

PROJECT DATA

MAXIMUM BUILDING SQUARE FOOTAGE: 90,000 SQUARE FEET
 PARKING SUMMARY:
 ROOM: 1 SPACES 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 12.302(A) WILL BE MET.
 1 SPACES PER 20 RENTABLE ROOMS (102 ROOM/20=5 SPACES)
 FLOOR AREA RATIO: BD ZONING
 GROSS FLOOR AREA: 90,000 S.F.
 TOTAL SITE AREA: 182,081 S.F.
 182081(9.7)=127,457 S.F./90,000 S.F.

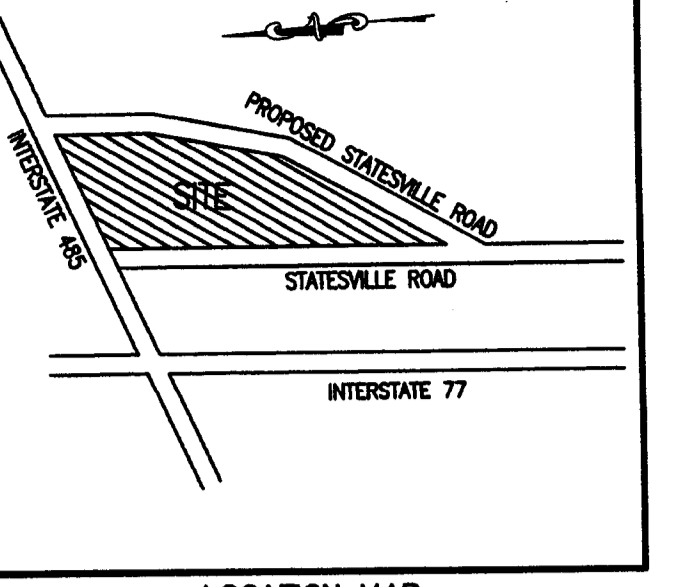
SITE DATA CHART:

- OWNER: MALCOLM B. BLANKENSHIP JR
 2250 GOBBY RD
 WOODLEAF, NC 27054
 DEVELOPER: SUMMIT GROUP, INC.
 2701 S. MINNESOTA, SUITE 6
 SIOUX FALLS, SD 57108
- 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 STORIES (45')
- TOTAL SITE AREA = 84.18 AC.
- PUBLIC WATER & SANITARY SEWER

GENERAL PROVISIONS

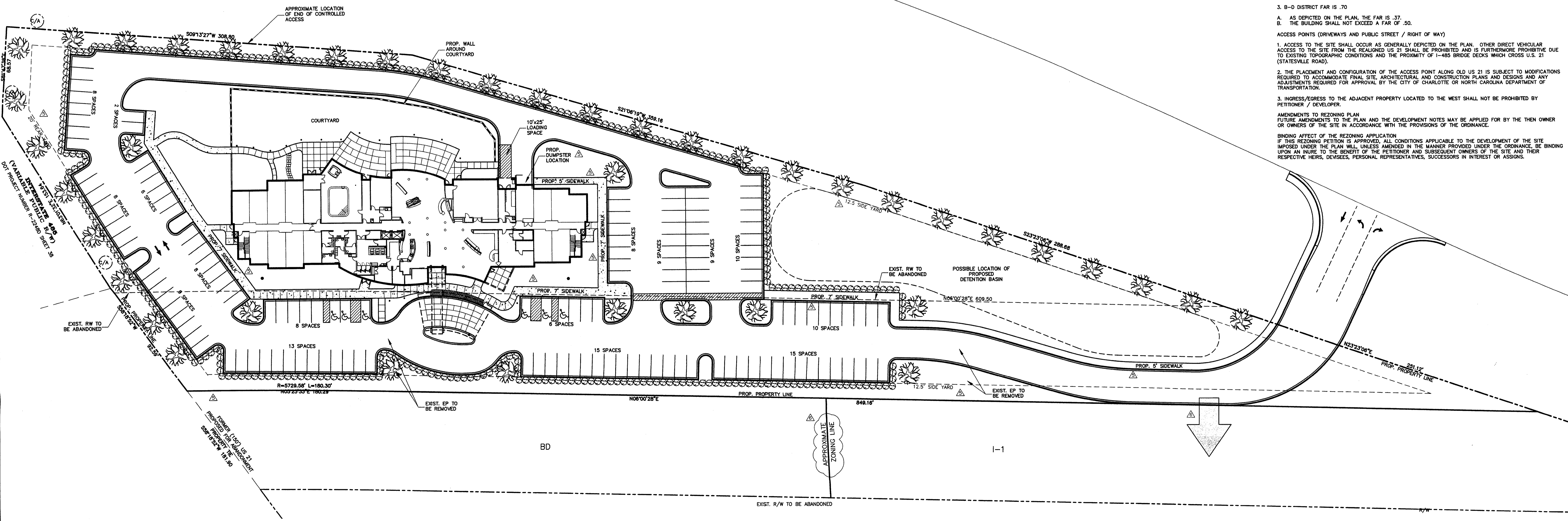
- THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN (THE "PLAN") AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). THE DEVELOPMENT DEPICTED BY THE PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES. THE SITE MAY ACCOMMODATE ON THE SITE WHICH CONSISTS OF APPROX. 2.557 ACRES (THE "SITE") PLUS AN ADDITIONAL +/- 1.6 ACRES OF FORMER US HWY 21 RIGHT OF WAY TO BE ABANDONED, 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 AND THE PLAN.
- THE WESTERN HALF OF THE FORMER US HIGHWAY 21/STATESVILLE ROAD-BED, FOR WHICH PETITIONER OF THE PLAN INTENDS TO SEE ABANDONED, HAS BEEN ADDED TO THIS PETITION CONSISTING OF APPROXIMATELY 1.77 ACRES. BD AND I-1 ZONING SHALL APPLY TO AS TO BE ACCORDANT WITH THE EXISTING ZONING ON THE ADJACENT PARCEL (MECKLENBURG COUNTY TAX PARCEL # 025-071-01). THE EXACT LOCATION OF THE ZONING BOUNDARY BETWEEN THE BD AND I-1 PARCELS SHALL BE EITHER A CONTINUATION OF THE CORRESPONDING ZONING BOUNDARY ON TAX PARCEL 025-071-01 OR THE NEW PROPERTY OF A LAND SWAP SHOULD ONE OCCUR BETWEEN THE PLAN PROPERTY AND PARCEL #025-071-01
- 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-PACK 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(6). B-D SIDE YARD SETBACKS, PER THE ORDINANCE ARE 10 FEET.
- THE SITE SHALL MEET STORM WATER POST CONSTRUCTION ORDINANCE REQUIREMENTS.
- 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 HINGED GATE.
- THE DETENTION POND IS NOT PERMITTED IN ANY REQUIRED SETBACK BUT MAY BE COMPLETELY OR PARTIALLY DESIGNED AS AN UNDERGROUND IMPROVEMENT TO ACCOMMODATE FINAL PLAN DESIGN. THE SHAPE AND AREA OF THE DETENTION 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 DAVENLAND, LLC'S PARCEL (KNOWN AS PLOT 02507101), UP TO APPROXIMATELY 1.6 ACRES MAY BE ADDED TO THE SITE, WHICH IS CURRENTLY APPROXIMATELY 2.5 ACRES (TOTAL SITE ACREAGE WITH ABANDONMENT COULD BE APPROX. 4.18 AC). AS MUCH AS APPROXIMATELY 1.7 ACRES MAY BE ADDED TO THE DAVENLAND PARCEL. THE USE OF THE BALANCE OF THE AREA PROPOSED FOR ABANDONMENT SHALL BE PERMITTED IN ACCORDANCE WITH THE PLAN, AS IT MAY APPLY, AND THE ORDINANCE FOR THE PARCELS ACCORDINGLY. PETITIONER AGREES TO COOPERATE WITH DAVENLAND, LLC, ITS HEIRS OR SUCCESSORS, IN A MANNER THAT IS COMMERCIALLY REASONABLE AND ACCEPTABLE TO COORDINATE MEANS BY WHICH DAVENLAND, LLC CAN UTILIZE THE ACCESS, AS IT MAY BE CONSTRUCTED BY PETITIONER, AS INGRESS/EGRESS TO THE DAVENLAND, LLC TRACT AS GENERALLY DEPICTED ON THE PLAN BY THE ARROW.
- IF A DIFFERENT JOINT ACCESS DESIGN THAN THE ONE DEPICTED ON THE PLAN IS AGREED TO BY PETITIONER AND THE ADJACENT LANDOWNER (DAVENLAND, LLC) THAT SATISFIES MOOT AND GOOT REQUIREMENTS, THE PLAN MAY BE MODIFIED ACCORDINGLY. SUCH MODIFICATIONS, SO LONG AS COMPLIANT WITH THE SCOPE OF DEVELOPMENT SPECIFIED HEREIN, AND APPLICABLE SUBDIVISION AND ZONING ORDINANCES, MAY BE APPROVED ADMINISTRATIVELY. PETITIONER SHALL INSTALL A LEFT TURN LANE ALONG U.S. 21 / STATESVILLE ROAD TO SERVE THE SITE. THE INGRESS/EGRESS DESIGN MAY BE MODIFIED FROM WHAT IS DEPICTED ON THE PLAN FOR PURPOSES OF PERMITTING BY THE GOVERNING AUTHORITIES.
- NO PARKING AND / OR MANEUVERING 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 FACADES.
- A SOLID WASTE MANAGEMENT PLAN WILL BE SUBMITTED PRIOR TO INITIATING LAND CLEARING, DEMOLITION AND /OR CONSTRUCTION ACTIVITIES.

- PERMITTED USES**
- THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE B-D STANDARDS OF THE ORDINANCE WHICH INCLUDE A HOTEL WITH UP TO 119 ROOMS.
 - BUILDING SQUARE FOOTAGE SHALL BE NO LESS THAN 60,000 SQUARE FEET AND SHALL NOT EXCEED 90,000 SQUARE FEET.
 - B-D DISTRICT FAR IS .70
 - AS DEPICTED ON THE PLAN, THE FAR IS .37.
 - THE BUILDING SHALL NOT EXCEED A FAR OF .50.
- ACCESS POINTS (DRIVEWAYS AND PUBLIC STREET / RIGHT OF WAY)**
- ACCESS TO THE SITE SHALL OCCUR AS GENERALLY DEPICTED ON THE PLAN. OTHER DIRECT VEHICULAR ACCESS TO THE SITE FROM THE REALIGNED U.S. 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).
 - THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ALONG OLD U.S. 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.
 - INGRESS/EGRESS TO THE ADJACENT PROPERTY LOCATED TO THE WEST 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 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 ASSIGNS.



LOCATION MAP NOT TO SCALE

PROPOSED STATESVILLE ROAD
 (VARIABLE PUBLIC R/W)
 DOT PROJECT NUMBER R-22480 SHEET 38



APPROVED BY
 CITY COUNCIL
 JAN 26 2009

FOR PUBLIC HEARING
 PETITION NUMBER 2008-128

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

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

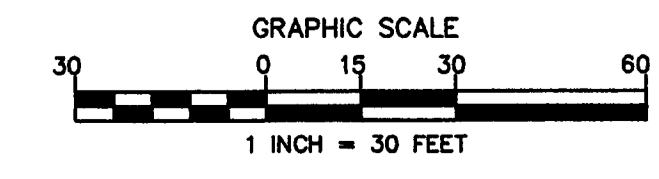
SITE PLAN

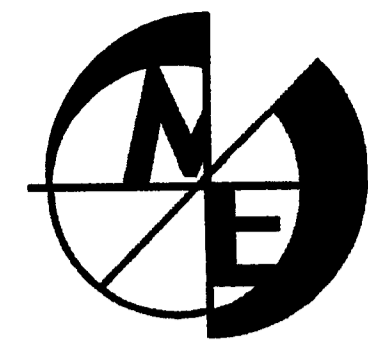
Scale: 1"=30'

C1.0

PRELIMINARY
 DO NOT USE FOR CONSTRUCTION

NO.	DATE	REVISION
1	WSP 8/26/08	PER CITY COMMENTS
2	CBH 8/15/08	PER CITY COMMENTS
3	FBL 10/16/08	PER CITY COMMENTS
4	CBH 11/10/08	PER CLIENT COMMENTS
5	CBH 2/16/09	PER CITY COMMENTS
6	CBH 1/16/09	PER CITY COMMENTS
7	CBH 12/04/08	PER CITY COMMENTS

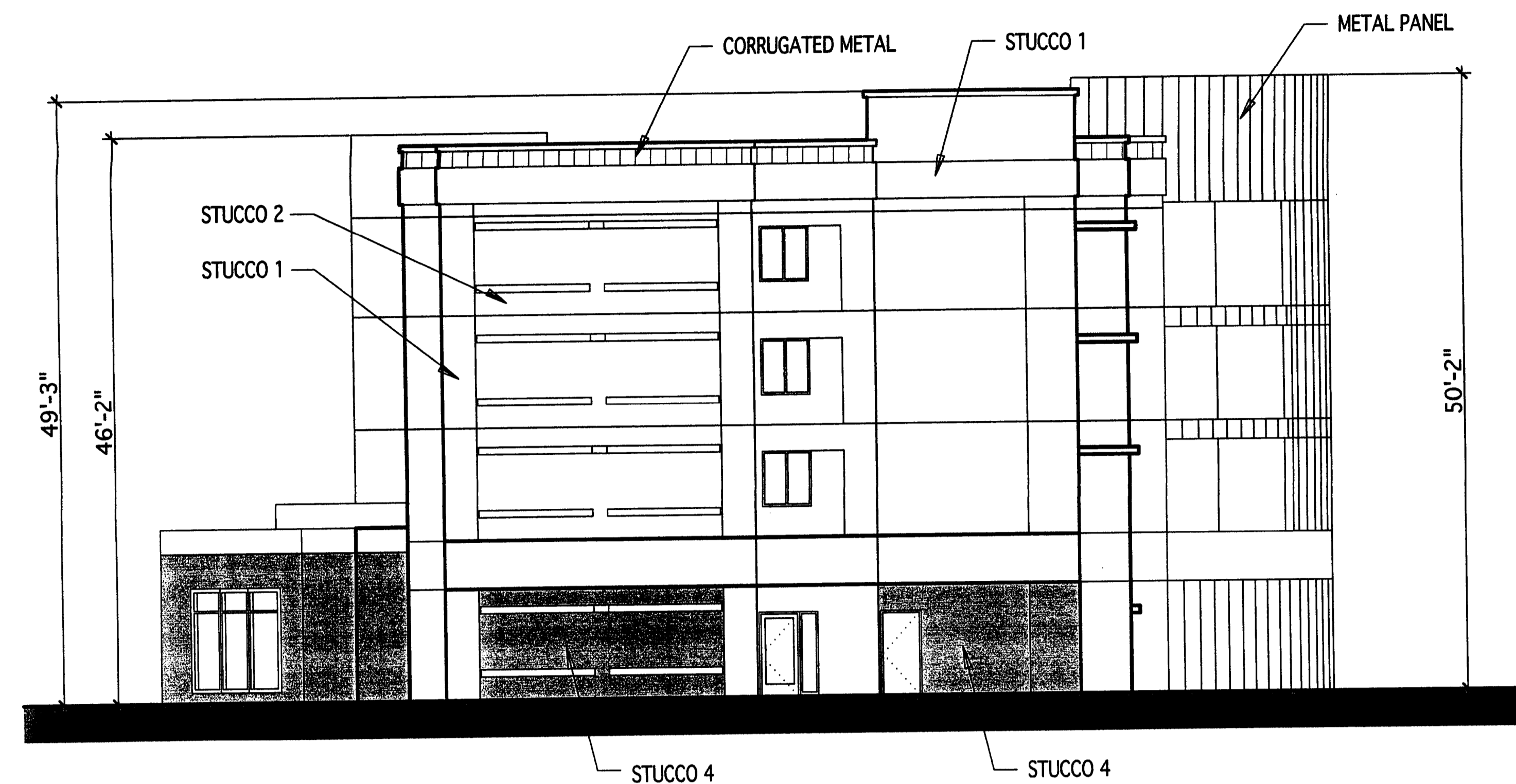




MIND'S EYE ARCHITECTURE

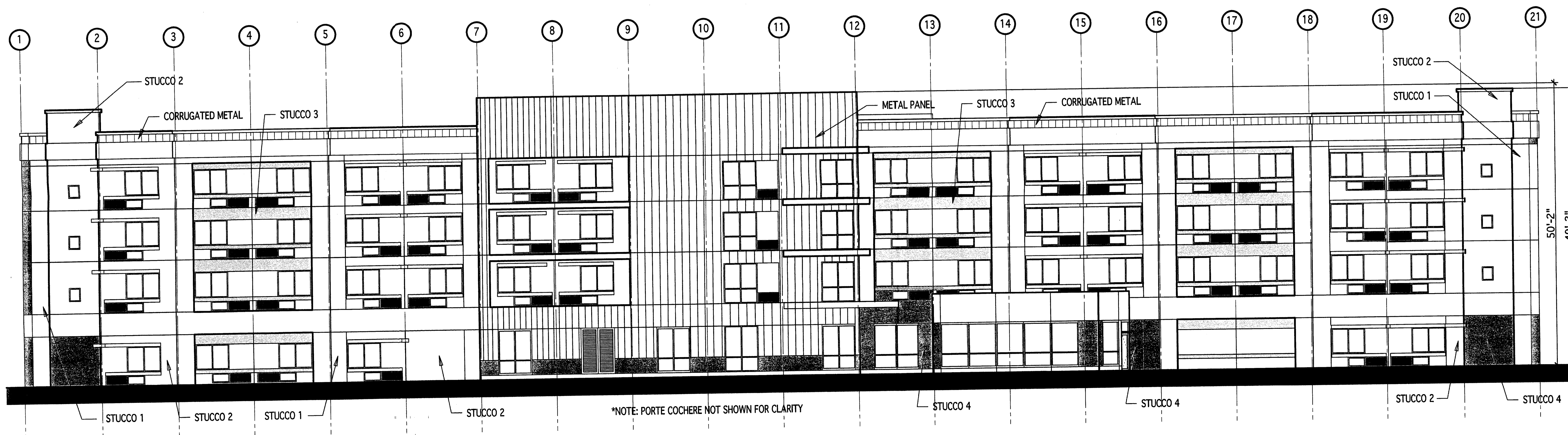
1950 Abbott Street, Suite 605
Charlotte, North Carolina 28203
Phone: 704.373.3101
Fax: 704.373.3103
www.mindseyearchitecture.net

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
[Dark Gray Box]	STUCCO 4



02 Left Elevation

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



01 Front Elevation

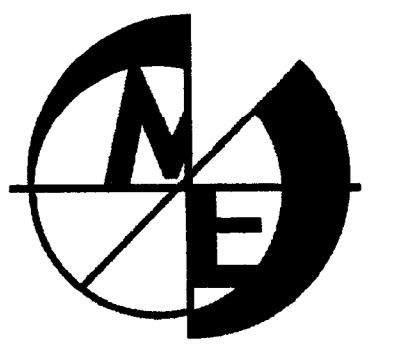
SCALE: 1/8" = 1'-0"

The Summit Group

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

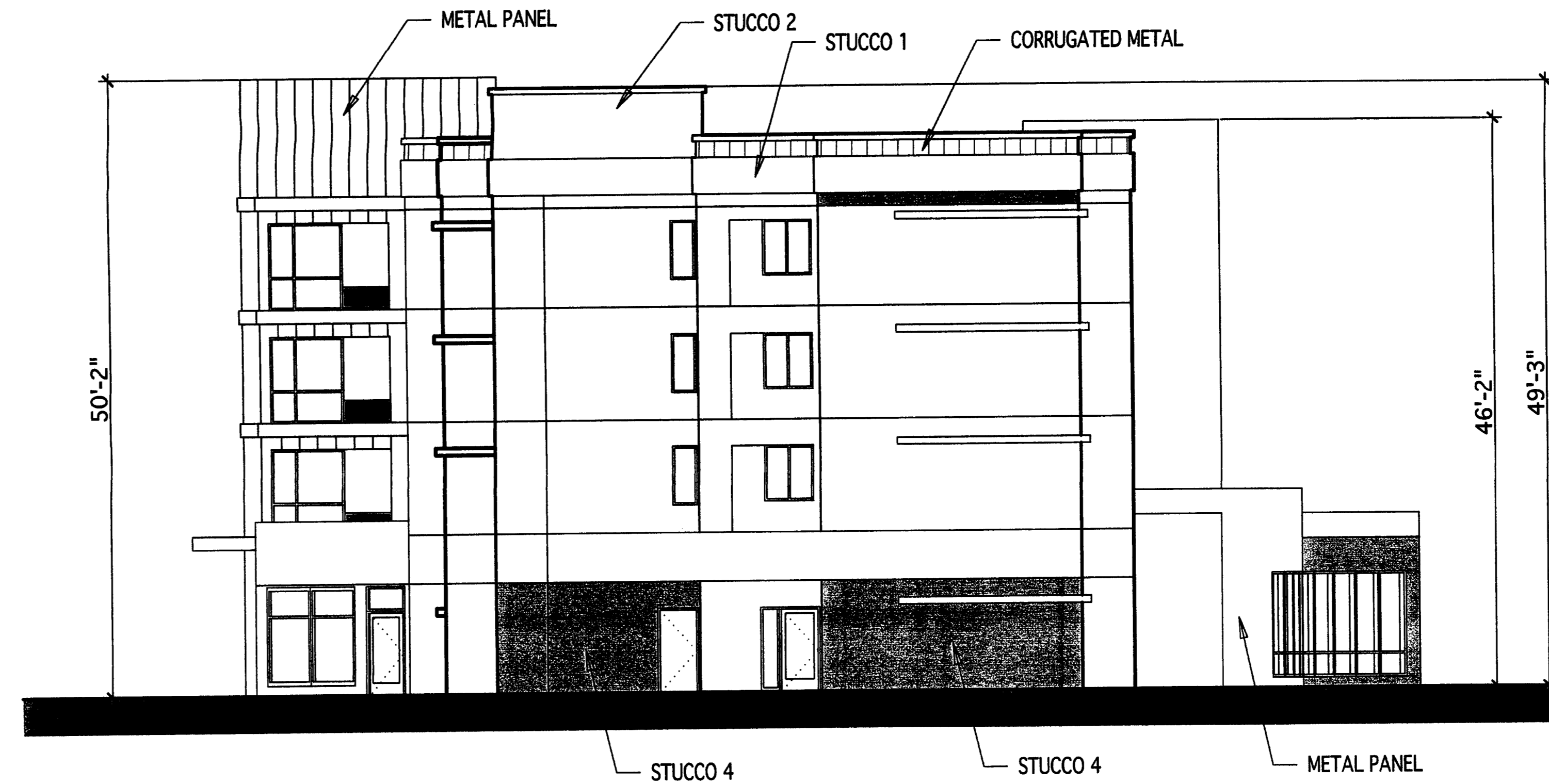
A2.01



**MIND'S EYE
ARCHITECTURE**

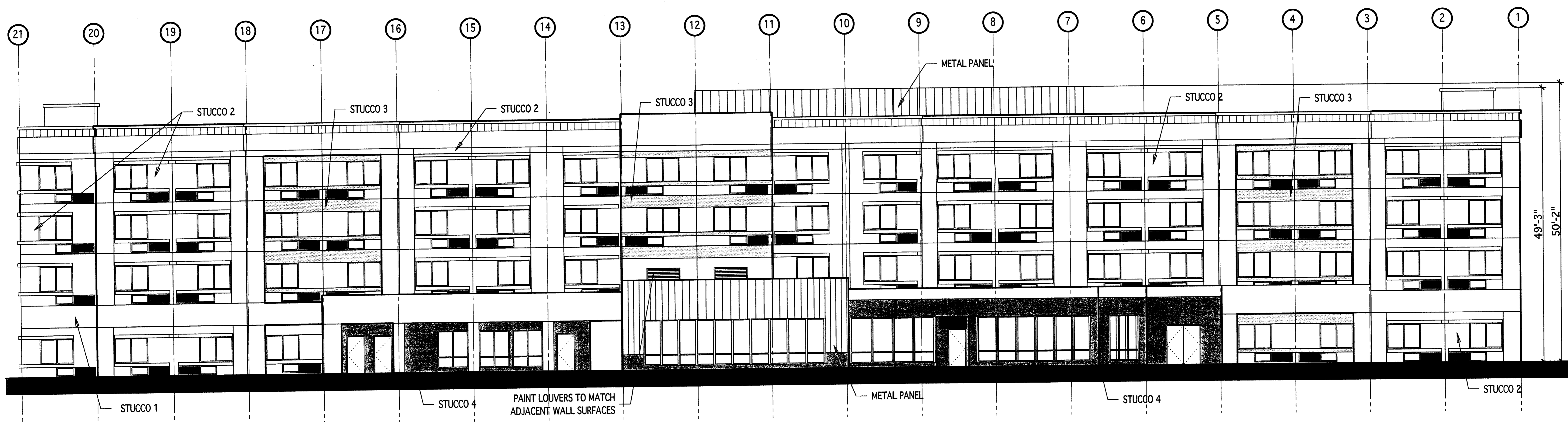
1950 Abbott Street, Suite 605
Charlotte, North Carolina 28203
Phone: 704.373.3101
Fax: 704.373.3103
www.mindseyearchitecture.net

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
[Dark Gray Box]	STUCCO 4



02 Right Elevation

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



01 Back Elevation

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

The Summit Group

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

A2.02

2008-128

APPROVED BY
CITY COUNCIL.
JAN 26 2008



Artist's Conceptual Rendering

Charlotte, North Carolina



MIND'S EYE
ARCHITECTURE
1183 Abbey Road, Suite 602
Charlotte, North Carolina 28206
P: 704.573.3101
F: 704.573.3100
www.mindseyearchitecture.net



The Summit Group

Partnership. Not Just Construction.