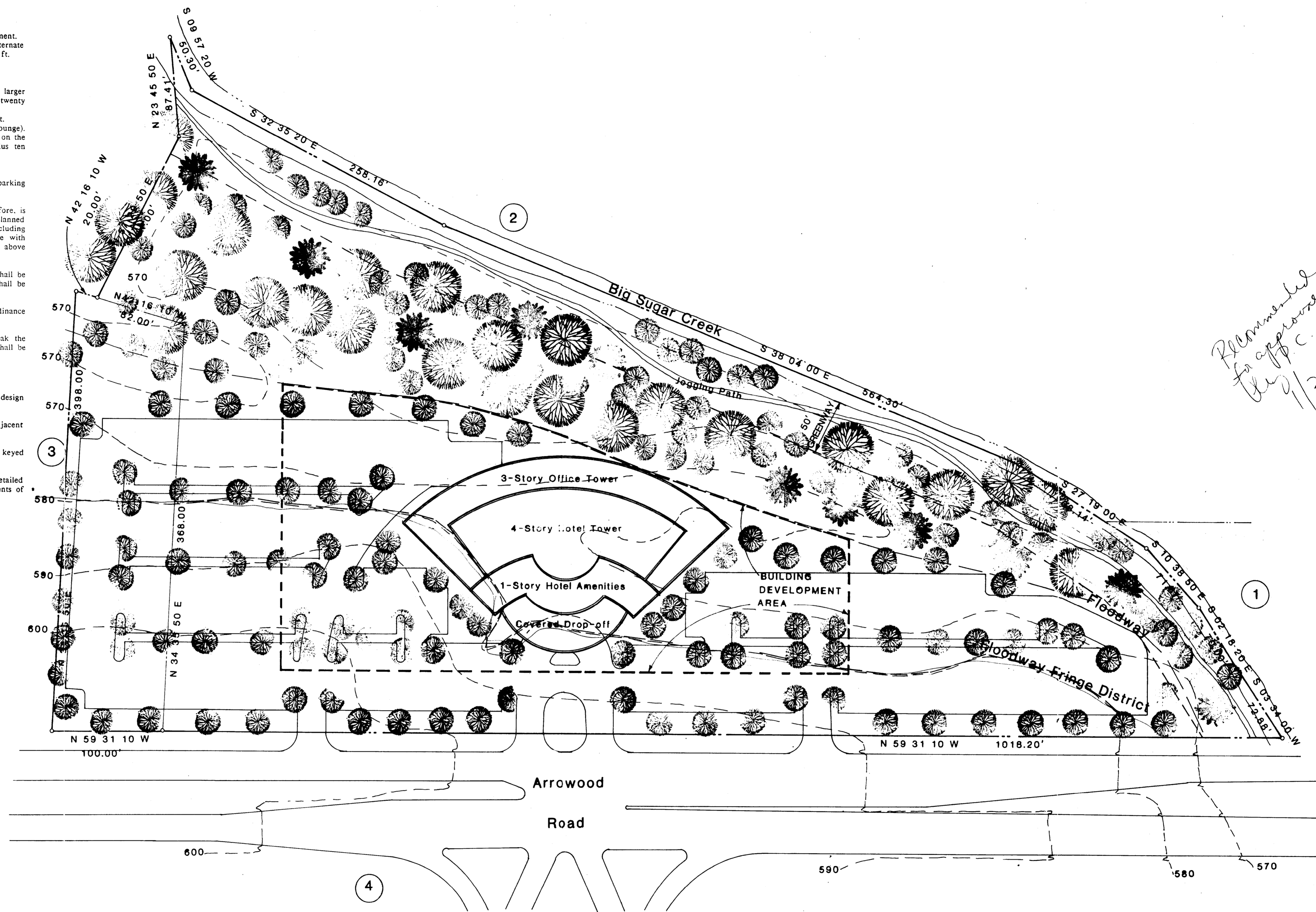


GENERAL NOTES. (Revised January 27, 1987)

1. Existing zoning for the site is R-12. Proposed zoning is B-1/CD.
2. The site plan indicates a firm concept of development, however, the building configuration may vary somewhat in accordance with site conditions and final design criteria. In no event shall the building be located outside the indicated Building Development Area.
3. The proposed development is an eight story office/hotel complex consisting of:
 - a. Four floors of hotel containing a maximum of 100 rooms.
 - b. Three floors of office containing a maximum of 60,000 sq. ft.
 - c. One floor for hotel amenities, including a restaurant and a lounge.
 - d. Partial basement (at grade at rear) for service/deliveries and mechanical equipment.
 - e. In the event that the hotel use is not developed at the site, the proposed alternate development is a 6 story office building containing a maximum of 120,000 sq. ft.
4. Parking required for the complex:
 - a. Hotel: One space per room, plus one space for each two employees on the larger shift. Therefore, 100 spaces are required for the rooms, plus ten spaces for twenty (20) employees.
 - b. Office: One space per 300 gross sq. ft. or 200 spaces required for 60,000 sq. ft.
 - c. Restaurant and Lounge: (Assuming a 120 seat restaurant and a 60 seat lounge). One space required for each 3 seats, plus one space for each two employees on the larger shift. Sixty (60) spaces are required for the proposed seating, plus ten spaces for twenty (20) employees.
 - d. Total parking required: 390 spaces.
 - e. Total parking proposed: 397 spaces.
 - f. If the alternate use for 120,000 sq. ft. of office is developed, then 400 parking spaces will be required, and 410 spaces are proposed.
5. A portion of the property lies within the area designated as a Floodway, therefore, is governed by the Floodway Regulations of Charlotte, N.C. No development is planned within the area designated as the Floodway District. Building development, including site regrading, is planned within the Floodway-Fringe District, in accordance with applicable regulations. The finished floor elevation of habitable space shall be above the Flood Protection Elevation of 580 feet.
6. A 50' wide buffer, measured from the top of the bank of Big Sugar Creek, shall be dedicated to Mecklenburg County for the Greenway Program. This buffer shall be preserved in its natural state.
7. Screening in accordance with Section 1601 of the City of Charlotte Zoning Ordinance shall be provided along the western property line.
8. Continuous landscaping strips and islands shall be planted with trees to break the visual impact of parking areas. A minimum of 10% of the parking lot area shall be devoted to landscaped areas.
9. A heavily landscaped planting strip shall be provided along Arrowwood Road.
10. All signage shall, as a minimum, meet all applicable regulations and shall be design coordinated within the project.
11. All site lighting shall be inwardly directed so as not to reflect or beam toward adjacent property.
12. Adjacent property owners are listed on the attachment to the petition and are keyed to this plan by number code.
13. Development of this parcel shall not occur until the Petitioner has proposed a detailed driveway and access plan acceptable to Charlotte and North Carolina Departments of Transportation.



Recommended for approval by P.C. 9/26/87

SITE PLAN

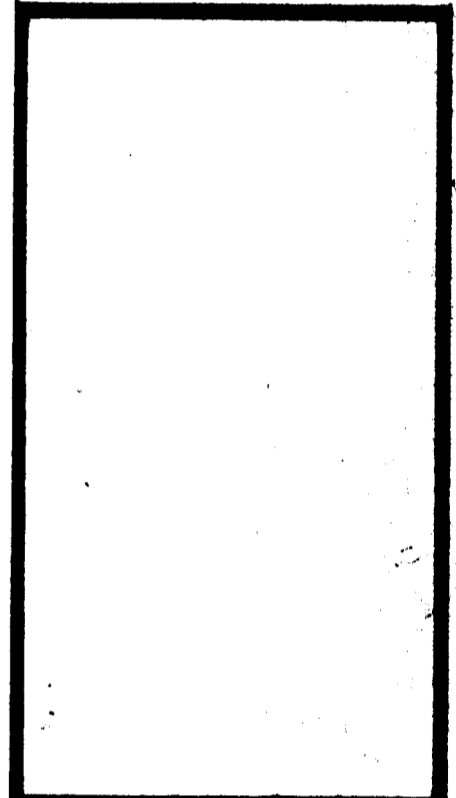
1" = 50'-0"

Little & Associates Architects



300 W. ...
Charlotte, N.C. ...
Phone: ...
Columbia, S.C. ...

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Project: HONEY ENTERPRISES
Arrowwood Road Complex
Sheet Title: SITE PLAN

Partner In Charge	MARSHALL
Project Architect	KOMISIN
Drawn By	KOMISIN
Date Drawn	November 25, 1986
Revisions	
No. 1	Date 1-9-87
No. 2	Date 1-27-87
No. 3	Date
No. 4	Date
Issue Date	11-25-86

Project Number: 1552
Sheet: Of

APPROVED BY CITY COUNCIL
DATE 2-16-87
87-9