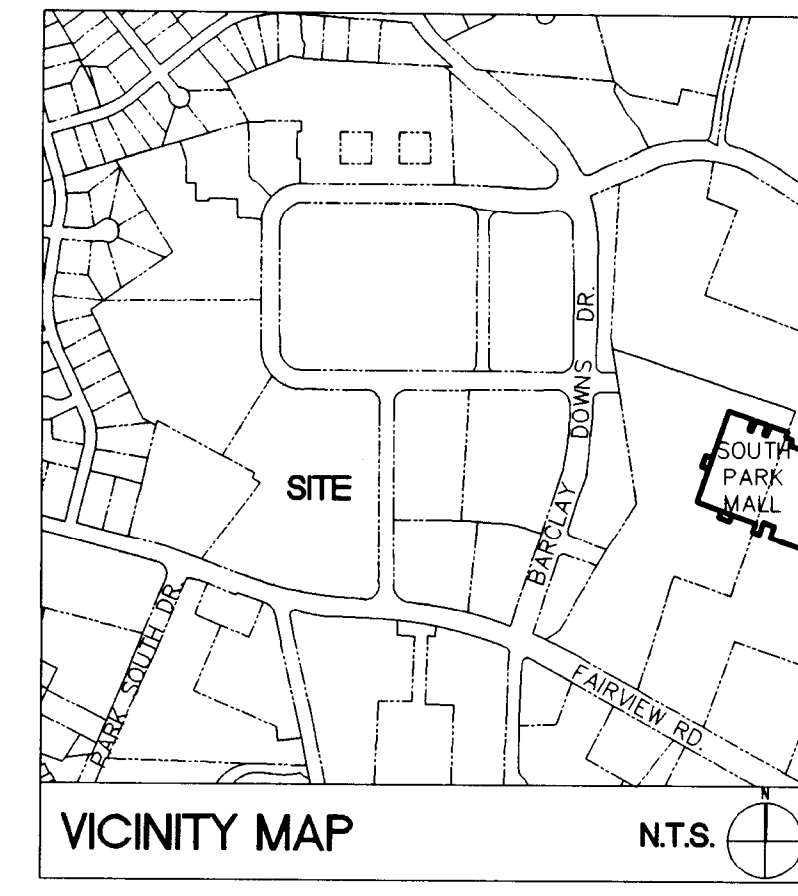
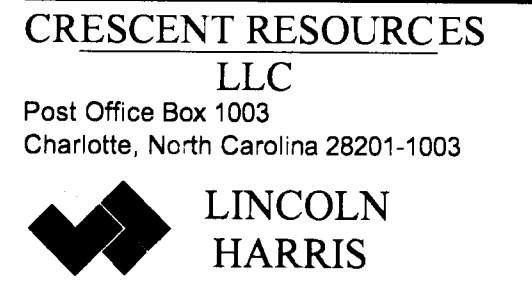


CURVE TABLE

STATION	LENGTH	CHORD	ANGLE	BEARING	BEARING
0+00	100.00	100.00	90.00	S 00° 00' 00" W	S 00° 00' 00" W
0+100	100.00	100.00	90.00	S 00° 00' 00" W	S 00° 00' 00" W
0+200	100.00	100.00	90.00	S 00° 00' 00" W	S 00° 00' 00" W
0+300	100.00	100.00	90.00	S 00° 00' 00" W	S 00° 00' 00" W
0+400	100.00	100.00	90.00	S 00° 00' 00" W	S 00° 00' 00" W
0+500	100.00	100.00	90.00	S 00° 00' 00" W	S 00° 00' 00" W
0+600	100.00	100.00	90.00	S 00° 00' 00" W	S 00° 00' 00" W
0+700	100.00	100.00	90.00	S 00° 00' 00" W	S 00° 00' 00" W
0+800	100.00	100.00	90.00	S 00° 00' 00" W	S 00° 00' 00" W
0+900	100.00	100.00	90.00	S 00° 00' 00" W	S 00° 00' 00" W
0+1000	100.00	100.00	90.00	S 00° 00' 00" W	S 00° 00' 00" W



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 Charlotte, North Carolina 28202

PIEDMONT TOWN CENTER

**MUDD OPTIONAL DEVELOPMENT STANDARDS
 PIEDMONT TOWN CENTER**

- Development of the Site will be controlled by the standards depicted on this Rezoning Plan and by the standards of the Charlotte Zoning Ordinance (the "Ordinance"). The development depicted on this Rezoning Plan is intended to reflect the arrangements of proposed buildings and uses on the Site, but the exact configurations, placements and sizes of individual site elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases. The Concept Book containing Exhibits A, B, C, D and E are a part of the Petition and will be used in conjunction with the Rezoning Plan in evaluating the individual site elements as they are developed.
- Access to the Site shall be as generally depicted on the Rezoning Plan.
- The Site may be devoted to office, retail, restaurant, health club facilities and/or residential uses along with associated accessory uses and parking and service areas allowed under the Ordinance in a MUDD District, subject, however, to the following development restrictions:
 - No more than 84,763 square feet of retail and restaurant uses may be developed on the Site.
 Retail uses will be required to have individual doors on private streets and/or driveways and generally be limited to ground floors. However, retail uses may incorporate mezzanine and second floor areas so long as the total floor area assigned to retail uses is not increased and any upper level retail space is accessed from the street through the retail space below.
 - No more than 415,000 square feet of office uses may be developed on the Site.
 - No more than 534 residential units may be developed on the Site; and
 - No more than 10,000 square feet may be devoted to a health club facility on the Site.
- All dumpsters, loading areas and service areas will be screened with solid enclosures and gates or be located within enclosed buildings.
- The proposed development will comply with all applicable Ordinance requirements for signage, screening and landscaping, except as otherwise noted in Section 6 below which deals with optional provisions.
- The Petitioners reserve the right through the MUDD-Optional process to seek deviations from the strict application of the Ordinance as it applies to building heights. In this connection, the Petitioners propose the following building height modifications for two of the structures on the Site that will exceed the regular 120 foot height limit imposed under the MUDD provisions of the Ordinance: Building A - Building A may extend to its parapet up to 120 feet in height, as measured from the first floor. Building B - Building B may extend to its parapet up to 170 feet in height, as measured from the first floor. These heights are exclusive of ornamental roof structures such as spires, domes or other architectural features.
- Parking will be provided which meets or exceeds the requirements of the Ordinance.
- All sidewalks installed within the Site will be at least six feet in width.
- While all streets within the Site will be private, they must remain open and accessible to the public.
- Stormwater detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services. No storm water detention facility will be located within any setback that is required under the MUDD provisions of the Ordinance. Stormwater detention may be provided in underground facilities. In the event surface level stormwater detention is provided, it shall be located generally in one or more of the optional areas so designated on this Rezoning Plan.
- The buildings within the Site will be designed to enhance and promote the pedestrian environment at the street level. This will be accomplished through the use of a variety of materials, features and forms which, while not identical from building to building, will enclose and define spaces to create unique settings in each portion of the Site which are consistent with the uses in the particular portion of the Site involved. The bases of the larger buildings will be designed to promote and enhance the pedestrian environment at the street level.
- An open space edge will be established along the western side of the Site through selective preservation of trees along the property line and the creation of pathways, trails, and/or other facilities that are intended to connect the Piedmont Town Center to other portions of the Southpark area.
- A unified streetscape plan will be implemented along Fairview Road which will include the preservation and incorporation of existing trees to the extent that those trees can reasonably be preserved through the construction process and to the extent that the variety is consistent with the master planting plan for the Site. When the arrangement of buildings and open spaces on the Site allows, a double row of trees will be planted along the Fairview Road frontage in accordance with the specifications for spacing and planting area approved by the Urban Forester.
- Each building on the Site will be located within 750 feet of a fire hydrant.
- As the project develops, pedestrian scale lighting will be installed along both interior streets and streets that border the Site.
- All freestanding lighting and all exterior lighting on buildings will be directed away from nearby residential areas so as to minimize the impact from lights that may be visible from nearby properties.
- The construction of the intersection of J.A. Jones Drive and the entrance to the Site with Fairview Road will be accomplished without the use of public funds. The exact arrangements between the parties on both sides of Fairview Road will be determined by those parties. The timing of the construction will be determined in conjunction with the Petitioners and CDOT.
- The central parking structure along Assembly Street will be designed and constructed so as to accommodate future retail uses at the street level. Up to 10,000 square feet of retail floor area may be located within this structure. This space is optional and in addition to the retail and restaurant square footage authorized under Section 3 above and, if developed, will have its orientation and pedestrian access from Assembly Street.
- As part of the development of the Site and in conjunction with a schedule agreed to by the Petitioners and CDOT, the Petitioners will improve the intersection of Fairview Road and Park South Drive at their expense by constructing a second left turn lane from westbound Fairview Road to southbound Park South Drive. In addition, the Petitioners will dedicate additional right-of-way to accommodate a new westbound lane on Fairview Road along the frontage of the Site and, in conjunction with a schedule agreed to by the Petitioners and CDOT, will also construct at their expense the additional westbound lane. All of these improvements will be completed prior to the issuance of any certificate of occupancy for development taking place on the Site.

SITE DATA TABLE

EXISTING ZONING - MUDD OPTIONAL
SITE AREA - 485,053 SF (11.135 AC)
PROPOSED OFFICE AREA: 415,000 SF
PROPOSED RESTAURANT/RETAIL AREA: 84,763 SF
PROPOSED RETAIL AREA: 10,000 SF FRONTING ON ASSEMBLY STREET AND LOCATED IN PARKING STRUCTURE
PROPOSED HEALTH CLUB: 10,000 SF
PROPOSED NUMBER OF HOTEL ROOMS: 0
PROPOSED NUMBER OF RESIDENTIAL UNITS: 534
PROPOSED URBAN OPEN SPACE (TOWN SQUARE) AREA: 18,611 SF

CRESCENT RESOURCES LLC
 Post Office Box 1003
 Charlotte, North Carolina 28201-1003

**REVISED
 REZONING PLAN
 Petition #: 2000-51
 ADMINISTRATIVE
 SITE PLAN AMENDMENT**

**Project No.
 2771**

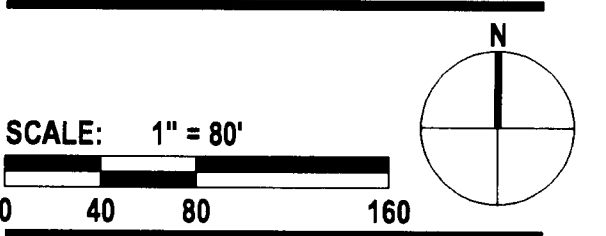
Issued
 10/18/04 (Approved by City Council)
 08/26/04

Revised
 09/01/04 PER CMP COMMENTS

**ATTACHED TO ADMINISTRATIVE
 APPROVAL**

DATED: *September 3, 2004*

BY: DEBRA D. CAMPBELL



RZ1.0 of 1

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PIEDMONT TOWN CENTER

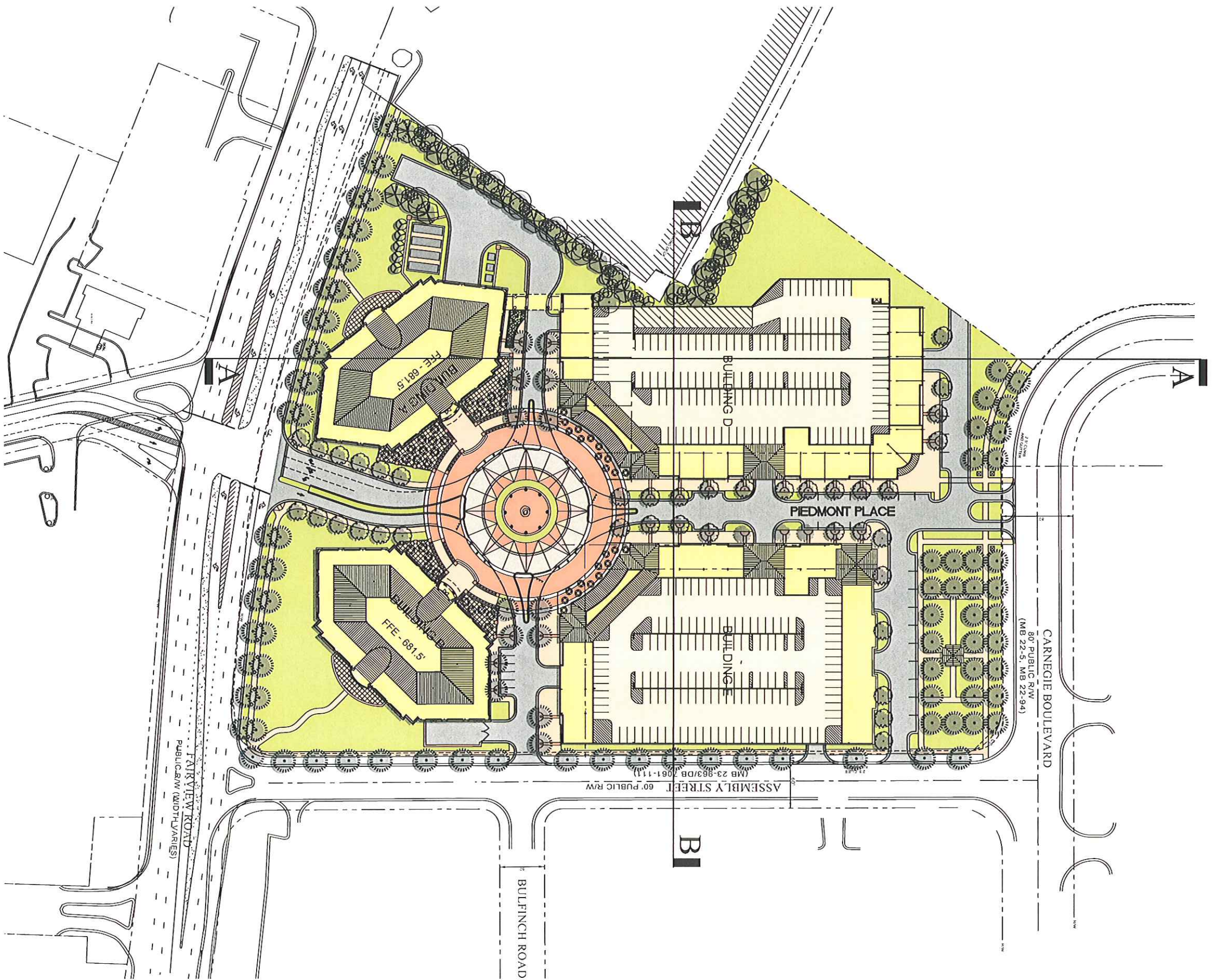


**ATTACHED TO ADMINISTRATIVE
APPROVAL**

DATED: September 3, 2004

BY: DEBRA D. CAMPBELL

2000-51



PROJECT
NORTH



LINCOLN
HARRIS

CRESCENT RESOURCES
LLC

PIEDMONT TOWN CENTER
ADMINISTRATIVE SITE PLAN AMENDMENT
REZONING 00-51

EXHIBIT A - MASTER PLAN

CHARLOTTE, NC

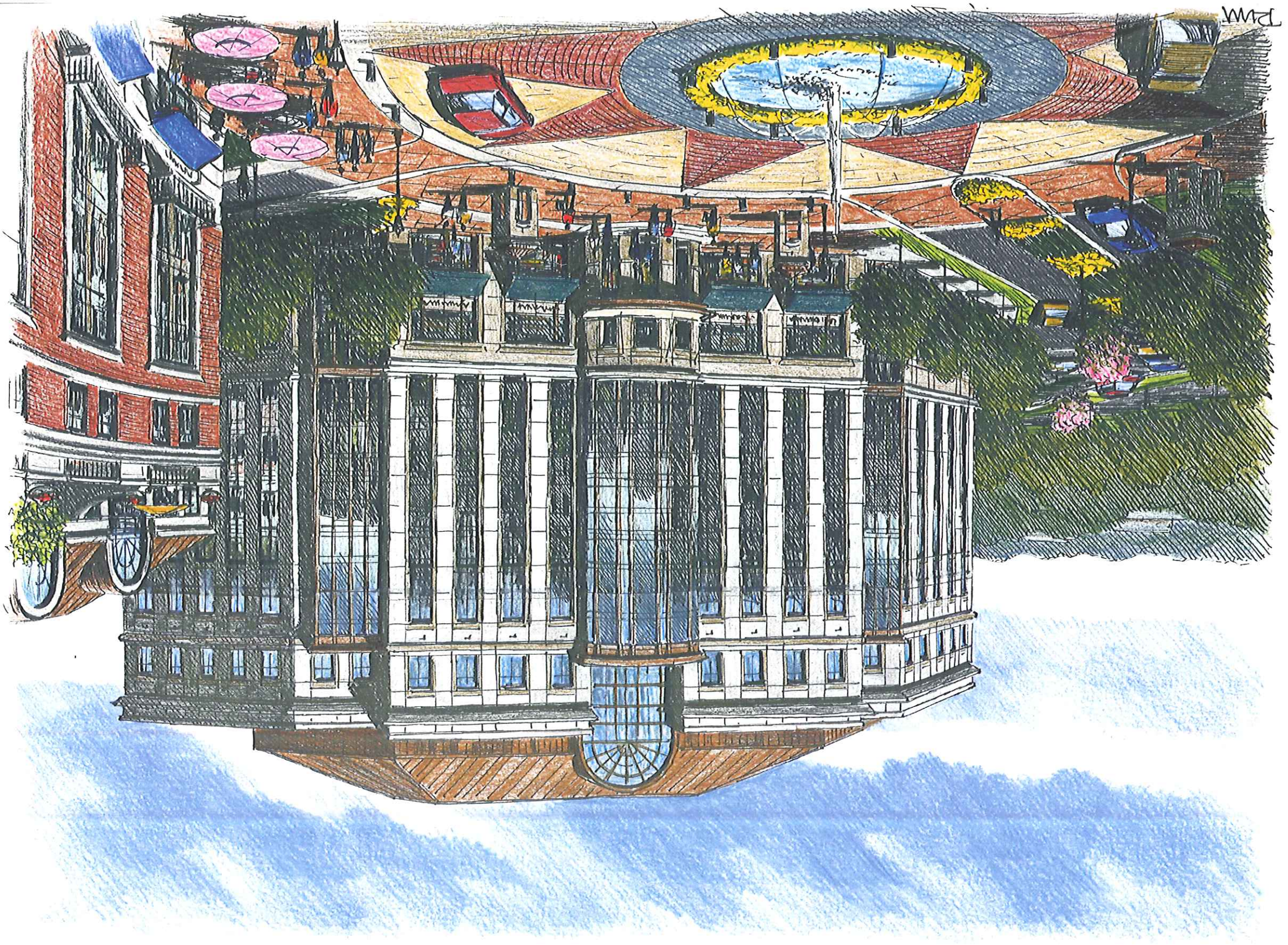
23 AUGUST 2004



LS3P
CHARLOTTE - CHARLOTTE



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ENTRY VIEW AT PLAZA OF OFFICE TOWER



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HARRIS

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PIEDMONT TOWN CENTER
ADMINISTRATIVE SITE PLAN AMENDMENT
REZONING 00-51
EXHIBIT B - VIEW OF OFFICE TOWER AT PLAZA
CHARLOTTE, NC
23 AUGUST 2004

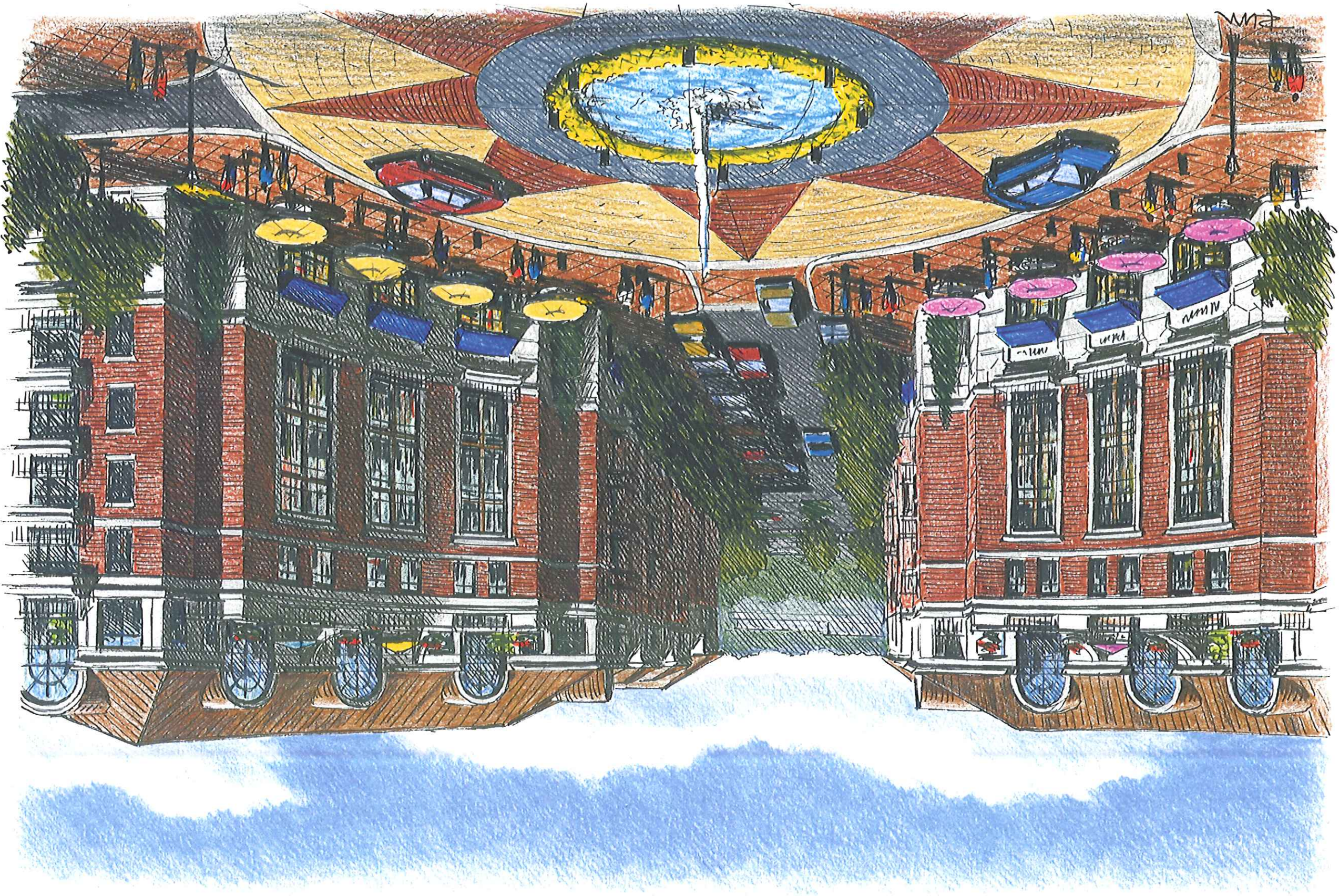


CHARLSTON - CHARLOTTE



Colelennest
& Stone

VIEW ACROSS PLAZA FROM OFFICE TOWER

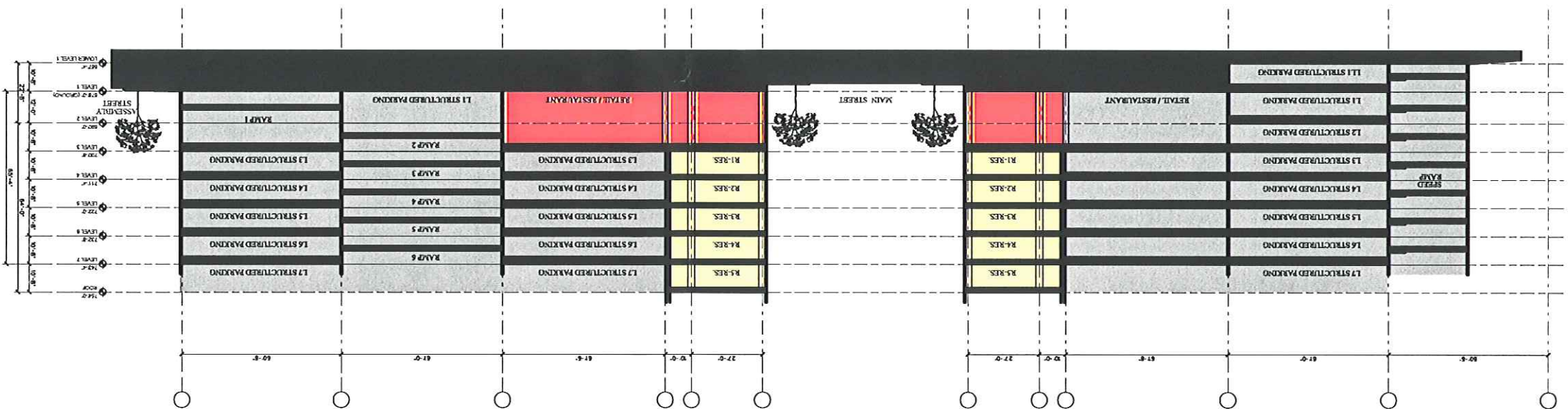


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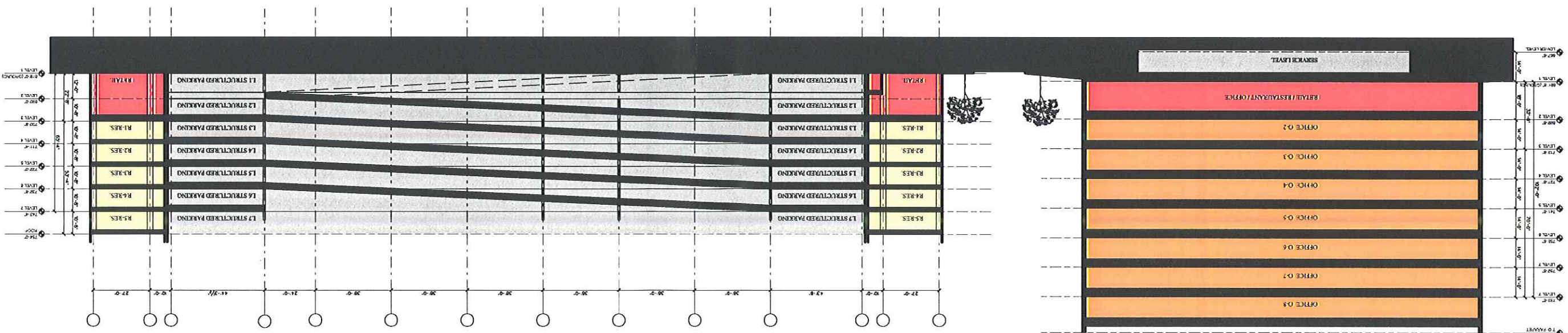
PIEDMONT TOWN CENTER
ADMINISTRATIVE SITE PLAN AMENDMENT
REZONING 00-51
EXHIBIT C - VIEW OF MIXED-USE BUILDING AT PLAZA
CHARLOTTE, NC
23 AUGUST 2004



SECTION B-B



SECTION A-A



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PIEDMONT TOWN CENTER
ADMINISTRATIVE SITE PLAN AMENDMENT
REZONING 00-51
EXHIBIT D - CONCEPTUAL SITE SECTION
CHARLOTTE, NC

23 AUGUST 2004

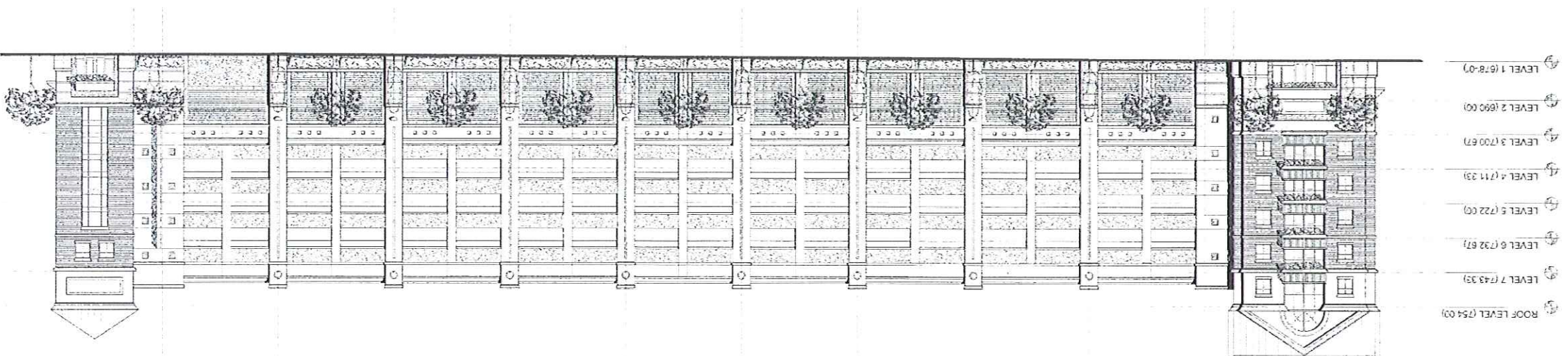


LSP
CHARLOTTE - CHARLOTTE



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ASSEMBLY STREET PARKING DECK ELEVATION



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PIEDMONT TOWN CENTER
ADMINISTRATIVE SITE PLAN AMENDMENT
REZONING 00-51
EXHIBIT E - ASSEMBLY STREET PARKING STRUCTURE
ELEVATION
CHARLOTTE, NC 23 AUGUST 2004



CHARLOTTE - CHARLOTTE



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