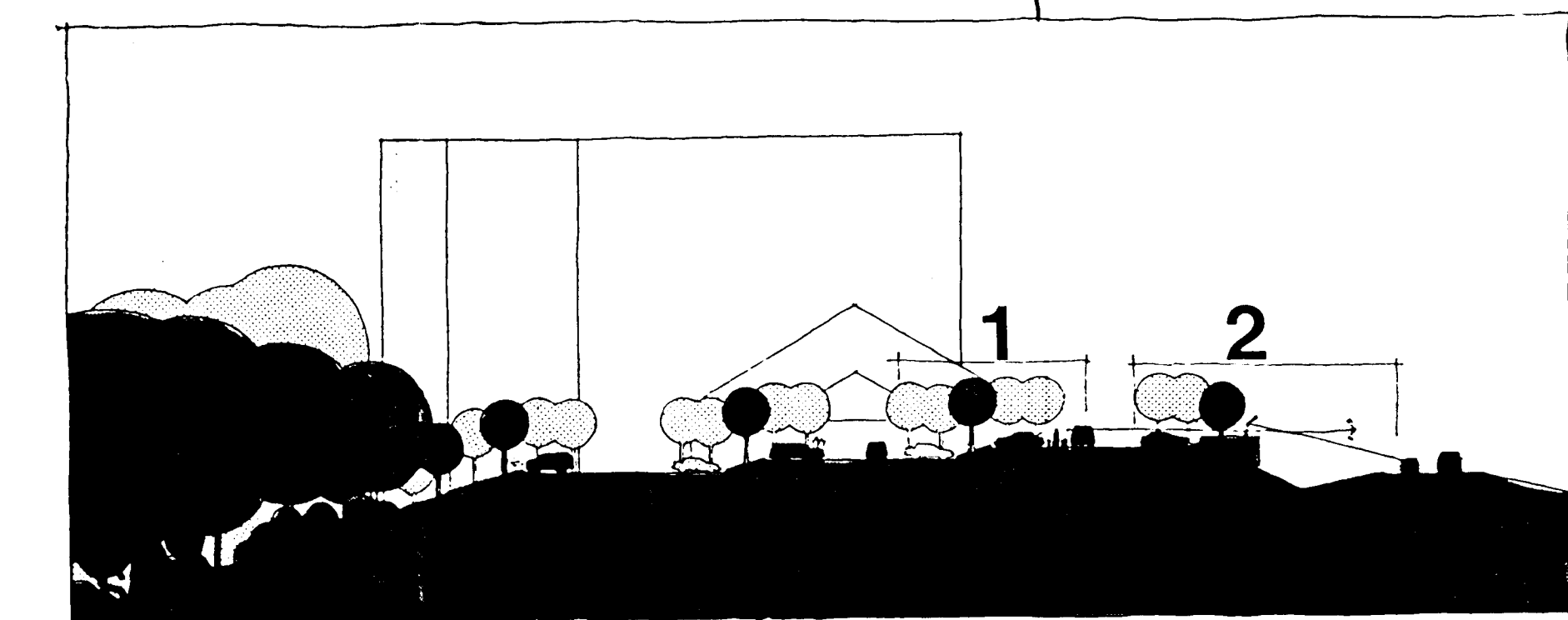
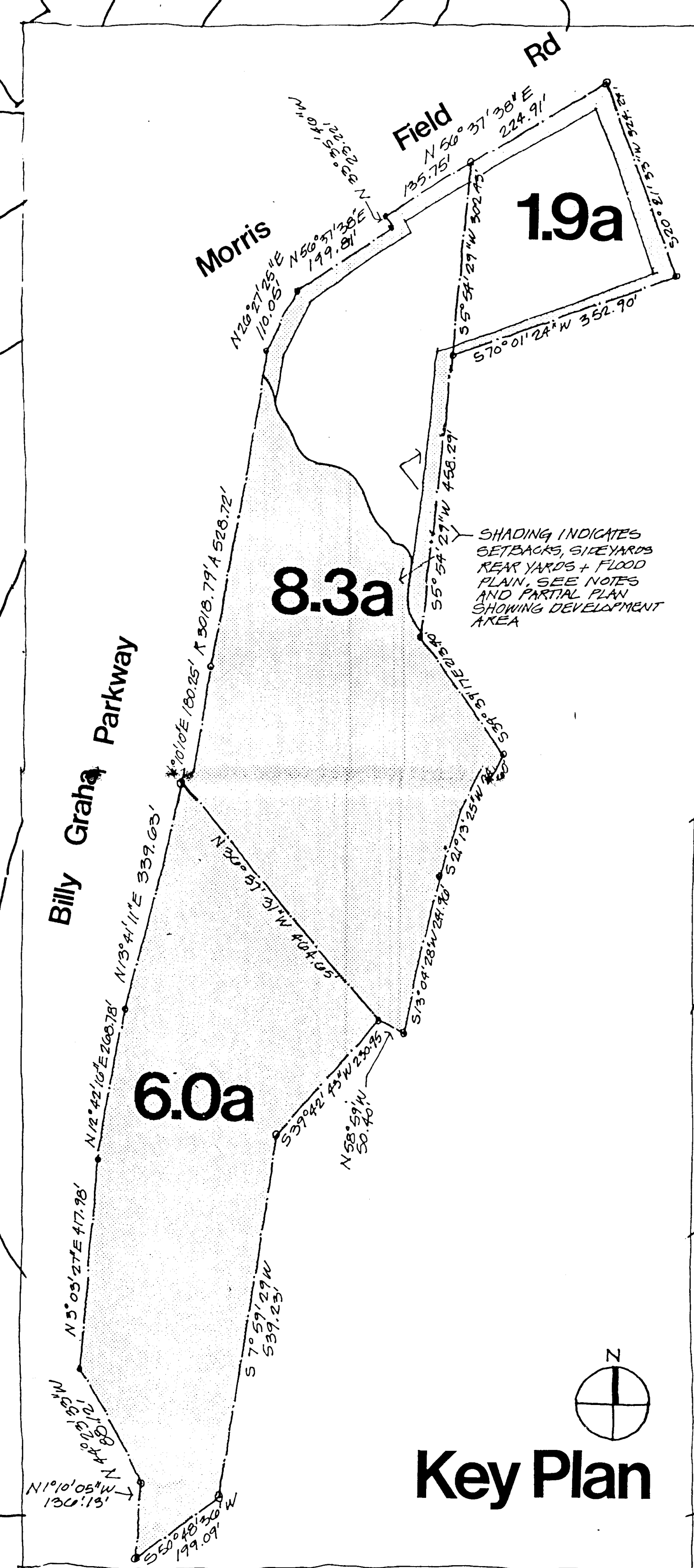
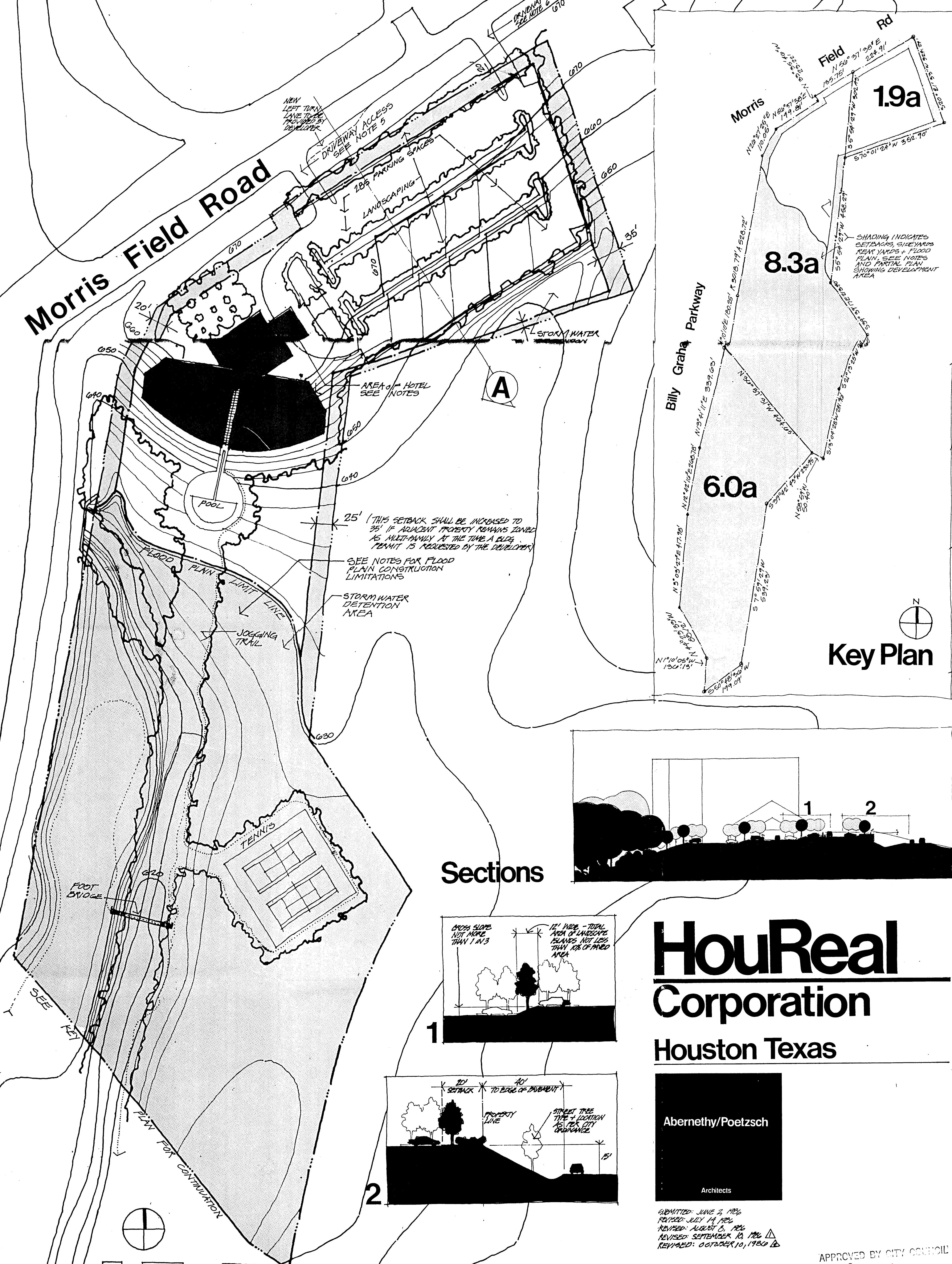


**HOUREAL
SITE PLAN DEVELOPMENT NOTES**

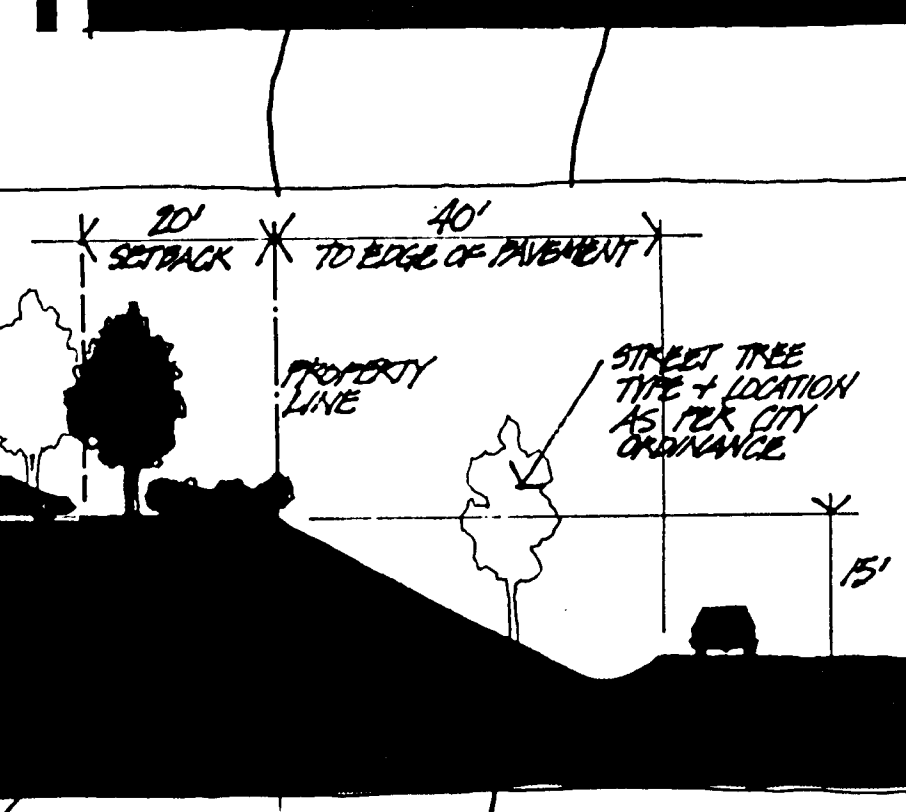
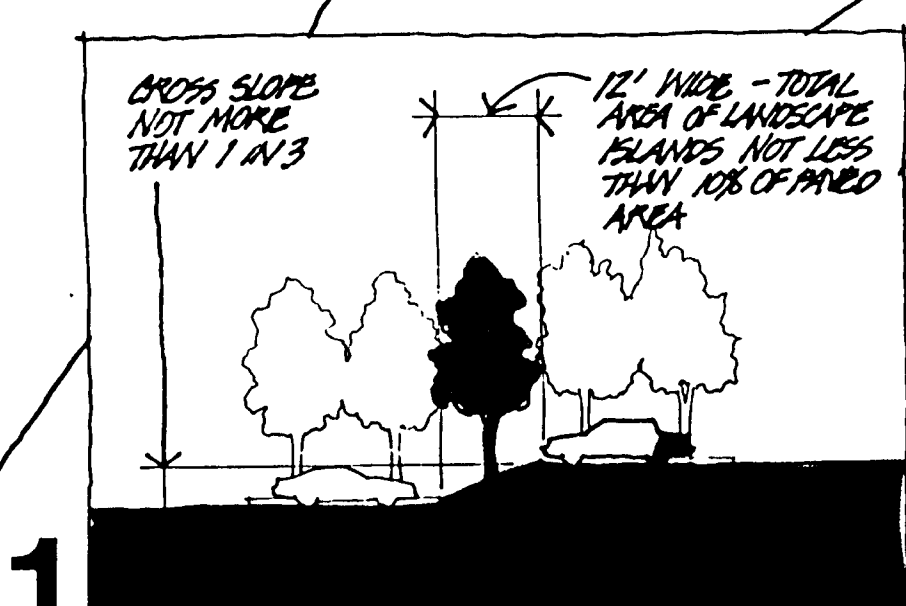
1. Rezoning is requested from R-9,R-9MF, and R-6MF to B-1(CD) based on this conditional plan.
2. The hotel development shall not exceed 250 rooms and shall not be more than 150,000 square feet.
3. The hotel development shall not exceed nine (9) floors or 100' in height from elevation 670 (see conditional site plan). Up to two (2) lower partial floors (below elevation 670) shall be allowed.
4. Parking shall be provided at a quantity not less than specified in the Charlotte Zoning Ordinance for a 250 room hotel (250 parking spaces + 35 employee spaces = 285 cars).
5. Not more than one (1) permanent vehicular access drive 26 feet wide shall be provided from Morris Field Road to the subject site.
6. Not more than one (1) temporary vehicular access drive 26 feet wide shall be provided from Morris Field Road at the northeast edge of the site. This access shall be terminated and removed within six (6) months of the establishment of a 60' public street dedicated right-of-way and completion of a public street all located perpendicular to Morris Field Road and paralleling the northeastern edge of the subject site.
7. Setbacks (20'), side yards (10'), and rear yards (10') shall be established in accordance with the B-1 zoning classification and not less than those defined on the conditional site plan.
8. The minimum side yard shall be adjusted 1'-0" for each two feet above the 60'-0" maximum height as specified for B-1 zoning classification (see conditional site plan).
9. All loading areas shall be adequately screened from adjacent properties and public right-of-ways.
10. All signage shall be in accordance with the City of Charlotte Zoning Ordinance.
11. No "Advertising Signs" (billboards) shall be allowed as defined in the Charlotte Zoning Ordinance.
12. Storm water detention shall be in accordance with the City of Charlotte storm water detention requirements. (See conditional site plan for locations.)
13. Landscaping shall be provided to meet the Charlotte Zoning Ordinance for parking areas, Street Tree Ordinance and for buffers as shown. Landscaping areas of the parking lot shall not be less than 10% of the total of the paved surface area.
14. No construction shall take place in the flood plain, except for recreational amenities, jogging trail, tennis courts, and pedestrian bridge. The flood plain shall be reserved as such and used as a recreational amenity.
15. The building footprint and parking geometry is shown for illustrative purposes only. The development shall not be restricted by placement or configuration shown.

Morris Field Road

Billy Graham Parkway



Sections



HouReal Corporation
Houston Texas

Abernethy/Poetzsch
Architects

SUBMITTED: JUNE 2, 1986
REVISED: JULY 14, 1986
REVISED: AUGUST 8, 1986
REVISED: SEPTEMBER 10, 1986
REVISED: OCTOBER 10, 1986

APPROVED BY CITY COUNCIL
DATE 9-15-86

Conditional Site Plan
1"=50'