

**GENERAL DEVELOPMENT NOTES:**

1. Boundary survey and topographic information from survey by Jack R. Christian & Associates and Resurveyed by J.R. ...
2. The building footprint and site shown on this plan is a firm proposal for the utilization of this site. Minor modifications to the circulation, parking, and building footprint may be required to accommodate final architectural and site design and to adjust to other site features. Such modifications may be approved administratively by the Planning Commission staff as long as the overall intent of this plan and the internal and external relationships shown here are maintained.
3. All buildings constructed within the site will satisfy or exceed the setback, rear yard, and side yard requirements established under the City of Charlotte Zoning Ordinance.
4. Screening and landscaped islands shall conform with the standards and treatments specified in Sections 12.208 and 12.303 of the Ordinance. Buffer areas established along the rear and east of the site will, at a minimum, satisfy provisions as specified in Section 12.302 or 12.304 of the City of Charlotte Zoning Ordinance. Buffer areas are to remain as undisturbed open spaces except to the extent necessary to accommodate the construction of a 6' high brick wall depicted on this plan. Leyland Cypress trees will be planted behind the wall @ 10' o.c. as shown on plan.
5. All signage will be provided in accordance with the City of Charlotte Zoning Ordinance requirements. No wall signage will be allowed on the rear of the building.
6. Adequate fire protection in the form of fire hydrants and fire rated construction will be provided to meet or exceed the City of Charlotte Fire Marshal specifications. Vehicular access point is limited to that shown on the plan. Configuration of driveway and access point is subject to minor modifications as necessary to accommodate final site and architectural plans as well as DDT standards.
7. The architectural elevations of the hotel building to be constructed as depicted in Exhibit A will be sympathetic to adjacent structures.
8. Exterior lighting fixtures installed on the building may not exceed 15' in height. No wall packs will be used on the building.
9. All detention will be above ground. Such storm water storage will not be located within the buffers or setbacks.
10. Dumpsters will be screened by a solid enclosure with gates.
11. A loading space will be provided as per Section 12.214 of the City Zoning Regulations.
12. All mechanical equipment shall be screened from public view.

**SITE NOTES:**

1. Property owned by: Highway 51 Properties (a North Carolina General Partnership) c/o Fletcher, G. Keith 4616 Triang Drive Charlotte, N.C. 28208
2. Property developed by: Extended Stay America, Inc 961 E. Main Street Spartanburg, SC 29302 Attn: Mr. Bruce Collins

APPROVED BY CITY COUNCIL DATE: 7/14/04 10/1/998

SITE DATA TABLE	
STATISTICS	
EXTENDED STAY HOTEL	
STORIES	no more than 3
UNITS	no more than 77
BLDG HT.	no more than 40'0"
BLDG SQ. FT.	49,680 SF
PARKING (REQ'D)	77 SPACES
PARKING (PRO)	84 SPACES
ACREAGE	3.40 ACRES
CURRENT ZONING	B-6 (CD)
PROPOSED ZONING	B-1 (CD)

AMENDED REZONING PLAN  
FOR PUBLIC HEARING - Petition # 98-07  
PINEVILLE-MATTHEWS ROAD  
CHARLOTTE, NORTH CAROLINA

JOHN L. CARMAN & ASSOCIATES, INC.  
Landscape Architecture • Planning • Site Engineering  
10000 ...  
Charlotte, NC 28203

DRAWN JMD  
DATE 02/02/98  
CHECKED  
REVISED 02/20/98

SHEET  
1998-07

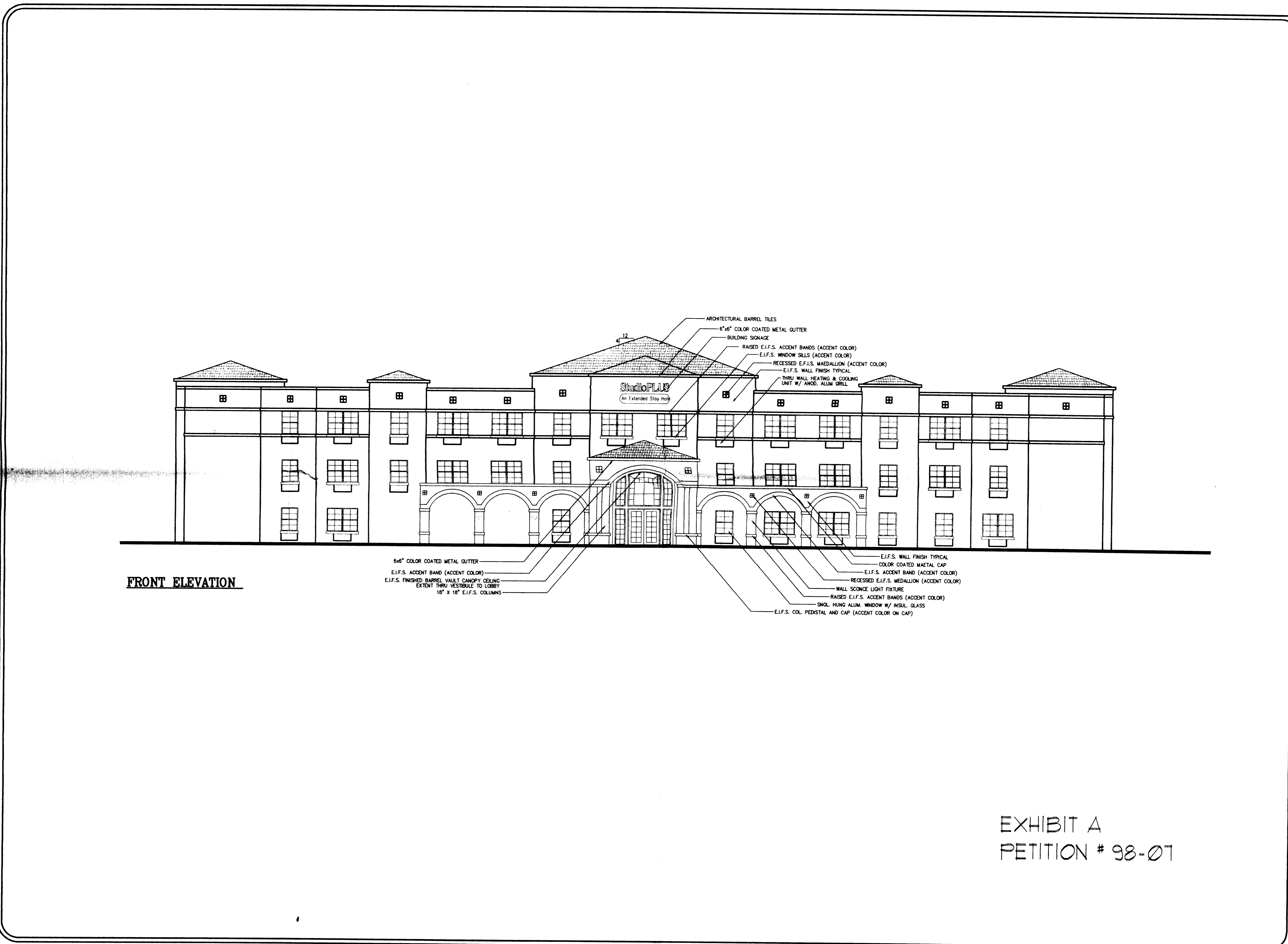


EXHIBIT A  
PETITION # 98-07

JOHN L. CARMAN & ASSOCIATES, INC.  
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DRAWN  
DATE 2/2/98  
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