

W.T. HARRIS SITE

NEW HORIZON HOSPITALITY, LLC
 14601 RAYNHAM DRIVE
 CHARLOTTE, NORTH CAROLINA 28262

EXISTING B-1S (CD) ZONING
 049-271-03
 FINANCIAL ENTERPRISES, III
 C/O SEABOARD REALTY
 8801 J.M. KEENE DRIVE #200
 CHARLOTTE, NC 28262

EXISTING O-2 ZONING
 047-211-08
 UNIVERSITY BANK PROPERTIES
 C/O FCW PROPERTIES, INC.
 128 SOUTH TRYON STREET #1850
 CHARLOTTE, NC 28202

049-311-08
 CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY
 POST OFFICE BOX 32861
 CHARLOTTE, NC 28232

EXISTING B-1 (CD) ZONING
 047-211-21
 VILLAGE OAK PROPERTIES
 128 SOUTH TRYON STREET #1850
 CHARLOTTE, NC 28202

EXISTING B-2 (CD) ZONING
 TP 047-211-05
 COLLEGE TOWN PROPERTIES
 128 SOUTH TRYON STREET #1850
 CHARLOTTE, NC 28202

EXISTING ACCESS POINT

EXISTING O-6 (CD) ZONING
 047-211-04
 MARRIOTT RESIDENCE INN II LIMITED PARTNERSHIP
 DEPARTMENT 938 01 MARRIOTT DR
 WASHINGTON D.C. 20058

EXISTING B-2 (CD) ZONING

EXISTING ACCESS ROAD
 049-336-01A
 MECKLENBURG COUNTY
 600 EAST FOURTH ST, 11TH FLOOR
 CHARLOTTE, NC 28202

049-336-01B
 NORTH CAROLINA STATE HIGHWAY PATROL
 1119 SUGAR CREEK ROAD
 CHARLOTTE, NC 28205

EXISTING O-2 ZONING

049-336-02
 CITY OF CHARLOTTE
 600 EAST FOURTH ST
 CHARLOTTE, NC 28202

EXISTING INSTITUTIONAL ZONING
 049-332-02 (PORTION)
 MECKLENBURG COUNTY
 600 EAST FOURTH ST, 11TH FLOOR
 CHARLOTTE, NC 28202

EXISTING INSTITUTIONAL ZONING

DEVELOPMENT NOTES:

- While the Schematic Site Plan indicates a definite arrangement of building, parking, and circulation, changes to this plan may be made, provided all uses are contained within the building/parking envelope indicated on the Technical Data Sheet.
- Access to the site shall be from two locations. The first will be from Harris Boulevard at an approved location southwest of the subject property through other land owned by the petitioner. Right turn deceleration and acceleration lanes shall be constructed to accommodate the driveway. The second access point shall be from U.S. 29 at a location presently providing access to the N.C. Highway Patrol/Division of Motor Vehicles. This driveway now functions as a full-service facility with a median opening. If easement conditions for access to the patrol facility permits and, if CDOT and NCDOT physically close the median, the petitioner shall construct this access as a right-in, right-out design.
- Storm water retention shall be promoted in accordance with standards provided by the City of Charlotte Storm Water Department and may consist of either above-ground or below-ground facilities. Such retention shall not be placed in either of the setbacks along U.S. 29 or Harris Boulevard.
- Signage shall be permitted as allowed by the Zoning Ordinance, except detached signage shall be limited to ground-mounted, not to exceed 4 feet in height and 50 square feet.
- As indicated on the schematic plan, curb, gutter, and sidewalk shall be constructed along U.S. 29, with an 8 foot planting strip. Landscaping along Harris Boulevard shall also be as indicated on the schematic plan.
- Individual buildings constructed on the subject property shall be architecturally compatible, considering materials and general design intent.
- While exact dumpster locations have not been determined, all dumpsters shall be enclosed, including gates.
- Detached lighting shall be limited to 30 feet in height.
- All screening and landscaping of parking lots shall meet Ordinance requirements.

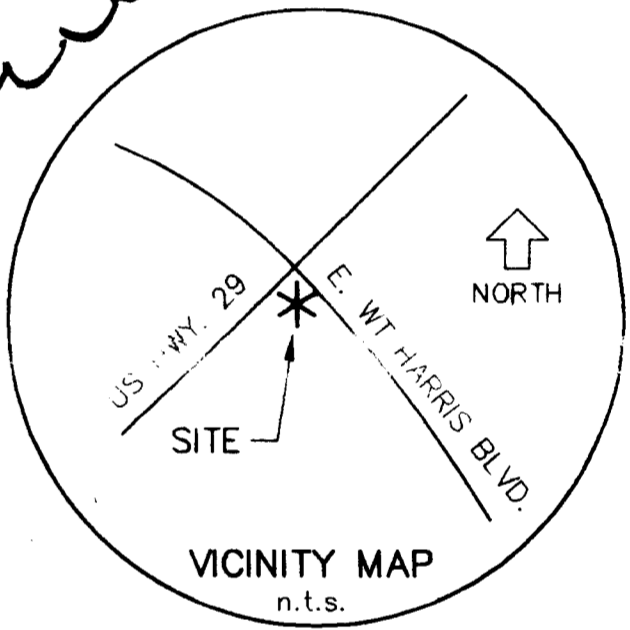
SITE TABULATION

TOTAL SITE ACREAGE: 4.79 AC
 EXISTING ZONING: O-2
 PROPOSED ZONING: B-1 (CD)
 PROPOSED USES:

RESTAURANTS AND/OR
 DRUGSTORE
 (NO RESTAURANTS WITH
 DRIVE-THROUGH SERVICE)

TOTAL MAXIMUM
 BUILDING SQUARE
 FOOTAGE:

22,000 SF

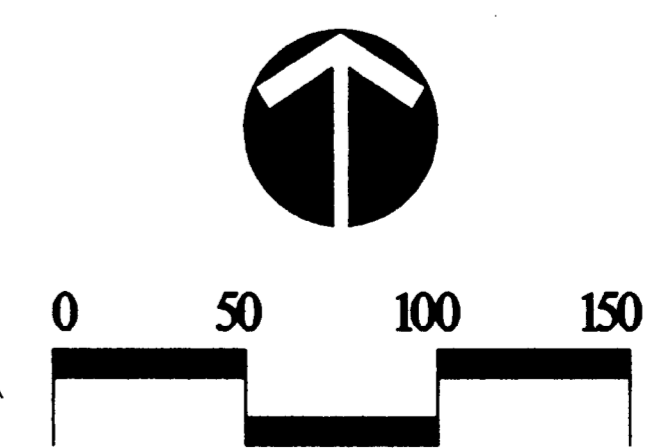


APPROVED BY CITY COUNCIL
 DATE 5/19/97

FOR PUBLIC HEARING
 PETITION NO. 97-23

TECHNICAL DATA SHEET

DATE: NOVEMBER 25, 1996
 PROJECT NO: 16193
 REVISIONS:
 2/14/97 PER PLANNING COMMISSION REVIEW
 5/2/97 PER PLANNING COMMISSION REVIEW (SITE TAB.)



LandDesign Inc.
 Landscape Architecture Land Planning
 Urban Design
 SHEET NO: 1
 FILE NAME: E:\16193\1619302.dwg OF: 2

W.T. HARRIS SITE

NEW HORIZON HOSPITALITY, LLC
 14601 RAYNHAM DRIVE
 CHARLOTTE, NORTH CAROLINA 28262

047-271-03
 FINANCIAL ENTERPRISES, III
 C/O SEABOARD REALTY
 8801 W. KEMPERS DRIVE #200
 CHARLOTTE, NC 28262

DEVELOPMENT NOTES:

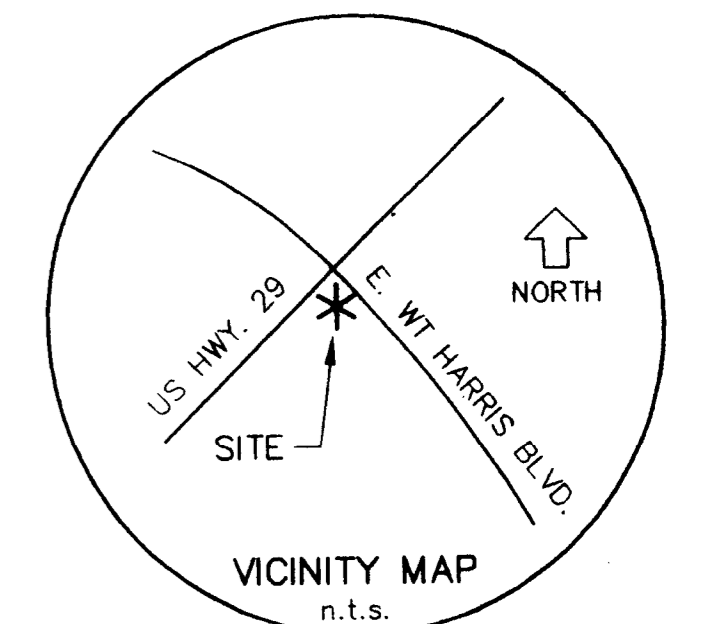
- While the Schematic Site Plan indicates a definite arrangement of building, parking, and circulation, changes to this plan may be made, provided all uses are contained within the building/parking envelope indicated on the Technical Data Sheet.

STREET TREE PLANTING (TYP.)

SCREENING PLANTING (TYP.)

STORMWATER DETENTION

PROPOSED ACCESS TO ADJOINING PARCEL

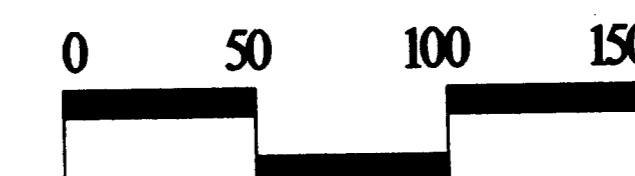
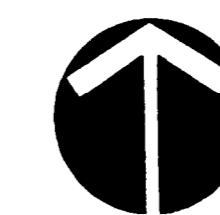


FOR PUBLIC HEARING
 PETITION NO. 97-23

SCHEMATIC SITE PLAN

Land Design

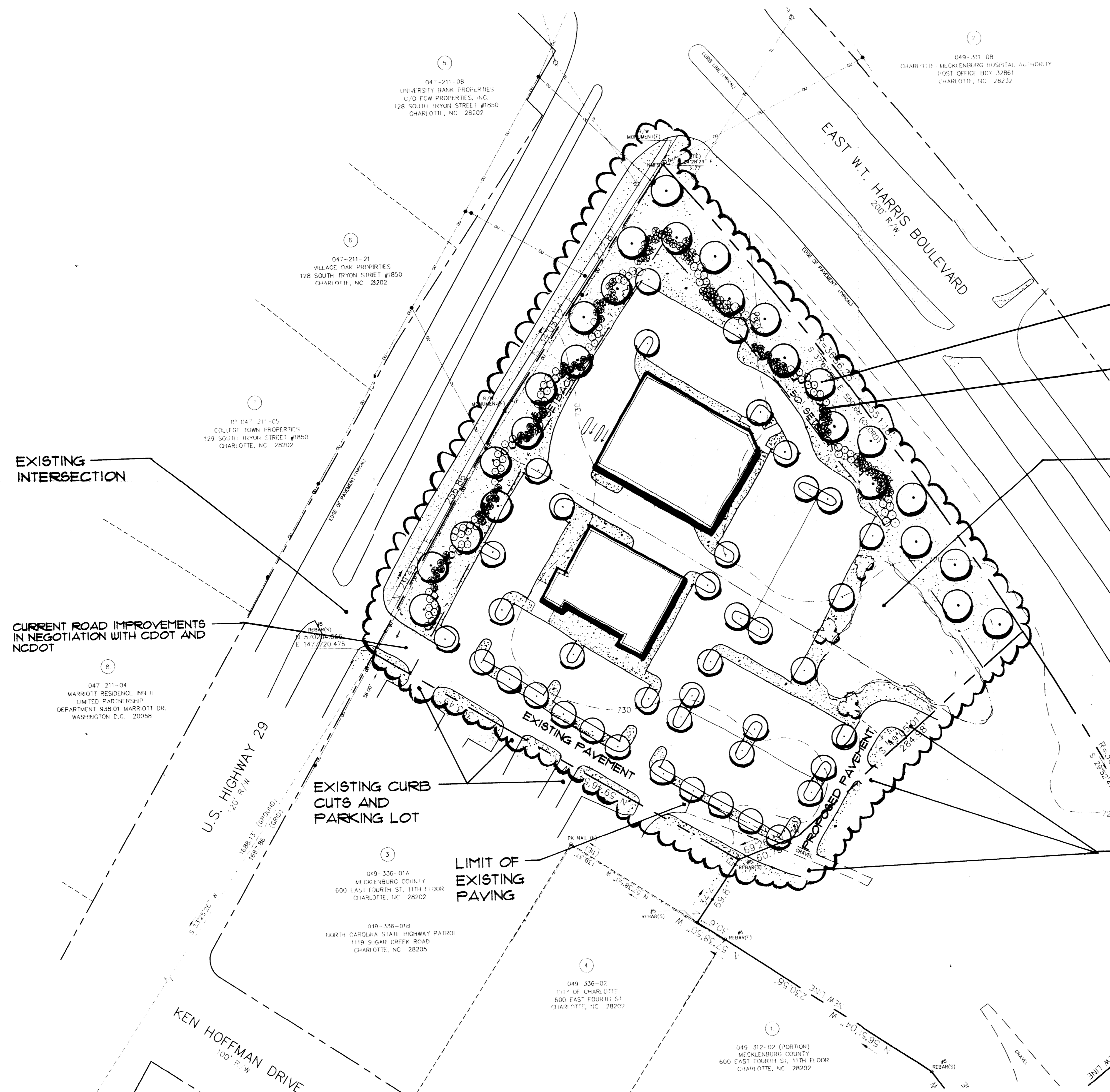
DATE: DECEMBER 10, 1996
 PROJECT NO: 16193
 REVISIONS:
 2/14/97 PER PLANNING COMMISSION REVIEW
 5/2/97 PER PLANNING COMMISSION REVIEW (LAYOUT)



SCALE: 1"=50'

Land Design Inc.
 Landscape Architecture Land Planning
 Urban Design

SHEET NO: **2**
 FILE NAME: E:\16193\1619302.dwg OF: 2



EXISTING INTERSECTION

CURRENT ROAD IMPROVEMENTS IN NEGOTIATION WITH CDOT AND NCDOT

EXISTING CURB CUTS AND PARKING LOT

LIMIT OF EXISTING PAVING

EXISTING PAVEMENT

FORCED PAVEMENT

KEN HOFFMAN DRIVE
 100' R. W.

U.S. HIGHWAY 29
 20' R. W.

EAST W.T. HARRIS BOULEVARD
 200' R. W.

047-211-08
 UNIVERSITY BANK PROPERTIES
 C/O F.W. PROPERTIES, INC.
 128 SOUTH TRYON STREET #1850
 CHARLOTTE, NC 28202

047-211-21
 VILLAGE OAK PROPERTIES
 128 SOUTH TRYON STREET #1850
 CHARLOTTE, NC 28202

TR 047-211-05
 COLLEGE TOWN PROPERTIES
 129 SOUTH TRYON STREET #1850
 CHARLOTTE, NC 28202

047-211-04
 MARRIOTT RESIDENCE INN II
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 DEPARTMENT 938.01 MARRIOTT DR.
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 MECKLENBURG COUNTY
 600 EAST FOURTH ST, 11TH FLOOR
 CHARLOTTE, NC 28202

049-336-01B
 NORTH CAROLINA STATE HIGHWAY PATROL
 1119 SUGAR CREEK ROAD
 CHARLOTTE, NC 28205

049-336-07
 CITY OF CHARLOTTE
 600 EAST FOURTH ST
 CHARLOTTE, NC 28202

049-312-02 (PORTION)
 MECKLENBURG COUNTY
 600 EAST FOURTH ST, 11TH FLOOR
 CHARLOTTE, NC 28202

049-311-08
 CHARLOTTE-MECKLENBURG HOSPITAL AUTHORITY
 FIRST OFFICE BLDG. 50961
 CHARLOTTE, NC 28252