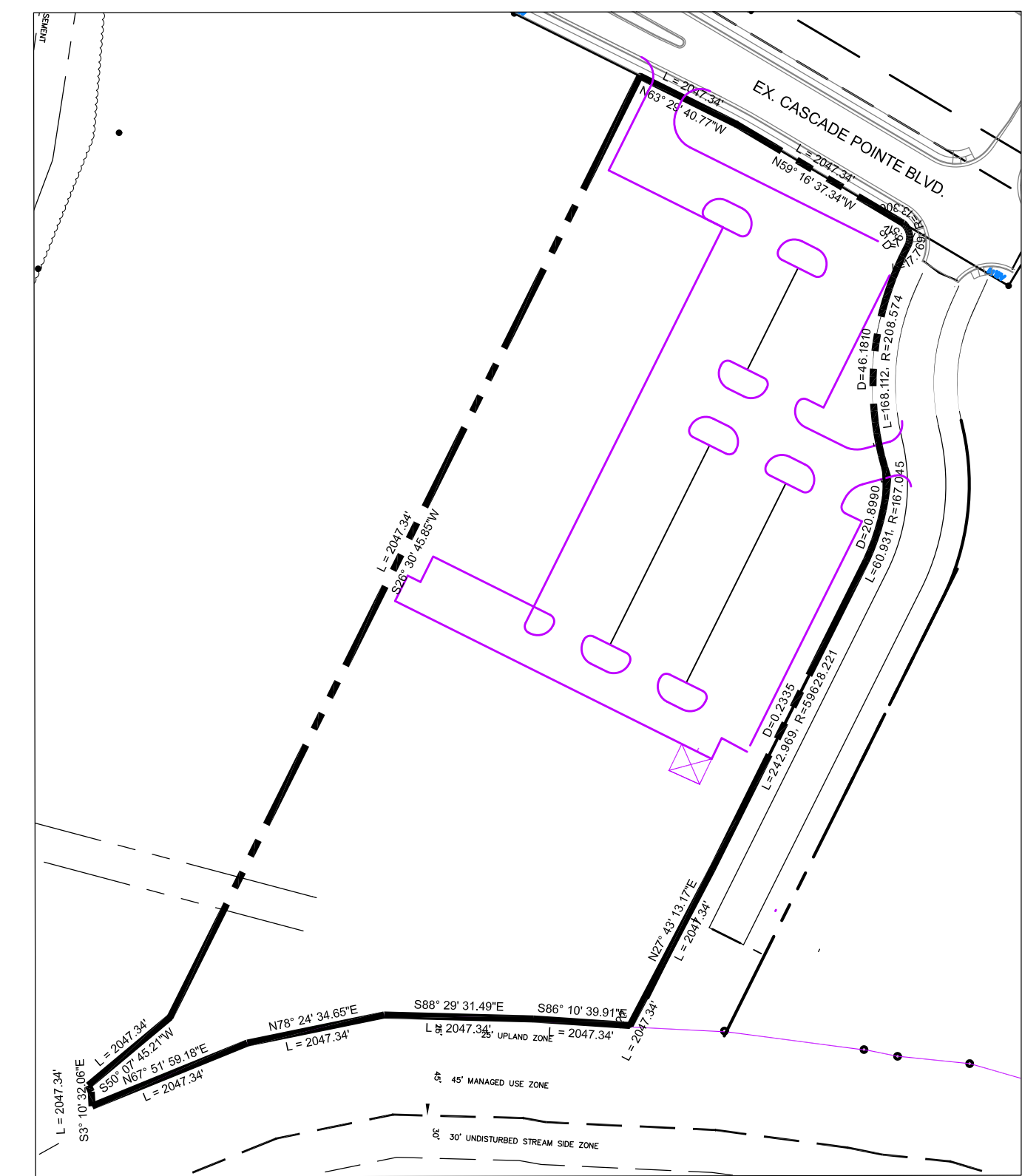
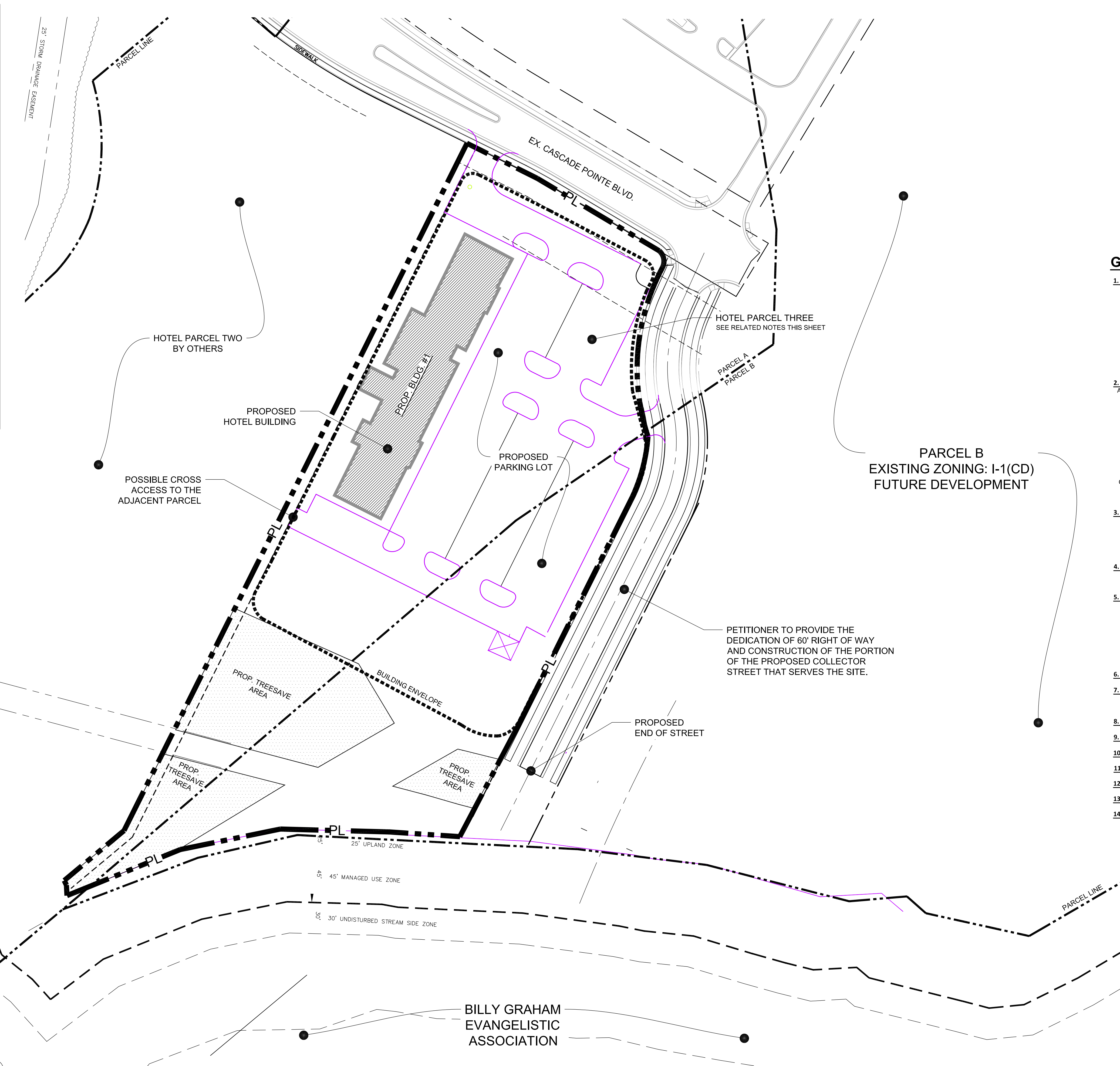


GENERAL NOTES (for Petition #2017-138):

- 1. DEVELOPMENT DATA TABLE**
 - A. SITE ACREAGE: 24.6 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, ±80' H00
 - H. FLOOR AREA RATIO: PER ORDINANCE REQUIREMENT (0.8)
 - I. MAXIMUM BUILDING HEIGHT: 6 STORIES MAXIMUM, 80'S 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**
 - A. 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: OFFICE OR HOTEL
 - C. OTHER USE RESTRICTIONS: PER ORDINANCE REQUIREMENT
- 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.
 - E. THERE IS NO EXISTING OR PROPOSED SIDEWALK CONNECTION BETWEEN THE DEVELOPMENT SITE AND AREA BUS STOPS.
- 6. ARCHITECTURAL STANDARDS**
 - A. N/A
- 7. 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.
- 8. ENVIRONMENTAL FEATURES:**
 - A. STREAM/WETLAND DELINEATION REQUIRED, AS APPLICABLE.
- 9. PARKS, GREENWAYS, AND OPEN SPACE**
 - A. N/A
- 10. FIRE PROTECTION**
 - A. PER CODE REQUIREMENT
- 11. SIGNAGE**
 - A. SIGNAGE WILL BE PROVIDED PER ORDINANCE
- 12. LIGHTING**
 - A. LIGHTING WILL BE PROVIDED PER ORDINANCE
- 13. PHASING**
 - A. THERE WILL BE NO PHASING
- 14. OTHER**
 - A. N/A



PROPERTY LINE DESCRIPTION
SCALE: 1" = 100'



PARCEL B
EXISTING ZONING: I-1(CD)
FUTURE DEVELOPMENT

PETITIONER TO PROVIDE THE DEDICATION OF 60' RIGHT OF WAY AND CONSTRUCTION OF THE PORTION OF THE PROPOSED COLLECTOR STREET THAT SERVES THE SITE.

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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