

## PROPERTY DESCRIPTION

### 303 GASHES CREEK ROAD, ASHEVILLE NC—HOTEL AND OFFICE SITE

Cort Architectural Group PA has developed a site on Interstate 40 at Blue Ridge Parkway Exit 53A in Asheville North Carolina adjoining the Blue Ridge Parkway. The site is well suited for an office building or for a hotel offering multiple day stay-overs, being located in close proximity to nearby areas of interest. Attached is a Location Map, an example of a Hotel Prototype, Hotel Site Plan, Hotel Utility Plan, Office Prototype, and office Site Plan, which shows a typical prototype footprint. Following is a site description:

- The site was initially developed for a 30,000 SF Office Building. Cort Properties, LLC plans to develop a speculative office building or sell the property for Office Use or Hotel Use. The Office Use Site Plan has a 3-year vested right approval from Buncombe County and the Hotel Use Site Plan has a 5-year vested right approval. A 2013 law eliminated City of Asheville extraterritorial jurisdiction and city taxes; which resulted in Hotel and Restaurant Use, in addition to Office Use, being permitted under Buncombe County Zoning Classification PS (Public Service). Seventy (70) parking spaces are currently paved and striped to demonstrate the advance level of site preparedness. Drawings H-1, HU-1 and Z-1 are dated May 8, 2015 and are attached.
- The site is visible from Interstate 40 and is very suitable for Hotel Use. A total building length of 180' is the maximum length the site will accommodate. The attached Drawing H-1 (Hotel Site Plan H-1) dated May 8, 2015, is for a 180 foot long by 68 foot wide by 5 stories high footprint which will accommodate 100 rooms with a nominal 25 foot module. The vehicular circulation will accommodate the turning radius for the City of Asheville's public transportation bus system, as well as intercity buses.
- The site has a significant topographic differential which is mitigated by a retaining wall along the Blue Ridge Parkway property line constructed in 2008. The retaining wall is designed to accommodate a multistory building foundation above, provided a 20-foot setback is observed. Even with the retaining wall a 15' grade differential exists below the entry level. After all this is Asheville. This topography will necessitate constructing a fifteen foot high crawl space, or a half basement, or a full basement, depending what functions would be useful to the hotel or office building. For example, if a daylight basement is constructed for Hotel Use, an indoor pool and fitness room could be located on the lower level with full glass walls looking out onto the woodlands of the Blue Ridge Parkway with an on grade outdoor patio, hot tub, or fire pit. The lower level could also provide space for a business center, meeting rooms, laundry rooms, mechanical rooms, Electrical Room, elevator equipment room and other support functions. The typical floor plate for the 180 foot length has 23 units per floor for four floors. If some support functions are moved from the entry floor to the lower floor this would allow an opportunity to create approximately eight (8) additional units on the entry floor level for a total of 100 units or 92 units if there are no units at entry level.

Cort Properties, LLC is the Property Owner and has no connection with developers for the property. Cort Architectural Group PA has performed site development services to date which include land acquisition, site grading, construction of utilities, retaining walls, parking lot paving and obtaining necessary zoning approvals.

# Hotel Site Adjoins the Blue Ridge Parkway

## Proximity to Nearby Areas of Interest:

Parkway Headquarters 1 min  
Blue Ridge Parkway 1 min  
Parkway Visitors Center 1 min  
Regional Retail Center 5 min  
Biltmore Village/Estate 6 min  
Folk Art Center 5 min  
Downtown Asheville 8 min  
Black Mountain 12 min  
Chimney Rock State Park 34 min  
Pisgah Mountain via Parkway 24 miles  
Craggy Gardens via Parkway 18 miles

**Zoning:** Buncombe County Hotel—  
Office—Restaurant Driveway in  
place

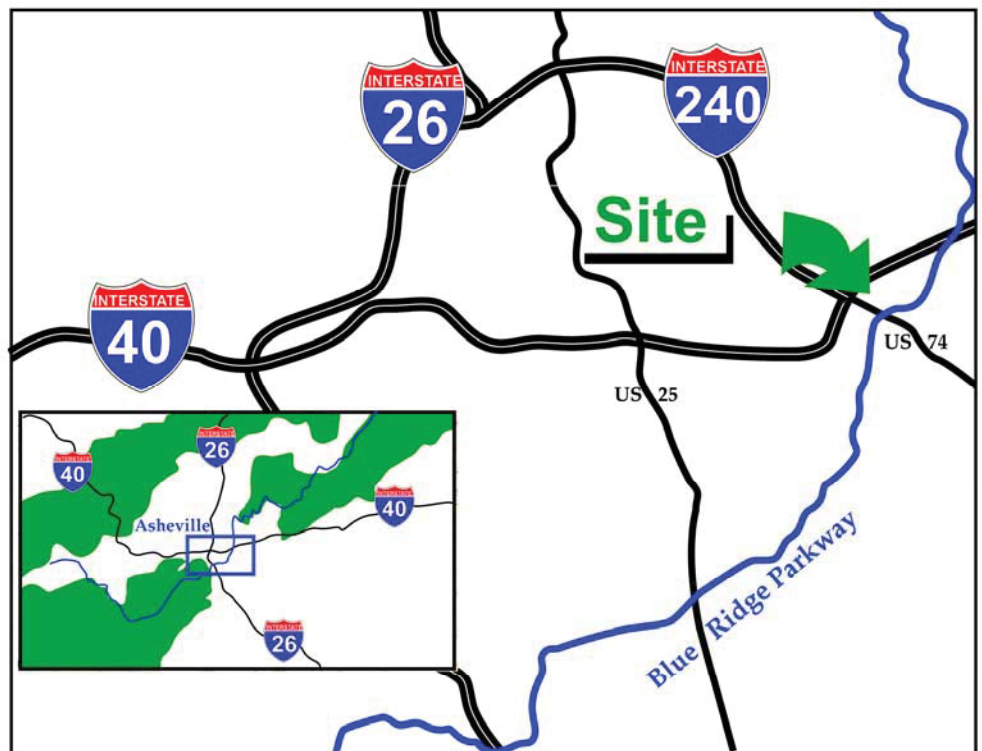
**Parking:** 100 cars

Utilities in place

8" Fire service line

8" Sanitary sewer

Fiber optic duct bank



INTERSTATE VISIBILITY  
ASHEVILLE, NC

I-40 BLUE RIDGE PARKWAY EXIT 53A

Site Address:

303 Gashes Creek Road; Asheville NC 28803

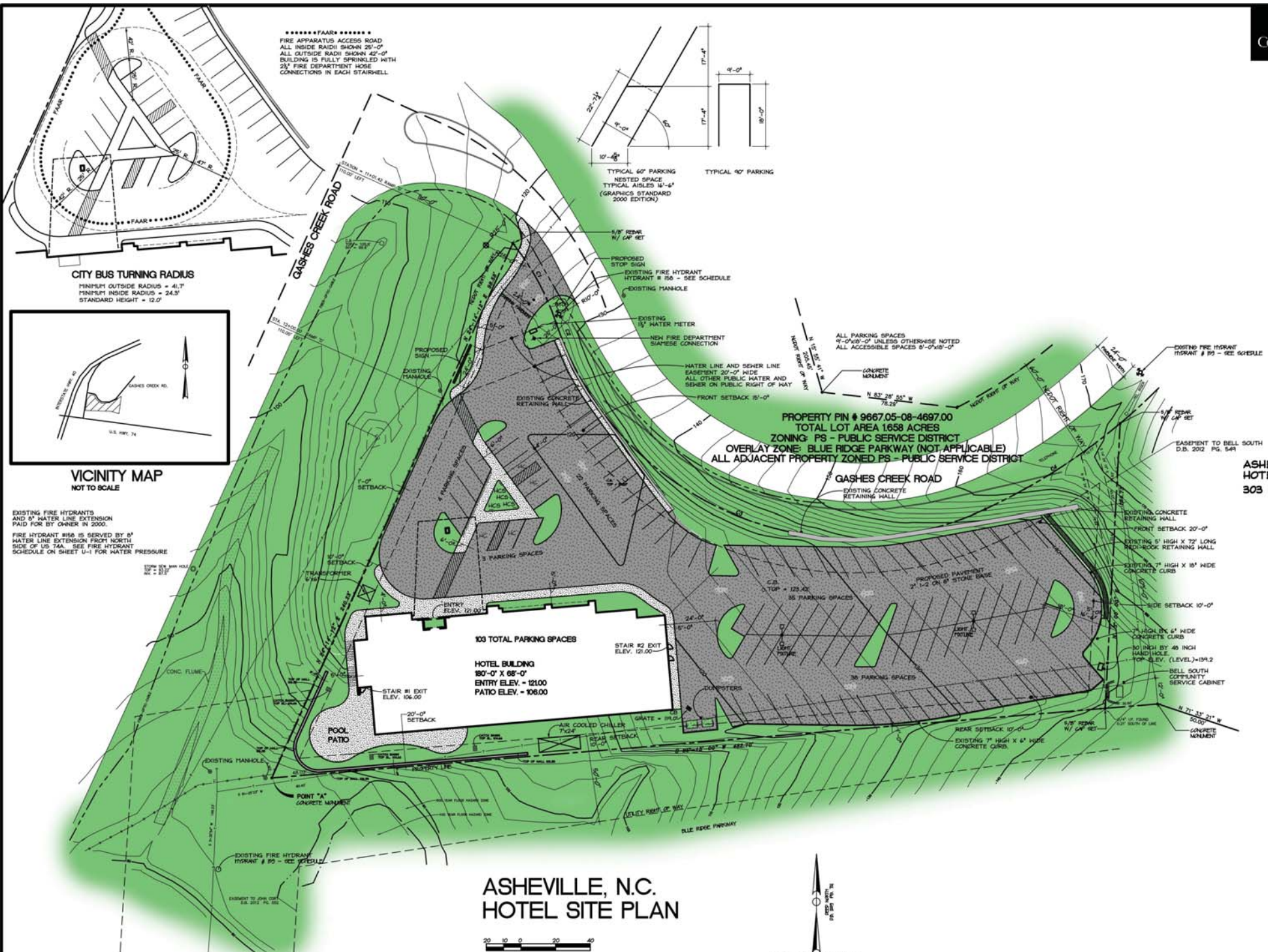






Project Number  
4992  
Date  
JUN, 2005 (CITY OF ASHEVILLE)  
JUNED NOVEMBER 15, 2013  
(COMBE COUNTY)  
JUNED MARCH 3, 2014  
HOTEL FOOTPRINT  
JUNED AUGUST 26, 2014  
JUNED OCTOBER 13, 2014  
JUNED OCTOBER 21, 2014  
JUNED MAY 8, 2015  
Sheet Number

H-1



NOTE: DEED NORTH IS ORIENTED  
1° 05' 19" EAST FROM  
N.C. GRID NORTH NAD 83



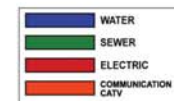
CORI ARCHITECTURAL  
GROUP, PA

233 Haywood Street  
Asheville, N.C. 28801  
828.251.5100  
FAX 252.8535  
[glenn@earthlink.com](mailto:glenn@earthlink.com)  
[www.20forty.com](http://www.20forty.com)

[plien@verfild.com](mailto:plien@verfild.com)  
[www.verfild.com](http://www.verfild.com)



ASHEVILLE, N.C.  
HOTEL BUILDING  
303 Gashes Creek Road



## HOTEL UTILITIES PLAN



## NOTES:

- 1) 8" DUCTILE IRON PIPE SEWER LINE SHOWN WAS CONSTRUCTED BY THE OWNER REPLACING AN EXISTING CLAY SEWER LINE. THE BUNCOMBE COUNTY METROPOLITAN SEWER DISTRICT ACCEPTED THE SEWER LINE DECEMBER 16, 1994
- 2) 8" WATER LINE EXTENSION SHOWN WAS CONSTRUCTED BY THE OWNER AND ACCEPTED BY THE ASHEVILLE-BUNCOMBE WATER AUTHORITY ON FEBRUARY 27, 2001
- 3) CONTOURS NOT SHOWN FOR CLARITY  
SEE SITE PLAN FOR 2' CONTOURS
- 4) FIBER OPTIC CONNECTOR AND COMMUNITY SERVICE CABINET  
PROPERTY OF AT&T

Project Number  
4992

MARCH, 2005 (CITY OF ASHEVILLE)  
REVISED NOVEMBER 15, 2013  
(BLUNCOMBE COUNTY)

Sheet Name

REVISÉ MAY 8, 2015

[utilities@pgh.net](mailto:utilities@pgh.net)

Street Number

HU-1

## FIRE HYDRANT SCHEDULE

LOCATION: US-74A & GASHES CREEK ROAD, FIRST ON RIGHT SIDE. HYDRANT # 557  
 DATE OF PG# 1988. MAKE OF HYDRANT: ULFIEDRO  
 SIZE OF MAIN B. THREAID TYPE: \_\_\_\_\_ OF OUTLETS: 3

DATE	SIZE	RESIDUAL	PISTOL	PTOT	S.P.H
7-1-04	250	850	120	1640	

LOCATION: GASHES CREEK ROAD, FIRST ON RIGHT SIDE. HYDRANT # 558  
 DATE OF PG# 2000. MAKE OF HYDRANT: GL  
 SIZE OF MAIN B. THREAID TYPE: \_\_\_\_\_ OF OUTLETS: 3

DATE	SIZE	RESIDUAL	PISTOL	PTOT	S.P.H
7-1-04	300	320	900	1640	

LOCATION: GASHES CREEK ROAD, SECOND ON RIGHT SIDE. HYDRANT # 559  
 DATE OF PG# 2000. MAKE OF HYDRANT: GL  
 SIZE OF MAIN B. THREAID TYPE: \_\_\_\_\_ OF OUTLETS: 3

DATE	SIZE	RESIDUAL	PISTOL	PTOT	S.P.H
7-1-04	170	350	90	1640	

CITY OF ASHEVILLE PROJECT NO. WPTF-09-10-020  
WATERLINE EASEMENT PLAT PH PG  
ESTOPPEL CERTIFICATE REQUIRED YES X NO



**303 Gashes Creek Road**  
CLASS A OFFICE

CORT ARCHITECTURAL  
GROUP, PA



SECTION 7-11-3 OFFICE INSTITUTIONAL - OPEN SPACE CALCULATION:

GROSS FLOOR AREA CALCULATION:

BASEMENT MECHANICAL ROOMS	2,266
FIRST FLOOR OFFICE	14,077
SECOND FLOOR OFFICE	14,096
LESS MECHANICAL, ELECTRICAL, & COMMUNICATIONS (1,000)	
GROSS FLOOR AREA	29,461
OPEN SPACE REQUIRED	N/A

PARKING RATIO CALCULATION:

1999 ASHEVILLE UNIFIED DEVELOPMENT ORDINANCE PARKING RATIO  
29,461 SF = 111 PARKING SPACES = 245 (250 MIN. REQ.) (350 MAX. REQ.)  
2 LOADING BEARINGS PROVIDED

SECTION 7-11-3 BICYCLE PARKING

55 OF TOTAL PARKING SPACES  
55 OF 111 = 5.6 (6 BICYCLE SPACES PROVIDED)

IMPERVIOUS SURFACE CALCULATION:

TOTAL PAVED AREA	37,570 SF
TOTAL ROOF AREA	14,097 SF
TOTAL IMPERVIOUS AREA	51,667 SF

51,667 - 72,222 = 71.5% IMPERVIOUS SURFACE.  
SECTION 7-6-14 (F6) REQUIRES 60% IMPERVIOUS SURFACE MAXIMUM.

NO STORM WATER DETENTION REQUIRED OR PROVIDED FOR IMPERVIOUS SURFACES  
PER 2005 BUNCOMBE COUNTY ZONING AND STORM WATER ORDINANCES.

AREA PER ACRE CALCULATION:

29,461 SF = 1.650 = 17,764 SF/ACRE

NEIGHBORING USES:

700 FT NORTH	CHURCH	60' HIGH
700 FT EAST	WAREHOUSE	24' HIGH
1,000 FT SOUTH	RESIDENCE	10' HIGH
2,000 FT WEST	HOTEL DEPOT	35' HIGH

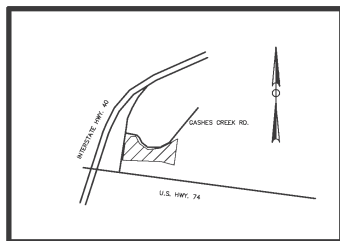
MINIMUM SETBACKS INSTITUTIONAL ZONE:

15' FRONT, 10' SIDE, 10' REAR  
SEE THIS SHEET, "NOTES"  
FOR VARIANCES TO SETBACKS

PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE.



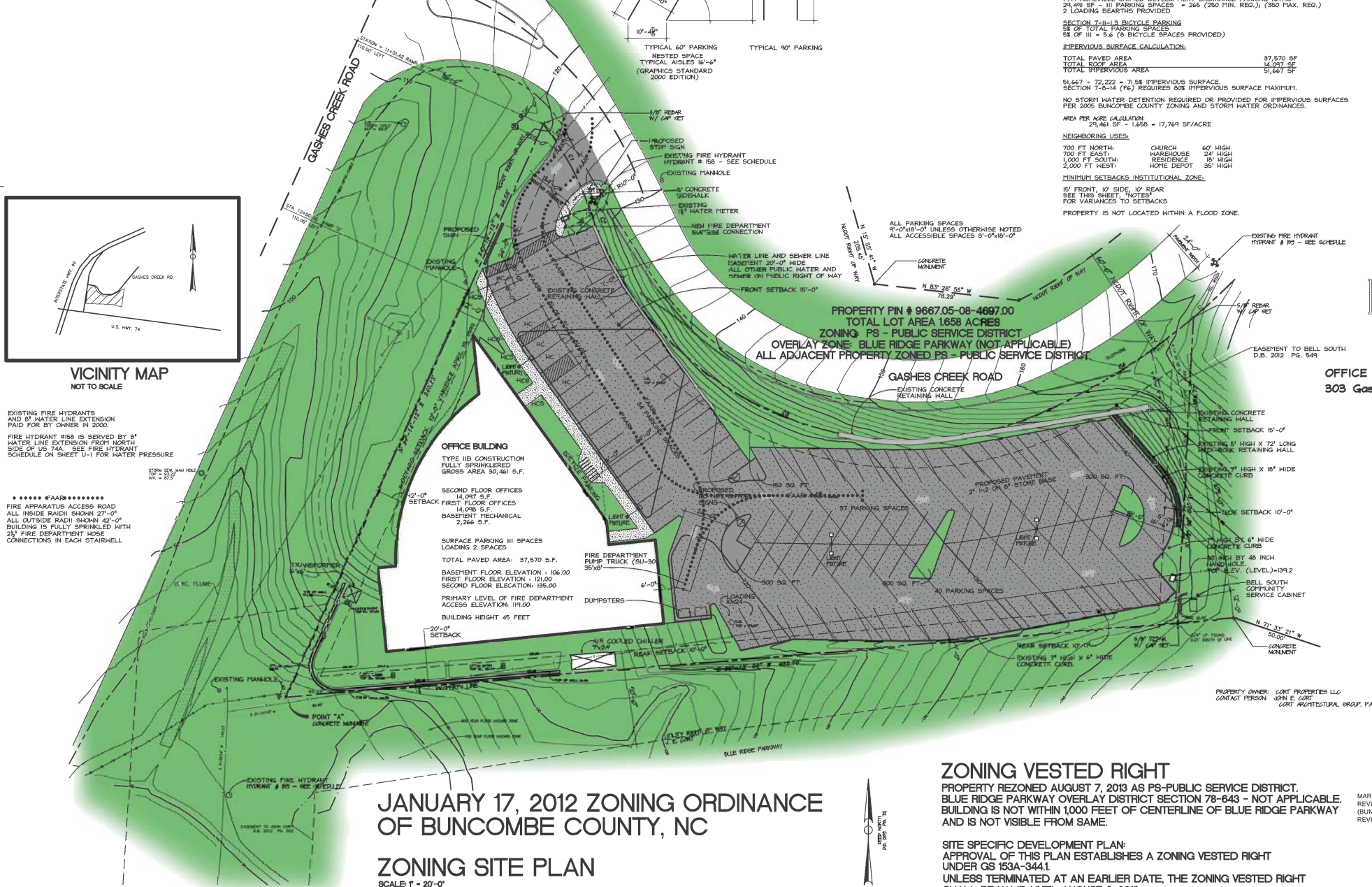
OFFICE BUILDING  
303 Gashes Creek Road



VICINITY MAP  
NOT TO SCALE

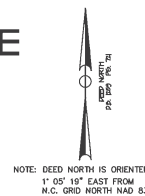
EXISTING FIRE HYDRANTS  
AND 4" WATER LINE EXTENSION  
PAID FOR BY OWNER IN 2000.  
FIRE HYDRANT #156 IS SERVED BY 8" WATER LINE EXTENSION FROM NORTH SIDE OF US 74. SEE FIRE HYDRANT SCHEDULE ON SHEET U-1 FOR WATER PRESSURE

\*\*\*\*\*FAAD\*\*\*\*\*  
FIRE APPARATUS ACCESS ROAD  
ALL INSIDE RADIUS SHOWN 27'-0"  
ALL OUTSIDE RADIUS SHOWN 42'-0"  
BUILDING IS FULLY SPRINKLED WITH 2 1/2" FIRE DEPARTMENT HOSE CONNECTIONS IN EACH STAIRWELL



JANUARY 17, 2012 ZONING ORDINANCE  
OF BUNCOMBE COUNTY, NC

ZONING SITE PLAN  
SCALE: 1" = 20'-0"



ZONING VESTED RIGHT

PROPERTY REZONED AUGUST 7, 2013 AS PS-PUBLIC SERVICE DISTRICT.  
BLUE RIDGE PARKWAY OVERLAY DISTRICT SECTION 78-643 - NOT APPLICABLE.  
BUILDING IS NOT WITHIN 1000 FEET OF CENTERLINE OF BLUE RIDGE PARKWAY  
AND IS NOT VISIBLE FROM SAME.

SITE SPECIFIC DEVELOPMENT PLAN:

APPROVAL OF THIS PLAN ESTABLISHES A ZONING VESTED RIGHT  
UNDER GS 153A-344.1.

UNLESS TERMINATED AT AN EARLIER DATE, THE ZONING VESTED RIGHT  
SHALL BE VALID UNTIL AUGUST 6, 2018.

Project Number  
4992  
Date  
MARCH, 2005 (CITY OF ASHEVILLE)  
REVISED NOVEMBER 15, 2013  
(BUNCOMBE COUNTY)  
REVISED AUGUST 26, 2014  
Sheet Name

Sheet Number





## Cort Properties, LLC CUP/Variance Applications

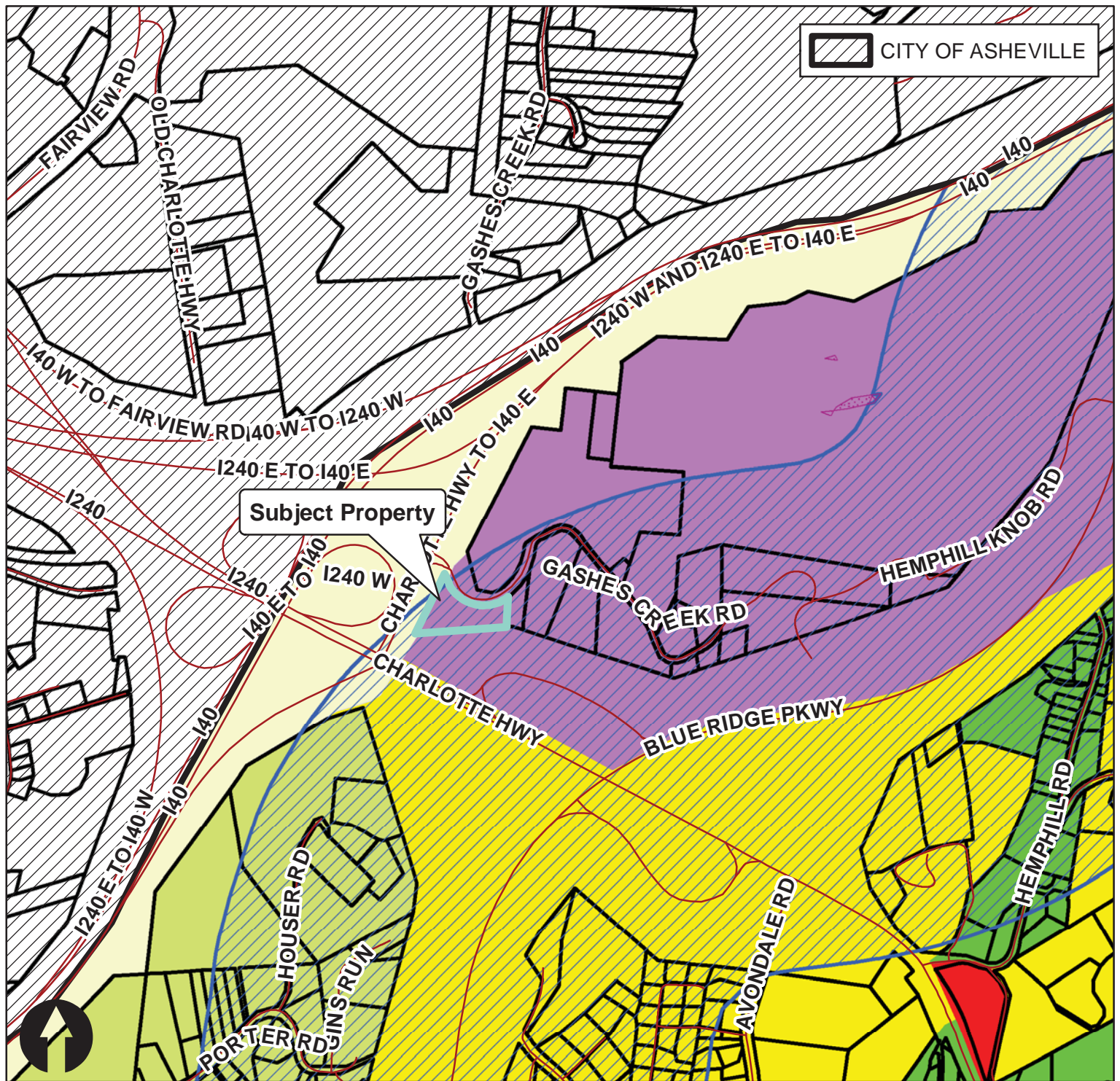
Case Number: ZPH2015-00078 & 00080  
Approximate Property Size: 1.65 acres  
Application Date: November 10, 2015  
BOA Hearing Date: January 13, 2016



0 200 400 800  
Feet

Created By: Buncombe Co. Planning  
Date: December 28, 2015





0 0.2 0.4  
Miles

## Cort Properties, LLC CUP/Variance Applications

Case Number: ZPH2015-00078 & 00080

Approximate Property Size: 1.65 acres

Application Date: November 10, 2015

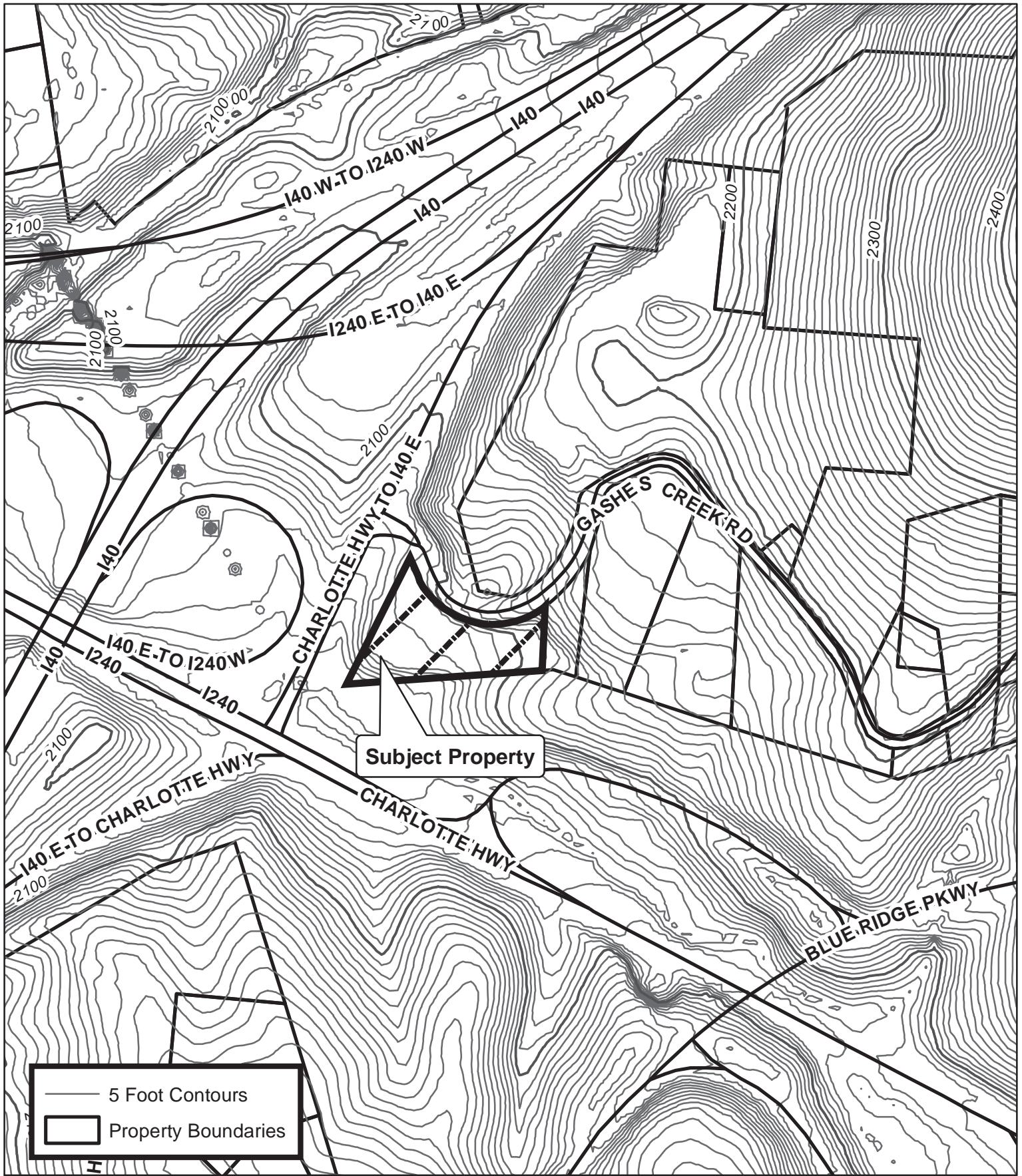
BOA Hearing Date: January 13, 2016

Created By: Buncombe Co. Planning

Date: December 28, 2015

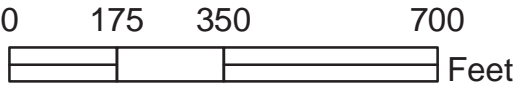
AI	EMP	R-1
BDM	NS	R-2
CR	OU	R-3
CS	PS	R-LD
Blue Ridge Parkway Overlay		
Protected Ridge Overlay		
Protected Ridge & Parkway		
Steep Slope/High Elevation		
Steep Slope/High Elev. & Pkwy		





**Cort Properties, LLC**  
**CUP/Variance Applications**

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Created By: Buncombe Co. Planning  
Date: December 28, 2015





LEGEND

D 5/8 IN. REBAR W/CAP SET  
UNLESS OTHERWISE NOTED

C POINT NOT SET  
CONCRETE MONUMENT

F POINT NOT SET  
CONCRETE MONUMENT

G NAIL SET IN ASPHALT

TREE

BARB-WIRE FENCE

CHAIN LINK FENCE

WOOD RAIL FENCE

CENTERLINE OF CREEK

POWER LINE

TELEPHONE LINE

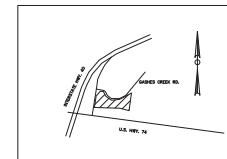
CATV CABLE TELEVISION LINE

35 EXISTING TREES  
ON NCDOT R/W  
INSTALLED 1994

LIMITS OF DISTURBED  
AREA = .93 ACRES

EXISTING PAVED PARKING  
LOT WITH 73 SPACES

1. PROPERTY OWNER IS CORT PROPERTIES, LLC.
2. CONTACT PERSON IS JOHN CORT, CORT ARCHITECTURAL GROUP, 239 HAYWOOD STREET, ASHEVILLE, NC 28801.
3. NAME OF PROJECT: ASHEVILLE, NC EASTPOINTE HOTEL BUILDING
4. PROJECT IS LOCATED AT 303 GASHES CREEK ROAD, ASHEVILLE, NC 28803.
5. PIN IS 9667085744.
6. SUBJECT PROPERTY IS 1.658 ACRES.
7. SUBJECT PROPERTY IS ZONED PS-PUBLIC SERVICE DISTRICT.
8. ALL ADJACENT PROPERTY IS ZONED PS.



VICINITY MAP



ELEVATION  
1740

EXISTING FIRE HYDRANT

II EXISTING RED  
MAPLES ON NCDOT  
R/W INSTALLED 1994

ASHEVILLE, N.C.  
EASTPOINTE  
HOTEL BUILDING  
303 Gashes Creek Road

# ASHEVILLE, N.C. HOTEL SITE LANDSCAPE PLAN

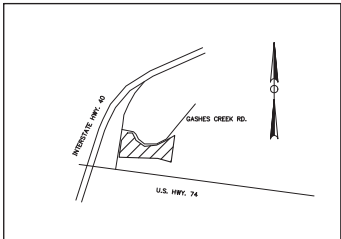
PROPERTY REZONED AUGUST 7, 2013 AS PS-PUBLIC SERVICE DISTRICT.  
BLUE RIDGE PARKWAY OVERLAY DISTRICT SECTION 78-643 - NOT APPLICABLE.  
BUILDING IS NOT WITHIN 1,000 FEET OF CENTERLINE OF BLUE RIDGE PARKWAY  
AND IS NOT VISIBLE FROM SAME.

**SITE SPECIFIC DEVELOPMENT PLAN:  
APPROVAL OF THIS PLAN ESTABLISHES A ZONING VESTED RIGHT  
UNDER GS 153A-344.1  
UNLESS TERMINATED AT AN EARLIER DATE, THE ZONING VESTED RIGHT  
SHALL BE VALID UNTIL JANUARY 13, 2021.**

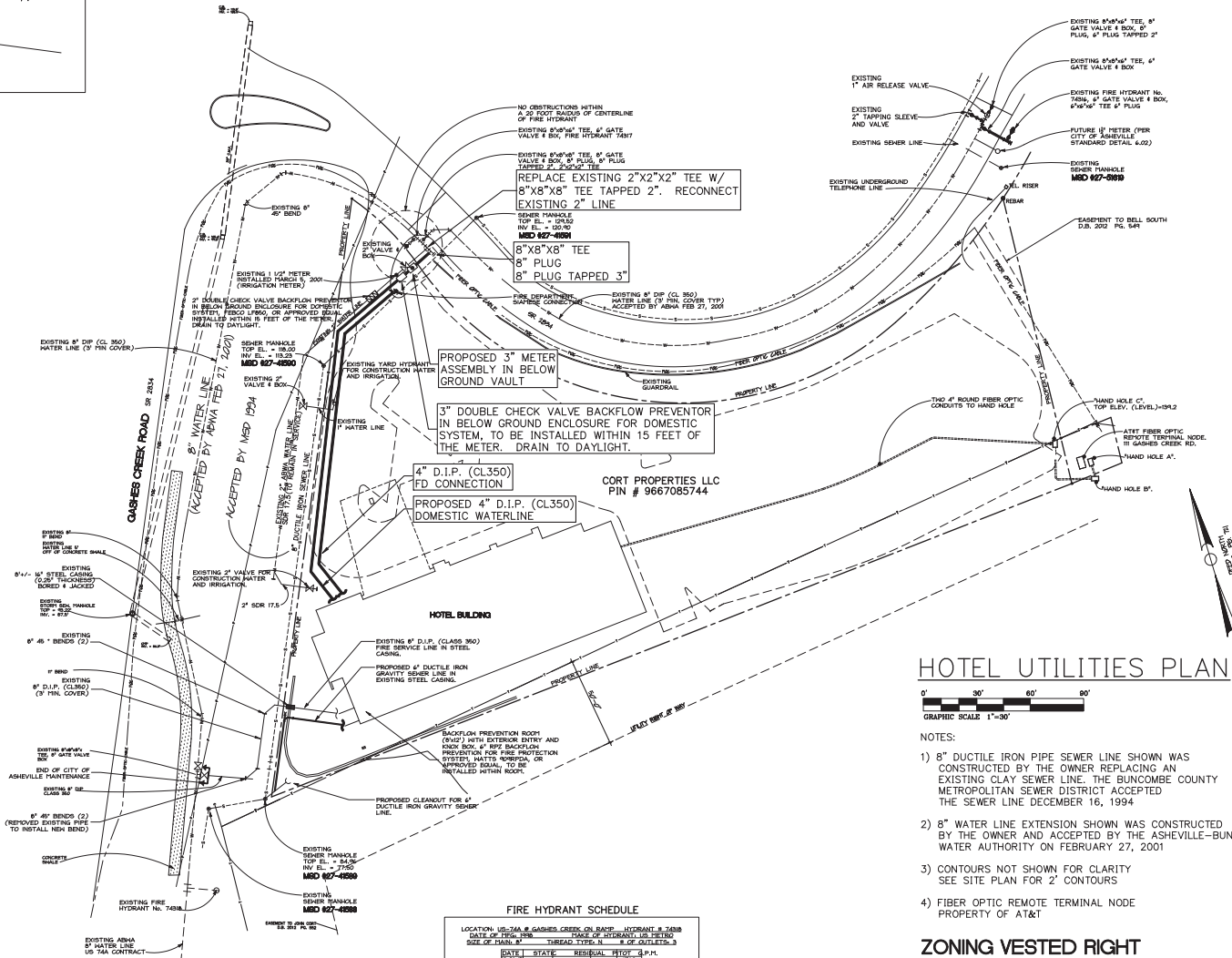
Project Number	4992
Date	MARCH, 2005 (CITY OF ASHEVILLE) REVISED NOVEMBER 15, 2013 (BUNCOMBE COUNTY)
	REVISED MARCH 3, 2014 FOR HOTEL FOOTPRINT
	REVISED OCTOBER 13, 2014
	REVISED OCTOBER 21, 2014
	REVISED JULY 17, 2015
	REVISED NOVEMBER 10, 2015
Sheet Number	

H-2

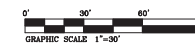




VICINITY MAP  
NOT TO SCALE



## HOTEL UTILITIES PLAN



### NOTES:

- 1) 8" DUCTILE IRON PIPE SEWER LINE SHOWN WAS CONSTRUCTED BY THE OWNER REPLACING AN EXISTING CLAY SEWER LINE. THE BUNCOMBE COUNTY METROPOLITAN SEWER DISTRICT ACCEPTED THE SEWER LINE DECEMBER 16, 1994
- 2) 8" WATER LINE EXTENSION SHOWN WAS CONSTRUCTED BY THE OWNER AND ACCEPTED BY THE ASHEVILLE-BUNCOMBE WATER AUTHORITY ON FEBRUARY 27, 2001
- 3) CONTOURS NOT SHOWN FOR CLARITY SEE SITE PLAN FOR 2' CONTOURS
- 4) FIBER OPTIC REMOTE TERMINAL NODE PROPERTY OF AT&T

## ZONING VESTED RIGHT

PROPERTY REZONED AUGUST 7, 2018 AS PB-PUBLIC SERVICE DISTRICT. BLUE RIDGE PARKWAY OVERLAY DISTRICT SECTION 78-643 - NOT APPLICABLE. BUILDING IS NOT WITHIN 1000 FEET OF CENTERLINE OF BLUE RIDGE PARKWAY AND IS NOT VISIBLE FROM SAME.

**SITE SPECIFIC DEVELOPMENT PLAN**  
APPROVAL OF THIS PLAN ESTABLISHES A ZONING VESTED RIGHT UNDER GS 153A-344.1. UNLESS TERMINATED AT AN EARLIER DATE, THE ZONING VESTED RIGHT SHALL BE VALID UNTIL JANUARY 1, 2021.

CITY OF ASHEVILLE PROJECT NO. WPEY 15-16-034  
WATERLINE EASEMENT PLAT PG. \_\_\_\_\_  
ESTOPPEL CERTIFICATE REQUIRED YES ☒ NO ☐

FIRE HYDRANT SCHEDULE				
LOCATION: US-74A & GASHES CREEK ON RAMP HYDRANT # 74218				
DATE OF TEST: 1998				
SIZE OF TANK: 4" THERMAD: 1100 LBS. & 200 GALLONS 3				
CITY	STATE	RESIDUAL	PILOT	3" P.I.
1	1	1	1	1
LOCATION: GASHES CREEK ROAD FIRST ON RIGHT SIDE HYDRANT # 74217				
DATE OF TEST: 2000				
SIZE OF TANK: 4" THERMAD: 1100 LBS. & 200 GALLONS 3				
CITY	STATE	RESIDUAL	PILOT	3" P.I.
1	1	1	1	1



ASHEVILLE, N.C.  
EASTPOINTE  
HOTEL BUILDING  
303 Gashes Creek Road

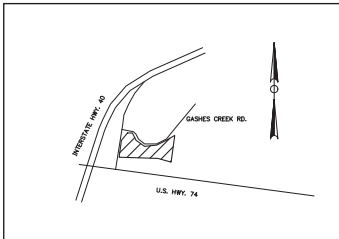


Project Number  
4962  
Date  
November 10, 2015

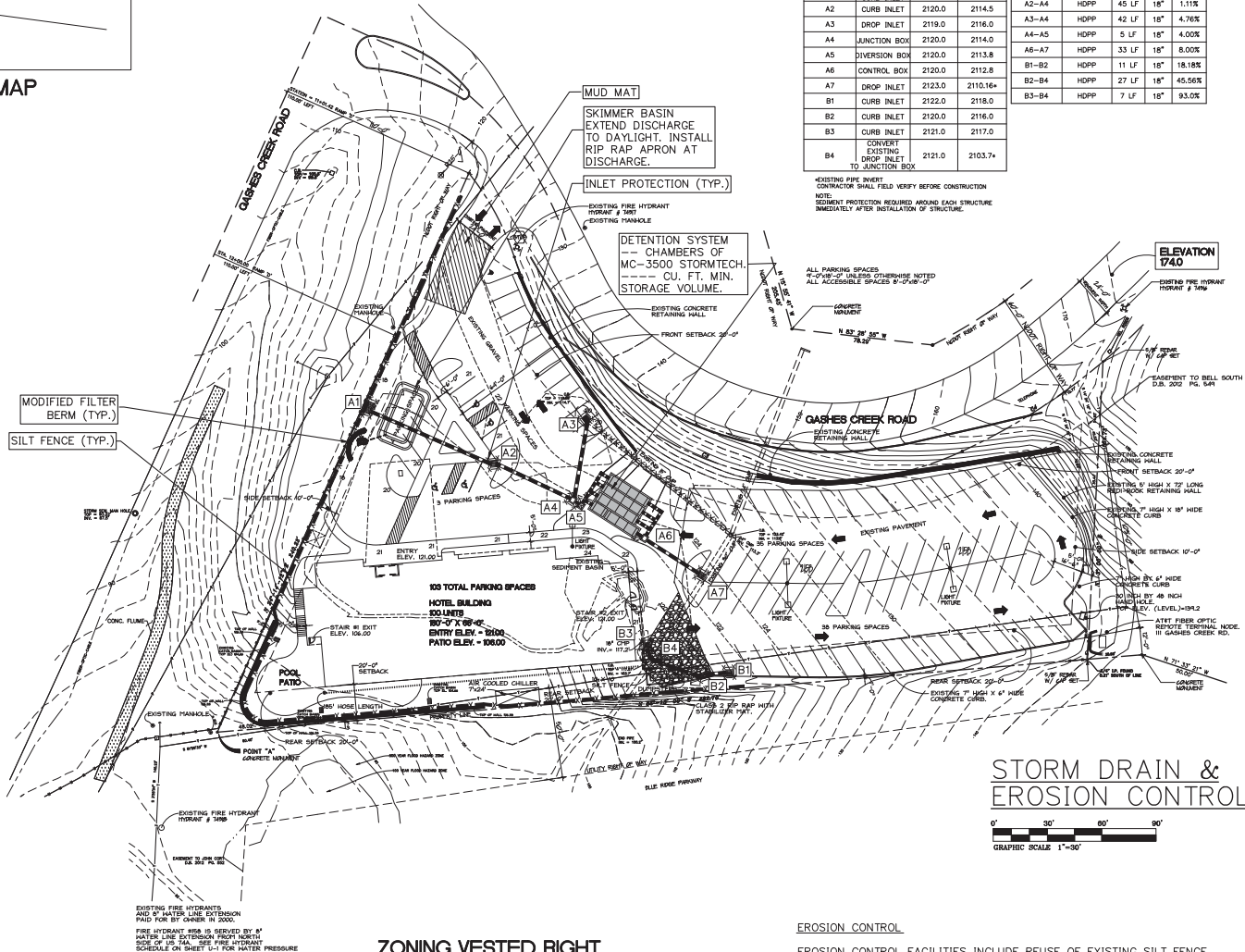
Sheet Name

Sheet Number

C-1



VICINITY MAP  
NOT TO SCALE



STORM DRAINAGE STRUCTURE SCHEDULE

STORM DRAINAGE STRUCTURE	TYPE	TOP ELEVATION	INV. ELEV.
A1	DOUBLE CURB INLET	2118.0	2115.0
A2	CURB INLET	2120.0	2114.5
A3	DROP INLET	2119.0	2116.0
A4	JUNCTION BOX	2120.0	2114.0
A5	DIVERSION BOX	2120.0	2113.8
A6	CONTROL BOX	2120.0	2112.8
A7	DROP INLET	2123.0	2110.16+
B1	CURB INLET	2122.0	2118.0
B2	CURB INLET	2120.0	2116.0
B3	CURB INLET	2121.0	2117.0
B4	CONVERT EXISTING DROP INLET TO JUNCTION BOX	2121.0	2103.7+

STORM DRAINAGE PIPE SCHEDULE

PIPE	MATERIAL	LENGTH (FT)	SIZE (IN)	SLOPE
A1-A2	HDPP	72 LF	18"	0.70%
A2-A4	HDPP	45 LF	18"	1.11%
A3-A4	HDPP	42 LF	18"	4.76%
A4-A5	HDPP	5 LF	18"	4.00%
A6-A7	HDPP	33 LF	18"	6.00%
B1-B2	HDPP	11 LF	18"	18.18%
B2-B4	HDPP	27 LF	18"	45.56%
B3-B4	HDPP	7 LF	18"	93.0%

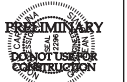
DEVELOPMENT DATA BLOCK

OWNER/DEVELOPER:	CORT PROPERTIES, LLC
CONTACT:	JOHN CORT
PHONE:	828.252.0002
ADDRESS:	44 WINDSOR ROAD ASHEVILLE, NC 28804
PER:	9538447785
PHYSICAL ADDRESS:	303 GASHES CREEK ROAD ASHEVILLE, NC 28804
PRIORITY SIZE:	165 ACRES
ZONING DISTRICT:	PS-PUBLIC SERVICE
SETBACKS:	20' FRONT & REAR, 10' SIDES
LAND DISTURBANCE:	40,560.00 SQ. FT. (585 AC)
SCH. TITLE:	48.5% CUL. 5.2% FILL 46.3% TNC
SUPERVISOR AND PREVIOUS AREAS:	
PRE-DEVELOPMENT:	
EXISTING DRIVE - 4833.00 SF	
EXISTING PARKING LOT - 8005.00 SF	
INTERVIOUS AREA - 258647 SQ. FT. (369 AC)	
% SITE INTERVIOUS - 34.00%	
PERVIOUS AREA - 45750.00 SQ. FT. (658 AC)	
% SITE PERVIOUS - 44.00%	
POST-DEVELOPMENT:	
PROPOSED PARKING - 4500.00 SF (64.5 AC)	
PROPOSED BUILDING - 1335.00 SF (3.06 AC)	
PROPOSED ADDITIONAL PERVIOUS AREA: BERM - 4.50% - 20,000.00 SF	
INTERVIOUS AREA - 15747.83 SQ. FT. (226 AC)	
% SITE INTERVIOUS - 78.00%	
PERVIOUS AREA - 40720.00 SQ. FT. (593 AC)	
% SITE PERVIOUS - 22.00%	

239 Haywood Street  
Asheville, N.C. 28801  
828.251.5100  
FAX 252.255.5100  
john@cortusa.com  
www.cortusa.com



ASHEVILLE, N.C.  
EASTPOINTE  
HOTEL BUILDING  
303 Gashes Creek Road



Davis Civil Solutions, PA  
Site Plan Review & Engineering  
1000 S. Lexington Ave., Suite 200  
Charlotte, NC 28203  
704.333.3333  
www.daviscivil.com

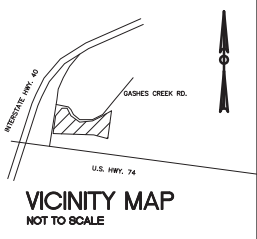
Project Number  
4962  
Date  
November 10, 2015

Sheet Name

Sheet Number

C-2





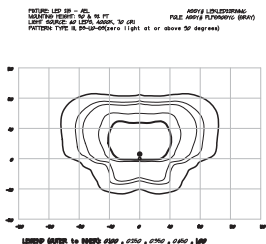
VICINITY MAP  
NOT TO SCALE

CALCULATION SUMMARY									
ITEM	DESCRIPTION	UNIT / TYPE	# FTS	CPAC	CPDP	AVE	MAX	MIN	MAX/MIN
Parking	ASPH/CONCRETE	Parking Area	579	0.00	<0	100	5.16	0.00	5.16
		Property Line	04	0.00	<0	0.91	1.11	0.01	0.02/0.91

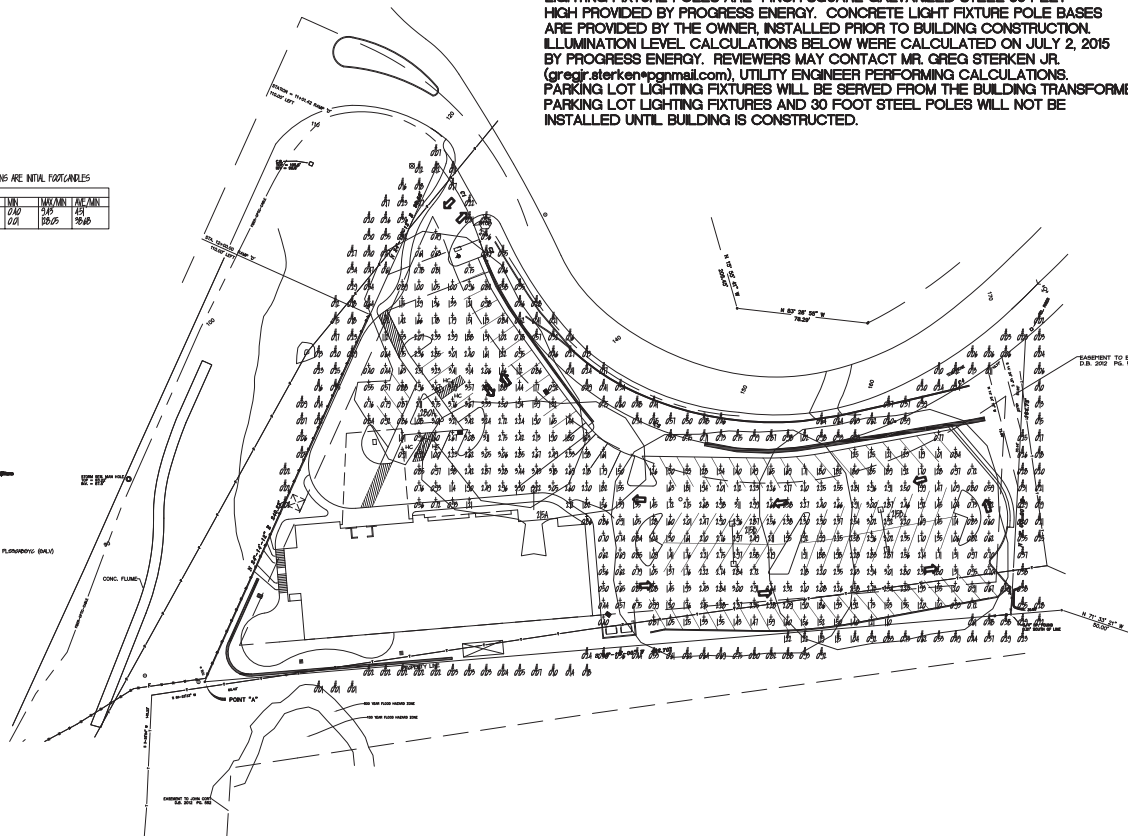
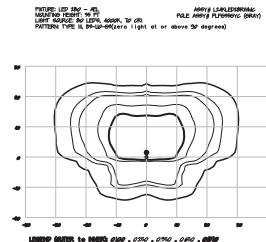
LIGHTING CALCULATIONS ARE INITIAL FOOTCANDLES

ITEM	DESCRIPTION	LAMP	LUMENS	MAINTENANCE	LF	QTY
75A	American Electric LE150W-4/POLE	(1) LED 4000K	85461	30' Mt Ht	Autobahn	100
75B	American Electric LE150W-4/POLE	(1) LED 4000K	85461	30' Mt Ht	Autobahn	100
75B/A	American Electric LE150W-4/POLE	(1) LED 4000K	85461	30' Mt Ht	Autobahn	100

ISOPHOT-CANDLE CURVES



ISOPHOT-CANDLE CURVES



## PARKING LOT LIGHTING FIXTURES

PARKING LOT LIGHTING FIXTURES HAVE BEEN SELECTED TO COMPLY WITH BUNCOMBE COUNTY ZONING ORDINANCE REQUIREMENTS. LIGHTING FIXTURES ARE PROVIDED BY PROGRESS ENERGY LED FIXTURES 215A, 215B AND 280A. LIGHTING FIXTURE POLES ARE 4 INCH SQUARE GALVANIZED STEEL 30 FEET HIGH PROVIDED BY PROGRESS ENERGY. CONCRETE LIGHT FIXTURE POLE BASES ARE PROVIDED BY THE OWNER, INSTALLED PRIOR TO BUILDING CONSTRUCTION. ILLUMINATION LEVEL CALCULATIONS BELOW WERE CALCULATED ON JULY 2, 2015 BY PROGRESS ENERGY. REVIEWERS MAY CONTACT MR. OREG STERKEN JR. (greg.sterken@gmail.com), UTILITY ENGINEER PERFORMING CALCULATIONS. PARKING LOT LIGHTING FIXTURES WILL BE SERVED FROM THE BUILDING TRANSFORMER. PARKING LOT LIGHTING FIXTURES AND 30 FOOT STEEL POLES WILL NOT BE INSTALLED UNTIL BUILDING IS CONSTRUCTED.

CORP ARCHITECTURAL GROUP, PA

239 Haywood Street  
Asheville, N.C. 28801  
828.251.5100  
FAX 252.85.3535  
plan@corpinfo.com  
www.corpinfo.com



ASHEVILLE, N.C.  
EASTPOINTE  
HOTEL BUILDING  
303 Gashes Creek Road

## LIGHTING DESIGN TOLERANCE

The calculated footcandle light levels in this lighting design are predicted values and are based on specific information that has been supplied to Duke Energy Progress. Any inaccuracies in the supplied information, differences in luminaires, installation, lighted area geometry including elevation differences, relative properties of surrounding surfaces, obstructions (towers or otherwise) in the lighted area, or lighting from sources other than listed in this design may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and luminaire manufacture will also affect results.

Customer approval \_\_\_\_\_

Date \_\_\_\_\_



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CORT HOTEL	
BUNCOMBE COUNTY NC	
SITE LIGHTING PLAN	
Designed by	DEP LIGHTING SOLUTIONS
Reviewed by	C. BRENO
Date	01/01/2016
Scale	1" = 30'
Sheet	1 of 1
Description	LEDS & LEDS ROADWAY FIXTURES
Drawing No.	15-000A
Sheet	1 of 1

## HOTEL SITE LIGHTING PLAN



NOTE: DEED NORTH IS ORIENTED  
1° 05' 19" EAST FROM  
N.C. GRID NORTH NAD 83

## ZONING VESTED RIGHT

PROPERTY REZONED AUGUST 7, 2013 AS PS-PUBLIC SERVICE DISTRICT. BLUE RIDGE PARKWAY OVERLAY DISTRICT SECTION 78-643 - NOT APPLICABLE. BUILDING IS NOT WITHIN 1,000 FEET OF CENTERLINE OF BLUE RIDGE PARKWAY AND IS NOT VISIBLE FROM SAME.

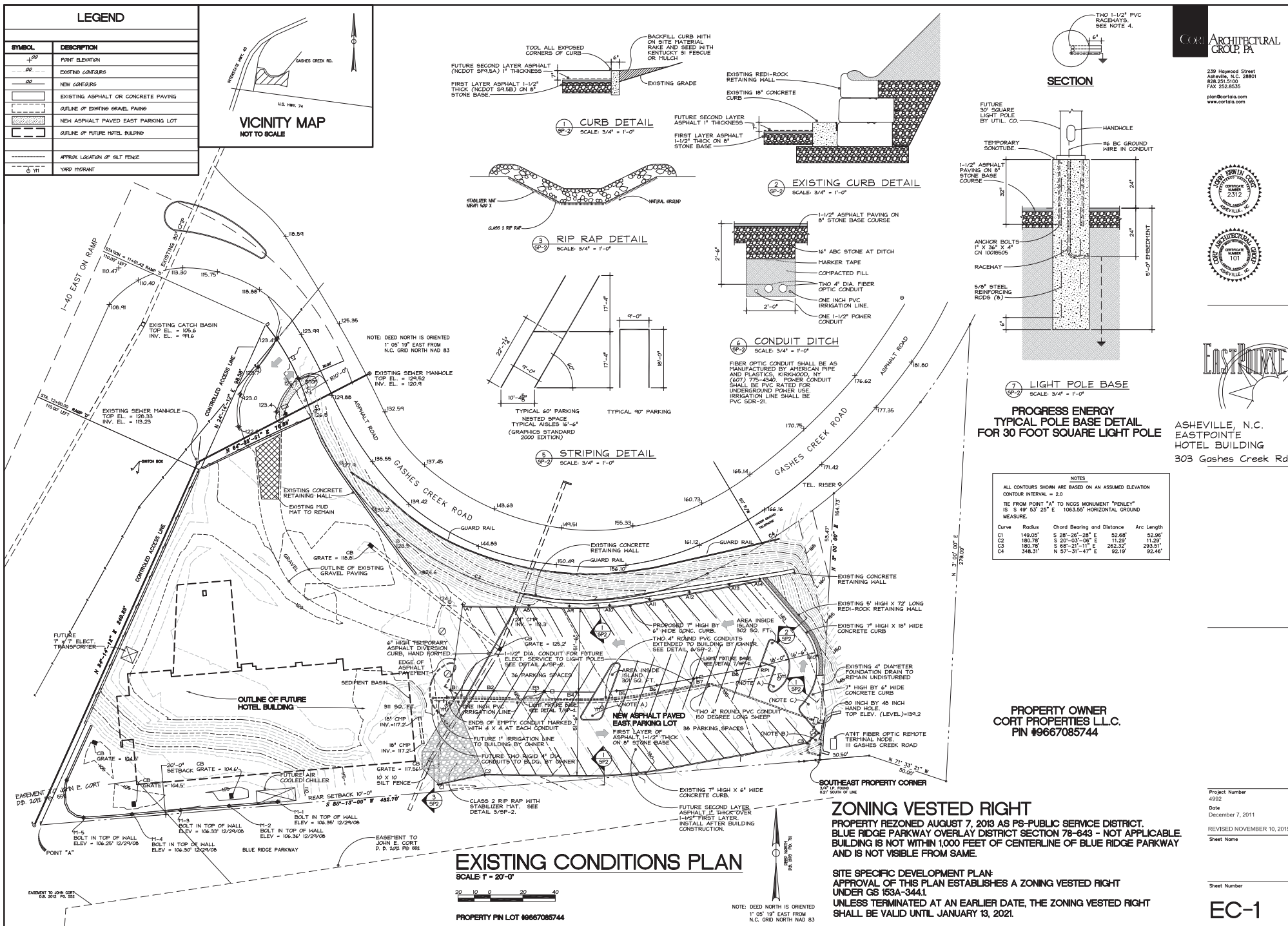
SITE SPECIFIC DEVELOPMENT PLAN:  
APPROVAL OF THIS PLAN ESTABLISHES A ZONING VESTED RIGHT UNDER GS 153A-344.1

UNLESS TERMINATED AT AN EARLIER DATE, THE ZONING VESTED RIGHT SHALL BE VALID UNTIL JANUARY 13, 2021.

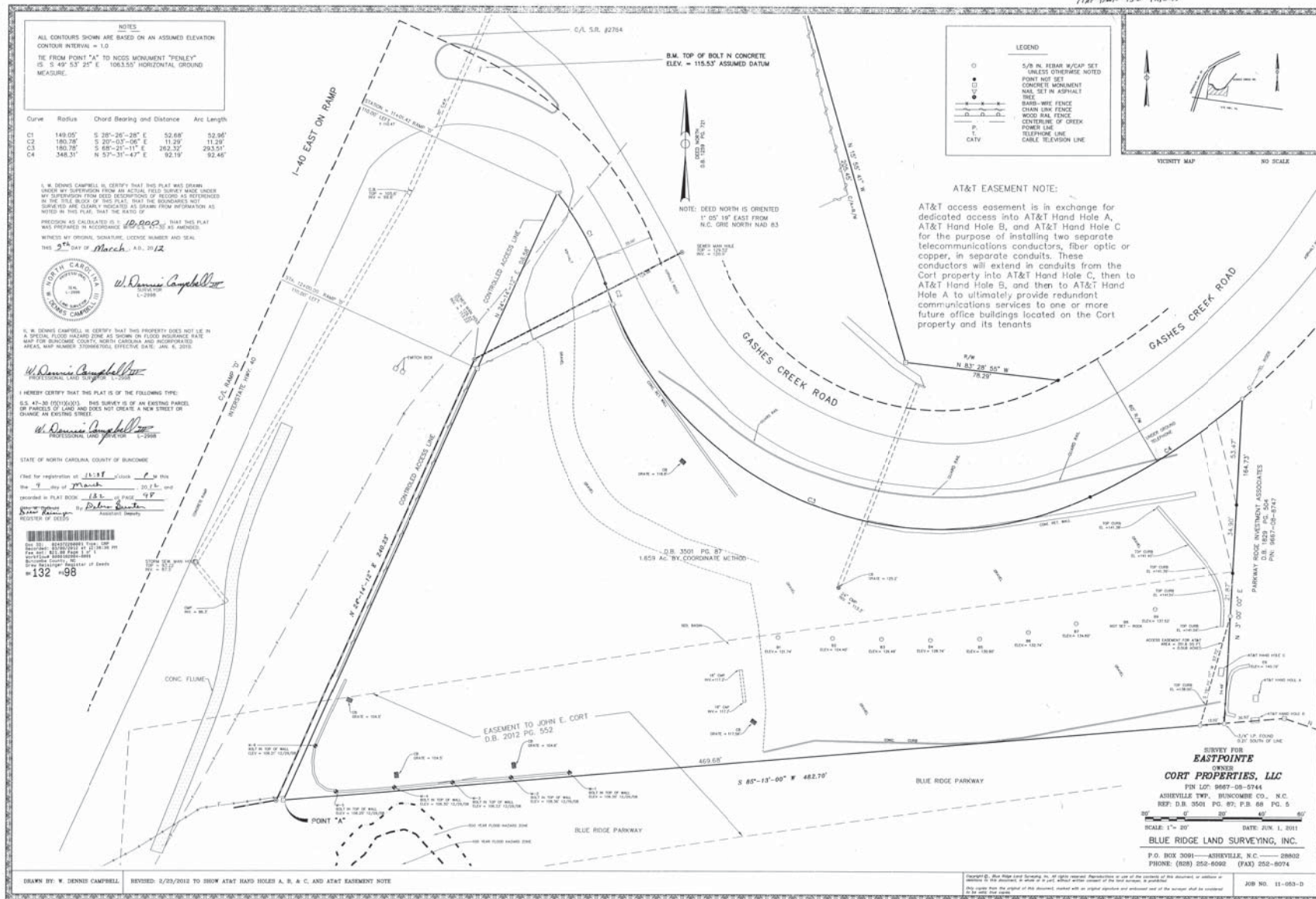
Project Number  
4002  
Date  
MARCH, 2005 (CITY OF ASHEVILLE)  
REVISED NOVEMBER 15, 2013  
(BUNCOMBE COUNTY)  
REVISED MARCH 13, 2014  
FOR HOTEL FOOTPRINT  
REVISED OCTOBER 13, 2014  
REVISED OCTOBER 21, 2014  
REVISED JULY 17, 2015  
REVISED NOVEMBER 10, 2015

Sheet Number

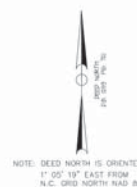
HSL-1







## BOUNDARY SURVEY



## ZONING VESTED RIGHT

PROPERTY REZONED AUGUST 7, 2013 AS PS-PUBLIC SERVICE DISTRICT.  
BLUE RIDGE PARKWAY OVERLAY DISTRICT SECTION 78-643 - NOT APPLICABLE.  
BUILDING IS NOT WITHIN 1,000 FEET OF CENTERLINE OF BLUE RIDGE PARKWAY  
AND IS NOT VISIBLE FROM SAME.

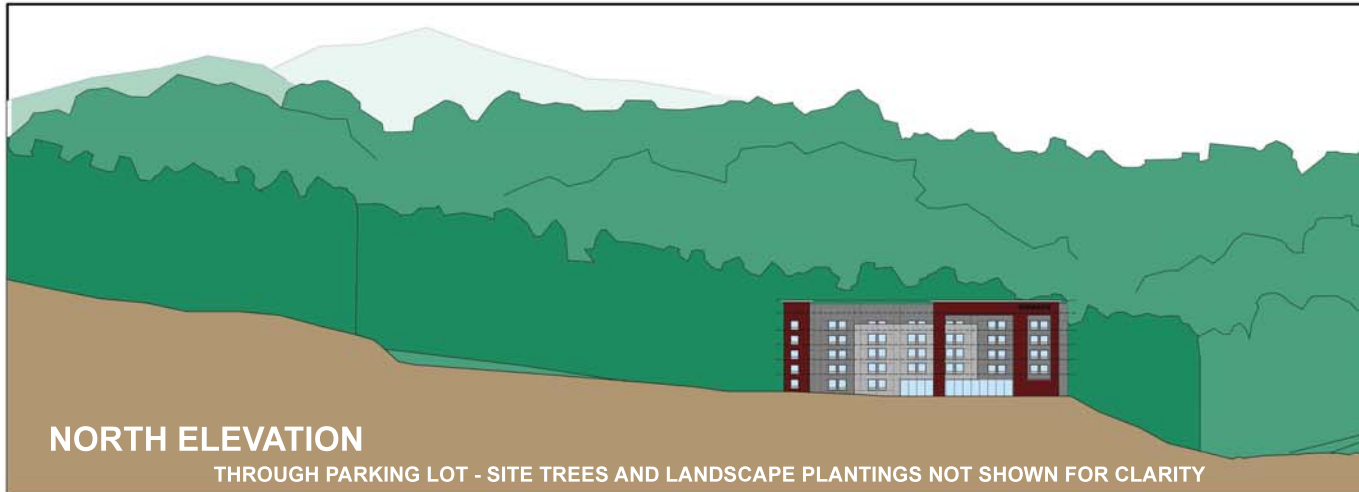
SITE SPECIFIC DEVELOPMENT PLAN:  
APPROVAL OF THIS PLAN ESTABLISHES A ZONING VESTED RIGHT  
UNDER GS 153A-344.1.  
UNLESS TERMINATED AT AN EARLIER DATE, THE ZONING VESTED RIGHT  
SHALL BE VALID UNTIL JANUARY 13, 2021.

Project Number  
4002

Revised  
MARCH, 2005 (CITY OF ASHEVILLE)  
REVISED NOVEMBER 15, 2013  
(BUNCOMBIE COUNTY)  
REVISED MARCH 3, 2014  
FOR HOTEL FOOTPRINT  
REVISED OCTOBER 13, 2014  
REVISED OCTOBER 21, 2014  
REVISED JULY 17, 2015  
REVISED NOVEMBER 10, 2015

Street Number

BS-1



**NORTH ELEVATION**

THROUGH PARKING LOT - SITE TREES AND LANDSCAPE PLANTINGS NOT SHOWN FOR CLARITY



**EAST ELEVATION**

SCALE 1/16" = 1'-0"



**SOUTH ELEVATION**

SCALE 1/16" = 1'-0"



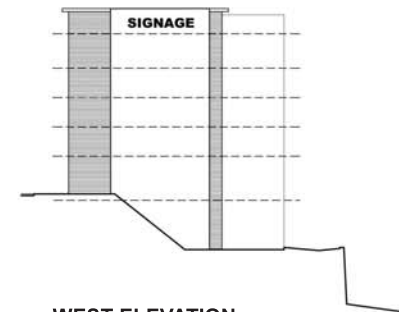
**NORTH ELEVATION**

SCALE 1/16" = 1'-0"



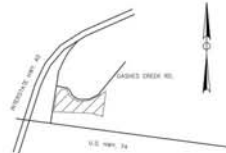
**SOUTH ELEVATION**

AT PROPERTY LINE- SITE TREES AND LANDSCAPE PLANTINGS NOT SHOWN FOR CLARITY



**WEST ELEVATION**

SCALE 1/16" = 1'-0"



**VICINITY MAP**  
NOT TO SCALE

## ELEVATION FROM EACH CARDINAL DIRECTION

## ZONING VESTED RIGHT

PROPERTY REZONED AUGUST 7, 2013 AS PS-PUBLIC SERVICE DISTRICT.  
BLUE RIDGE PARKWAY OVERLAY DISTRICT SECTION 78-643 - NOT APPLICABLE.  
BUILDING IS NOT WITHIN 1,000 FEET OF CENTERLINE OF BLUE RIDGE PARKWAY  
AND IS NOT VISIBLE FROM SAME.

SITE SPECIFIC DEVELOPMENT PLAN:  
APPROVAL OF THIS PLAN ESTABLISHES A ZONING VESTED RIGHT  
UNDER GS 153A-344.1.  
UNLESS TERMINATED AT AN EARLIER DATE, THE ZONING VESTED RIGHT  
SHALL BE VALID UNTIL JANUARY 13, 2021.





ASHEVILLE, N.C.  
EASTPOINTE  
HOTEL BUILDING  
303 Gashes Creek Rd

NO.	DATE	DESCRIPTION

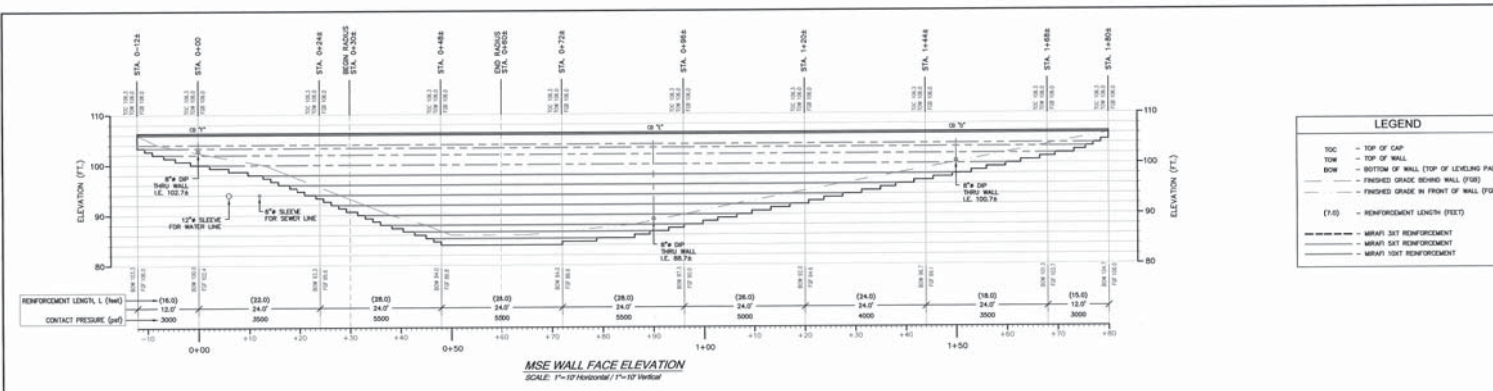


PROJECT: EASTPOINTE BLDG  
ASHEVILLE, NORTH CAROLINA  
PREPARED FOR: CORT ARCHITECTURAL GROUP  
ASHEVILLE, NORTH CAROLINA

SHEET TITLE:  
**MSE RETAINING  
WALL DESIGN**

DRAWN BY: MGR  
CHECKED BY: DAS  
DATE: 11-25-07  
SCALE: AS SHOWN  
JOB NO.: 1261-07-622

SHEET NUMBER:  
**R1** OF 3



## HILTON'S NEW BRAND OFFERS CUSTOMIZATION TO MILLENNIALS

-Hilton Worldwide today announced a new affordable brand targeting younger travelers.



An artist's rendering of a guest room at a Tru by Hilton, a new midscale hotel brand that will debut at the end of 2016.

Tru by Hilton will debut at the end of this year. It will be Hilton's 13th brand, and its re-entry into the midscale hotel segment. The company introduced the new brand at the Americas Lodging Investment Summit in Los Angeles.

The company already has 102 hotels signed. Another 30 properties are in various stages of approval in cities such as Atlanta, Houston and Chicago.

"I ultimately think this will be our biggest brand over time," says Hilton CEO Christopher Nassetta.

The move comes as the hotel industry is consolidating, with Marriott International buying Starwood Hotels and Resorts, and AccorHotels acquiring Fairmont, Raffles and Swissotels. Rather than buy an existing brand, Nassetta says the company preferred to start its own.

Nassetta says that 40% of demand for hotel rooms is in the midscale segment, which includes brands such as Comfort Inn by Choice Hotels and Fairfield Inn & Suites by Marriott.

Rates at Tru will vary by location, but will be in the \$90 to \$100 range.

The brand will target all age groups, but is intended to appeal to a "millennial" mindset, Nassetta says. Millennials, those in their twenties and early thirties, tend to like modern design, public spaces where they can work and socialize, and advanced technology such as mobile check-in.

Because of the price point, it will probably attract younger travelers on the road for business and pleasure, he says.

"We have a very large swath of demand that indexes very young, and we're not serving it," Nassetta says. "There's an opportunity to build a new brand, if we do it right, that will drive huge demand."

Analysts think the new brand could find a niche. "The Midscale chain scale contains many older line limited service brands that have not seen the innovation that a new brand would coming out of the box today," says Bruce Ford, Senior Vice President at Lodging Econometrics.

Hilton had a midscale brand, Hampton Inn. But that brand has now been elevated into a more upscale product.

Each Tru hotel will be a new build or a repurposing of an existing property. "We won't take another hotel brand and rebrand it as a Tru," says Phil Cordell of Hilton Worldwide.

**The hotels will cost on average about \$85,000 a room to build. Each will typically have 98 rooms over 1.58 acres. Common areas include a 2,776 square foot space divided into four zones for working, lounging, playing, and eating and drinking.**

Guests "are very interested in having a great degree of flexibility," says Alexandra Jaritz, global head of Tru by Hilton. "This idea of having customized experiences is very important to them."

Local snacks and drinks, including single-serving beer and wine, will be available from a grab and go area. A build-your-own breakfast station will be complimentary. Coffee and tea will be free throughout the day.

The play area will have a large TV and activities such as ping pong and foosball tables.

Wi-Fi will be free.

Rooms will come with either a king bed or double queen beds, in sizes of 231 or 275 square feet.

"Smaller rooms are very common in Europe," Cordell says. "There are some people who think customers aren't ready for that in Atlanta or Dallas. We think they are."

The rooms have platform beds and 65-inch TVs and various storage areas such as a luggage bench. Closets will not be enclosed. Instead of a desk there will be a multifunctional chair.

Bathrooms will have extra-long vanities and showers instead of bathtubs.

"We really wanted to make sure the guest experience was simple, intuitive and efficient," Jaritz says.