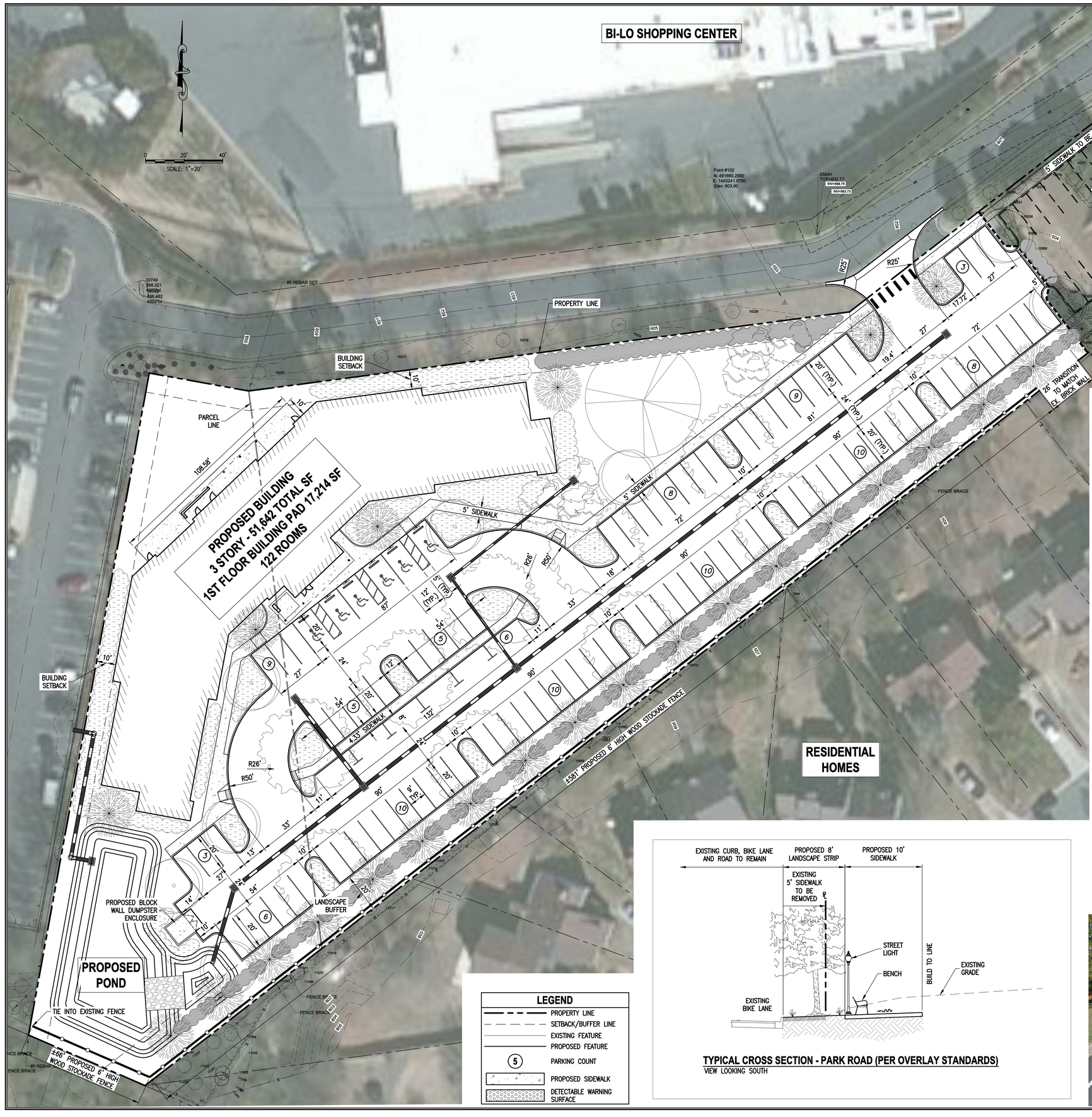
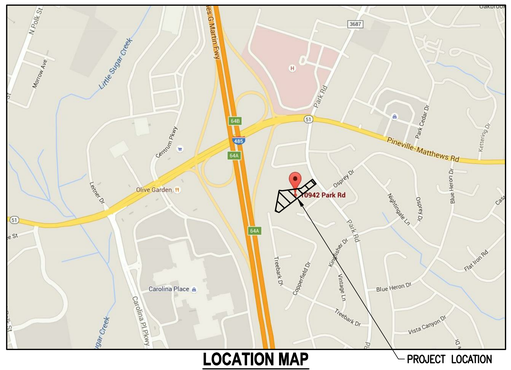


SITE DATA NOTES

PROJECT TITLE	WOODSPRINGS, PINEVILLE
PHYSICAL ADDRESS	10942 PARK ROAD, PINEVILLE, NC 28226
PARCEL ID'S	22114201 / 22114208
ZONING	B-4 (HIGHWAY BUSINESS) / CORRIDOR OVERLAY DISTRICT
PROPOSED LAND USE	EXTENDED STAY HOTEL (3 STORY – 122 ROOMS)
PARKING	102 SPACES PROVIDED (0.75 SPACES PER ROOM X 122 = 92 MIN. REQUIRED)
PHASING	2 PHASES (PHASE 1: HOTEL / PHASE 2: FUTURE B-4 ZONE DEVELOPMENT)
TOTAL PROJECT ACREAGE –	2.803 ACRES
HOTEL –	2.47 AC
FUTURE DEVELOPMENT –	0.33 AC
EASEMENTS	SEE SURVEY.
FEMA FLOOD ZONE	"ZONE X" PER MAP PANEL NO. 3710443900L

SERVICES / UTILITY PROVISION

WATER	CHARLOTTE WATER
SANITARY SEWER	CHARLOTTE WATER
ELECTRIC	DUKE ENERGY
GAS	PIEDMONT NATURAL GAS
STORMWATER MANAGEMENT	PROPOSED STORMWATER POND AT THE SOUTHWEST OF THE PROPOSED BUILDING TO SERVE THE SITE. POND WILL OUTFALL TO THE NORTH TO THE EXISTING POND.
PROPOSED REFUSE STORAGE	ENCLOSED DUMPSTER LOCATED IN THE SOUTHWEST PARKING AREA



LOCATION MAP

PROJECT LOCATION

TYPICAL CROSS SECTION - PARK ROAD (PER OVERLAY STANDARDS)
VIEW LOOKING SOUTH

PARK ROAD - STREET VIEW (SOUTHBOUND)

LEGEND

- PROPERTY LINE
- SETBACK/BUFFER LINE
- EXISTING FEATURE
- PROPOSED FEATURE
- (5) PARKING COUNT
- PROPOSED SIDEWALK
- DETECTABLE WARNING SURFACE

CORPORATE SEAL

NO.	DATE:	DWN:	CHK:	APV:	DESCRIPTION:

REVISION RECORD

This drawing was produced with computer aided drafting technology and is supported by electronic drawing files. Do not revise this drawing via manual drafting methods.

DRAWING TITLE
OVERALL SITE PLAN - CONDITIONAL USE PERMIT

CLIENT
LIBERTY DEVELOPMENT, LLC.
834 HIGHLAND AVE.
ORLANDO, FLORIDA 32803

gai consultants

PROJECT
WOODSPRINGS SUITE SIGNATURE
10942 PARK ROAD
MECKLENBURG COUNTY
PINEVILLE, NORTH CAROLINA 28226

SEAL

ISSUING OFFICE: GAI Consultants - NC, Inc. | 618 E. South Street, Suite 700, Orlando, FL 32801 | N.C. COA F-0269
GAI CAD FILE PATH: \\gaiconsultants.local\BI\Proj\Corridev\2015\A151400\01 – CNL – Pineville Site\CAD\Drawings\A151400_01 – SITE PLAN.dwg PLOTTED ON: 3/24/2016 3:36:06 PM PLOTTED BY: Mike Curry PLOT FILE: CM_Grayscale.ctb

ROBERT A. SCHANCK, P.E.
LIC. NO. 042852

DRAWN BY:	CHECKED BY:	APPROVED BY:
CURRYMJ	HAUGDKS	SCHANRA
DWG TYPE:	SCALE:	ISSUE DATE:
CAD	AS SHOWN	03/14/2016

SHEET NO.: 1 OF 2
REVISION: A/0

GAI FILE NUMBER: A151400_01 - SITE PLAN

ALT./CLIENT DRAWING NUMBER:

GAI DRAWING NUMBER: CUP1.0

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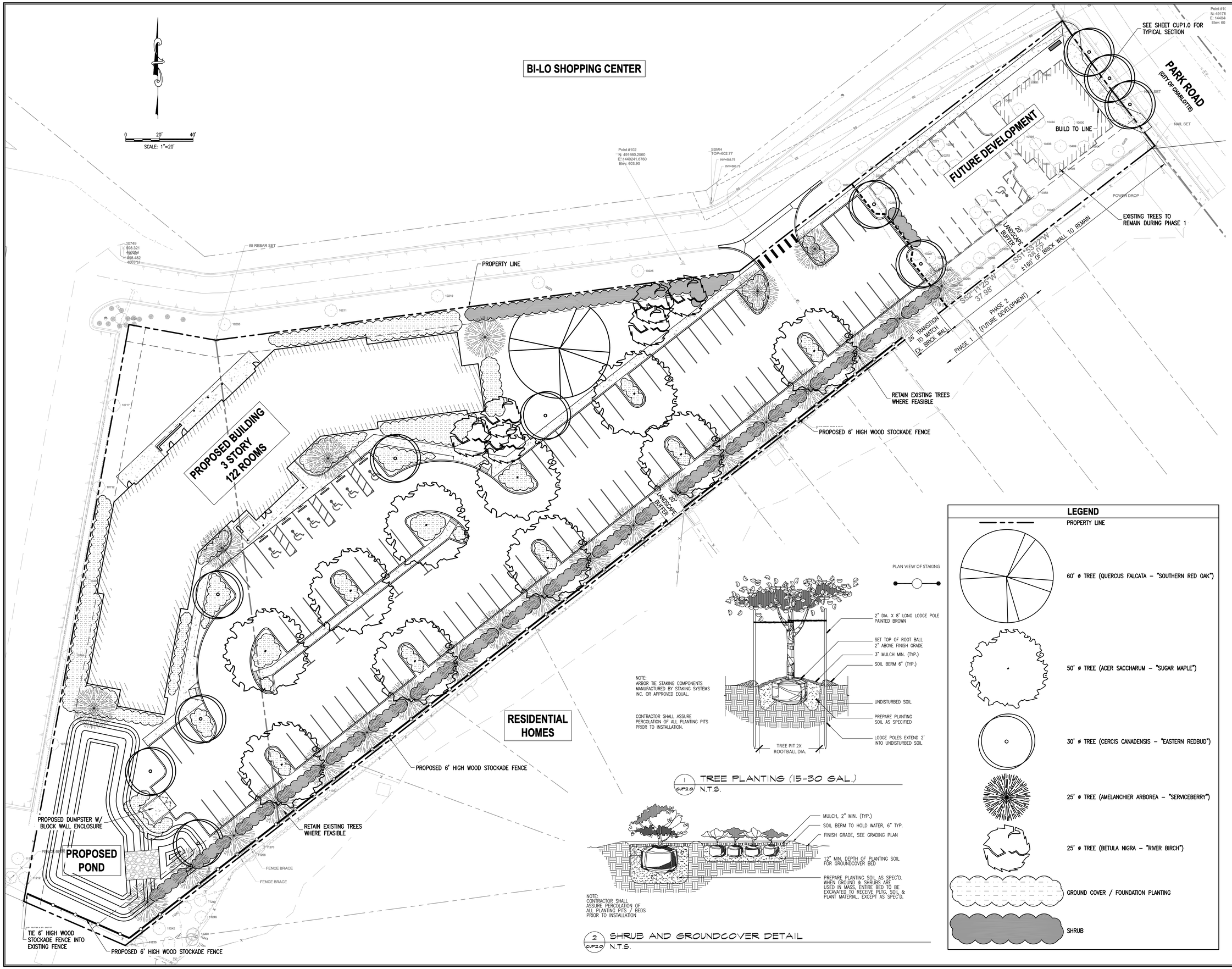

CORPORATE SEAL

NO.:	DATE:	DWN:	CHK:	APV:	DESCRIPTION:

REVISION RECORD

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DRAWING TITLE
LANDSCAPE PLAN - CONDITIONAL USE PERMIT

CLIENT
LIBERTY DEVELOPMENT, LLC.
834 HIGHLAND AVE.
ORLANDO, FLORIDA 32803

gai consultants

PROJECT
WOODSPRINGS SUITE SIGNATURE
10942 PARK ROAD
MECKLENBURG COUNTY
PINEVILLE, NORTH CAROLINA 28226

ISSUING OFFICE: GAI Consultants - NC, Inc. | 618 E. South Street, Suite 700, Orlando, FL 32801 | N.C. COA F-0269

GAI CAD FILE PATH: \\gaiconsultants.local\BIPro\ConDev\2015\A151400.01 – CNL – Pineville Site\CAD\Drawings\A151400_01 – LANDSCAPE.dwg PLOTTED ON: 5/24/2016 3:26:41 PM PLOTTED BY: Mike Curry PLOT FILE: GAI Orlando.stb

SEAL

ROBERT A. SCHANCK, P.E.
LIC. NO. 042852

DRAWN BY:	CHECKED BY:	APPROVED BY:
CURRYMJ	HAUGDKS	SCHANRA
DWG TYPE:	SCALE:	ISSUE DATE:
CAD	AS SHOWN	03/14/2016

SHEET NO.: 2 OF 2
REVISION: A/0

GAI FILE NUMBER: A151400_01 - LANDSCAPE

ALT./CLIENT DRAWING NUMBER:

GAI DRAWING NUMBER: CUP2.0

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