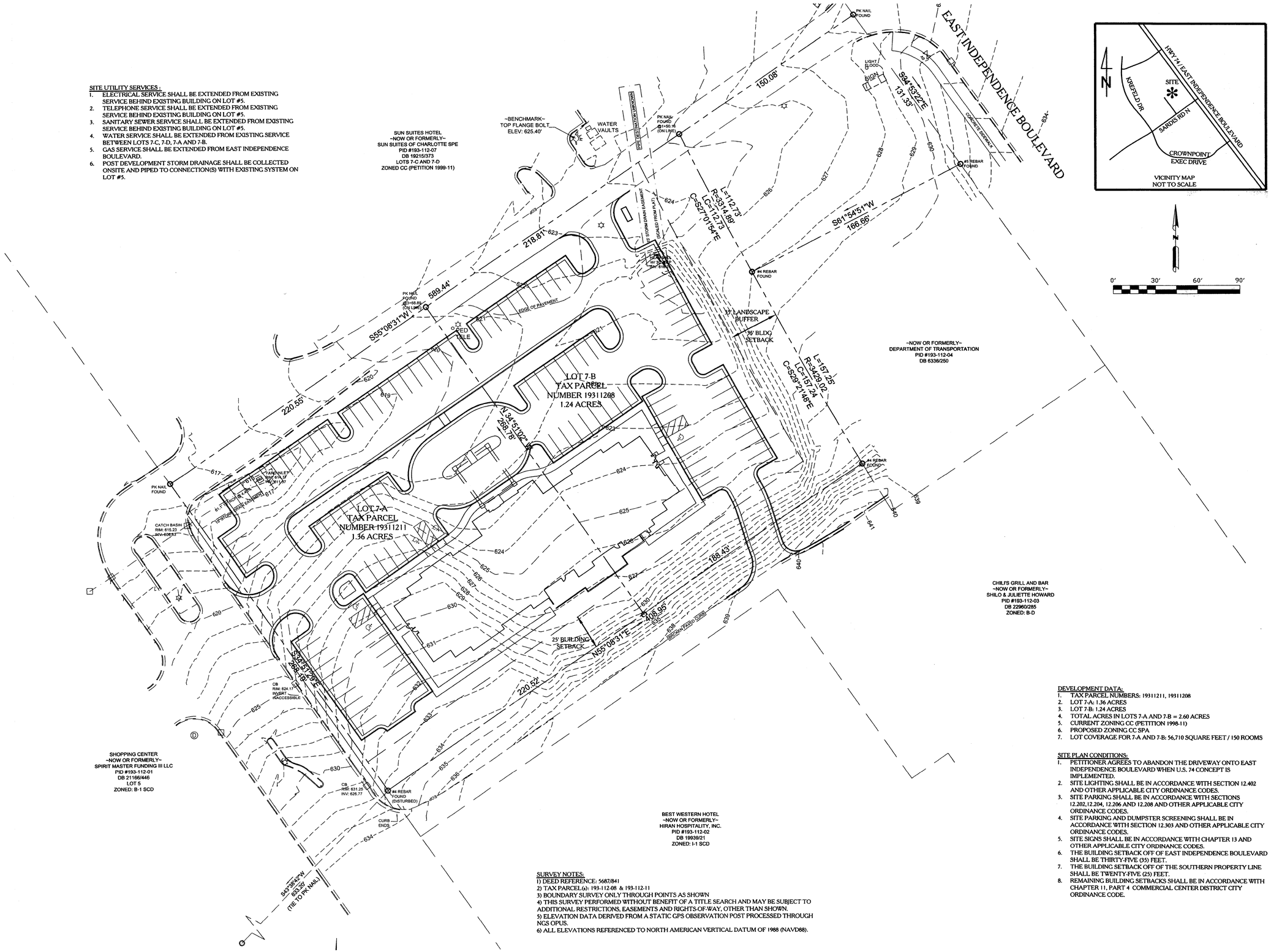
SITE UTILITY SERVICES :

1. ELECTRICAL SERVICE SHALL BE EXTENDED FROM EXISTING SERVICE BEHIND EXISTING BUILDING ON LOT #5.
2. TELEPHONE SERVICE SHALL BE EXTENDED FROM EXISTING SERVICE BEHIND EXISTING BUILDING ON LOT #5.
3. SANITARY SEWER SERVICE SHALL BE EXTENDED FROM EXISTING SERVICE BEHIND EXISTING BUILDING ON LOT #5.
4. WATER SERVICE SHALL BE EXTENDED FROM EXISTING SERVICE BETWEEN LOTS 7-C, 7-D, 7-A AND 7-B.
5. GAS SERVICE SHALL BE EXTENDED FROM EAST INDEPENDENCE BOULEVARD.
6. POST DEVELOPMENT STORM DRAINAGE SHALL BE COLLECTED ONSITE AND PIPED TO CONNECTION(S) WITH EXISTING SYSTEM ON LOT #5.



SURVEY NOTES:

1) DEED REFERENCE: 5687/841
2) TAX PARCEL(s): 193-112-08 & 193-112-11
3) BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN
4) THIS SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY, OTHER THAN SHOWN.
5) ELEVATION DATA DERIVED FROM A STATIC GPS OBSERVATION POST PROCESSED THROUGH NGS OPUS.
6) ALL ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

DEVELOPMENT DATA:

1. TAX PARCEL NUMBERS: 19311211, 19311208
2. LOT 7-A: 1.36 ACRES
3. LOT 7-B: 1.24 ACRES
4. TOTAL ACRES IN LOTS 7-A AND 7-B = 2.60 ACRES
5. CURRENT ZONING CC (PETITION 1998-11)
6. PROPOSED ZONING CC SPA
7. LOT COVERAGE FOR 7-A AND 7-B: 56,710 SQUARE FEET / 150 ROOMS

SITE PLAN CONDITIONS:

1. PETITIONER AGREES TO ABANDON THE DRIVEWAY ONTO EAST INDEPENDENCE BOULEVARD WHEN U.S. 74 CONCEPT IS IMPLEMENTED.
2. SITE LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 12.402 AND OTHER APPLICABLE CITY ORDINANCE CODES.
3. SITE PARKING SHALL BE IN ACCORDANCE WITH SECTIONS 12.202,12.204, 12.206 AND 12.208 AND OTHER APPLICABLE CITY ORDINANCE CODES.
4. SITE PARKING AND DUMPSTER SCREENING SHALL BE IN ACCORDANCE WITH SECTION 12.303 AND OTHER APPLICABLE CITY ORDINANCE CODES.
5. SITE SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 13 AND OTHER APPLICABLE CITY ORDINANCE CODES.
6. THE BUILDING SETBACK OFF OF EAST INDEPENDENCE BOULEVARD SHALL BE THIRTY-FIVE (35) FEET.
7. THE BUILDING SETBACK OFF OF THE SOUTHERN PROPERTY LINE SHALL BE TWENTY-FIVE (25) FEET.
8. REMAINING BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 11, PART 4 COMMERCIAL CENTER DISTRICT CITY ORDINANCE CODE.

Studio
Design and Engineering, PC
7205B Olmstead Drive, Burlington, North Carolina 27215
Tel 336.813.1531 Fax 866.794.4678 monte.morrisch@studio2n.org

NORTH CAROLINA PROFESSIONAL SEAL 22243 ENGINEER MONTE J. MORRISCH

REVISIONS

FAIRFIELD INN

8594 EAST INDEPENDENCE BLVD

CITY OF CHARLOTTE NORTH CAROLINA

SITE PLAN AMENDMENT

CAROLINA SURVEYORS, INC.
P.O. BOX 77487 CHARLOTTE, N.C. 28271
(704) 573-8193 FAX (704) 573-8197
NGS & WBELC, P.L.S. NO. C-1737

THIS DRAWING AND THE DESIGN SHOWN ARE PROPERTY OF STUDIO 2N DESIGN AND ENGINEERING, PC. THE REPRODUCTION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

DRAWN BY:	MJM
DESIGNED BY:	MJM
CHECKED BY:	MJM
SCALE:	1"=30'
DATE:	06/18/08

RZ1