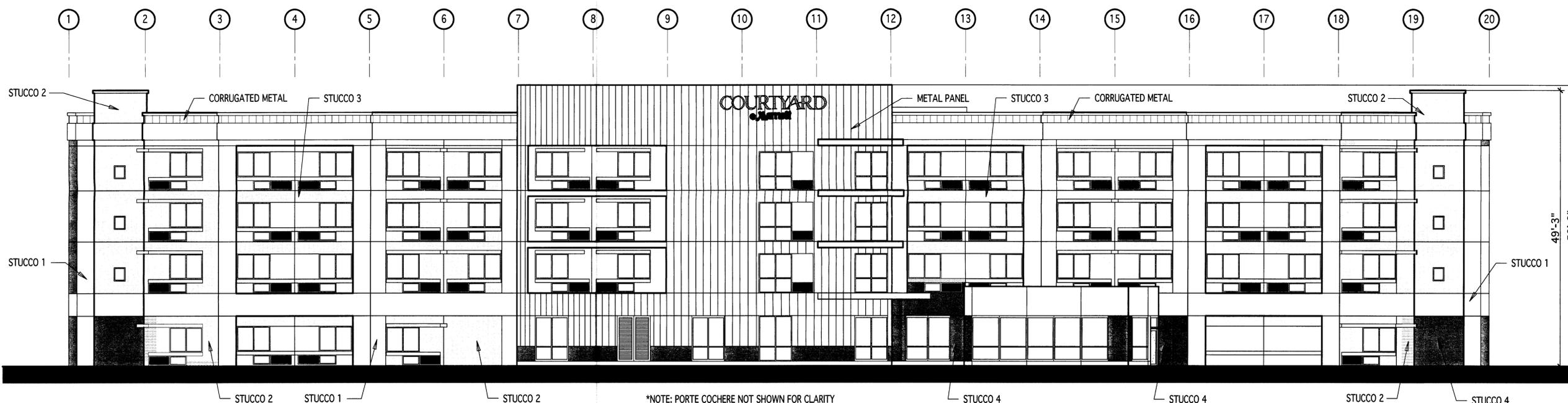
1950 Abbott Street, Suite 605
Charlotte, North Carolina 28203
Phone: 704.373.3101
Fax: 704.373.3103
www.mindseyearchitecture.net

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



02 Left Elevation

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



01 Front Elevation

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

The Summit Group

Courtyard Charlotte, NC

ISSUE DATE: April 25, 2008
PROJECT STATUS: CONSTRUCTION
PROJECT NUMBER: 07-043
FOR PUBLIC HEARING
PETITION 08-128
REVISIONS:
CITY COMMENTS 08/15/08

EXTERIOR ELEVATION

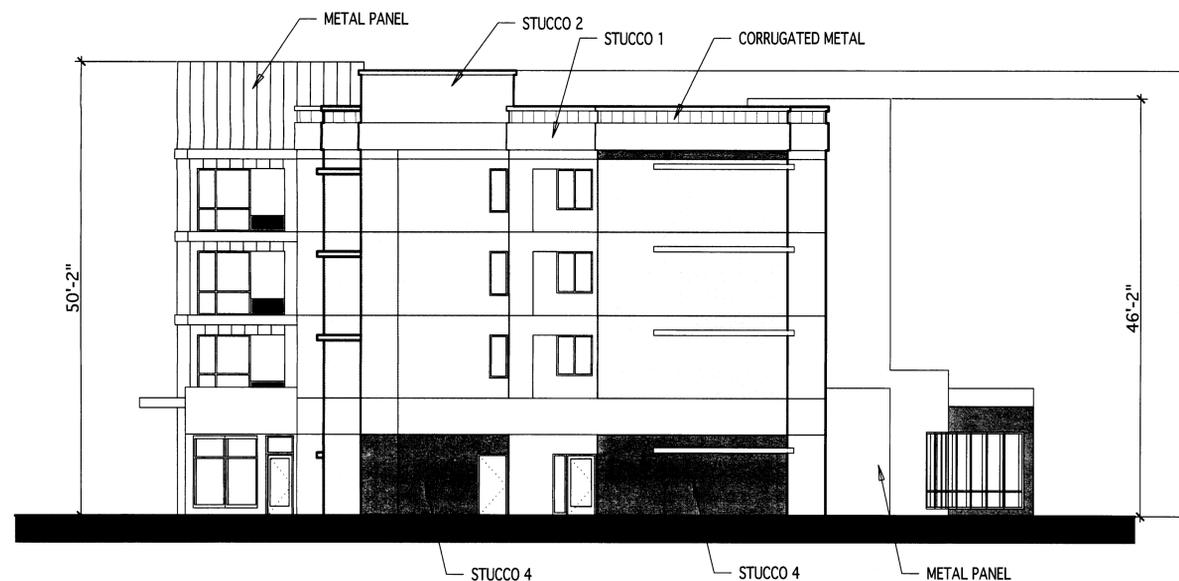
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**MIND'S EYE
ARCHITECTURE**

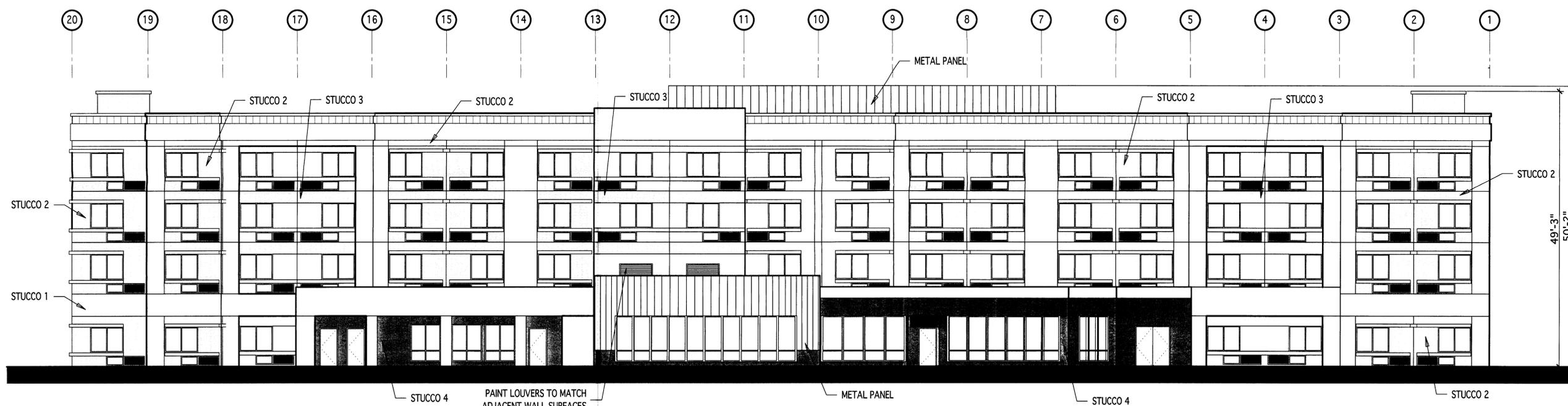
1950 Abbott Street, Suite 605
Charlotte, North Carolina 28203
Phone: 704.373.3101
Fax: 704.373.3103
www.mindseyearchitecture.net

EXTERIOR FINISH KEY	
	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

