

SITE UTILITY SERVICES:

- ELECTRICAL SERVICE SHALL BE EXTENDED FROM EXISTING SERVICE BEHIND EXISTING BUILDING ON LOT #5.
- TELEPHONE SERVICE SHALL BE EXTENDED FROM EXISTING SERVICE BEHIND EXISTING BUILDING ON LOT #5.
- SANITARY SEWER SERVICE SHALL BE EXTENDED FROM EXISTING SERVICE BEHIND EXISTING BUILDING ON LOT #5.
- WATER SERVICE SHALL BE EXTENDED FROM EXISTING SERVICE BETWEEN LOTS 7-C, 7-D, 7-A AND 7-B.
- GAS SERVICE SHALL BE EXTENDED FROM EAST INDEPENDENCE BOULEVARD.
- POST DEVELOPMENT STORM DRAINAGE SHALL BE COLLECTED ONSITE AND PIPED TO CONNECTION(S) WITH EXISTING SYSTEM ON LOT #5.

SUN SUITES HOTEL
-NOW OR FORMERLY-
SUN SUITES OF CHARLOTTE SPE
PID #193-112-07
DB 19215373
LOTS 7-C AND 7-D
ZONED CC (PETITION 1999-11)

-NOW OR FORMERLY-
DEPARTMENT OF TRANSPORTATION
PID #183-112-04
DB 63362250

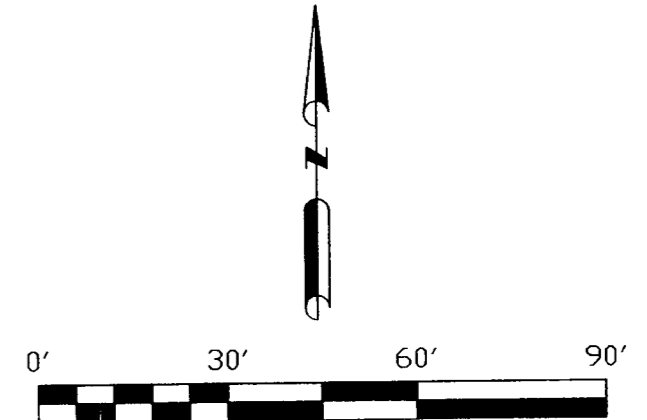
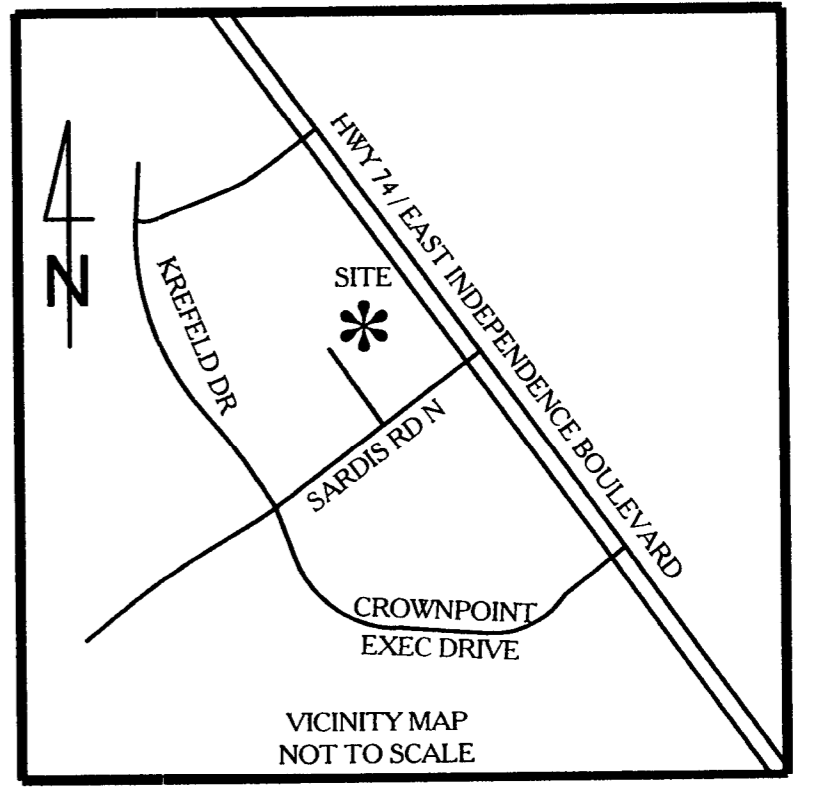
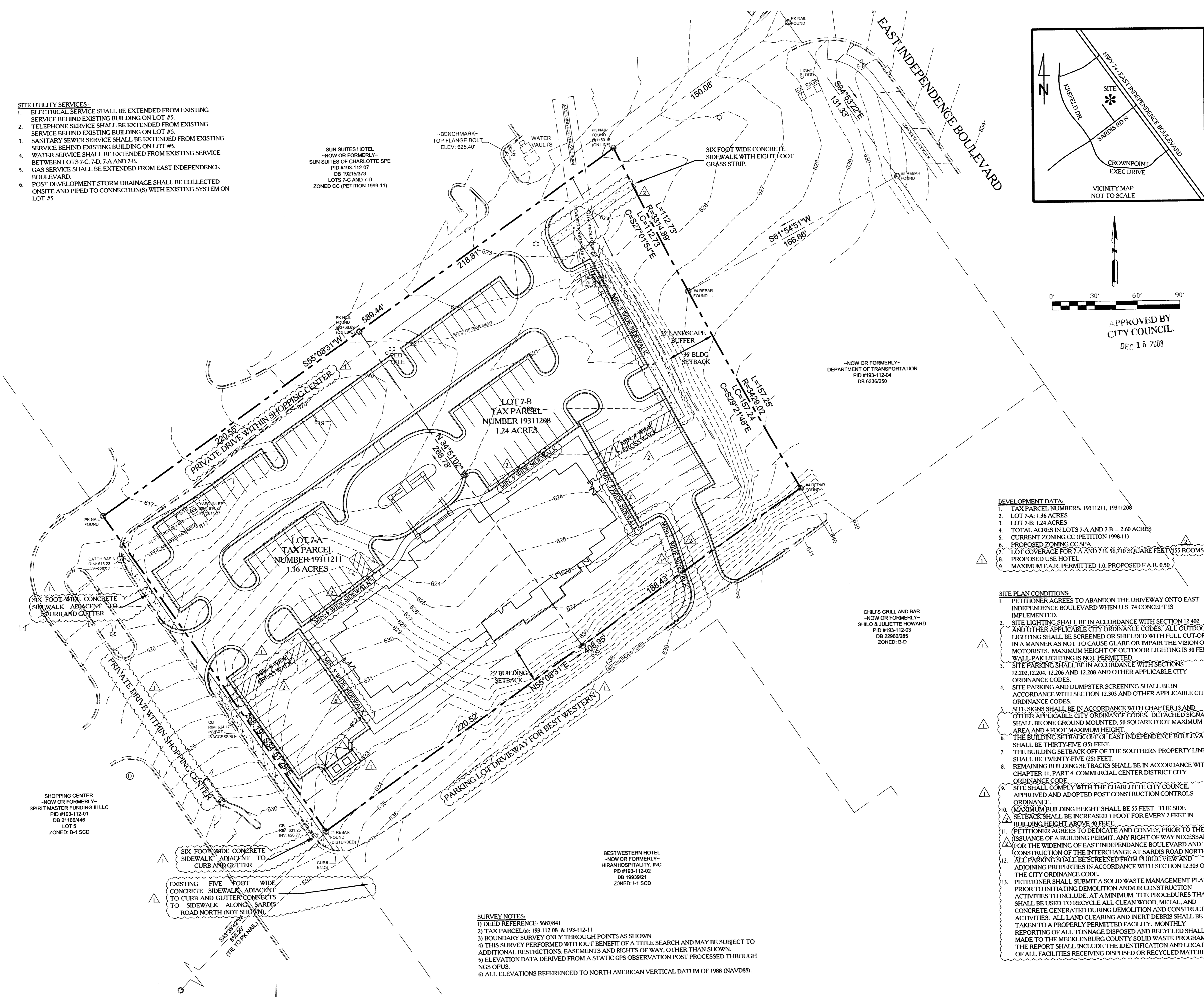
CHILI'S GRILL AND BAR
-NOW OR FORMERLY-
SHILO & JULIETTE HOWARD
PID #193-112-03
DB 22960285
ZONED: B-D

BEST WESTERN HOTEL
-NOW OR FORMERLY-
HIRAN HOSPITALITY, INC.
PID #193-112-02
DB 1993921
ZONED: I-1 SCD

SHOPPING CENTER
-NOW OR FORMERLY-
SPIRIT MASTER FUNDING III LLC
PID #193-112-01
DB 21166446
LOT 5
ZONED: B-1 SCD

SURVEY NOTES:

- DEED REFERENCE: 5687841
- TAX PARCEL(S): 193-112-08 & 193-112-11
- BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN
- THIS SURVEY PERFORMED WITHOUT BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS, EASEMENTS AND RIGHTS OF WAY, OTHER THAN SHOWN.
- ELEVATION DATA DERIVED FROM A STATIC GPS OBSERVATION POST PROCESSED THROUGH NGS OPUS.
- ALL ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



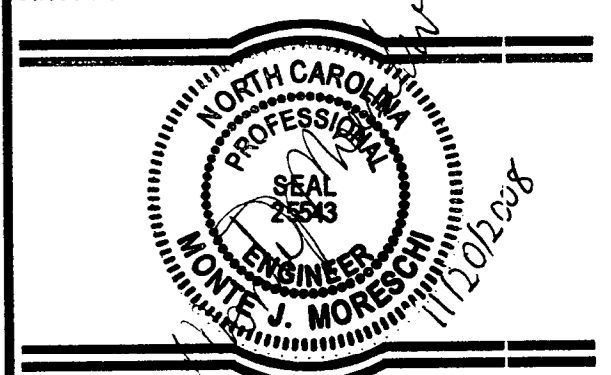
APPROVED BY
CITY COUNCIL
DEC 1 3 2008

DEVELOPMENT DATA:

- TAX PARCEL NUMBERS: 19311211, 19311208
- LOT 7-A: 1.36 ACRES
- LOT 7-B: 1.24 ACRES
- TOTAL ACRES IN LOTS 7-A AND 7-B = 2.60 ACRES
- CURRENT ZONING CC (PETITION 1998-11)
- PROPOSED ZONING CC (SPA)
- LOT COVERAGE FOR 7-A AND 7-B: 56,710 SQUARE FEET (55 ROOMS)
- PROPOSED USE: HOTEL
- MAXIMUM F.A.R. PERMITTED 1.0, PROPOSED F.A.R. 0.50

SITE PLAN CONDITIONS:

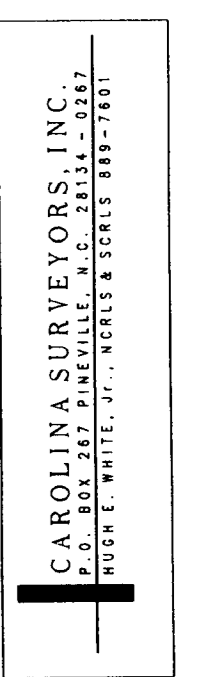
- PETITIONER AGREES TO ABANDON THE DRIVEWAY ONTO EAST INDEPENDENCE BOULEVARD WHEN U.S. 74 CONCEPT IS IMPLEMENTED.
- SITE LIGHTING SHALL BE IN ACCORDANCE WITH SECTION 12.402 AND OTHER APPLICABLE CITY ORDINANCE CODES. ALL OUTDOOR LIGHTING SHALL BE SCREENED OR SHIELDED WITH FULL CUT-OFF IN A MANNER AS NOT TO CAUSE GLARE OR IMPAIR THE VISION OF MOTORISTS. MAXIMUM HEIGHT OF OUTDOOR LIGHTING IS 30 FEET. WALL PAK LIGHTING IS NOT PERMITTED.
- SITE PARKING SHALL BE IN ACCORDANCE WITH SECTIONS 12.202, 12.204, 12.206 AND 12.208 AND OTHER APPLICABLE CITY ORDINANCE CODES.
- SITE PARKING AND DUMPSTER SCREENING SHALL BE IN ACCORDANCE WITH SECTION 12.303 AND OTHER APPLICABLE CITY ORDINANCE CODES.
- SITE SIGNS SHALL BE IN ACCORDANCE WITH CHAPTER 13 AND OTHER APPLICABLE CITY ORDINANCE CODES. DETACHED SIGNAGE SHALL BE ONE GROUND MOUNTED, 50 SQUARE FOOT MAXIMUM AREA AND 4 FOOT MAXIMUM HEIGHT.
- THE BUILDING SETBACK OFF OF EAST INDEPENDENCE BOULEVARD SHALL BE THIRTY FIVE (35) FEET.
- THE BUILDING SETBACK OFF OF THE SOUTHERN PROPERTY LINE SHALL BE TWENTY FIVE (25) FEET.
- REMAINING BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH CHAPTER 11, PART 4 COMMERCIAL CENTER DISTRICT CITY ORDINANCE CODE.
- SITE SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- MAXIMUM BUILDING HEIGHT SHALL BE 55 FEET. THE SIDE SETBACK SHALL BE INCREASED 1 FOOT FOR EVERY 2 FEET IN BUILDING HEIGHT ABOVE 40 FEET.
- PETITIONER AGREES TO DEDICATE AND CONVEY, PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, ANY RIGHT OF WAY NECESSARY FOR THE WIDENING OF EAST INDEPENDENCE BOULEVARD AND THE CONSTRUCTION OF THE INTERCHANGE AT SARDIS ROAD NORTH. ALL PARKING SHALL BE SCREENED FROM PUBLIC VIEW AND ADJOINING PROPERTIES IN ACCORDANCE WITH SECTION 12.303 OF THE CITY ORDINANCE CODE.
- PETITIONER SHALL SUBMIT A SOLID WASTE MANAGEMENT PLAN PRIOR TO INITIATING DEMOLITION AND/OR CONSTRUCTION ACTIVITIES TO INCLUDE, AT A MINIMUM, THE PROCEDURES THAT SHALL BE USED TO RECYCLE ALL CLEAN WOOD, METAL, AND CONCRETE GENERATED DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. ALL LAND CLEARING AND INERT DEBRIS SHALL BE TAKEN TO A PROPERLY PERMITTED FACILITY. MONTHLY REPORTING OF ALL TONNAGE DISPOSED AND RECYCLED SHALL BE MADE TO THE MECKLENBURG COUNTY SOLID WASTE PROGRAM. THE REPORT SHALL INCLUDE THE IDENTIFICATION AND LOCATION OF ALL FACILITIES RECEIVING DISPOSED OR RECYCLED MATERIALS.



REVISIONS	DATE
PER CITY COMMENTS	10/17/2008
PER CITY COMMENTS	11/20/2008

NORTH CAROLINA
 FAIRFIELD INN
 8594 EAST INDEPENDENCE BLVD
 CITY OF CHARLOTTE
 SITE PLAN AMENDMENT

08-144



RECEIVED
NOV 21 2008

DRAWN BY: MJM
DESIGNED BY: MJM
CHECKED BY: MJM
SCALE: 1"=30'
DATE: 08/16/08

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