

General Provision
Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standard established under the Mecklenburg County Zoning Ordinance for the O-1 zoning district classification shall be followed in connection with development taking place on Parcel 4.

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1. This plan to include all notes and requirements as shown in Plat Book 42, Page 901.
2. Parcel 4 may be devoted to any use (including any accessory use) which is permitted under the Ordinance in an O-1 Zoning District and which is set forth on the schedule of approved uses for Parcel 4 which accompanies these Development Standards. It is Petitioner's present intention to devote Parcel 4 to hotel.
3. This plan represents a site plan amendment to the previously approved petition 98-03(C). All notes, conditions and provisions shall apply to Parcel 4 of this plan as notes for Parcel II from petition 98-03(C).

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2. Buffer areas shall remain as open space and, subject to the provisions of Paragraphs (3) and (5) below, will be left undisturbed.
3. The Petitioner reserves the right to clear, grade and fill within the 25 foot wide area of the 75 foot wide buffer established along the northern margin of the Site depicted on the Technical Data Sheet.
4. Except as provided under Paragraph (5), the northernmost 50 foot wide area of the cleared, graded or filled will remain undisturbed, except for the option of the Petitioner to remove vines and underbrush by hand and to install pedestrian pathways.
5. Petitioner reserves the right to install utilities within the buffer area established along the northern margin of the Site. Utility installations may only cross buffer areas at interior angles measured at property lines which are not less than 75 degrees.
6. No buildups, parking spaces, maneuvering areas or storm water detention facilities may be located within buffer areas.
7. Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or pathways, the installation of utilities, the cleared unimproved areas will be landscaped with trees and shrubs.
8. The width of the buffer areas depicted on the Technical Data Sheet may not be reduced.
9. The Petitioner will erect a 6 foot high wooden fence just south of the 50 foot wide undisturbed portion of the buffer area established on the northern margin of the Site which will be designed in the manner depicted on this Technical Data Sheet.

1. All buildings constructed within Parcel 4 shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for O-1 Zoning District.

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2. Building setbacks off of the I-85 right-of-way, Mallard Creek Church Road and John Adams Road will be established in the manner depicted on this Technical Data Sheet.
3. No storm water detention facilities may be located within any setback areas except the rear 25 foot portion of the set back area established for Parcel II along John Adams Road, as depicted on the Technical Data Sheet.

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1. The Owner shall install or cause to be installed within the set back areas established along the I-85 Ramp, Mollard Creek Church Road and John Adams Road plants trees and other materials in accordance with the landscaping specifications contained in the Technical Data Sheet and shall thereafter maintain or cause to be maintained all such materials (including replacement of dead or dying plants and trees).
2. Landscape areas will be planted and improved in sequences which are keyed to each phase of development taking place on the Site and will meet or exceed the requirements of the Ordinance.
3. Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
4. All roof mounted mechanical equipment will be screen from view.

1. Off street parking will meet the minimum standards established under the Ordinance.
2. No parking deck may be constructed on the Site

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2. The maximum height of any freestanding lighting fixture including its base, shall not exceed 30 feet in height.

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2. The maximum height of any freestanding lighting fixture including its base, shall not exceed 30 feet in height.
3. All direct lighting within the Site shall be designed such that direct illumination does not extend past any property line. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cutoff angles color energy efficiency and shielding of sources of light the intent being to eliminate glare towards Mallard Creek Church Road, John Adams and adjacent properties.
4. No wall pocket light fixtures will be allowed on any structures placed on the Site.

1. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
2. Only one detached sign will be allowed for Parcel 4.

- Access Point (Driveways)**
1. The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
2. The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and design and to adjustments required for approval by the County Engineering Department and the North Carolina Department of Transportation.
3. The parking lots for each of the establishments placed on the Site must be configured as shown and to allow internal vehicular traffic to move from Parcel 4 to the Parcels.

Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

a. Dumpster area will be enclosed on all four sides by a brick wall with one side being a hinged wooden gate.

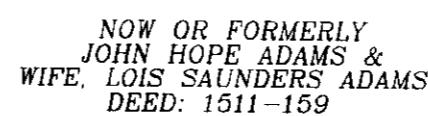
- b. All mechanical equipment including roof top equipment shall be screened from view from streets and adjoining properties.
- c. At least 75% of the elevations of all buildings constructed on the Site will consist of brick materials.
- d. The design of the hotel shall incorporate interior corridors; exterior corridors shall be prohibited.

1. Storm water runoff from the Site will be managed through proven techniques which satisfy the standards imposed by the Mecklenburg County Engineering Department.

2. Storm water detention is provided as shown on Plat Book 42, Page 901 for entire site.

1. All parking and screening shall meet the requirements of the Mecklenburg County Zoning and Ordinance

- encroachment agreement from NCDOT accommodating these plantings. Planting shall include clusters of (5-6) trees 2" - 2.5" col. Consisting primarily of Red Maples and Red Buds. Occasional Oak and other understory trees may also be used.

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C.1	SHEET NO.
<p>VALUE PLACE, LLC VALUE PLACE HOTEL SITE PLAN AMENDMENT TO PETITION NUMBER 98-03(c) Mecklenburg County, North Carolina</p> <p>Rezoning Petition Site Plan</p>	

PROJECT SUMMARY

TOTAL PARCEL AREA	2.97 Acres
PARCEL NUMBER	02902213
PROPOSED BUILDING SQUARE FOOTAGE	42,984 Sq.Ft.
PROPOSED NO. OF UNITS	113
PROPOSED BUILDING HEIGHT	5'
PARKING - Required	115 Spaces
PARKING - Provided	
Regular	110 Spaces
Accessible	5 Spaces
Total Provided	115 Spaces

ZONING

EXISTING O-1 (CD)

REQUESTED O-1 (CD) SPA (Site Plan Amendment)

FORMER PETITION NO. #98-03(c)

THIS PETITION NO. #2006 - _____

