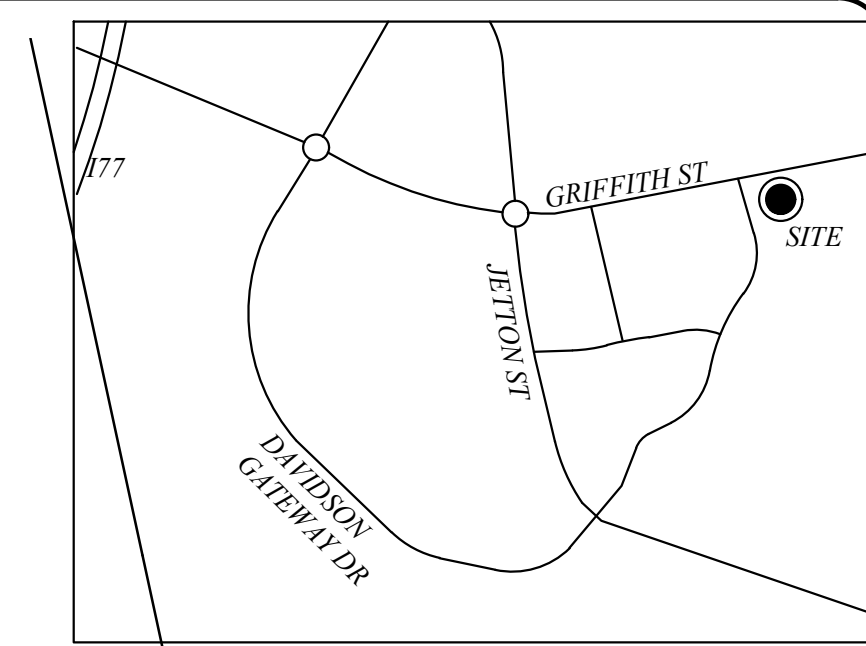


FIVE SIX FIVE, LLC
Deed Book 17520, Pg. 602
Parcel ID: 00323186
Zoning: LPA



VICINITY MAP
1"=700'

NO.	DATE	BY	FOR
1	8.8.17	REV FOR TOWN OF DAVIDSON	
2	7.21.17	REV FOR TOWN OF DAVIDSON	
3	7.21.17	REV FOR TOWN OF DAVIDSON	
4	10.4.17	REV FOR TOWN OF DAVIDSON	

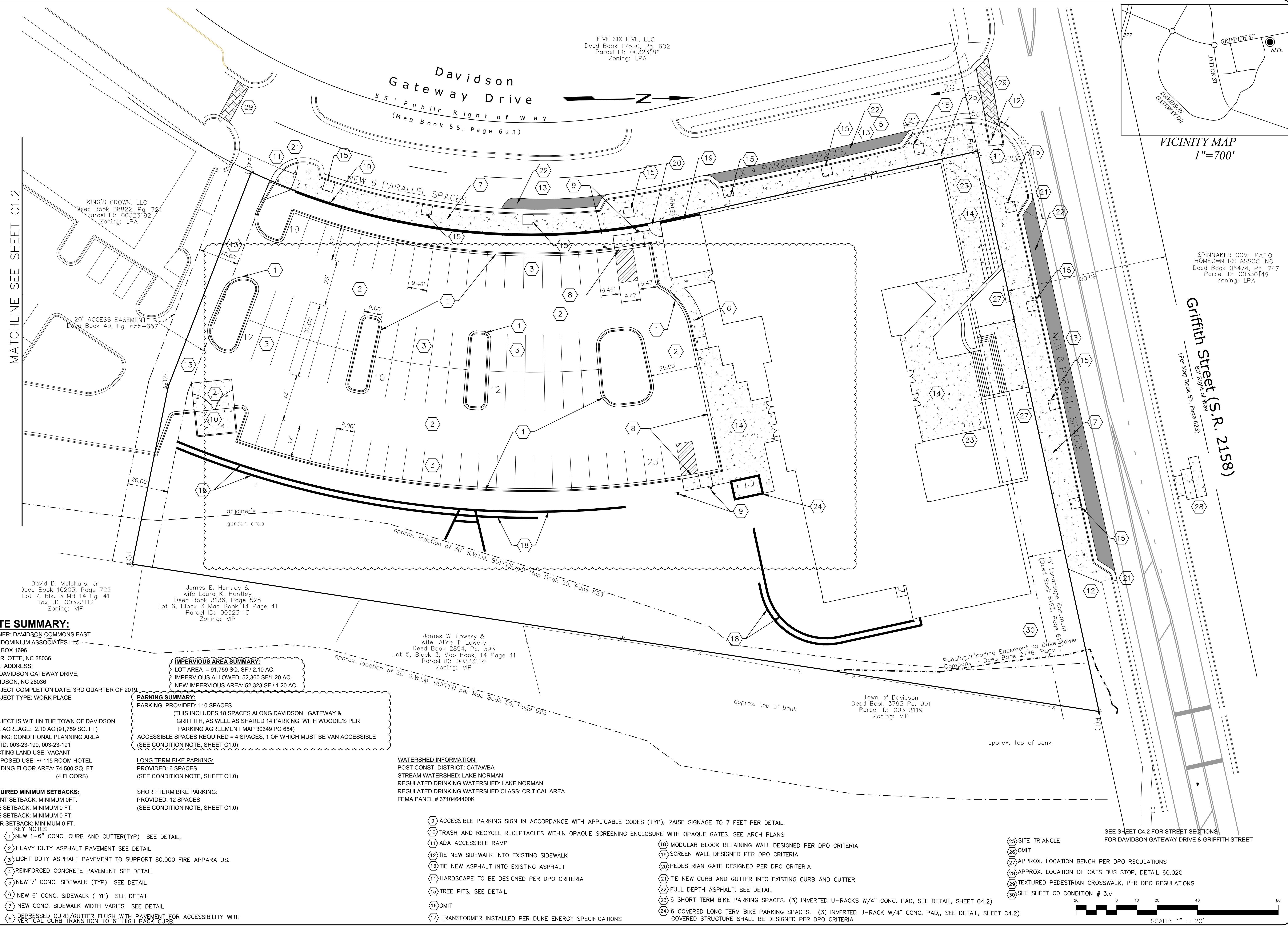
GEOSCIENCE GROUP
10000 Highway 101
Charlotte, NC 28217
Phone: 704.252.2000
www.geosciencengroup.com
N.E. File: J0323186-C1.1A
N.E. File: J0323186-C1.1A

- 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

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

Griffith Street (S.R. 2158)
(per Map Book 55, Page 623)
80' Right of Way

David D. Molphurs, 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

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 2018
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)

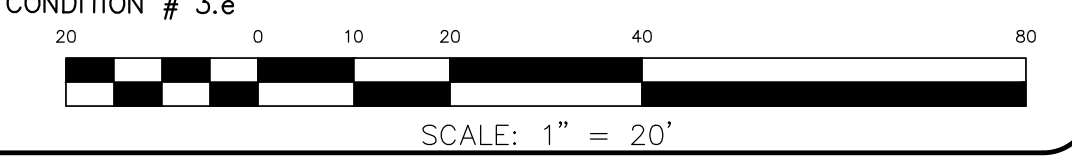
WATERSHED INFORMATION:
POST CONST. DISTRICT: CATAWBA
STREAM WATERSHED: LAKE NORMAN
REGULATED DRINKING WATERSHED: LAKE NORMAN
REGULATED DRINKING WATERSHED CLASS: CRITICAL AREA
FEMA PANEL # 371046400K

PROJECT IS WITHIN THE TOWN OF DAVIDSON
SITE ACREAGE: 2.10 AC (91,759 SQ. FT.)
ZONING: CONDITIONAL PLANNING AREA
TAX ID: 003-23-190, 003-23-191
EXISTING LAND USE: VACANT
PROPOSED USE: +/-115 ROOM HOTEL
BUILDING FLOOR AREA: 74,500 SQ. FT.
(4 FLOORS)

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

- 1 NEW 1-6" CONC. CURB AND GUTTER(TYP) SEE DETAIL.
- 2 HEAVY DUTY ASPHALT PAVEMENT SEE DETAIL
- 3 LIGHT DUTY ASPHALT PAVEMENT TO SUPPORT 80,000 FIRE APPARATUS.
- 4 REINFORCED CONCRETE PAVEMENT SEE DETAIL
- 5 NEW 7" CONC. SIDEWALK (TYP) SEE DETAIL
- 6 NEW 6" CONC. SIDEWALK (TYP) SEE DETAIL
- 7 NEW CONC. SIDEWALK WIDTH VARIES SEE DETAIL
- 8 DEPRESSED CURB/GUTTER FLUSH WITH PAVEMENT FOR ACCESSIBILITY WITH VERTICAL CURB TRANSITION TO 6" HIGH BACK CURB.
- 9 ACCESSIBLE PARKING SIGN IN ACCORDANCE WITH APPLICABLE CODES (TYP), RAISE SIGNAGE TO 7 FEET PER DETAIL.
- 10 TRASH AND RECYCLE RECEPTACLES WITHIN OPAQUE SCREENING ENCLOSURE WITH OPAQUE GATES. SEE ARCH PLANS
- 11 ADA ACCESSIBLE RAMP
- 12 TIE NEW SIDEWALK INTO EXISTING SIDEWALK
- 13 TIE NEW ASPHALT INTO EXISTING ASPHALT
- 14 HARDSCAPE TO BE DESIGNED PER DPO CRITERIA
- 15 TREE PITTS, SEE DETAIL
- 16 OMIT
- 17 TRANSFORMER INSTALLED PER DUKE ENERGY SPECIFICATIONS
- 18 MODULAR BLOCK RETAINING WALL DESIGNED PER DPO CRITERIA
- 19 SCREEN WALL DESIGNED PER DPO CRITERIA
- 20 PEDESTRIAN GATE DESIGNED PER DPO CRITERIA
- 21 TIE NEW CURB AND GUTTER INTO EXISTING CURB AND GUTTER
- 22 FULL DEPTH ASPHALT, SEE DETAIL
- 23 6 SHORT TERM BIKE PARKING SPACES. (3) INVERTED U-RACKS W/4" CONC. PAD, SEE DETAIL, SHEET C4.2)
- 24 6 COVERED LONG TERM BIKE PARKING SPACES. (3) INVERTED U-RACK W/4" CONC. PAD., SEE DETAIL, SHEET C4.2) COVERED STRUCTURE SHALL BE DESIGNED PER DPO CRITERIA
- 25 SITE TRIANGLE
- 26 OMIT
- 27 APPROX. LOCATION BENCH PER DPO REGULATIONS
- 28 APPROX. LOCATION OF CATS BUS STOP, DETAIL 60.02C
- 29 TEXTURED PEDESTRIAN CROSSWALK, PER DPO REGULATIONS
- 30 SEE SHEET C0 CONDITION # 3.e

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



MATCHLINE SEE SHEET C1.2

Drawing Status