

Site Plan Notes/Annotation

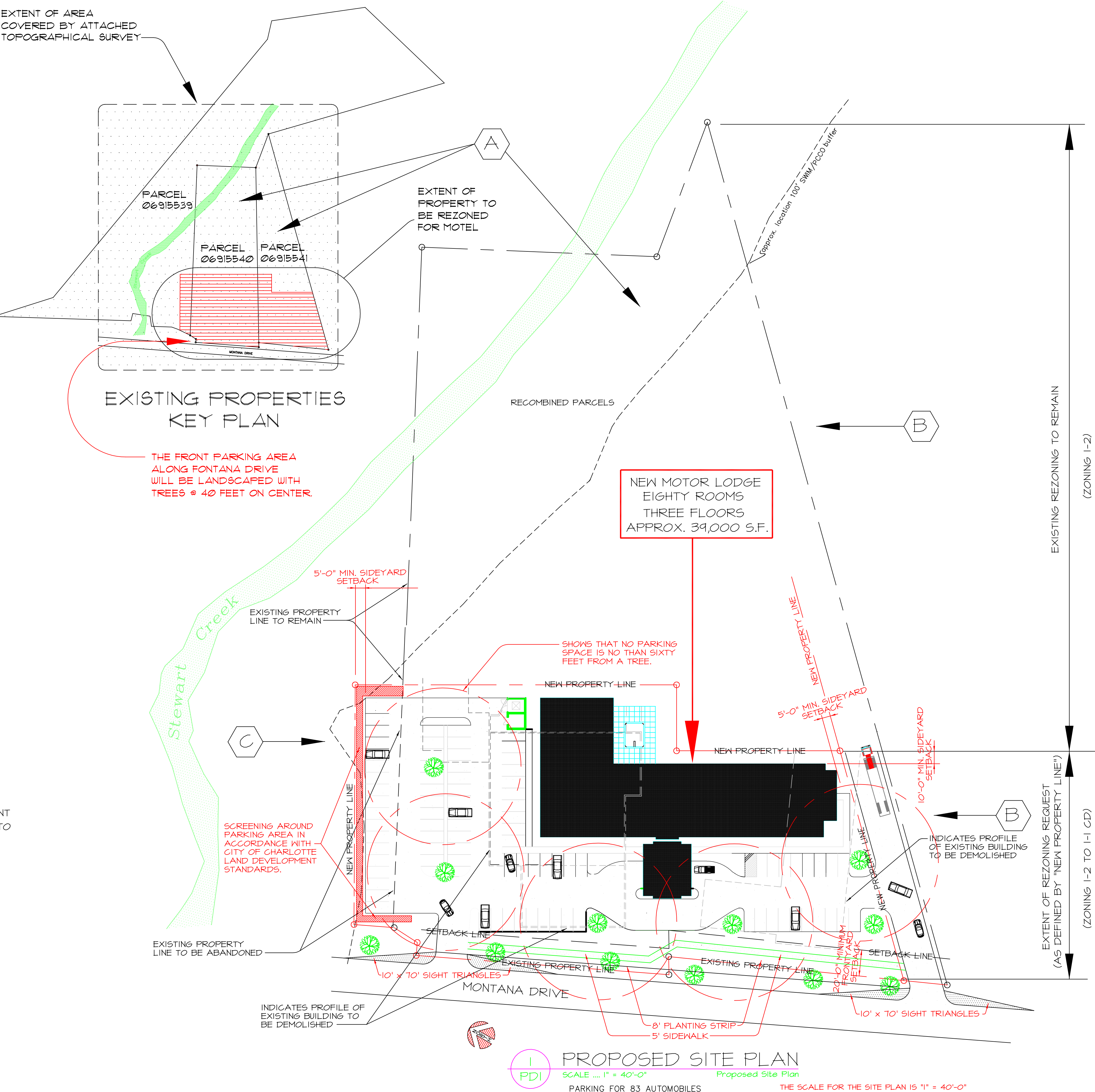
1. Development Data Table	
a. Site Acreage	12.33 acres
b. Tax Parcels Included in Rezoning	PID# 064-155-40,41 and 34 partial
c. Existing Zoning	I-2 and R-5
d. Proposed Zoning	I-1 (CD)
e. Existing and Proposed Uses	Existing use, Industrial - Proposed use, Motor lodge
f. Number of Residential Units by Housing Type	NA
g. Residential Density	NA
h. Square of Non-Residential Uses by Type	NA
i. Floor Area Ratio	NA
j. Maximum Building Height	42'-0"
k. Number and/or Ratio of Parking Spaces	83 parking spaces
l. Amount of Open Space	40,100 square feet (.42 acres)
2. General Provisions	
a. Note addressing applicability of ordinances	So noted
b. Note that alterations to the conditional plan are subject to Section 6.2.01 Alterations to approval.	So noted
3. Optional Provisions (for UMID-O, MUDD-O, PED-O, TOD-O or TS-O zoning only)	
a. Listing of all optional provisions	NA
4. Permitted Uses	
a. Allowed uses	Light industrial which includes motels
b. Prohibited Uses	Heavy industrial
c. Other Use Restrictions	Unknown
5. Transportation	
a. Dedication and reservation of street right-of-way to City/NGDOT	NA
b. Transportation Improvements constructed in conjunction with development	NA
c. Public vs. private streets	Existing Montana Drive only
d. Parking location - surface or decked	Surface, on site
e. Transit facilities	Whatever is presently available on Montana Drive
f. Right-of-way abandonment to be requested	NA
g. Location of proposed bike/pedestrian improvements	At front of motel, if required by City
h. Location of existing and proposed thoroughfares	Montana Drive
6. Architectural Standards	
a. Building materials	Masonry and acrylic stucco
b. Building scale and number of buildings	Single building of three stories @ 39,000 sq. ft.
c. Treatment of urban design and architectural elements, such as street walls, building entrances, canopies and balconies.	To standards of four star motel of Hampton Inn quality
d. Treatment of solid waste and recycling enclosures	Screened dumpster enclosures at rear of property
e. Fence/wall standards	None
7. Streetscape and Landscaping	
a. Streetscape (sidewalk and planting strip) standards	To City of Charlotte standards
b. Special landscape, buffer, screening treatment	To City of Charlotte standards
8. Environmental Features	
a. Tree save areas	Any not in the footprint of the building, drives or walkways will be retained if of good quality.
b. PCCO treatment	PCCO treatment addressed on attached survey.
c. Environmental provisions per Environmental General Development Policies	
9. Parks, greenways and open space	
a. Reservation/dedication of park and/or greenway	NA
b. Park and/or greenway improvements	NA
c. Connections to park and/or greenway	NA
d. Privately constructed open space	NA
10. Fire protection	
a. Fire lane treatment	As required by Charlotte Fire Department
11. Signage	
a. Sign limitations - size, type, location	As required by City of Charlotte standards
12. Lighting	
a. Limitations on type (shielded with full cut-off, no wall 'pork type) or location of lighting	General lighting of site for safety and general illumination and as recommended by motel franchiser.
b. Addition of special lighting, such as pedestrian scale lighting	Open to suggestions by City
13. Phasing	
a. Development phasing by use, area and/or square footage and trigger for each phase	NA
14. Other	
a. Variance requests to be submitted	NA
b. Additional property corner tie points for mapping	NA
c. Public facilities/sites to be provided	NA
d. Provision of public art	NA
e. Undergrounding of utilities	NA
f. Potential location of dumpsters and recycling containers	See site plan

PROPOSED ACTION

- A RECOMBINE EXISTING PARCELS 06915540 & 06915541 INTO ONE PARCEL.
- B DIVIDE NEWLY CREATED PARCEL INTO TWO PARCELS, ONE OF WHICH WILL BE DEVELOPED FOR A HOTEL THUS REQUIRING REZONING FROM THE PRESENT I-2 ZONING TO I-1 (CD) ZONING. THE REMAINING PROPERTY WILL CONTINUE TO SUPPORT PRESENT INDUSTRIAL USE AND RETAIN ITS PRESENT I-2 ZONING.
- C REPOSITION PRESENT PROPERTY LINES SEPARATING PARCELS 06915539 & 06915540 TO ABSORB APPROXIMATELY 6,500 SQUARE FEET INTO PARCEL 06915540 TO PROVIDE ADDITIONAL NEEDED PARKING SPACE FOR THE MOTEL. IT, TOO, IS TO BECOME REZONED I-1 (CD).

THE SQUARE FOOTAGE OF THE BUILDING WILL BE APPROXIMATELY 39,000 SF. THE NUMBER OF ROOMS WILL BE 75 TO 85, DEPENDING ON LAY-OUT. THERE WILL BE NO MEETING ROOMS. THERE WILL BE NO RESTAURANT, ONLY AN ALCOVE ON THE MAIN LEVEL FOR A COMPLIMENTARY CONTINENTAL BREAKFAST AREA. THE OWNER'S DESIRE IS TO DEVELOP A MOTOR LODGE OF HAMPTON INN OR MARRIOTT COURTYARD QUALITY FOR BUSINESS PATRONAGE RATHER THAN FOR A TOURIST PATRONAGE.

EXTENT OF AREA COVERED BY ATTACHED TOPOGRAPHICAL SURVEY



THE HEIGHT OF THE HOTEL WILL BE APPROXIMATELY 42'-0".



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PHASE

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PROPOSED SITE DEVELOPMENT

CHARLOTTE, NORTH CAROLINA

1016 MONTANA DRIVE

SITE PLAN, KEY PLAN, SITE PLAN NOTES/ANNOTATION

DEVELOPMENT SCHEME FOR

REVISIONS

NO.	DATE	REVISIONS
1	JANUARY 15, 2014	INCORPORATED REVIEWER'S COMMENTS
-		
-		
-		

JOB NO. 5233.010

FILE NO.

DATE AUGUST 26, 2013

PETITION NO. 2014-011

SHEET NO.

PD1

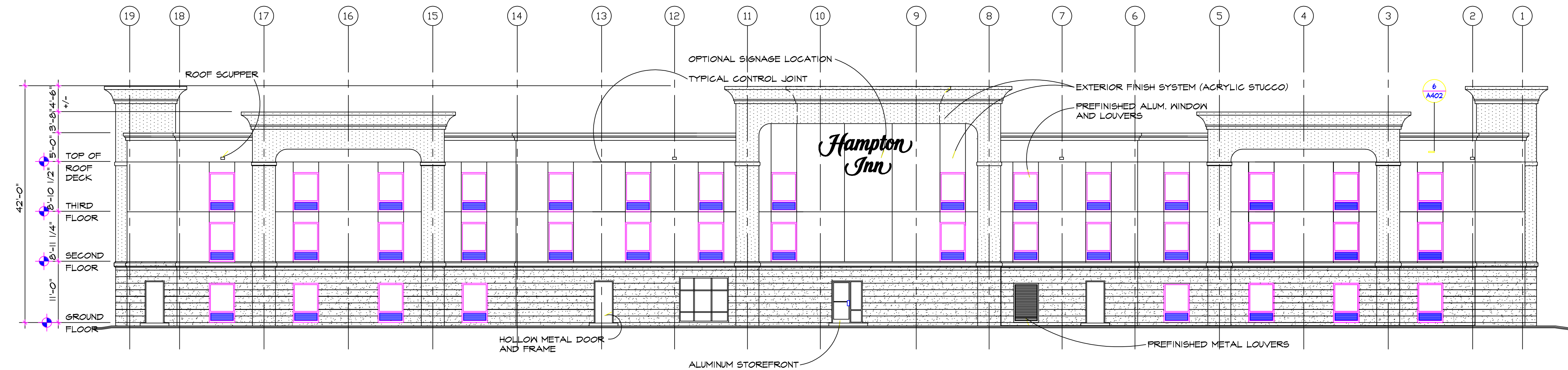
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1 FRONT ELEVATION  
PD2 3/32" = 1'-0" Front Elevation



2 REAR ELEVATION  
PD2 3/32" = 1'-0" Rear Elevation



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DEVELOPMENT SCHEME FOR

PROPOSED SITE DEVELOPMENT

1016 MONTANA DRIVE  
CHARLOTTE, NORTH CAROLINA

EXTERIOR ELEVATIONS

REVISIONS

NO.	DATE	
1		
2		
3		
4		
5		

JOB NO. 5233.010 SHEET NO.

FILE NO.

DATE JANUARY 12, 2014

Petition 2014-011

PD2

OF 2

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