

DEVELOPMENT STANDARDS & NOTES

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.

- This plan to include all notes and requirements as shown in Plat Book 42, Page 301.
- 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 intention to devote Parcel 4 to a hotel with 113 rooms exclusively.
- 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 noted on Parcel 4 from petition 98-03(c).
- The property owner will amend Petition 98-03(c) via an administrative approval, to clarify the development standards for Parcel 5.

Buffers
 1. Buffer areas established on this Technical Data Sheet shall conform to the standards of Section 12.302 of the Ordinance; subject, however, to the provisions of Section 12.304 thereof.

- Buffer areas shall remain as open space and, subject to the provisions of Paragraphs (3) and (5) below, will be left undisturbed.
- 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.
- Except as provided under Paragraph (5), the northernmost 50 foot wide area of the cleared, graded or filled and will remain undisturbed, except for the option of Petitioner to remove vines and underbrush by hand and to install pedestrian pathways.
- 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.
- No buildings, parking spaces, maneuvering areas or storm water detention facilities may be located within buffer areas or setbacks.
- Where existing trees and natural vegetation have been cleared to accommodate pedestrian sidewalks or pathways or the installation of utilities, the cleared unimproved areas will be landscaped with trees and shrubs.
- The width of the buffer areas depicted on the Technical Data Sheet may not be reduced.
- 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.

Setbacks, Side Yards and Rear Yards

- 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.
- 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.
- No storm water detention facilities may be located within any setback areas.

Screening and Landscaped Areas

- The Owner shall install or cause to be installed within the set back areas established along the I-85 Ramp, Mallard Creek Church Road and John Adams Road plants trees and other materials in accordance with the landscaping specifications established on 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).
- 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.
- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance.
- All roof mounted mechanical equipment will be screen from view.

Parking

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

Lighting

- All freestanding lighting fixtures installed within the Site will be uniform in design.
- The maximum height of any freestanding lighting fixture including its base, shall not exceed 30 feet in height and will be fully shielded.
- 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.
- No wall pack light fixtures will be allowed on any structures placed on the Site.

Signs

- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.
- Only one detached sign will be allowed for Parcel 4.
- Detached sign will be a monument sign limited to 50 square feet in area and seven feet in height.

Access Point (Driveways)

- The number of vehicular access points to the Site shall be limited to the number depicted on this Technical Data Sheet.
- The placement and configuration of each access point are subject to any minor modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the County Engineering Department and the North Carolina Department of Transportation.
- 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.

Fire Protection

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.

Architectural Controls

- Dumpster area will be enclosed on all four sides by a brick wall with one side being a hinged wooden gate.
- All mechanical equipment including roof top equipment shall be screened from view from streets and adjoining properties.
- At least 75% of the elevations of all buildings constructed on the Site will consist of brick materials.
- The design of the hotel shall incorporate interior corridors; exterior corridors shall be prohibited.

Storm Water Management
 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.
 3. The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring.
 4. For projects with defined watersheds greater than 24% built-upon area, construct water quality best management practices (BMPs) to achieve 85% Total Suspended Solid (TSS) removal for the entire post-development runoff volume for the runoff generated from the first 1-inch of rainfall. BMPs must be designed and constructed in accordance with the N.C. Department of Environment and Natural Resources (NCDENR) Best Management Practices Manual, April 1999, Section 4.0 (Design Standards shall be met according to the City of Charlotte Best Management Practices Manual, when available). Use of Low Impact Development (LID) techniques is optional.

Development Standards

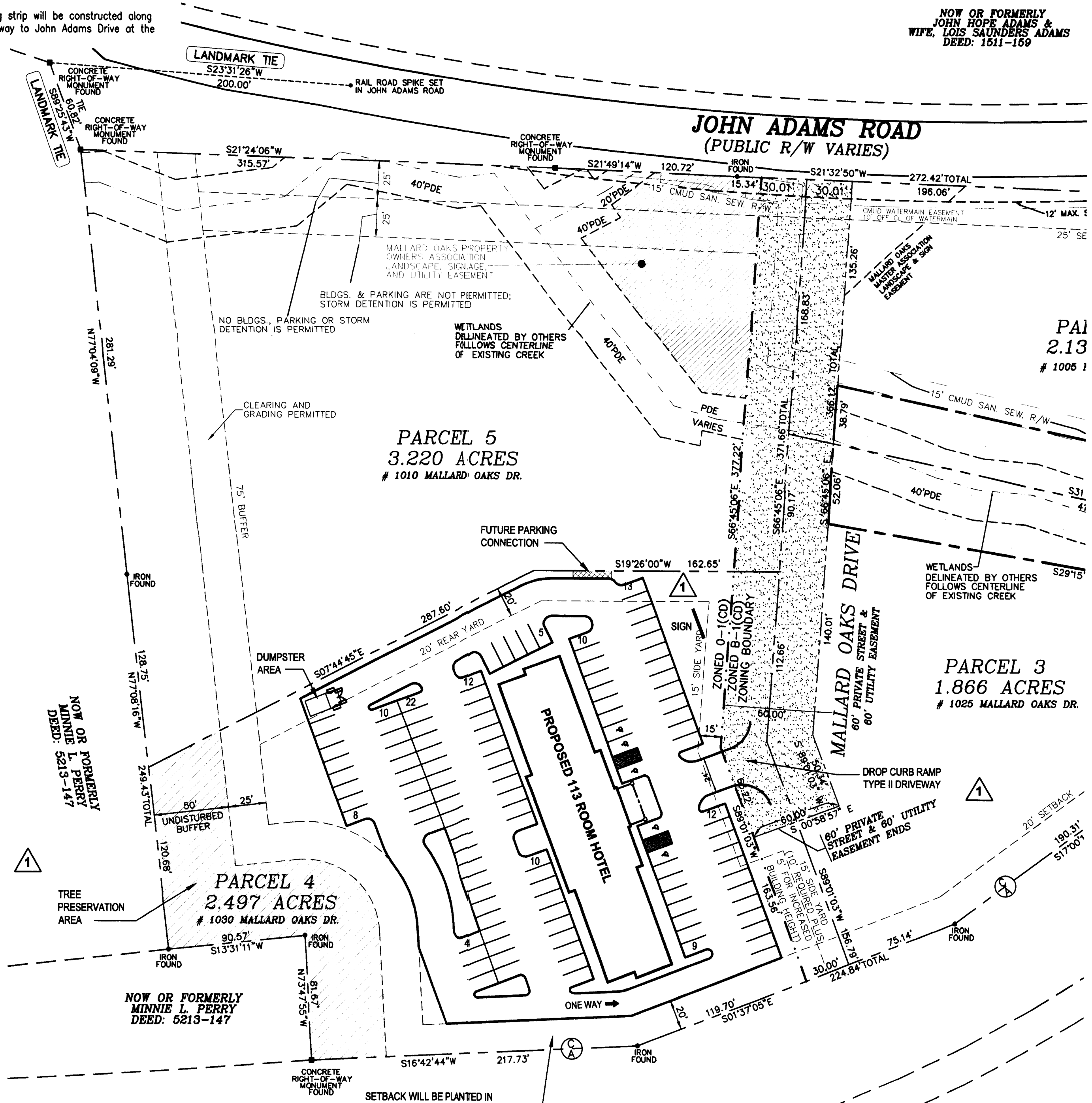
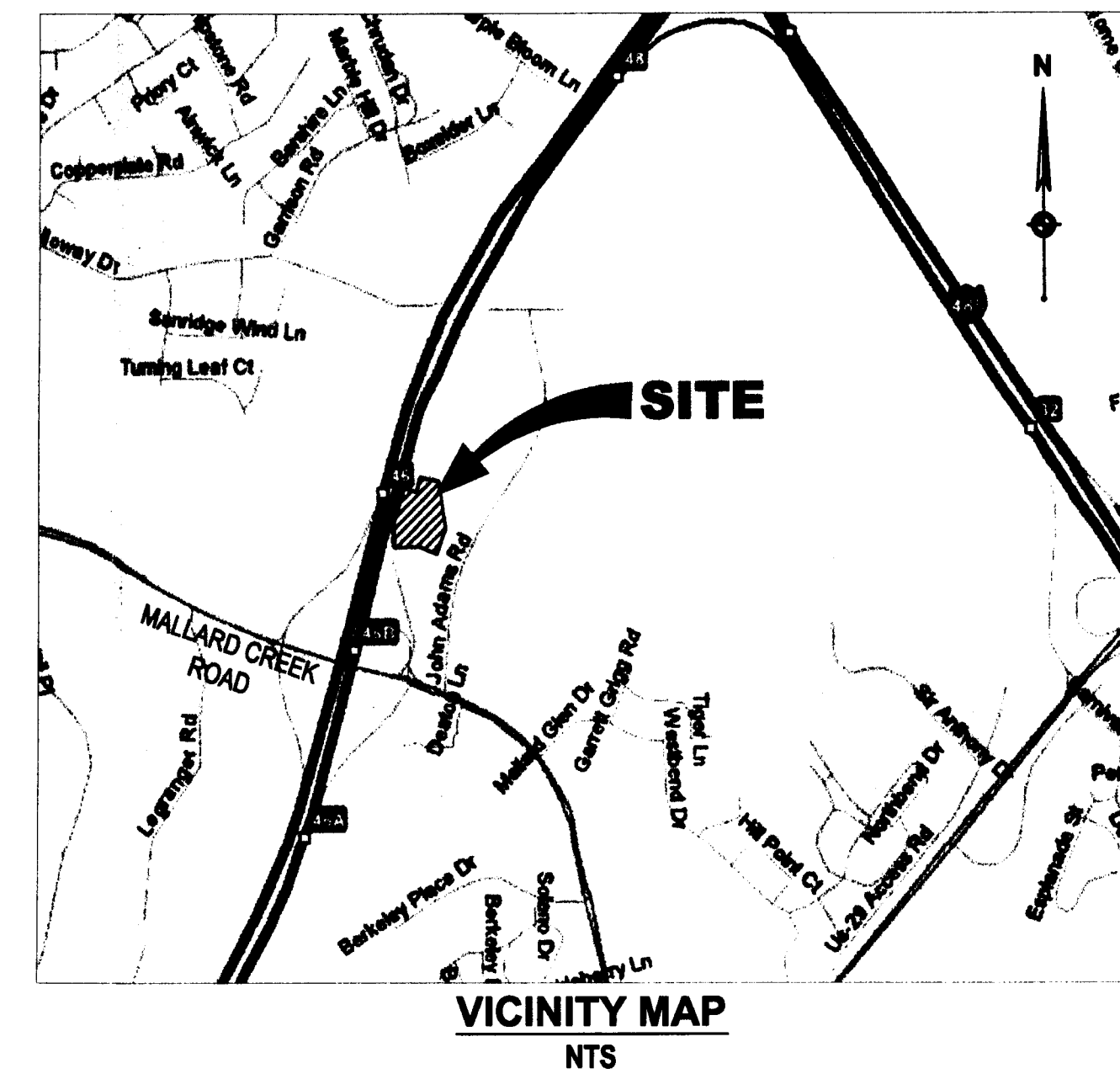
- All parking and screening shall meet the requirements of the Mecklenburg County Zoning and Ordinance
- Developer will install planting within the I-85 R/W subject to receipt of encroachment agreement from NCDOT accommodating these plantings. Planting shall include clusters of (5-6) trees 2" -2.5" cal. Consisting primarily of Red Maples and Red Buds. Occasional Oak and other understorey trees may also be used.

Roadway Improvements

- The property owner has constructed or caused to be constructed in the future the following roadway improvements as stated in Petition 98-03(c):
- The petitioner and/or property owner commits to cause the following roadway improvement(s) to be made at its expense prior to the issuance of any Certificate of Occupancy for any building constructed on the site:
 A. Install a right-turn lane on John Adams Road leading into Mallard Creek Church Road.

Sidewalks

A 5 foot wide sidewalk and 8 foot wide planting strip will be constructed along Mallard Oaks Drive from the site proposed driveway to John Adams Drive at the time of development of the hotel.



NOTE
 The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6.9, 12, 17, 18, 19, 20, and 21 of city code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.

PROJECT SUMMARY

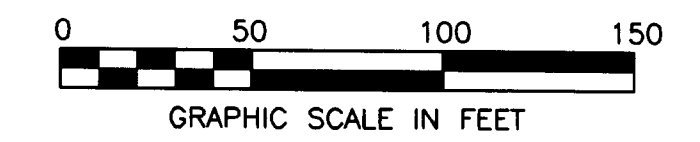
TOTAL PARCEL AREA	2.497 Acres
PARCEL NUMBER	02902213
PROPOSED BUILDING SQUARE FOOTAGE	42,984 Sq.Ft.
PROPOSED NO. OF UNITS	113
PROPOSED BUILDING HEIGHT	50'
PARKING - Required	115 Spaces
PARKING - Provided	
Regular	110 Spaces
Accessible	5 Spaces
Total Provided	115 Spaces

ZONING

EXISTING	O-1 (CD)
REQUESTED	O-1 (CD) SPA (Site Plan Amendment)
FORMER PETITION NO.	#98-03(c)
THIS PETITION NO.	#2006 - 82

APPROVED BY
 CITY COUNCIL
 JUL 7 1 2006

RECEIVED
 JUL 13 2006
 BY:



PROJECT NO: 25327	REVISION	No.	DATE	DES. RSW	DR. WDB	CHKD. CHH	Per Agency Comments
	DATE		03/24/06				
WOOLPERT, INC. 8731 Red Oak Boulevard Suite 101 Charlotte, North Carolina, 28217 704.525.6284 FAX: 704.525.8529							
VALUE PLACE, LLC VALUE PLACE HOTEL SITE PLAN AMENDMENT TO PETITION NUMBER 98-03(c) Mecklenburg County, North Carolina							
Rezoning Petition Site Plan For Public Hearing							
SHEET NO.							
C.1							