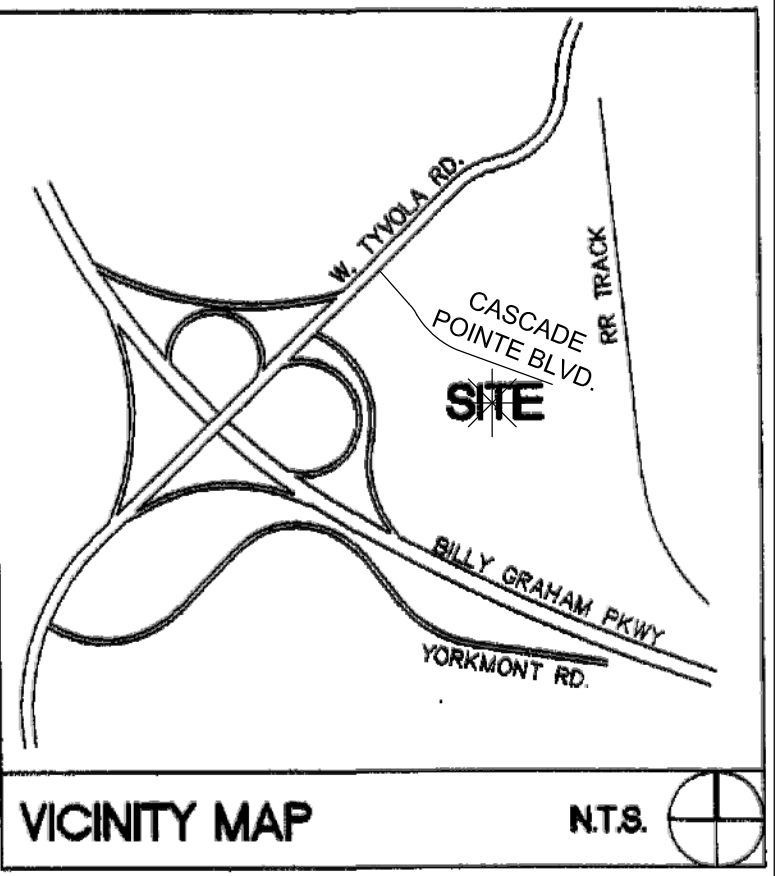


PROPERTY LINE DESCRIPTION
SCALE: 1" = 100'



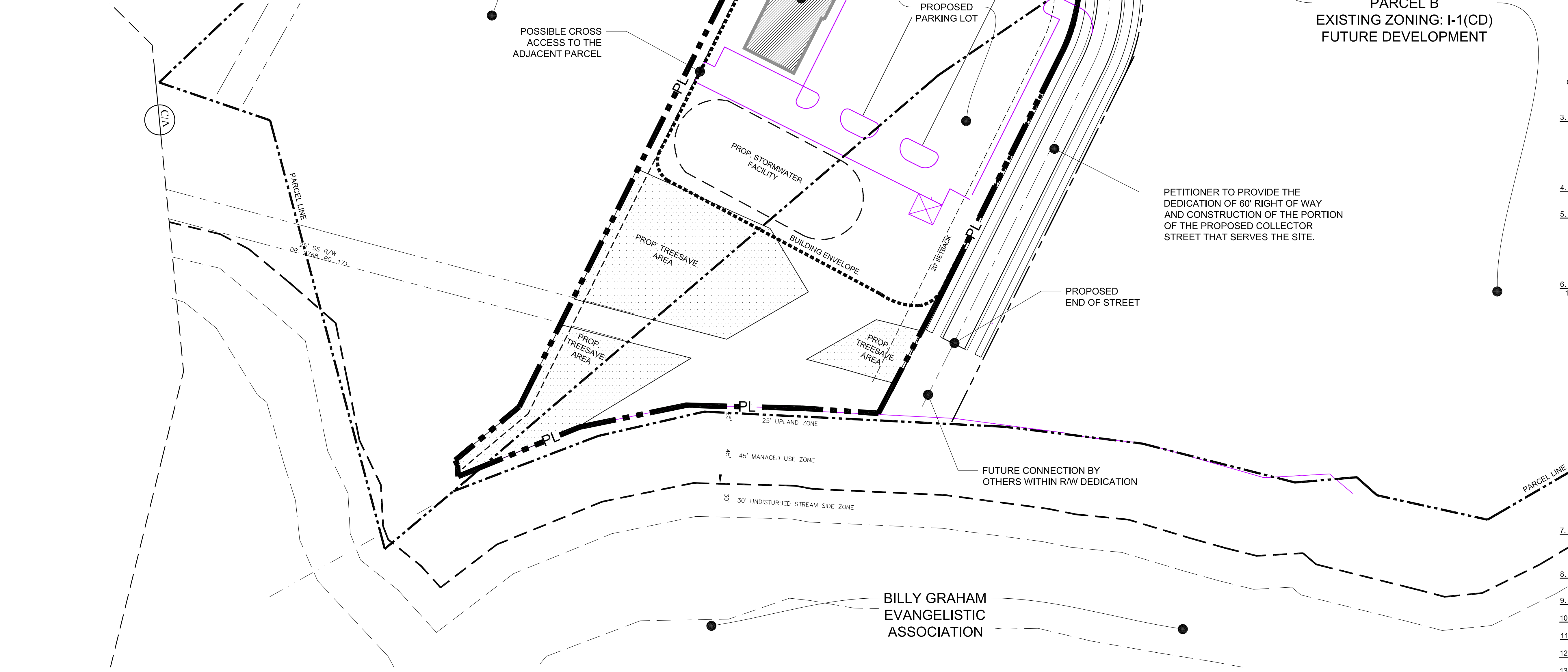
VICINITY MAP

NT.S.

GENERAL NOTES (for Petition #2017-138):

1. DEVELOPMENT DATA TABLE
 - A. SITE ACREAGE: 14.6 AC
 - B. TAX PARCEL INCLUDED IN REZONING: 14304112, 14304120, 14304114, 14303106 (SUB-PARCEL TO BE SEPARATED OUT)
 - C. EXISTING ZONING: I-1 (CD)
 - D. PROPOSED ZONING: I-1 (CD)(SPA)
 - E. EXISTING USE: VACANT
 - F. PROPOSED USE: HOTEL (OR OFFICE AND ACCESSORY USES PERMITTED BY I-1)
 - G. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE (RETAIL, OFFICE, HOTEL, ETC.): ±200 ROOMS, 6 STORIES, HOTEL OR 75,000 SF OF OFFICE.
 - H. FLOOR AREA RATIO: PER ORDINANCE REQUIREMENT (0.8)
 - I. MAXIMUM BUILDING HEIGHT: 80' HEIGHT MAX.
 - J. MAXIMUM NUMBER OF BUILDINGS: 1
 - K. NUMBER AND/OR RATIO OF PARKING SPACES: PER ORDINANCE REQUIREMENT
 - L. AMOUNT OF OPEN SPACE: PER ORDINANCE REQUIREMENT
2. GENERAL PROVISIONS
 - A. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THIS PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES AS ALLOWED UNDER THE PROVISIONS OF SECTION 6.2 OF THE ZONING ORDINANCE.
 - B. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, BICYCLE PARKING, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT OF THIS SITE. THESE ARE NOT ZONING REGULATIONS, ARE NOT ADMINISTERED BY THE ZONING ADMINISTRATOR, AND ARE NOT SEPARATE ZONING CONDITIONS IMPOSED BY THIS SITE PLAN. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES.
 - C. THROUGHOUT THIS REZONING PETITION, THE TERMS "OWNER", "OWNERS", "PETITIONER" OR "PETITIONERS" SHALL, WITH RESPECT TO THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
3. PURPOSE

THIS SITE PLAN REPRESENTS THE PROPOSED CHANGE OF USE FROM PREVIOUSLY "VACANT" TO PROPOSED "OFFICE OR HOTEL" USE. THIS SITE PLAN REPRESENTS A GENERAL CONCEPT OF DEVELOPMENT WITH REGARD TO THE PROPOSED USAGE OF THE SITE AS WELL AS THE GENERAL LOCATION OF BUILDING(S) AND THE PARKING CIRCULATION AREAS. THE PLAN DEPICTS BUILDING FOOTPRINT(S) WHICH MAY BE ALTERED BASED UPON SITE CONSTRAINTS, TOPOGRAPHY, TENANT NEEDS, ETC. THERE MAY ALSO BE ALTERATIONS TO PARKING AND CIRCULATION PATTERNS, AND TRAILS BASED UPON THE FACTORS INDICATED ABOVE.
4. PERMITTED USES
 - A. EXISTING USES: VACANT
 - B. PROPOSED USES: SEE ITEM 1 ABOVE
5. TRANSPORTATION
 - A. PETITIONER TO PROVIDE THE DEDICATION OF 60' RIGHT OF WAY AND CONSTRUCTION OF THE PORTION OF THE PROPOSED COLLECTOR STREET THAT SERVES THE SITE. RIGHT OF WAY SET AT 2' BEHIND BACK OF SIDEWALK WHERE FEASIBLE.
 - B. PARKING REQUIREMENTS FOR ALL USES SHALL SATISFY MINIMUM ORDINANCE STANDARDS.
 - C. POTENTIAL CROSS ACCESS TO THE ADJACENT PARCEL(S) ARE AS SHOWN ON PLAN.
 - D. ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED AND DEDICATED TO THE CITY BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.
6. ARCHITECTURAL STANDARDS
 1. BUILDING PLACEMENT AND SITE DESIGN SHALL FOCUS ON AND ENHANCE THE PEDESTRIAN ENVIRONMENT ON PUBLIC OR PRIVATE NETWORK REQUIRED STREETS, THROUGH THE FOLLOWING:
 - A. BUILDINGS SHALL BE PLACED SO AS TO PRESENT A FRONT OR SIDE FAÇADE TO ALL STREETS.
 - B. FAÇADES FRONTING STREETS SHALL INCLUDE A COMBINATION OF WINDOWS AND OPERABLE DOORS FOR A MINIMUM OF 40% OF EACH FRONTAGE ELEVATION TRANSPARENT GLASS BETWEEN 2' AND 10' ON THE FIRST FLOOR. UP TO 20% OF THIS REQUIREMENT MAY BE COMPRISED OF DISPLAY WINDOWS. THESE DISPLAY WINDOWS MUST MAINTAIN A MINIMUM OF 3'-0" CLEAR DEPTH BETWEEN WINDOW AND REAR WALL. WINDOWS WITHIN THIS ZONE SHALL NOT BE SCREENED BY FILM, DECALS, AND OTHER OPAQUE MATERIAL, GLAZING FINISHES OR WINDOW TREATMENTS. THE MAXIMUM SILL HEIGHT FOR REQUIRED TRANSPARENCY SHALL NOT EXCEED 4'-0" ABOVE ADJACENT STREET SIDEWALK.
 - C. THE FAÇADES OF FIRST/GROUND FLOOR OF THE BUILDINGS ALONG STREETS SHALL INCORPORATE A MINIMUM OF 30% MASONRY MATERIALS SUCH AS BRICK OR STONE.
 - D. DIRECT PEDESTRIAN CONNECTION SHOULD BE PROVIDED BETWEEN STREET FACING DOORS, CORNER ENTRANCE FEATURES TO SIDEWALKS ON ADJACENT STREETS.
 - E. BUILDING ELEVATIONS SHALL NOT HAVE EXPANSES OF BLANK WALLS GREATER THAN 20 FEET IN ALL DIRECTIONS AND ARCHITECTURAL FEATURES SUCH AS BUT TO LIMITED TO BANDING, MEDALLIONS OR DESIGN FEATURES OR MATERIALS WILL BE PROVIDED TO AVOID A STERILE, UNARTICULATED BLANK TREATMENT OF SUCH WALLS.
 - F. BUILDING ELEVATIONS SHALL BE DESIGNED WITH VERTICAL BAYS OR ARTICULATED ARCHITECTURAL FEATURES WHICH SHALL INCLUDE A COMBINATION OF AT LEAST THREE OF THE FOLLOWING: A COMBINATION OF EXTERIOR WALL OFFSETS (PROJECTIONS AND RECESSES), COLUMNS, PILASTERS, CHANGE IN MATERIALS OR COLORS, AWNINGS, ARCADES, OR OTHER ARCHITECTURAL ELEMENTS.
 - G. BUILDINGS SHOULD BE A MINIMUM HEIGHT OF 22'.
 - H. MULTI-STORY BUILDINGS SHOULD HAVE A MINIMUM OF 20% TRANSPARENCY ON ALL UPPER STORIES.
 2. STREETSCAPE AND LANDSCAPING
 - A. SITE MUST COMPLY WITH THE TREE ORDINANCE.
 - B. TREES CANNOT BE PLANTED IN THE RIGHT OF WAY OF ALL CITY OF CHARLOTTE MAINTAINED STREETS (CASCADE POINTE BLVD.) WITHOUT EXPLICIT AUTHORIZATION FROM THE CITY ARBORIST OR HIS DESIGNEE.
 3. ENVIRONMENTAL FEATURES:
 - A. STREAM/WETLAND DELINEATION REQUIRED, AS APPLICABLE.
 - B. THE SITE SHALL COMPLY WITH PCSO ORDINANCE.
 4. PARKS, GREENWAYS, AND OPEN SPACE
N/A
 5. FIRE PROTECTION
 - A. PER CODE REQUIREMENT
 6. SIGNAGE
 - A. SIGNAGE WILL BE PROVIDED PER ORDINANCE
 7. LIGHTING
 - A. LIGHTING WILL BE PROVIDED PER ORDINANCE
 8. PHASING
N/A
 9. OTHER
N/A



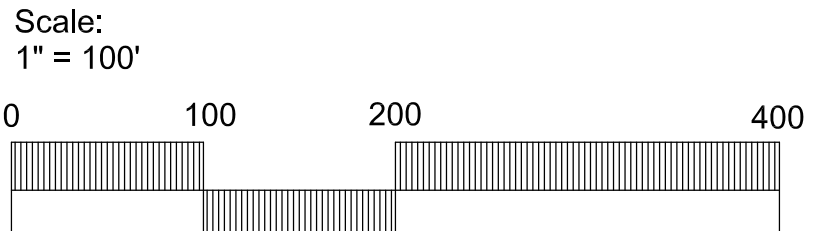
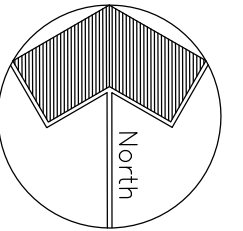
**CASCADE POINTE HOTEL
PETITION #2017-138**

CHARLOTTE, NORTH CAROLINA
AGS HOTELS NC, LLC

Project Manager
HN
Drawn By
DL
Checked By
HN
Date
8-23-17
Project Number
17007



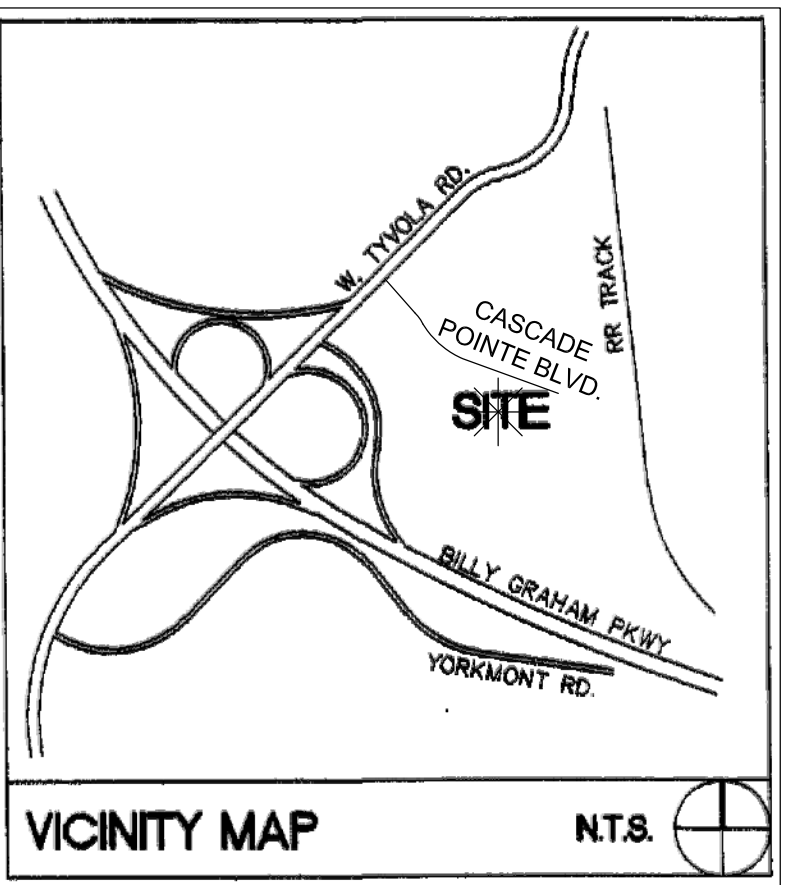
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Sheet Number

RZ-1

Sheet 1 of 2



HOLIDAY INN EXPRESS AND SUITES - AIRPORT - CHARLOTTE, NC



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Drawn By
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Date
8-23-17
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CASCADE POINTE HOTEL
PETITION #2017-138
CHARLOTTE, NORTH CAROLINA
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