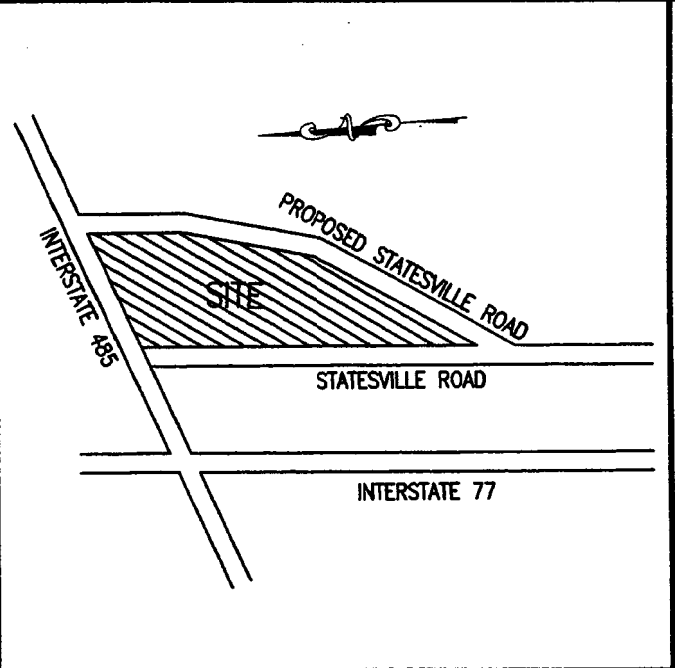




LOCATION MAP
NOT TO SCALE

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 12.202(A) WILL BE MET.
1 SPACES PER 20 RENTABLE ROOMS (102 ROOM/20=5 SPACES)

SITE DATA CHART:

1. OWNER: MALCOLM B. BLANKENSHIP JR
2250 GODFREY RD
WOODLEAF, NC 27054
DEVELOPER: SUMMIT GROUP, INC.
2701 S. MINNESOTA, SUITE 6
SIOUX FALLS, SD 57105
2. PIN: 02507107
3. ZONING: EXISTING R17-MF AND I-1
PROPOSED ZONING: B-D:
4. YARDS:
B-D DISTRIBUTIVE BUSINESS(PROPOSED)
FRONT: 20 FEET
SIDE: 12.5 FEET
REAR: 20 FEET
5. BUILDING HEIGHT: 4-STORIES (45')
6. TOTAL SITE AREA = 4.18 AC
7. PUBLIC WATER & SANITARY SEWER

GENERAL PROVISIONS

1. 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. 2.57 ACRES (THE "SITE") PLUS AN ADDITIONAL +/- 1.6 ACRES OF FORMER U.S. 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.
2. 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.
3. STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN ANY SETBACK.
4. 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-PAK LIGHTING IS PERMITTED.
5. 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(B). B-D SIDE YARD SETBACKS, PER THE ORDINANCE ARE 10 FEET.
6. SITE SHALL MEET STORM WATER POST CONSTRUCTION ORDINANCE REQUIREMENTS.
7. BICYCLE PARKING WILL BE PROVIDED AS REQUIRED BY THE ORDINANCE.
8. SIGNS SHALL BE PERMITTED SEPARATELY PER THE ORDINANCE.
9. 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.
10. THE DETENTION POND IS NOT PERMITTED IN ANY REQUIRED SETBACK BUT MAY BE COMPLETELY OR PARTIALLY DESIGNED AS AN UNDERGROUND SITE 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.
11. THE SITE WILL BE LANDSCAPED AND PARKING WILL BE SCREENED IN ACCORDANCE WITH THE ORDINANCE.
12. WITH THE ABANDONMENT OF THE FORMER U.S. HWY 21 RIGHT OF WAY WHICH IS LOCATED BETWEEN THE SITE AND DAVIDLAND, LLC'S PARCEL (KNOWN AS PID 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 DAVIDLAND 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 DAVIDLAND, LLC, ITS HEIRS OR SUCCESSORS IN A MANNER THAT IS COMMERCIALY REASONABLE TO PROVIDE MEANS BY WHICH DAVIDLAND, LLC CAN UTILIZE THE ACCESS, AS IT MAY BE CONSTRUCTED BY PETITIONER, AS INGRESS/EGRESS TO THE DAVIDLAND, LLC TRACT.

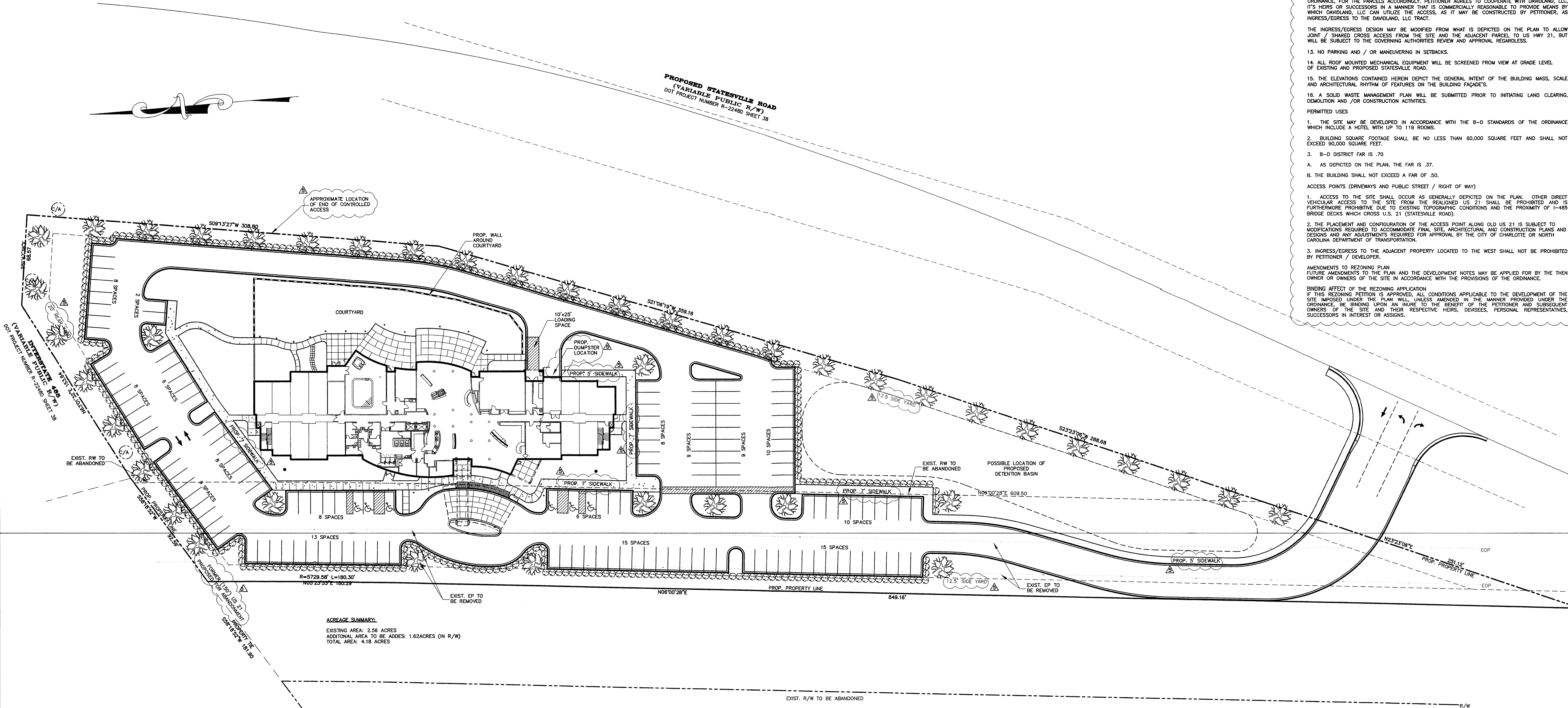
THE INGRESS/EGRESS DESIGN MAY BE MODIFIED FROM WHAT IS DEPICTED ON THE PLAN TO ALLOW JOINT / SHARED CROSS ACCESS FROM THE SITE AND THE ADJACENT PARCEL TO US HWY 21, BUT WILL BE SUBJECT TO THE GOVERNING AUTHORITIES REVIEW AND APPROVAL REGARDLESS.

PERMITTED USES

1. THE SITE MAY BE DEVELOPED IN ACCORDANCE WITH THE B-D STANDARDS OF THE ORDINANCE WHICH INCLUDE A HOTEL WITH UP TO 119 ROOMS.
2. BUILDING SQUARE FOOTAGE SHALL BE NO LESS THAN 60,000 SQUARE FEET AND SHALL NOT EXCEED 90,000 SQUARE FEET.
3. B-D DISTRICT FAR IS .70
- A. AS DEPICTED ON THE PLAN, THE FAR IS .37.
- B. THE BUILDING SHALL NOT EXCEED A FAR OF .50.

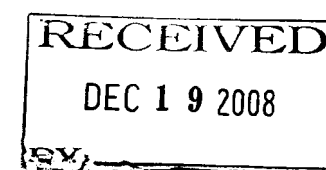
ACCESS POINTS (DRIVEWAYS AND PUBLIC STREET / RIGHT OF WAY)

1. ACCESS TO THE SITE SHALL OCCUR AS GENERALLY DEPICTED ON THE PLAN. OTHER DIRECT VEHICULAR ACCESS TO THE SITE FROM THE REALIGNED US 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).
 2. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINT ALONG OLD US 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.
 3. 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.



ACREAGE SUMMARY:

EXISTING AREA: 2.56 ACRES
ADDITIONAL AREA TO BE ADDED: 1.62 ACRES (IN R/W)
TOTAL AREA: 4.18 ACRES



FOR PUBLIC HEARING PETITION NUMBER 2008-128

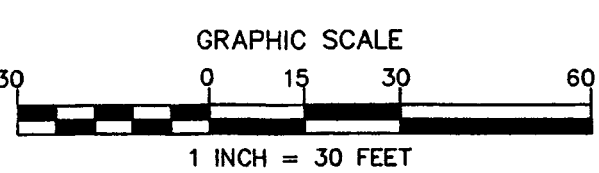
Project: STATESVILLE ROAD AND I-485
CHARLOTTE, NORTH CAROLINA

SITE PLAN

PRELIMINARY DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	WDP	6/8/08	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	12/15/08	PER CITY COMMENTS

File # 08170-R2.dwg Date: 06/20/08 Project Egr: BTU
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
Scale: 1"=30'

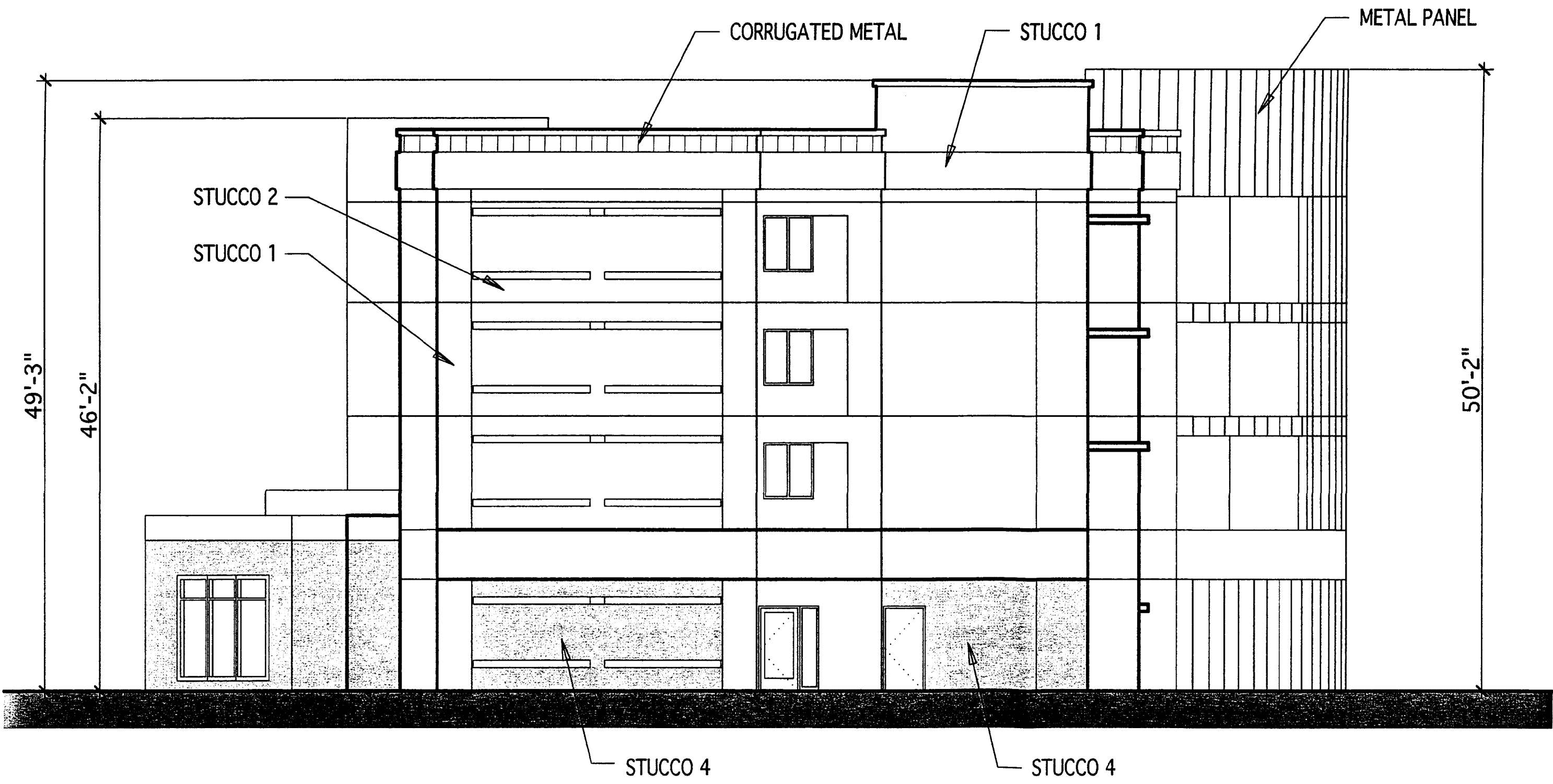




MIND'S EYE
ARCHITECTURE

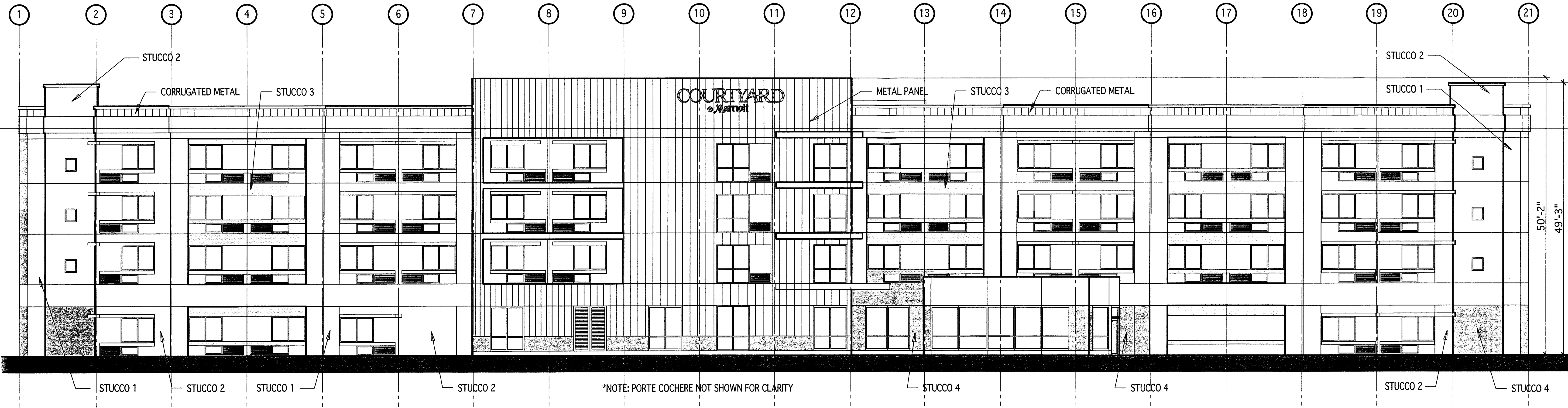
1950 Abbott Street, Suite 605
Charlotte, North Carolina 28203
Phone: 704.373.3101
Fax: 704.373.3103
www.mindseyearchitecture.net

EXTERIOR FINISH KEY	
	STUCCO 1
	STUCCO 2
	STUCCO 3
	METAL PANEL
	CORRUGATED METAL
	STUCCO 4



02 Left Elevation

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



01 Front Elevation

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

The Summit Group

Courtyard
Charlotte, NC

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

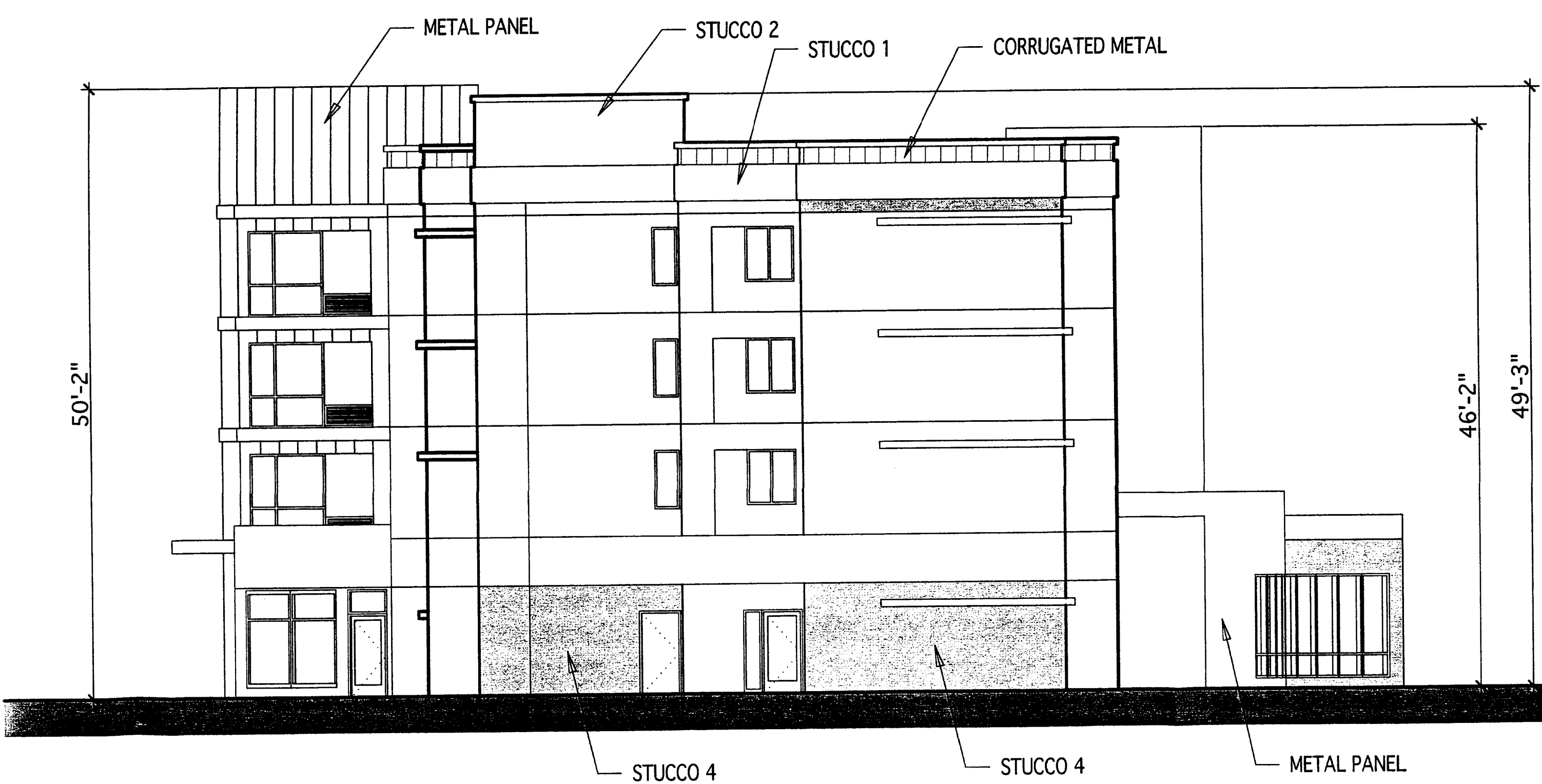
A2.01



MIND'S EYE
ARCHITECTURE

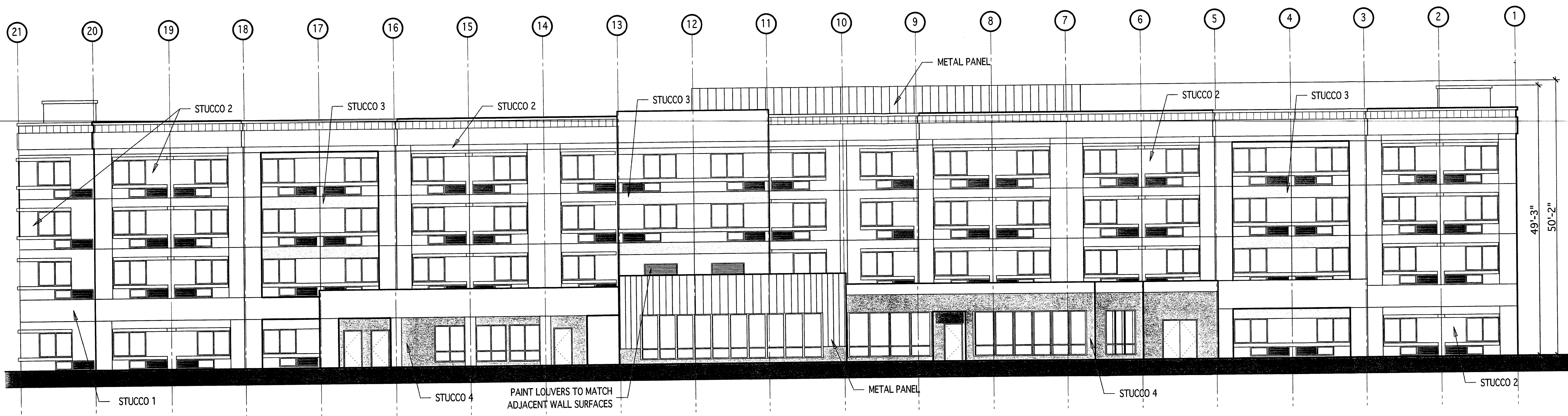
1950 Abbott Street, Suite 605
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Phone: 704.373.3101
Fax: 704.373.3103
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EXTERIOR FINISH KEY	
	STUCCO 1
	STUCCO 2
	STUCCO 3
	METAL PANEL
	CORRUGATED METAL
	STUCCO 4



02 Right Elevation

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



01 Back Elevation

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

The Summit Group

Courtyard
Charlotte, NC

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



Courtyard by Marriott: Artist's Conceptual Rendering

Charlotte, North Carolina



**MIND'S EYE
ARCHITECTURE**
1000 Allison Street, Suite 808
Charlotte, North Carolina 28202
P: 704.573.5101
F: 704.573.5103
www.mindseyearchitecture.net



The Summit Group

Preliminary. Not for Construction.