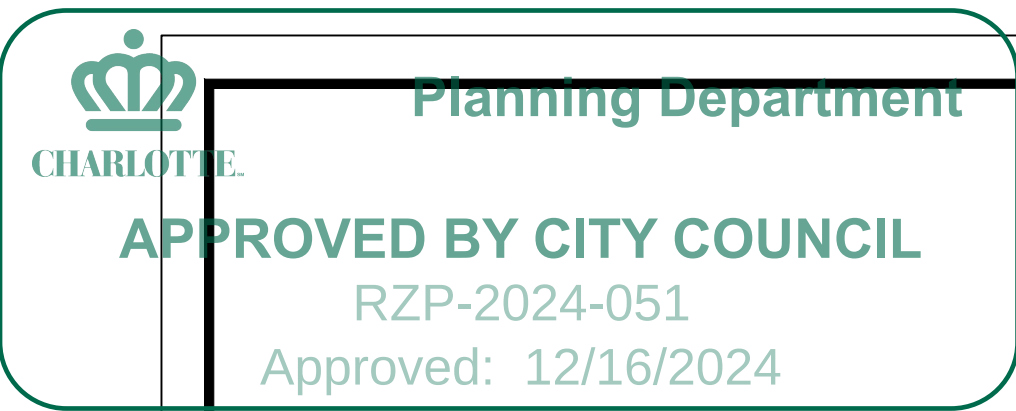
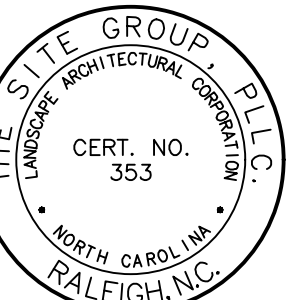




5822 WESTPARK DRIVE
Charlotte, North Carolina

REZONING SITE PLAN

CASE #: RZP-2024-051



PRELIMINARY FOR
REVIEW ONLY

PROJECT NAME:	COMFORT INN REZONING
SITE ADDRESS:	5822 WESTPARK DR
PARCEL ID:	16926116
JURISDICTION:	CHARLOTTE
EXISTING ZONING:	ML-2
PROPOSED ZONING:	IMU (CD)
RIVER BASIN:	CATAMBA
GROSS SITE AREA:	3.44
CURRENT USE:	HOTEL/MOTEL LESS THAN 7 FLOORS
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL, HOTEL/MOTEL
PROPOSED UNITS:	144 UNITS
PROPOSED DENSITY:	41.86 UNITS PER ACRE
MAX BLDG. HEIGHT:	60'
EXISTING BLDG. HEIGHT:	52' ~ 10"
PARKING SUMMARY:	167 EXISTING SPACES
OPEN SPACE PROVIDED:	15,367 SF. (10% OF SITE)

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
3. BOUNDARY AND BASE SITE INFORMATION IS TAKEN FROM MECKLENBURG COUNTY GIS AND HAS NOT BEEN FIELD VERIFIED.
4. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.



1. THIS PROPERTY IS LOCATED WITHIN THE MECKLENBURG COUNTY 100 YEAR SPECIAL FLOOD HAZARD AREA AND FUTURE CONDITIONS FLOODPLAIN (1% ANNUAL CHANCE FLOOD HAZARD AND 1% FUTURE CONDITIONS FLOODPLAIN").

FEMA REFERENCE DATA:
FEMA FIRM PANEL No.: 3710453100K
EFFECTIVE DATE: SEPTEMBER 2, 2015

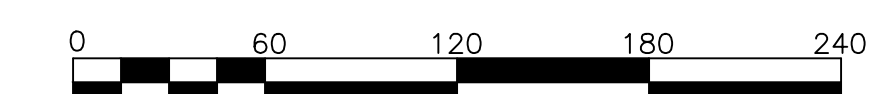
THIS SITE IS LOCATED WITHIN SPECIAL FLOOD HAZARD AREA "ZONE AE" AND FUTURE
CONDITIONS FLOOD HAZARD AREAS "ZONE X", AS SHOWN ON FIRM PANEL
3710453100K DATED SEPTEMBER 2, 2015

REZ 1.0	REZONING SITE PLAN
REZ 2.0	DEVELOPMENT NOTES
REZ 3.0	MASTER PLAN

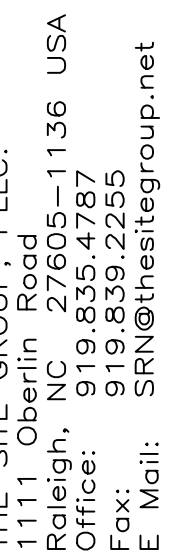


SCALE: 1" = 60'

SCALE: 1" = 60' (DRAWING SCALED FOR 24x36 INCH PLOTS)



THOMPSON
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS



COMMITMENT TO REZONING

COMFORT INN REZONING

0022 WESTIFARK DR
CHARLOTTE, NORTH CAROLINA

Drawn	
By	CJB
Checked	
By	SRN

DATE:
25 APR 2024
REVISED:
① 03 MAY 2024
② 15 JULY 2024
③ 12 AUG 2024
④ 21 NOV 2024

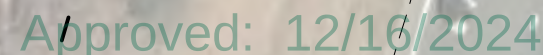
REZONING PLAN

REZONING SITE PLAN

PPCIR

Dwg No.
REZ
1.0

Copyright © 2024 The Site Group, PLLC. ALL RIGHTS RESERVED



Dwg No.
REZ
3.0