



# COMPASS

MARGARITAVILLE HOTELS & RESORTS

**BEAUFORT, NC**

# Lodging Pipeline

## Under Construction

1. Lake of the Ozarks, MO
2. Nashville, TN
3. Nassau, Bahamas
4. Times Square NYC, NY
5. Riviera Maya *(Karisma)*

## Pre-Construction

1. Atlanta Vacation Club
2. Jacksonville, FL
3. Lake Lanier *(Phase 2)*
4. Panama City Beach, FL
5. Atlantic City, NJ
6. Anna Maria Sound, FL
7. Beaufort, NC
8. Louisville, KY
9. Ft. Myers, FL
10. Ambergris Caye, Belize
11. Watersound, FL *(Minto)*

## Signed/Committed

1. Madison, AL
2. Dominican Republic *(Karisma)*
3. Jamaica *(Karisma)*
4. Galveston, TX
5. St. Pete Beach, FL
6. Myrtle Beach, SC
7. Las Vegas, NV
8. Houston, TX



# Arrival & Front Desk



**MIX OF COMMUNAL AND PRIVATE SPACES WITH ALCOVES AND DIFFERENT TYPES OF SEATING**



**WORKING, EATING AND LOUNGING AREAS**



**POWER ACCESS THROUGHOUT SPACES**



**BUSINESS ALCOVE FOR GUEST-USE LAPTOPS AND PRINTER**



**LED LIGHTING ON DIMMERS AND MUSIC VOLUME CHANGES BY TIME OF DAY**



**LIBRARY OF COFFEE-TABLE STYLE BOOKS AND TABLE GAMES**



# Lobby



**OPEN ACCESS/POD FRONT DESK**



**SWING CHAIRS**



**OUR WELCOME CABANA WITH  
BEVERAGES AND SNACKS**



**LOCALIZATION THROUGH ART  
AND LIVE PLANTS**



**MIX OF FLOORING TYPES  
AND MILLWORK ACCENTS**



# Lobby & Breakfast Bar



**THE BREAKFAST BAR AT COMPASS  
IS A FULLY BRANDED AMERICAN  
BREAKFAST BUFFET**



**HOT AND COLD FOOD OPTIONS**



**EASY ACCESS FOR SERVICE AND  
GUESTS**



**CHINA AND GLASSWARE**



**VARIOUS SEATING OPTIONS**



# Guest Room



 **BRANDED ROOM DESIGN WITH ALL  
FFE INSPIRED BY OUR DESIGN  
GUIDELINES**

 **LOCALIZATION THROUGH ARTWORK,  
WOOD TONES AND FLOORING**

 **EXTRA-LARGE SMART TV WITH  
ACCESS TO NETFLIX, HULU AND  
OTHER STREAMING CONTENT  
SERVICES**

 **MARGARITAVILLE RESORTS  
SIGNATURE BEDDING PACKAGE**

 **PREMIUM BLUETOOTH SPEAKER**



# Guest Room



TheMcBrideComp  
CREATIVE DESIGN



LED LIGHTING ON DIMMERS



REFRIGERATOR ENCLOSED IN CASE  
GOODS



SIMPLE WORK DESK AND STORAGE  
SPACES



HARD SURFACE FLOOR AT ENTRY;  
CARPET OPTIONAL IN OTHER AREAS



PREMIUM POD COFFEE IN ROOM



# Guest Bathroom



 **OVERSIZED SINK  
VANITY**

 **EXTRA SPACE FOR  
GUEST STORAGE**

 **SHOWER WITH  
SOLID GLASS PANEL  
PARTITION**

 **RAINFALL  
SHOWERHEAD**

 **BRIGHT LIGHTING**

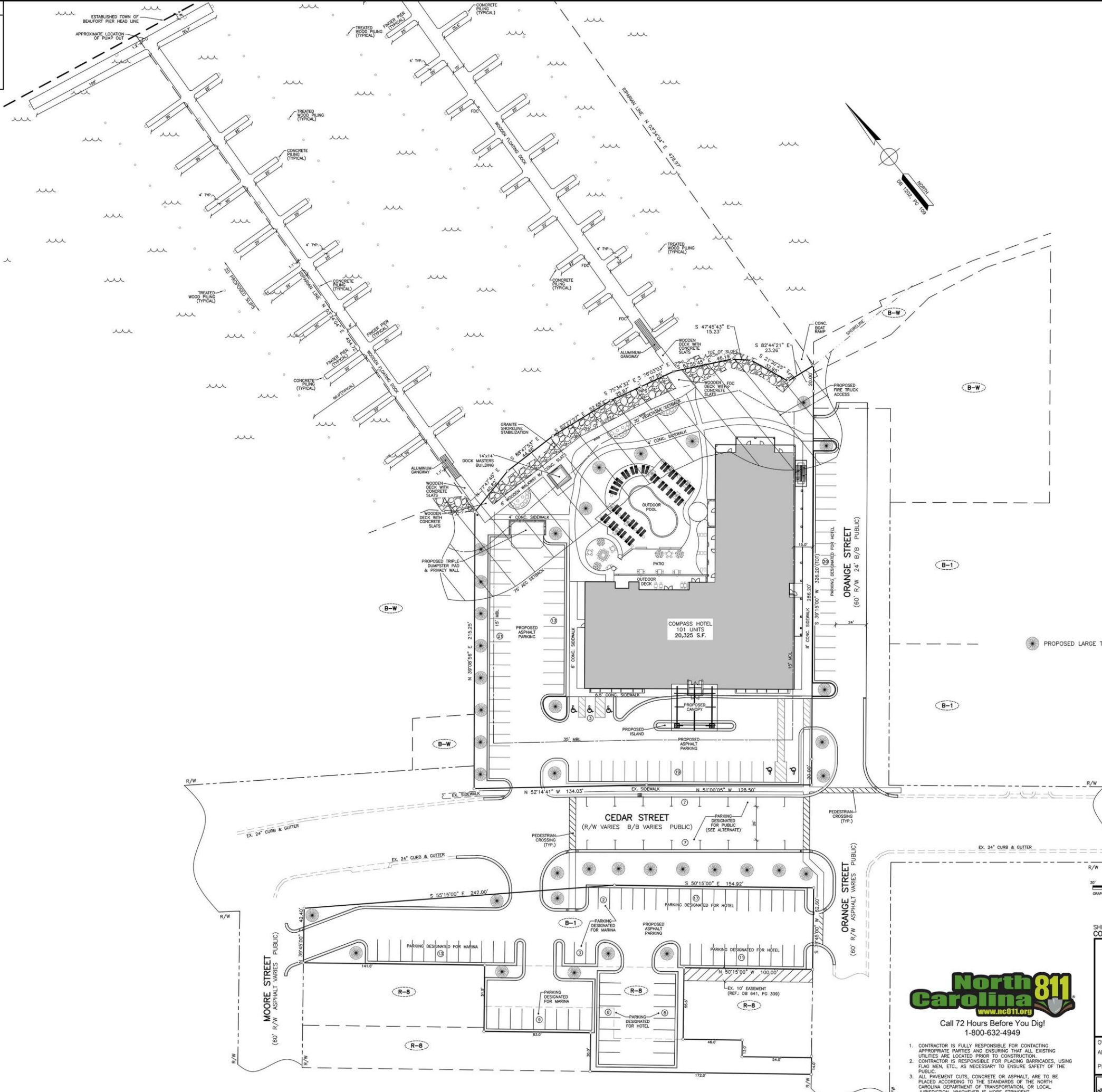
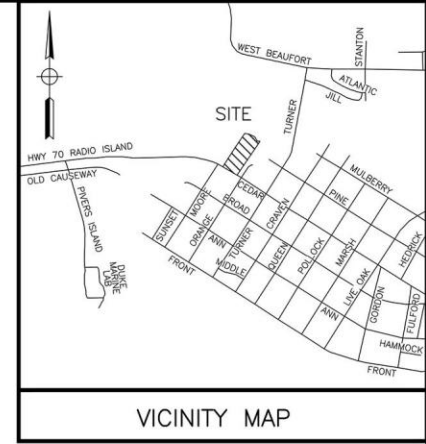




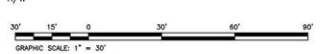
SITE DATA	
TOTAL AREA IN TRACTS	2.591 ACRES
ZONING CLASSIFICATION	B-W
NUMBER OF EXISTING WET SLIPS	59
NUMBER OF PROPOSED WET SLIPS	20
NUMBER OF PARKING SPACES REQUIRED (EXISTING WET SLIPS)	20
NUMBER OF PARKING SPACES REQUIRED (PROPOSED WET SLIPS)	7
TOTAL PARKING SPACES REQUIRED (MARINA)	27
NUMBER OF ROOMS IN HOTEL	101
NUMBER OF PARKING SPACES REQUIRED (HOTEL)	115
NUMBER OF PARKING SPACES PROVIDED (HOTEL)	120

#### LEGEND

ABS	= ACRYLONITRILE-BUTADIENE-STYRENE
BB	= BOTTOM OF BANK
B/B	= BACK OF CURB TO BACK OF CURB
BC	= BACK OF CURB
BFE	= BASE FLOOD ELEVATION
BLD	= BUILDING CORNER
BM	= BENCH MARK
BMP	= BEST MANAGEMENT PRACTICE
BO	= BLOW OFF
BSP	= BACTERIOLOGICAL SAMPLING POINT
BY	= BALL VALVE
CATV	= CABLE TELEVISION BOX
CB	= CATCH BASIN
CLD	= CENTERLINE DITCH
CLP	= CENTERLINE PATH
CLR	= CENTERLINE ROAD
CMP	= CORRUGATED METAL PIPE
CO	= CLEAN OUT
CONC	= CONCRETE
CP	= CONTRACT PARKING SPACE
CPP	= CORRUGATED PLASTIC PIPE
D	= DRAIN INLET
DIP	= DUCTILE IRON PIPE
DS	= DOWNSPOUT
DW	= DRIVEWAY
ECM	= EXISTING CONCRETE MONUMENT
EA	= EXISTING IRON AXLE
EIP	= EXISTING IRON PIPE
ES	= EXISTING IRON STAKE
ELEC	= ELECTRICAL
ELM	= ELECTRIC METER BOX
ELMH	= ELECTRIC MANHOLE
EP	= EDGE OF PAVEMENT
EPKAL	= EXISTING PARKER KALON NAIL
ERRS	= EXISTING RAILROAD SPIKE
ESCP	= EXTRA STRENGTH CONCRETE PIPE
FES	= FLARED END SECTION
FTE	= FINISHED FLOOR ELEVATION
FI	= FIRE HYDRANT
FIRM	= FLOOD INSURANCE RATE MAP
FM	= FORCE MAIN
FMV	= FORCE MAIN VALVE
F/O	= FIBER OPTIC MARKER
GM	= GAS METER
GV	= GAS VALVE
GUY	= GUY WIRE
HB	= HOSE BIB
ICV	= IRRIGATION CONTROL VALVE
INV	= INVERT
JB	= JUNCTION BOX
LP	= LIGHT POLE
LSA	= LANDSCAPED AREA
MB	= MAIL BOX
MBL	= MINIMUM BUILDING LINE
MH	= MANHOLE
MHW	= MEAN HIGH WATER
MP	= METAL PIPE
MW	= MONITORING WELL
NTS	= NOT TO SCALE
OCS	= OUTLET CONTROL STRUCTURE
OUP	= OVERHEAD UTILITY POLE
PH	= PUMP HOUSE
PC	= POINT OF CURVATURE
PCC	= POINT OF CONCAVE CURVATURE
PGB	= POINT OF BEGINNING
PBC	= POINT OF REVERSE CURVATURE
PT	= POINT OF TANGENCY
PVC	= POLYVINYL CHLORIDE
R	= RADIUS
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT-OF-WAY
SP	= SET IRON PIPE
SMN	= SET MAG NAIL
SPKN	= SET PARKER KALON NAIL
SRSC	= SET RAILROAD SPIKE
SS	= SEWER SERVICE
SSMH	= SANITARY SEWER MANHOLE
STMH	= STORM SEWER MANHOLE
SV	= SEWER VENT
SW	= SIDEWALK
SWHDP	= SMOOTH WALL HOPE
SWHP	= SMOOTH WALL PLASTIC PIPE
TB	= TOP OF BANK (TOPO ONLY)
TBK	= TOP OF BLOCK
TBR	= TO BE REMOVED
TC	= TOP OF CURB
TCOC	= TOP OF CONCRETE
TG	= TOP OF GRAVEL
TLHM	= TELEPHONE MANHOLE
TP	= TOP OF PAVEMENT
TSW	= TOP OF SIDEWALK
TLHM	= TELEPHONE MH
TOT	= TOTAL
TPED	= TELEPHONE PEDESTAL
TRANS	= ELECTRICAL TRANSFORMER
TSP	= TRAFFIC SIGNAL SUPPORT POLE
UTIP	= UTILITY POLE
VC	= VALLEY CUTTER
WDL	= WOODLINE
WM	= WATER METER BOX
WP	= WETLAND POINT
WS	= WRAPPED STEEL
WV	= WATER VALVE
-X-	= NOT TO SCALE
-X-	= CLASS "B" STONE APRON
-X-	= CONSTRUCTION ENTRANCE/EXIT
-X-	= EXISTING OVERHEAD UTILITIES
-X-	= EXISTING SANITARY SEWER LINE
-X-	= EXISTING WATER LINE
-X-	= LIMITS OF CONSTRUCTION
-X-	= SILT FENCE
-X-	= DRAINAGE EASEMENT
-X-	= RIPARIAN BUFFER
-X-	= SIGHT TRIANGLE
-X-	= SIGN EASEMENT
-X-	= ZONING CLASSIFICATION



NOTE: BEAUFORT ZONING ORDINANCES BY REQUIRE ADDITIONAL TREE ITEMS.



SHEET 1 OF 1  
CONCEPT SKETCH PRESENTATION  
PIN #730617117934000  
PIN #730617115739000



REFERENCE: DEED BOOK 1259, PAGE 284 & DEED BOOK 1438,  
PAGE 496 OF THE CARTERET COUNTY REGISTER OF DEEDS  
BEAUFORT, BEAUFORT TOWNSHIP, CARTERET COUNTY, N.C.

OWNER: BEAUFORT PARTNERS, LLC  
ADDRESS: P.O. BOX 14165  
NEW BERN, NC 28561  
PHONE: (252) 635-7476

<b>Baldwin Design</b> <b>Consultants, PA</b> <small>ENGINEERING - SURVEYING - PLANNING</small> <small>1700-3 EAST ARUNGTON BOULEVARD</small> <small>GREENVILLE, NC 27609</small> <small>252.756.1390</small>	DESIGNED: MWB	APPROVED: MWB
	DRAWN: MAH	DATE: 03/12/19
	CHECKED: MWB	SCALE: 1" = 30'

**North Carolina 811**  
www.nc811.org  
Call 72 Hours Before You Dig!  
1-800-632-4949

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ENSURING THAT ALL EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES, USING FLAG MEN, ETC., AS NECESSARY TO ENSURE SAFETY OF THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE PLACED ACCORDING TO THE STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, OR LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT.
- SHORING SHALL BE IN ACCORDANCE WITH OSHA TRENCHING STANDARDS, 29 PART 1926, SUBPART, OR AS AMENDED.

















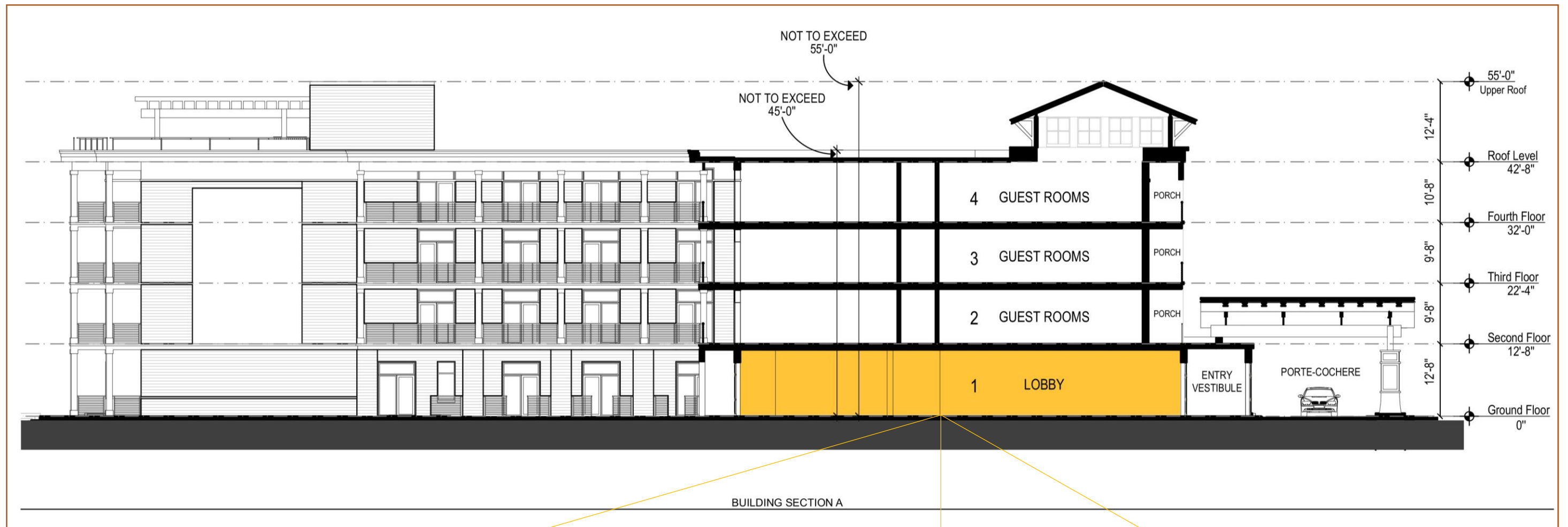
















BUILDING SECTION B





WEST ELEVATION

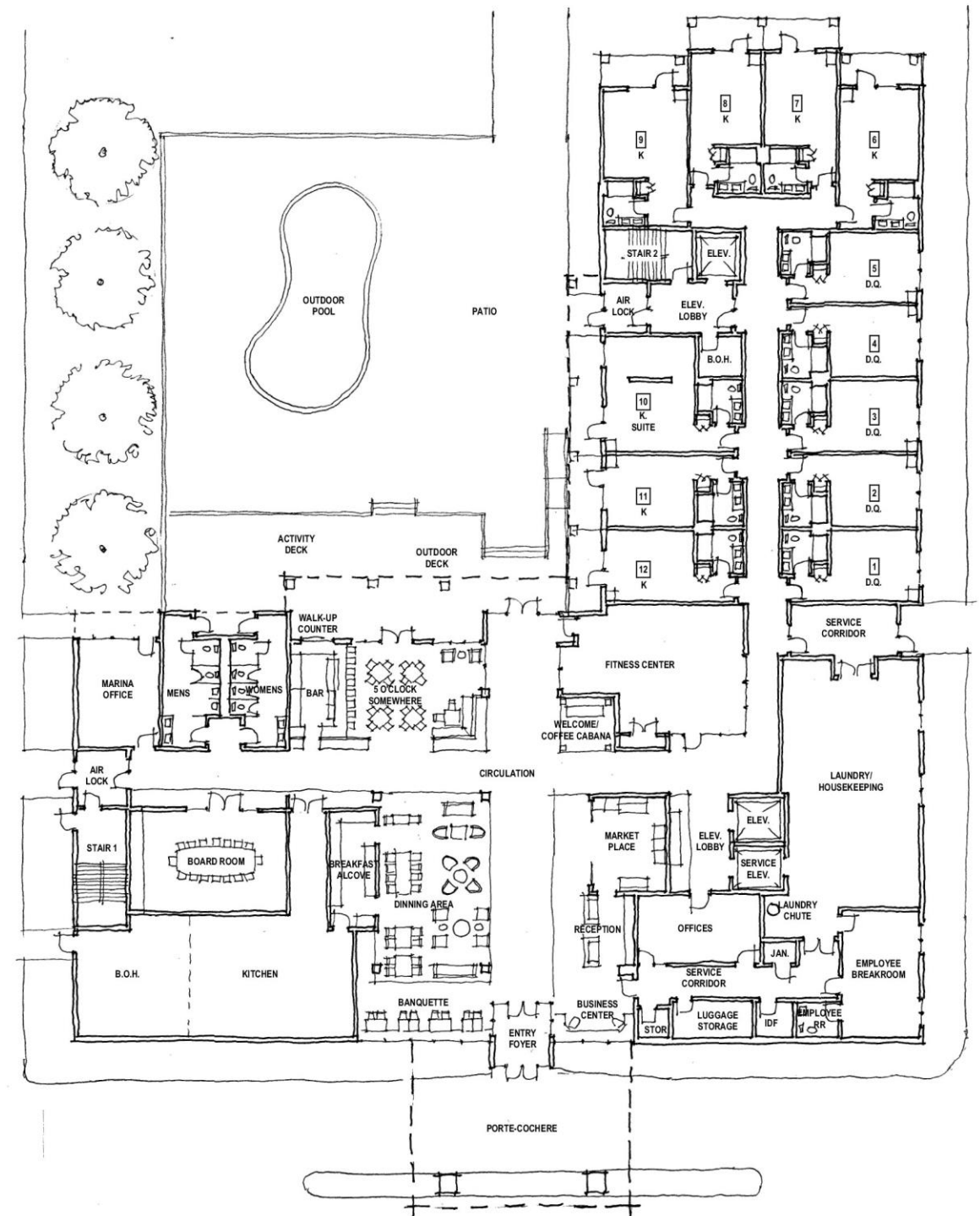


SOUTH ELEVATION

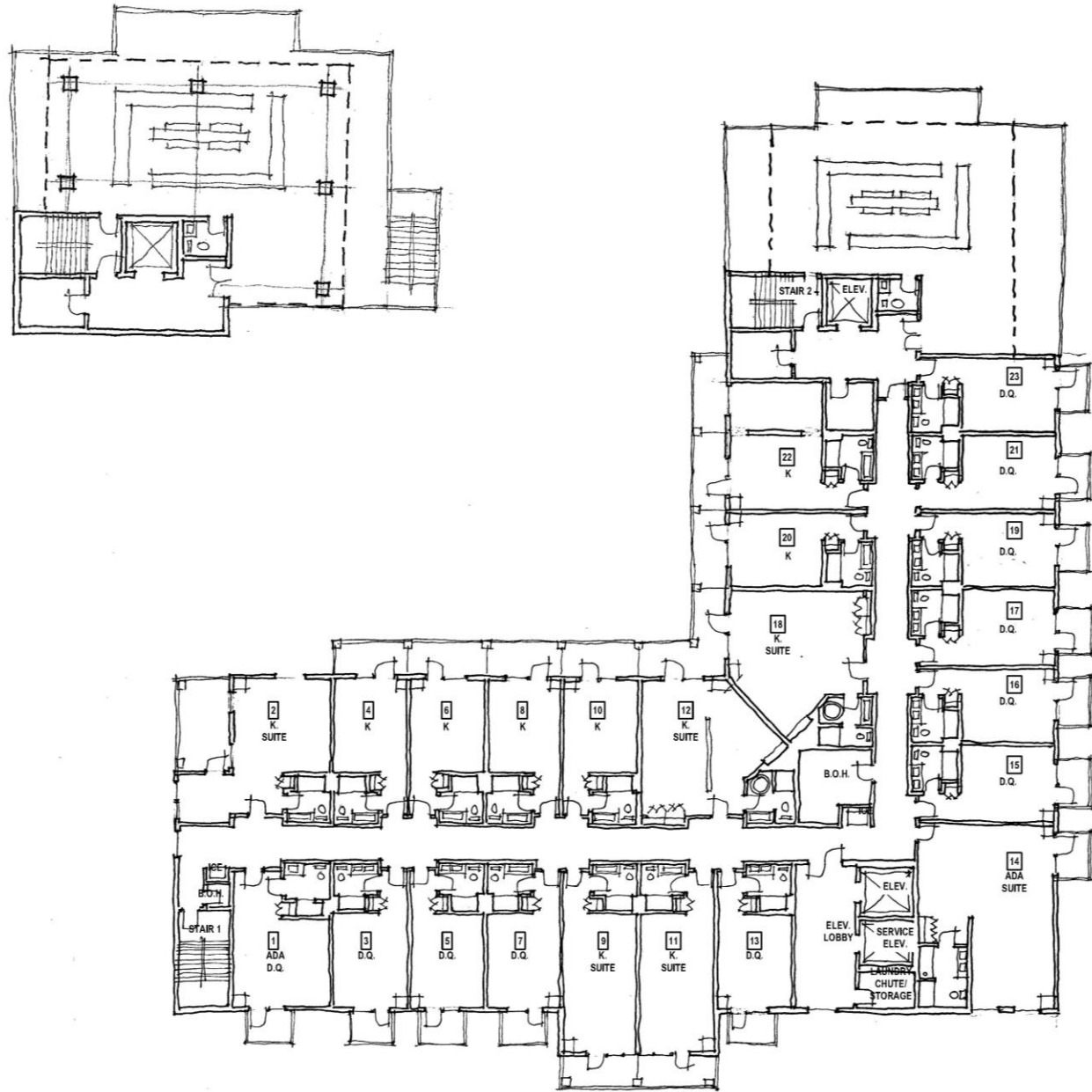




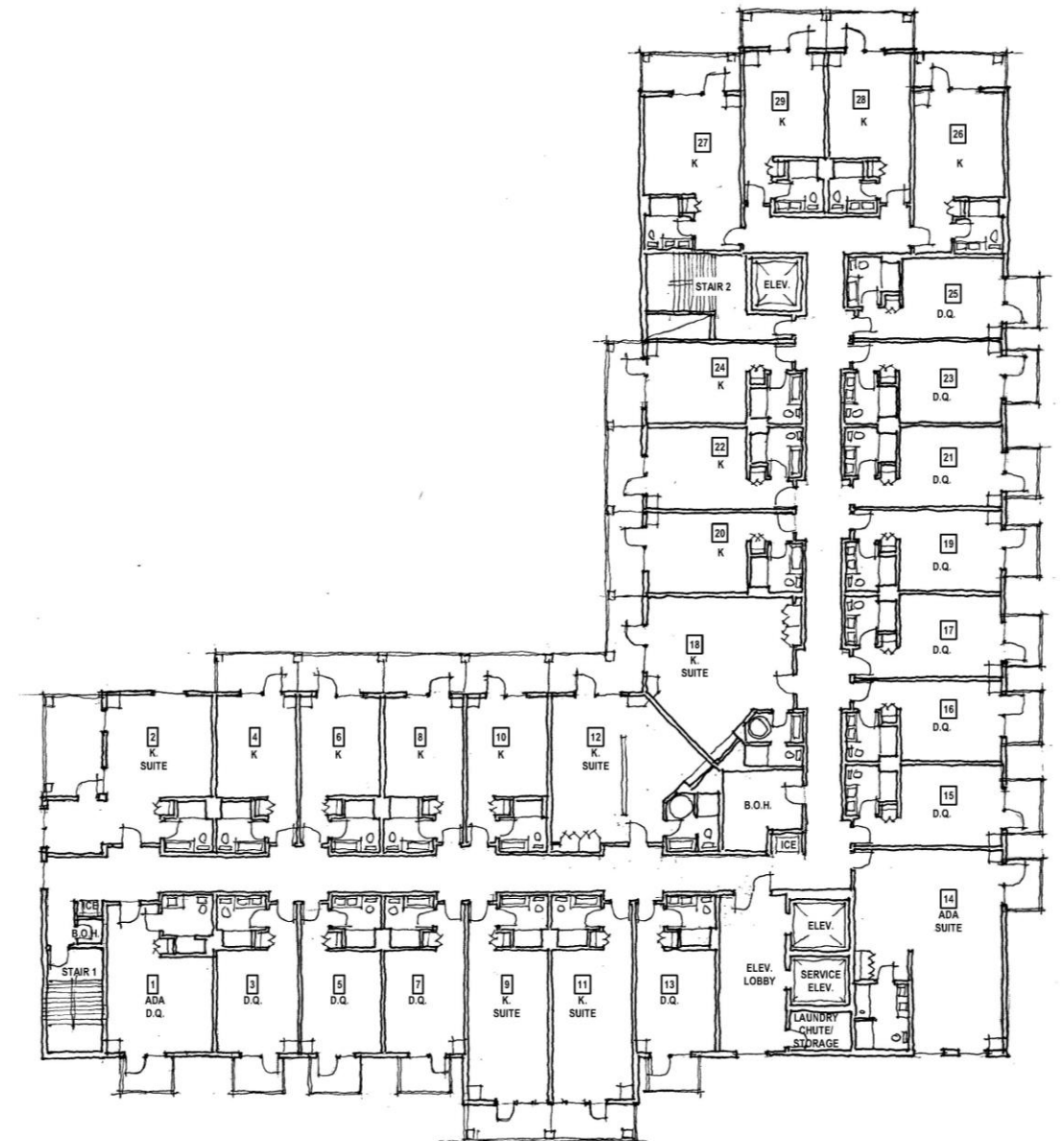








FLOOR PLAN: GUEST ROOMS / ROOF TOP



FLOOR PLAN: GUEST ROOMS



# Beaufort NC Land Use Plan June 19<sup>th</sup> 2018

Page 22, 2.2 Areas of Local Concern

- Removal of substandard dwelling units through reinforcement of the town's minimum housing code.
- Continued protection of both the historic district and the downtown waterfront area.
- Establishment of a growth management plan.
- Development of service sector to support tourism.
- Establishment of a comprehensive annexation plan.
- Implementation of redevelopment/revitalization projects to eliminate substandard housing.
- Expansion of the Michael J. Smith Airport.
- Maritime Museum Expansion.
- Beaufort Historical Association (BHA) restoration





# Gallants Channel Redevelopment

- \$60 to \$80 Million Dollar Investment
- 80,000 Square Feet of Museum Space
- 4,000 Square feet of Activity Center
- 187,000 to 234,000 visitors to Beaufort NC
- We would compliment this “Destination Location” with the Nautical Experience of our Compass Hotel



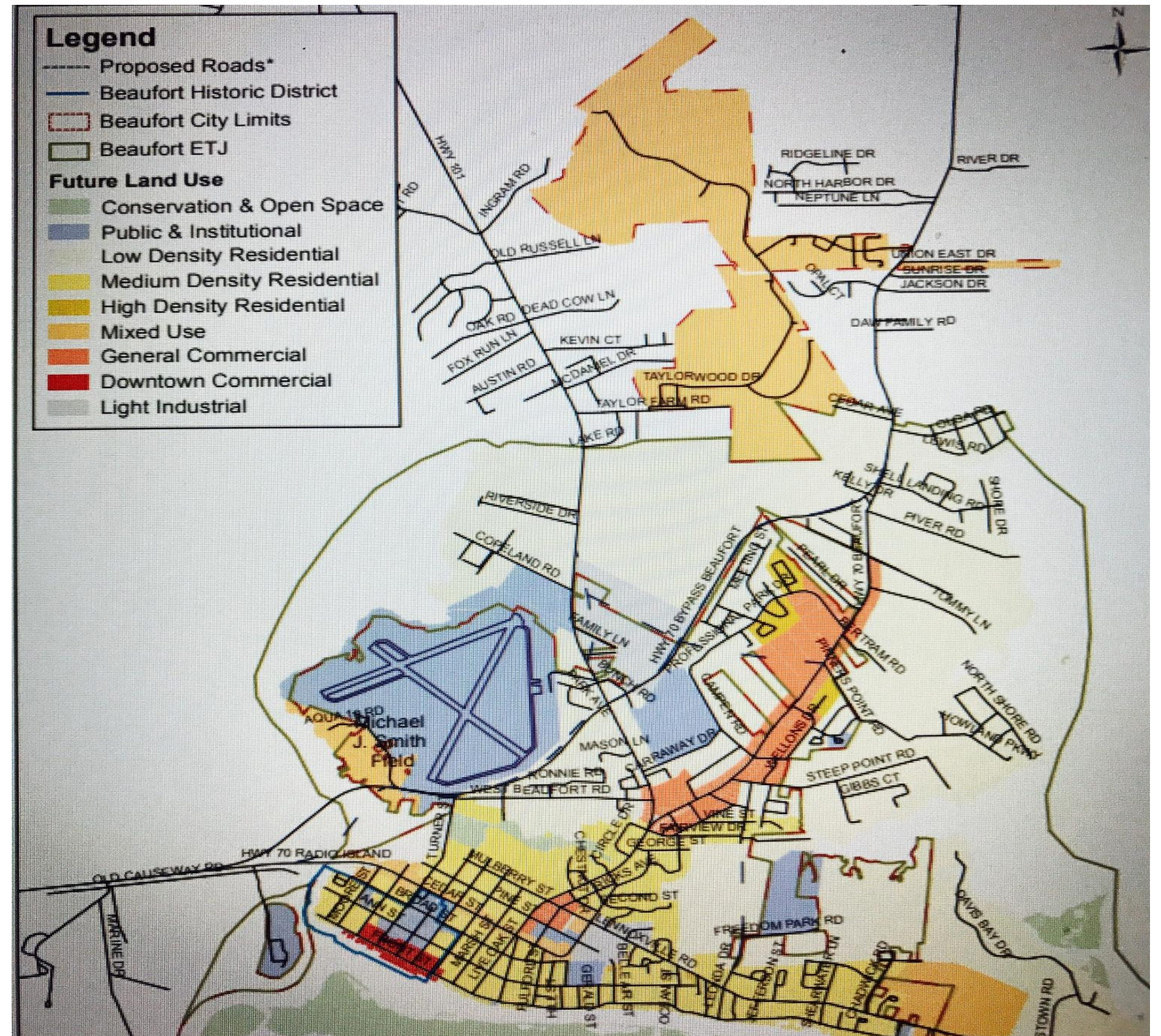


# Future Land Use map Beaufort Land Use Plan Amended by Coastal Resource Commission June 19<sup>th</sup> 2018

Figure #8 page 90 .

The future Land use plan suggests redevelopment in the Cedar Street /Turner Street areas as mixed use. In keeping with the “Sense of Place” and Beaufort’s Historic Values, our proposed Compass Hotel can accomplish several goals suggested in the land use plan.

1. Bring a mixed use lodging/restaurant to this commercial node and marina district.
2. Spark smart future development around and along the Cedar Street corridor as identified as a need in the Land Use Plan
3. Compliment the Gallants Channel redevelopment delivering a lodging piece to its anticipated 187-234 thousand visitors
4. Provide a tax base and revenue source for the Town of Beaufort for infrastructure noted and needed identified in the land use plan.





# Beaufort land Use Plan Amended June 19<sup>th</sup> 2018

The Town's goals and policies support the use of land in Mixed Use-classified areas for a range of uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Public and institutional land uses that support and that are compatible with this type of mixed development are also encouraged.

While the Mixed Use areas are expected to accommodate future growth and development, they may or may not actually be developed during the planning period. Critical factors that will determine the development potential of these areas include market demand and the provision of the necessary support infrastructure (particularly public water and sewer utilities). Consequently, the development potential of the some of the lands within the Mixed Use areas may be more long-term than short-term.

In order to permit the type of mixed use development envisioned in this classification, the Town of Beaufort may have to prepare amendments to its existing zoning ordinance and subdivision ordinance to establish specific conditions and standards for such mixed use development.

#### **D. Public and Institutional**

The Public and Institutional classification encompasses approximately 0.9 square miles (576 acres) or about 12 percent of the total planning jurisdictional area. The properties classified as Public and Institutional are scattered throughout the Town's planning jurisdiction. The largest individual property within the Public and Institutional classification includes the Michael J. Smith Field and airport facilities located in the western section of Beaufort.

The Public and Institutional classification is intended to delineate large land areas that are used for intensive public and educational purposes. Land uses within this classification include primarily government buildings and service facilities, public recreational facilities, and public educational facilities. Some private office and institutional facilities may also be included within this classification. Minimum lot sizes are generally dependent upon the specific nature and characteristics of the land use but typically range from 5,000 to 40,000 square feet for low intensity uses to multiple acres for more intensive land uses. Maximum floor area ratios range from