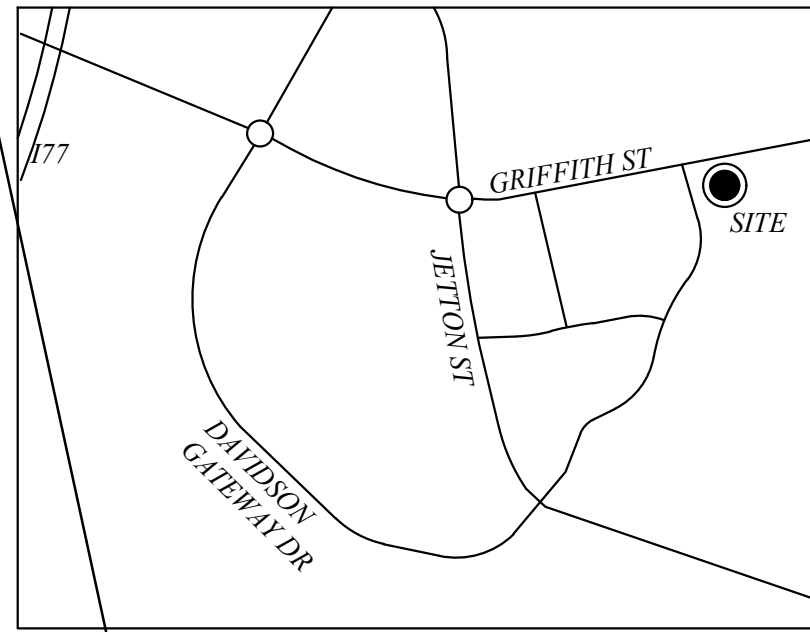


FIVE SIX FIVE, LLC
Deed Book 17520, Pg. 602
Parcel ID: 00323186
Zoning: LPA



VICINITY MAP
1"=700'

NO.	DATE	REVISION
1	8.8.17	REV FOR TOWN OF DAVIDSON
2	7.2.17	REV FOR TOWN OF DAVIDSON
3	10.4.17	REV FOR TOWN OF DAVIDSON

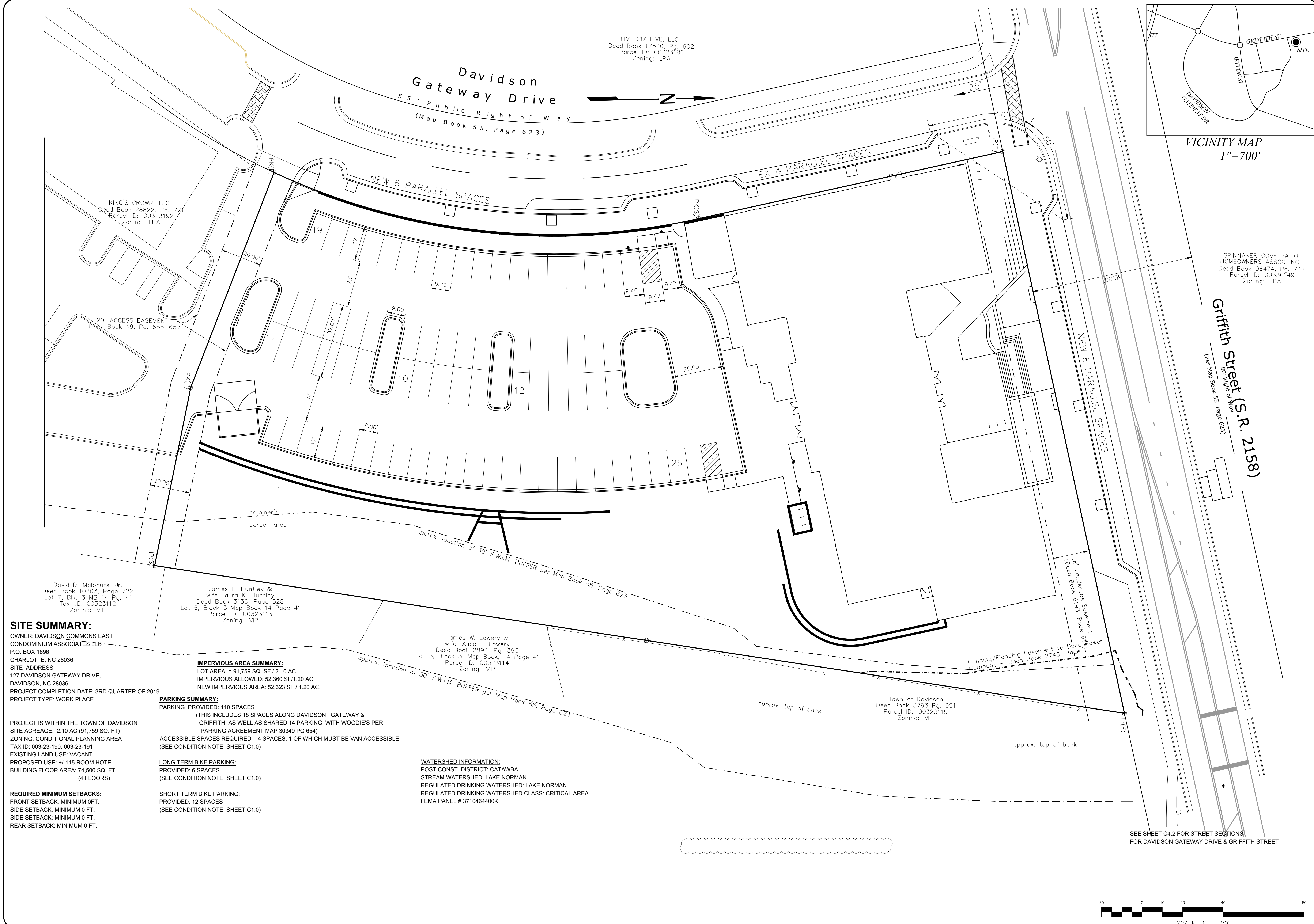
GEOSCIENCE GROUP
10000 Woodlawn Road
Charlotte, NC 28217
Phone: 704.252.2000
www.geosciencegroup.com
NC File License: C-17914

- PRELIMINARY NOT FOR CONSTRUCTION**
- ISSUED FOR BIDDING
 - ISSUED FOR PERMIT
 - ISSUED FOR CONSTRUCTION

HYATT PLACE
DAVIDSON, NORTH CAROLINA

SITE PLAN

C1.1



KING'S CROWN, LLC
Deed Book 28822, Pg. 724
Parcel ID: 00323192
Zoning: LPA

20' ACCESS EASEMENT
Deed Book 49, Pg. 655-657

David D. Molpurs, Jr.
Deed Book 10203, Page 722
Lot 7, Blk. 3 MB 14 Pg. 41
Tax I.D. 00323112
Zoning: VIP

James E. Huntley & wife Laura K. Huntley
Deed Book 3136, Page 528
Lot 6, Block 3 Map Book 14 Page 41
Parcel ID: 00323113
Zoning: VIP

James W. Lowery & wife, Alice T. Lowery
Deed Book 2894, Pg. 393
Lot 5, Block 3, Map Book, 14 Page 41
Parcel ID: 00323114
Zoning: VIP

Town of Davidson
Deed Book 3793 Pg. 991
Parcel ID: 00323119
Zoning: VIP

SPINNAKER COVE PATIO HOMEOWNERS ASSOC INC
Deed Book 06474, Pg. 747
Parcel ID: 00330149
Zoning: LPA

SITE SUMMARY:

OWNER: DAVIDSON COMMONS EAST
CONDOMINIUM ASSOCIATES LLC
P.O. BOX 1696
CHARLOTTE, NC 28036
SITE ADDRESS:
127 DAVIDSON GATEWAY DRIVE,
DAVIDSON, NC 28036
PROJECT COMPLETION DATE: 3RD QUARTER OF 2019
PROJECT TYPE: WORK PLACE

IMPERVIOUS AREA SUMMARY:
LOT AREA = 91,759 SQ. SF / 2.10 AC.
IMPERVIOUS ALLOWED: 52,360 SF / 1.20 AC.
NEW IMPERVIOUS AREA: 52,323 SF / 1.20 AC.

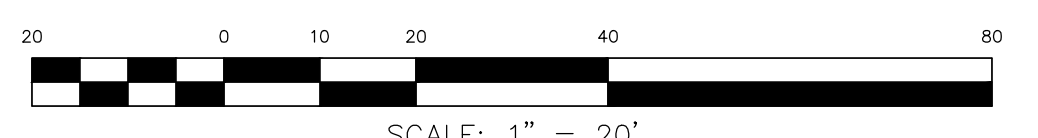
PARKING SUMMARY:
PARKING PROVIDED: 110 SPACES
(THIS INCLUDES 18 SPACES ALONG DAVIDSON GATEWAY & GRIFFITH, AS WELL AS SHARED 14 PARKING WITH WOODIE'S PER PARKING AGREEMENT MAP 30349 PG 654)
ACCESSIBLE SPACES REQUIRED = 4 SPACES, 1 OF WHICH MUST BE VAN ACCESSIBLE (SEE CONDITION NOTE, SHEET C1.0)

LONG TERM BIKE PARKING:
PROVIDED: 6 SPACES
(SEE CONDITION NOTE, SHEET C1.0)

SHORT TERM BIKE PARKING:
PROVIDED: 12 SPACES
(SEE CONDITION NOTE, SHEET C1.0)

REQUIRED MINIMUM SETBACKS:
FRONT SETBACK: MINIMUM 0 FT.
SIDE SETBACK: MINIMUM 0 FT.
SIDE SETBACK: MINIMUM 0 FT.
REAR SETBACK: MINIMUM 0 FT.

WATERSHED INFORMATION:
POST CONST. DISTRICT: CATAWBA
STREAM WATERSHED: LAKE NORMAN
REGULATED DRINKING WATERSHED: LAKE NORMAN
REGULATED DRINKING WATERSHED CLASS: CRITICAL AREA
FEMA PANEL # 3710464400K



SEE SHEET C4.2 FOR STREET SECTIONS,
FOR DAVIDSON GATEWAY DRIVE & GRIFFITH STREET