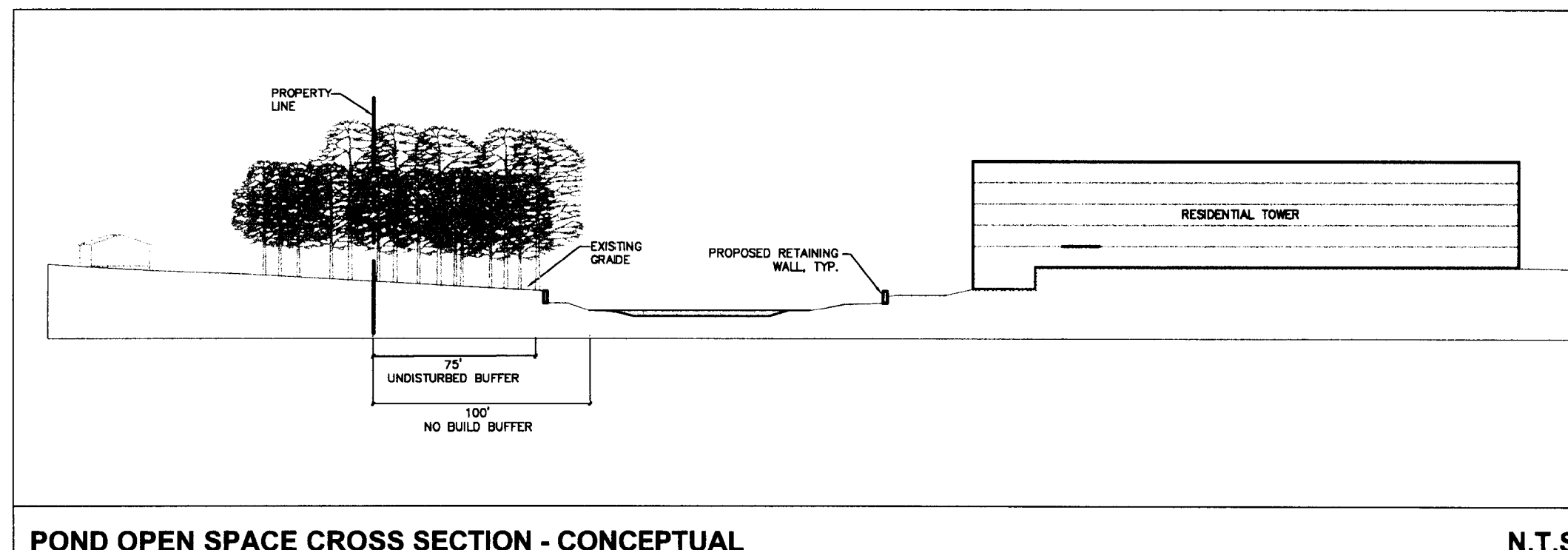
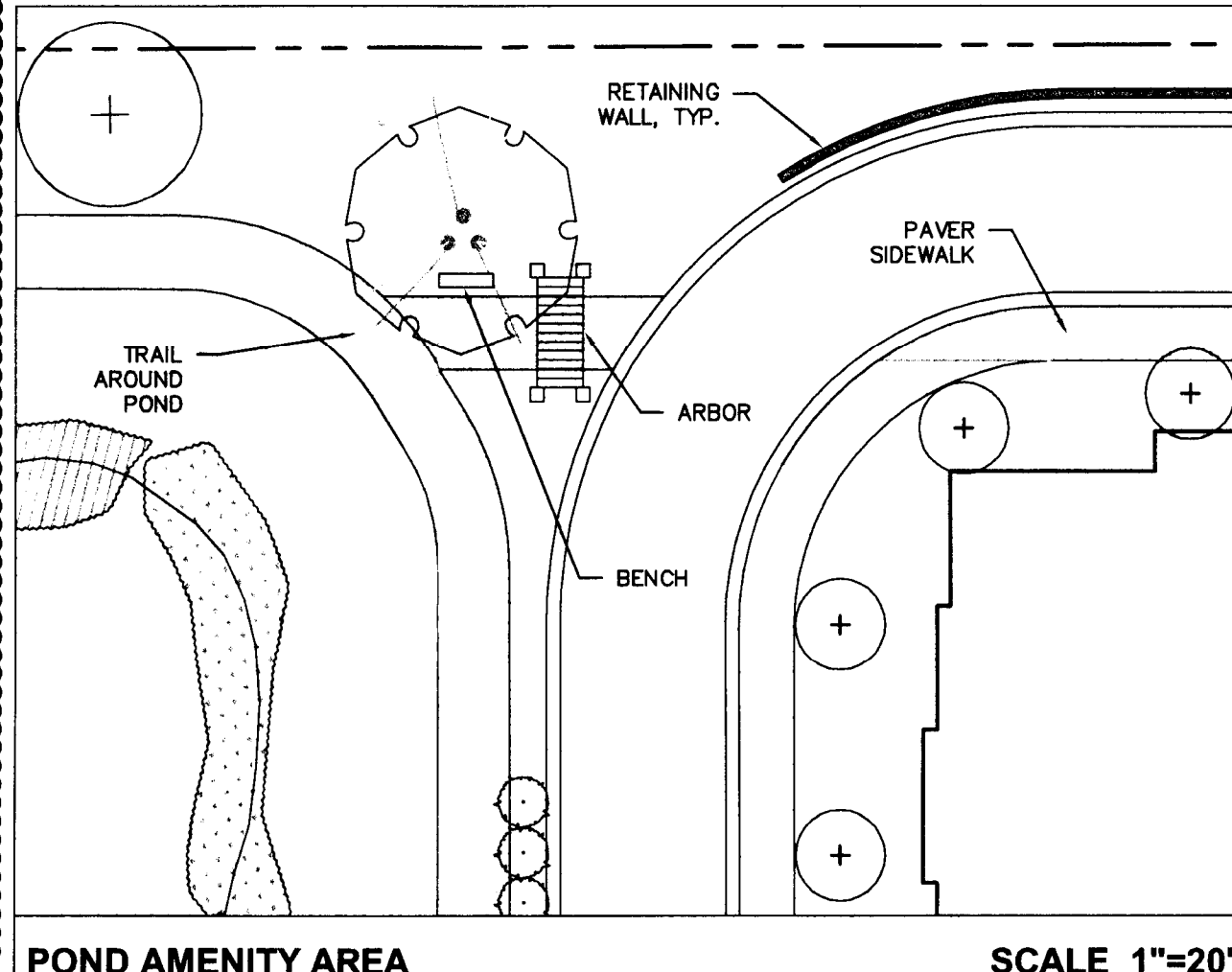
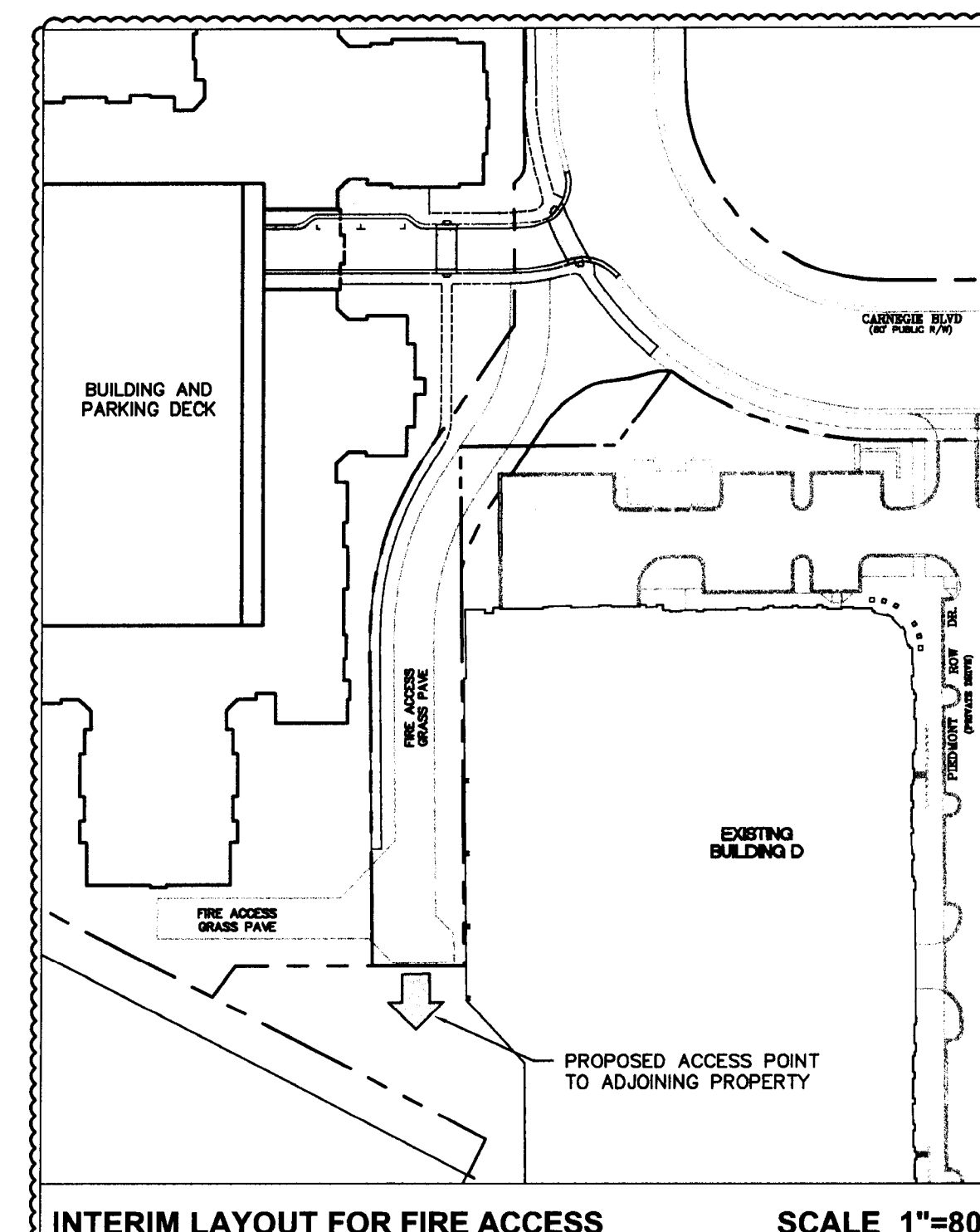
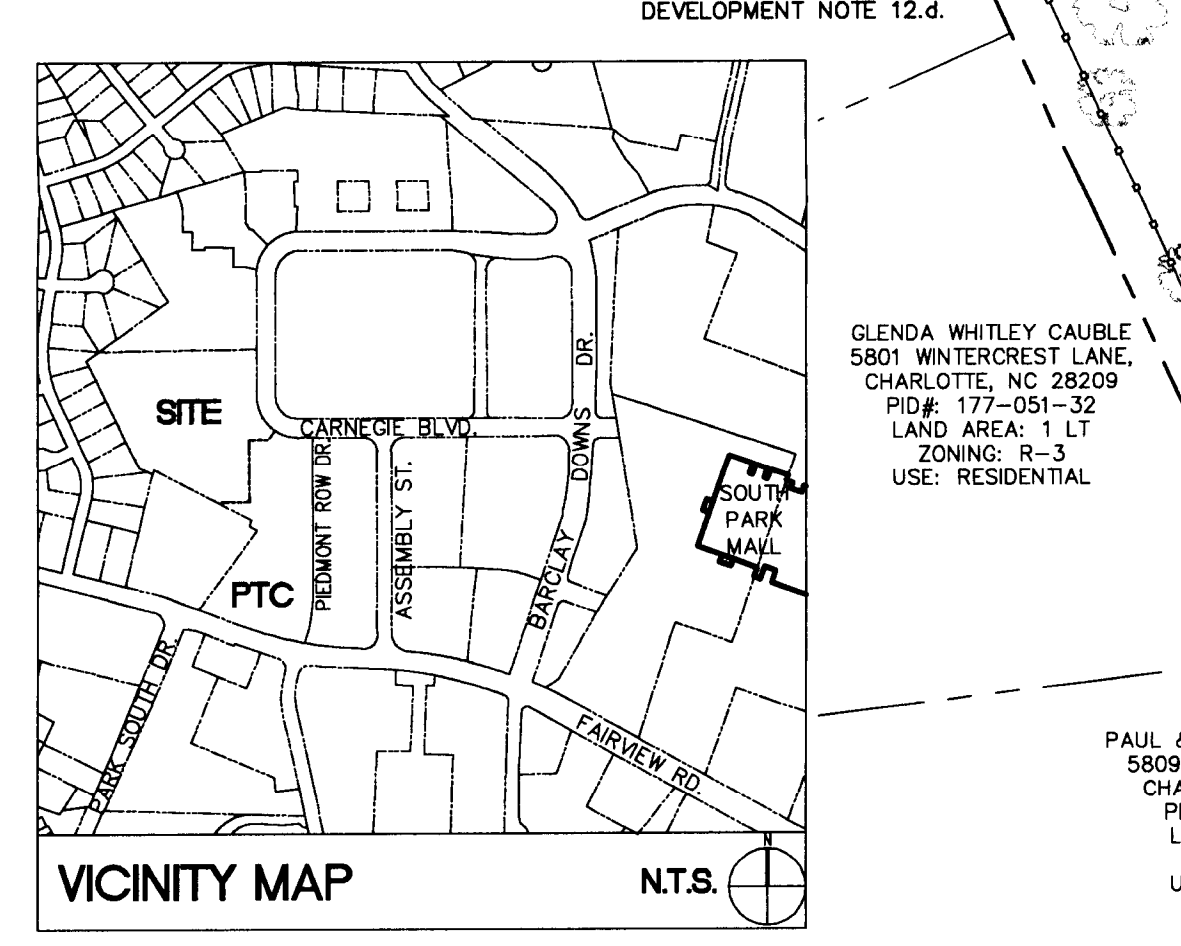


REZONING SUMMARY
 PETITIONER: CRESCENT RESOURCES, LLC
 227 WEST TRADE STREET, SUITE 1000
 CHARLOTTE, NORTH CAROLINA 28202
 ACREAGE: 7.81 ±
 TAX PARCEL #: 177-062-04
 EXISTING ZONING: MUDD-O BY REZONING PETITION NO. 2004-14Z
 PROPOSED ZONING: MUDD-O SPA
 EXISTING USE: VACANT
 PROPOSED USE: 350 MULTI-FAMILY DWELLING UNITS, AND GENERAL AND MEDICAL OFFICE USES, RETAIL USES, BUSINESS SERVICE USES, AND RESTAURANTS, PROVIDED THAT THE NON-RESIDENTIAL USES SHALL BE LIMITED TO THE GROUND FLOOR OF THE PROPOSED BUILDING(S).
 MAX. BUILDING HEIGHT: 100 FEET, NOT TO EXCEED NINE (9) STORIES, AS DEFINED BY THE ORDINANCE
 PARKING: SEE SECTION 7 IN DEVELOPMENT NOTES FOR PARKING RATIOS

- DEVELOPMENT NOTES**
- General Provisions:**
 - The Development Standards form a part of the zoning plan associated with the MUDD-O SPA which includes certain Optional Provisions to accommodate development on approximately 7.81 acres located on Carnegie Boulevard as more particularly shown on the Rezoning Plan (the "Site"). Development of the Site will be governed by the applicable site plan and Development Standards together with the site plan referred to as the "Rezoning Plan" as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan (including these Development Standards) establish more stringent standards, the regulations established under the Ordinance for the Mixed-Use Development District (MUDD) Zoning Classification, subject to the Optional Provisions provided herein, shall govern development on the Site.
 - Consequently, except as otherwise expressly specified on the Rezoning Plan, the layout of the development, the exact alignment of streets and points of access, the number, the type, location, height, setbacks or setbacks subject to the accompanying Development Standards and Section 6.207 of the Ordinance, parking layout for surface and structured parking, and the number of buildings to be constructed on the Rezoning Plan shall be as shown on the Rezoning Plan. If the number of buildings is increased from the number illustrated on the Rezoning Plan the change will be reviewed by the planning staff.
 - The Rezoning Petition and the Rezoning Plan will supersede and replace all prior rezoning petitions.
 - Optional Provisions:**
 - The Petitioner seeks the optional provision to allow a detached sign with 24 square feet of copy area and up to seven feet high.
 - The Petitioner seeks the optional provision to allow a maximum of 100 square feet of additional parking structure to be constructed on the Site.
 - The Petitioner seeks the optional provision to reduce the setback along the proposed public street to 11 feet.
 - Permitted Uses:**
 - The Site may be developed with the following uses: up to 350 multi-family dwelling units, and general and medical office uses, retail uses, business service uses, and restaurants, provided that the non-residential uses shall be limited to the ground floor of the proposed building, along with accessory uses and structures allowed in the MUDD district.
 - If general and medical office uses, retail uses, business service uses and/or restaurants are located on the ground floor of the proposed building these uses must have an individual floor to be utilized.
 - Setbacks, Signs, and Other Details:**
 - The Petitioner will establish a 30-foot landscape setback along Carnegie Boulevard. Structures will be allowed to encroach up to 10 feet into the 30-foot landscape setback. The setback will be measured from the existing or future back curb wherever it is greater. A double row of trees will be planted within the 30-foot landscape setback.
 - An 11-foot setback, as allowed by the optional provisions above, will be established along the proposed public street. The setback will be measured from the back of curb as generally depicted on the Rezoning Plan.
 - A landscape edge will be established along the northwesterly boundary of the Site existing residential development as generally depicted on the Rezoning Plan. This area will include a "bush" zone measured 100 feet from such property boundary. Within the 100-foot wide "bush" zone, the following treatment will occur as generally depicted on the Rezoning Plan:
 - The 75-foot zone immediately adjacent to the exterior boundary line will remain undisturbed and shall, at a minimum, adhere to the shrub requirements under the Ordinance for a Class C Buffer. However, the Petitioner will remove the 30-foot back curb and 30-foot setback and will re-locate the 75-foot setback to the rear of the building to improve the appearance of the 75-foot setback. The Petitioner will consult with a Certified Arborist to assist with the identification and removal of dead and dying trees as well as the removal of invasive vines and ground cover. Within the 75-foot setback there shall be a single additional landscape element as described below and as illustrated on the Rezoning Plan. The additional undisturbed buffer area will be treated in the same manner as the 75-foot undisturbed buffer except no Class C buffer shrubs will be required.
 - Building Height:**
 - Building height will not exceed 100 feet, or nine (9) stories. The allowed building height will be measured and calculated as defined by the Ordinance.
 - Utilities:**
 - The Site shall be served as a utility development plan as to the placement and location of the Site generally depicted on the Rezoning Plan and as to current and future improvements shall be consistent with the City of Charlotte's Utility Improvement Plan (UIP) and the City of Charlotte's Capital Improvement Program (CIP) Account specifically designated for the proposed Street and Roundabout Implementation and construction will commence on the roundabout no later than two years from the date the Site is approved by the City of Charlotte. The Petitioner will be responsible for the construction of the proposed Street and Roundabout, and the funds will be refunded to the City of Charlotte. The proposed Street and Roundabout, and the funds will be refunded to the City of Charlotte. The proposed Street and Roundabout, and the funds will be refunded to the City of Charlotte.
 - Parking/Travel Vehicle Circulation:**
 - Off-street parking spaces will be provided at the following ratios for the Site:
 - Residential uses: 1.0 spaces per unit.
 - Professional business and general and medical office uses: one space per 300 square feet.
 - Retail uses (non-residential): one space per 600 feet.
 - Restaurant uses: one space per 125 square feet.
 - Other non-residential uses: one space per 300 square feet.
 - Required parking may be provided on the parcel covered for the proposed use or by a reciprocal parking agreement allowing parking that serves the uses on such parcel on adjacent properties, including without limitation, The Parcels #177-062-04, 97 and The Parcel #177-062-04 to the southeast of the Site.
 - Proposed Public Street:**
 - The construction of the new public street and roundabout has been defined and the City of Charlotte determines the appropriate implementation date. Therefore, the Petitioner shall contract with the City of Charlotte for the construction of the proposed Street and Roundabout. The Petitioner shall be responsible for the construction of the proposed Street and Roundabout. The Petitioner shall be responsible for the construction of the proposed Street and Roundabout. The Petitioner shall be responsible for the construction of the proposed Street and Roundabout.
 - Right-of-Way:**
 - The proposed right-of-way for the proposed public street will be dedicated to the City of Charlotte prior to the issuance of the final certificate of occupancy for the proposed building. The Petitioner will be responsible for the construction of the proposed right-of-way. The Petitioner will be responsible for the construction of the proposed right-of-way. The Petitioner will be responsible for the construction of the proposed right-of-way.
 - Access Points and Circulation:**
 - The alignment of the proposed public street, the internal vehicle circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns and parking layout.
 - Internal Sidewalks:**
 - Sidewalks that link the buildings to Carnegie Boulevard shall be provided. Such sidewalks shall be five (5) feet in width except as noted below.
 - The proposed sidewalk along the northern property boundary that links Carnegie Boulevard to the open space area containing the detention/water quality pond will be a minimum of six (6) feet wide.
 - The Petitioner will provide a walking trail around the detention/water quality pond as illustrated on the Rezoning Plan. This trail will be a minimum of six (6) feet in width.
 - This proposed trail will be illuminated with low path lighting.
 - The proposed walking trail will be constructed within the open space area at the rear of the Site will be constructed of either concrete or modular concrete units or combination of both.
 - Landscaping will either be placed at the base of the retaining walls or cascading from the top of the walls located between the service drive and the detention/water quality pond and the rear of the 75-foot undisturbed buffer.
 - Lighting:**
 - All new lighting shall be full cut-off type lighting fixtures with the exception of tower, decorative lighting that may be installed along the driveway, sidewalks, and parking areas.
 - Detached lighting on the Site will be limited to 25 feet in height.
 - No "wall-to-wall" lighting will be allowed, however exterior lighting on building facades, such as sconces, will be permitted.
 - Pedestrian street lighting will be installed on the Site along interior streets and streets that border the Site.
 - Signage:**
 - All wall signs placed on the building will be erected in accordance with the requirements of the MUDD district.
 - A detached sign as specified in the Optional Provisions may be constructed.
 - Retaining and Tree Ordinance:**
 - A double row of trees will be planted within the 30-foot setback along Carnegie Boulevard.
 - All roof-mounted mechanical equipment will be screened from view from adjoining public streets and abutting properties as viewed from grades.
 - Decorative Areas and Retaining Walls:**
 - Decorative areas and retaining walls will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the structure will be architecturally compatible with the building materials and colors used on the building. If one or more sides of a structure area exposed to a side or rear wall of a building, then the side or rear wall will be architecturally compatible.
 - Above ground building components will be screened from public view and will be located outside of the required setbacks.
 - Architectural Context:**
 - The units along the portion of the building that abut the six (6) foot paved sidewalk that connects Carnegie Boulevard to the open space at the rear of the Site will have individual sidewalk connections to the six (6) foot paved sidewalk where the finished grade of the building allows a connection to be made.
 - The final design of the building will include a variety of colors in the facade palette to help break up the building massing. The building materials used will be a combination of the following: brick, stone, simulated stone, painted stone, natural concrete, synthetic stone or natural stone, concrete stone siding (such as hand-painted), stucco, EIFS or enamel. Vinyl or building material may only be used on window sills or porches.
 - The final design of the building will include a variety of colors in the facade palette to help break up the building massing. In addition the building will utilize some or all of the following elements as indicated on the exterior perspectives: lanterns, decorative gables, decorative vents, cornices, awnings, linings, horizontal banding, pilings, balconies, rail balconies, decks and courtyards. The height of the building will be varied to avoid a continuous roof line that may happen through the building massing. Landscaping will also be used to help soften the building massing.
 - All sides of all buildings will be built using four sided architecture.
 - The height of the parking structure will not exceed the height of the residential portion of the building, except that elevator/mechanical rooms and stair towers associated with the parking structure will exceed the height of the residential portion of the building. The portion of the parking structure that faces Carnegie Boulevard will be enclosed with units and/or an enclosed corner.
 - Materials and Finishes:**
 - Metal finishes will be hidden from public view.
 - Attachments to the Rezoning Plan:**
 - Future amendments to the Rezoning Plan (which include these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendments in accordance with the provisions of Chapter 15 of the Ordinance.
 - Binding Effect of the Rezoning Application:**
 - If the Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in writing, be binding on the Site and its successors. The Rezoning Petition and the Rezoning Plan shall be binding on the Site and its successors. The Rezoning Petition and the Rezoning Plan shall be binding on the Site and its successors.



ColeJenest & Stone
 Shaping the Environment
 Realizing the Possibilities
 Land Planning
 Landscape Architecture
 Civil Engineering
 Urban Design
 200 South First Street, Suite 1400
 Charlotte, North Carolina 28202
 PH: 704.376.1555 | FX: 704.376.1951
 info@colejenestandstone.com

CRESCENT RESOURCES
 Post Office Box 1003
 Charlotte, North Carolina 28201-1003
CIRCLE AT SOUTH PARK
 Carnegie Boulevard
 Charlotte, North Carolina

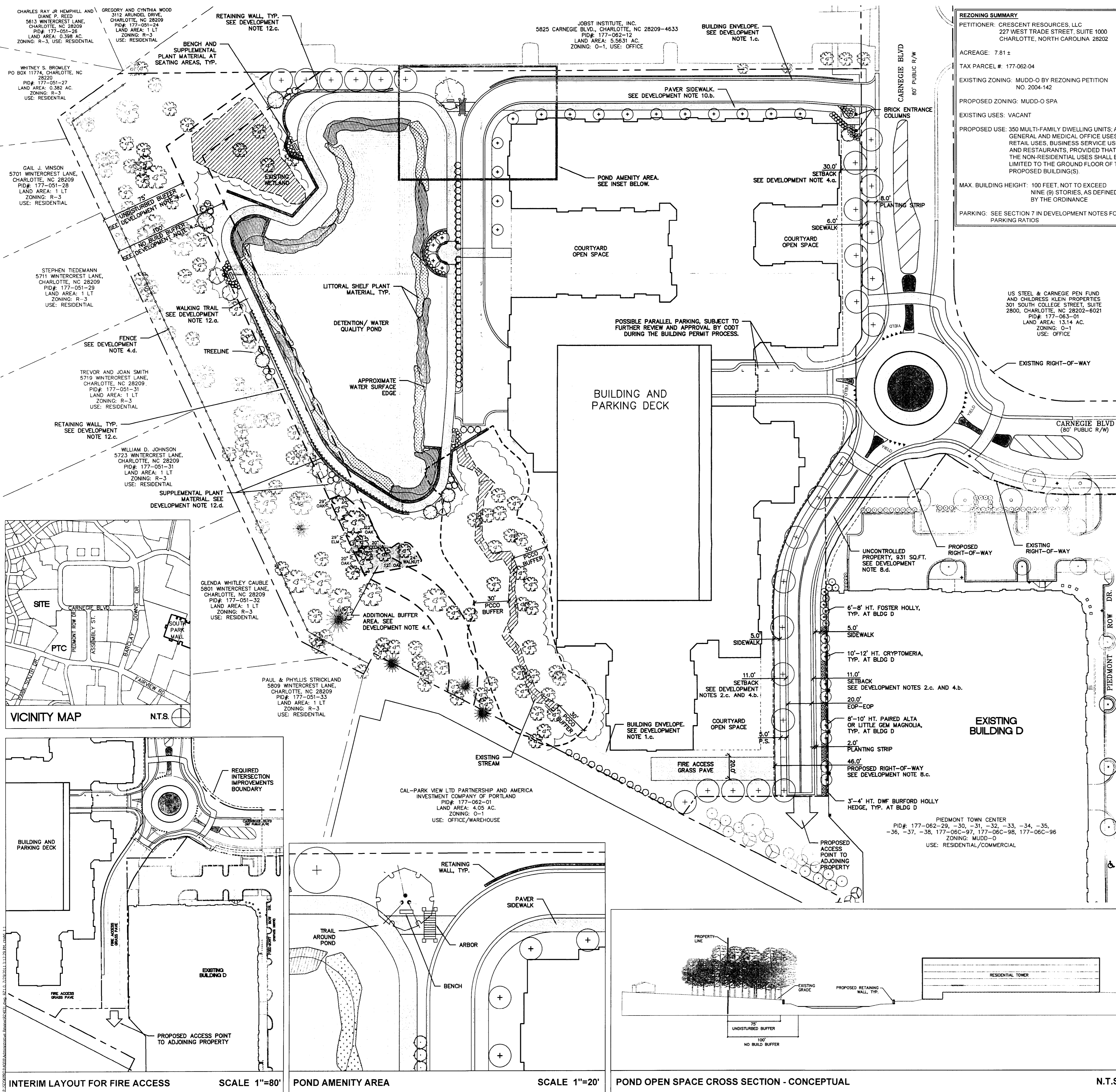
SITE PLAN FOR ADMINISTRATIVE REVIEW
 PETITION #: 2011-009
 Project No. 4008
 Issued 07/29/11
 07/19/12 - REVISION TO INTERIM ROAD IMPROVEMENTS AND ASSOCIATED DEVELOPMENT NOTES
 Revised

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: 7-23-12 JK
 BY: DEBRA D. CAMPBELL
 SCALE: 1"=40'
ADMIN. 1.0
 The drawings, the project manual and the design show sheets herein are instruments of ColeJenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of ColeJenest & Stone, P.A. is prohibited.
 ColeJenest & Stone, P.A. 2012

Charlotte-Mecklenburg Planning Department
 DATE: July 23, 2012
 TO: Mark Fowler
 Zoning Supervisor
 FROM: Debra Campbell
 Planning Director
 SUBJECT: Administrative Approval for Petition No. 2011-009 Crescent Resources, LLC

Attached is a revised site plan for the above referenced rezoning petition. The site plan shows a modification to the transportation notes. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance and conditional requirements still apply.



- REZONING SUMMARY**
 PETITIONER: CRESCENT RESOURCES, LLC
 227 WEST TRADE STREET, SUITE 1000
 CHARLOTTE, NORTH CAROLINA 28202
- TAX PARCEL #: 177-062-04
 ACREAGE: 7.81 ±
 EXISTING ZONING: MUDD-O BY REZONING PETITION NO. 2004-142
 PROPOSED ZONING: MUDD-O SPA
 EXISTING USES: VACANT
 PROPOSED USES: 350 MULTI-FAMILY DWELLING UNITS, AND GENERAL AND MEDICAL OFFICE USES, RETAIL USES, BUSINESS SERVICE USES, AND RESTAURANTS, PROVIDED THAT THE NON-RESIDENTIAL USES SHALL BE LIMITED TO THE GROUND FLOOR OF THE PROPOSED BUILDING(S)
 MAX. BUILDING HEIGHT: 100 FEET, NOT TO EXCEED NINE (9) STORIES, AS DEFINED BY THE ORDINANCE
 PARKING: SEE SECTION 7 IN DEVELOPMENT NOTES FOR PARKING RATIOS
- REQUIREMENTS**
- These Development Standards form a part of the rezoning plan associated with the MUDD-O SPA petition which includes certain Optional Provisions to accommodate development on approximately 7.81 acres on Carnegie Boulevard as more particularly shown on the Rezoning Plan (the "Site"). Development of the Site will be governed by the rezoning plan and these Development Standards, together with the plan submitted to the Planning Board and the applicable provisions of the City of Charlotte Zoning Ordinance. The rezoning plan and these Development Standards shall be subject to the rezoning plan and the applicable provisions of the City of Charlotte Zoning Ordinance. The rezoning plan and these Development Standards shall be subject to the rezoning plan and the applicable provisions of the City of Charlotte Zoning Ordinance.
 - Consequently, except as otherwise expressly specified on the Rezoning Plan, the layout of the development, the exact alignment of streets and points of access, the number, size, configuration and placement of buildings and parking areas, and the location of each element on the Rezoning Plan are graphic representations of the proposed development. They may therefore be altered or modified subject to the accompanying Development Standards and Section 6.207 of the Ordinance. Parking layouts for surface and structured parking may be modified as deemed appropriate to the rezoning plan.
 - Notwithstanding the number of buildings shown on the Rezoning Plan, up to four (4) principal buildings may be constructed on the Site within the building envelope illustrated on the Rezoning Plan. If the number of buildings is increased from the number illustrated on the Rezoning Plan the change will be reviewed by the planning staff.
 - This Rezoning Petition and the Rezoning Plan will supersede and replace all prior rezoning petitions.
 - Optional Provisions:**
 - The Petitioner seeks the optional provision to allow a detached sign with 24 square feet of copy area and up to seven feet high.
 - The Petitioner seeks the optional provision to allow five (5) foot setbacks along the proposed public street as well as a reduction of the proposed parking areas to two (2) feet on the eastern side (adjacent to Piedmont Town Center) and five (5) feet along the western side (adjacent to the proposed multi-family building).
 - The Petitioner seeks the optional provision to reduce the setback along the proposed public street to 11 feet.
 - Permitted Uses:**
 - The Site may be developed with the following uses, up to 300 multi-family dwelling units, and general and medical office uses, retail uses, business service uses, and restaurants, provided that the non-residential uses shall be limited to the ground floor of the proposed building, along with accessory uses and structures allowed by MUDD-O SPA.
 - General and medical office uses, retail uses, business service uses and/or restaurants are located on the ground floor of the proposed building these uses must have an outdoor dining area.
 - Setbacks, Side Yards, and Rear Yards:
 - The Petitioner will establish a 30 foot landscape setback along Carnegie Boulevard. Retenues will be allowed to encroach up to five (5) feet into the 30 foot landscape setback. This setback will be measured from the existing or future back curb whichever is greater. A double row of trees will be planted within this 30 foot landscape setback.
 - On 11 foot setbacks, as allowed by the optional provisions above, will be established along the proposed public street. This setback will be measured from the back of curb or generally depicted on the Rezoning Plan.
 - A landscape edge will be established along the northerly boundary of the Site including existing residential development generally depicted on the Rezoning Plan. This area will be landscaped with trees and shrubs to a minimum of 100 feet from the proposed building. Within the 100 foot no build zone, the following features will occur as generally depicted on the Rezoning Plan:
 - The 75 foot zone immediately adjacent to the exterior boundary line will remain unlandscaped and shall, at a minimum, adhere to the visual requirements under the Ordinance for a Class C buffer. However, the Petitioner will be allowed to remove trees to the 75 foot buffer and plant trees as well as to remove the grass to improve the appearance of the 75 foot buffer. The Petitioner will consult with a Certified Arborist to assist with the distribution and removal of dead and dying trees as well as the removal of invasive species and other trees. Within the 75 foot buffer area a fence and additional landscaping as described below and as illustrated on the Rezoning Plan will be installed.
 - No building, parking or maneuvering may occur within the interior 25 feet of the 100 foot buffer zone. However, this area may be used for grading utilities, retaining walls, walking trails and storm water features.
 - The Petitioner will erect a black vinyl coated chain link fence no taller than 10 feet from the northerly property line as generally depicted on the Rezoning Plan. When this fence is erected, the Petitioner will also erect a minimum of 24 shrubs per 100 linear feet on the exterior side of this fence. These shrubs will be planted according to standards established in a buffer as defined by the Ordinance.
 - For prior to the installation of the proposed fence any of the adjoining property owners request that the proposed fence not be installed along their property line the Petitioner will erect a fence along the portion of the fence along the property line of the property owner's request that the fence be eliminated. The proposed additional landscaping may be eliminated.
 - An additional unlandscaped buffer will be provided along the southerly boundary of the Site as illustrated on the Rezoning Plan. This additional unlandscaped buffer area will be treated in the same manner as the 75 foot unlandscaped buffer except no Class C buffer shrubs will be required.
 - Building Heights:**
 - Building height will not exceed 100 feet, or nine (9) stories. The allowed building height to be measured and calculated as defined by the Ordinance.
 - Land Use Designations:**
 - The Site shall be treated as a unified development plan in the siting and portions of the Site generally depicted on the Rezoning Plan and as to current and future improvements located within adjacent parcels known as The Parcels #177-062-01 and #177-062-36. As such, side and rear yards, setbacks, and other site-specific zoning standards will not be applicable to the Site. The Petitioner will be allowed to remove trees to the 75 foot buffer and plant trees as well as to remove the grass to improve the appearance of the 75 foot buffer. The Petitioner will consult with a Certified Arborist to assist with the distribution and removal of dead and dying trees as well as the removal of invasive species and other trees. Within the 75 foot buffer area a fence and additional landscaping as described below and as illustrated on the Rezoning Plan will be installed.
 - Permitted Vehicular Circulation:**
 - Required parking may be provided on the parcel covered for the proposed use by a residential parking assessment parking that serves the uses on that parcel on structing appropriate to implement the residential interaction of the Street with Carnegie Boulevard. The amount to be contributed by the Petitioner on the CIP project for the Street, should the Petitioner choose this option, will not exceed \$ 9,000.
 - Proposed Public Street:**
 - The Petitioner will construct the proposed public street (the "Street") as shown on the Rezoning Plan along eastern boundary of the Site adjacent to Piedmont Town Center. In lieu of the Petitioner constructing the Street the Petitioner may deed a bond that would allow the Street to be constructed as a future date. The City will allow the bond to be removed for two consecutive two year terms and thereafter on a year by year basis.
 - A bond posted in lieu of the construction of the Street will remain in effect until the construction of the extension of Carnegie Boulevard and the Street, as a condition, as illustrated on the Rezoning Plan. The Petitioner will be responsible for the construction of the extension of Carnegie Boulevard and the Street with the Street City will then return the bond to the Petitioner.
 - The Petitioner also reserves the option to work with the City to contribute the funds for the construction of this Street into a City of Charlotte Capital Improvement Project (CIP) for the proposed building. The Petitioner will be allowed to remove trees to the 75 foot buffer and plant trees as well as to remove the grass to improve the appearance of the 75 foot buffer. The Petitioner will consult with a Certified Arborist to assist with the distribution and removal of dead and dying trees as well as the removal of invasive species and other trees. Within the 75 foot buffer area a fence and additional landscaping as described below and as illustrated on the Rezoning Plan will be installed.
 - The Petitioner acknowledges that if the Petitioner contributes the funds into a CIP project and funds are utilized by the City for planning, construction or other aspects associated with the extension of Carnegie Boulevard and the Street, the Petitioner will be responsible for the construction of the extension of Carnegie Boulevard and the Street with the Street City will then return the bond to the Petitioner.
 - The amount of the funds to be contributed into CIP will be based on the estimated construction cost of the Street minus the cost of the portion of the roadway improvements required to be contributed to implement the residential interaction of the Street with Carnegie Boulevard. The amount to be contributed by the Petitioner on the CIP project for the Street, should the Petitioner choose this option, will not exceed \$ 9,000.
 - Right-of-Way Acquisition:**
 - The right-of-way acquisition on the Rezoning plan for the proposed public street will be dedicated to the City of Charlotte prior to the issuance of the final certificate of occupancy for the proposed building. The Petitioner will be allowed to remove trees to the 75 foot buffer and plant trees as well as to remove the grass to improve the appearance of the 75 foot buffer. The Petitioner will consult with a Certified Arborist to assist with the distribution and removal of dead and dying trees as well as the removal of invasive species and other trees. Within the 75 foot buffer area a fence and additional landscaping as described below and as illustrated on the Rezoning Plan will be installed.
 - In order to construct the proposed public street, as currently designed, the Petitioner will have to secure off-site right-of-way from the owners of Piedmont Town Center as indicated on the Rezoning Plan. If other necessary off-site right-of-way is required, the Petitioner will be allowed to remove trees to the 75 foot buffer and plant trees as well as to remove the grass to improve the appearance of the 75 foot buffer. The Petitioner will consult with a Certified Arborist to assist with the distribution and removal of dead and dying trees as well as the removal of invasive species and other trees. Within the 75 foot buffer area a fence and additional landscaping as described below and as illustrated on the Rezoning Plan will be installed.
 - When the subdivision is constructed at the intersection of Carnegie Blvd and the Street, as illustrated on the Rezoning Plan, the Petitioner reserves the right to improve the center of the subdivision to accommodate the intersection of the Street with Carnegie Boulevard, on-site and also subject to the execution of an encroachment agreement with the City of Charlotte.
 - Access Points & Connections:**
 - Access to the Site will be from Carnegie Boulevard and from the proposed public street as generally depicted on the Rezoning Plan.
 - The alignment of the proposed public street, the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns and parking layouts.
 - Internal Sidewalks:**
 - Sidewalks that link the building(s) to Carnegie Boulevard shall be provided. Such sidewalks shall be five (5) feet in width except as noted below.
 - The proposed sidewalk along the northern property boundary, that links Carnegie Boulevard to the open space area containing the detentionwater quality pond will be a minimum of 10 feet wide.
 - The Petitioner will construct the five (5) foot sidewalk located on the western side of the proposed public street if the street is not constructed prior to the issuance of a final certificate of occupancy, as illustrated in the "Intern Layout for Fire Access" sheet.
 - Landscaping:**
 - The Petitioner shall comply with the Charlotte City Council's adopted and amended Final Construction Controls Ordinance in effect at the time of approval of this Petition.
 - In addition, the Petitioner shall comply with the difference between the pre and post-development storm water runoff discharge leaving the Project Site for the 60-year, 6-hour storm event (Project Site means the area indicated on the approved conditional rezoning petition no. 2004-142).
 - The proposed water quality storm water detention pond will be a pond.
 - Open Space:**
 - The Petitioner will provide a walking trail around the detentionwater quality pond as illustrated on the Rezoning Plan. This trail will be a minimum of six (6) feet in width.
 - This proposed trail will be landscaped with low path lighting.
 - The proposed retaining walls that will be constructed within the open space area at the rear of the Site will be constructed of either poured-in-place concrete or modular concrete units in a combination of both.
 - Landscaping will either be placed at the base of the retaining walls or cascading from the top of the walls located between the service drive and the detentionwater quality pond and the wall and to the 75 foot unlandscaped buffer.
 - Lighting:**
 - All new lighting shall be full cut-off type lighting fixtures with the exception of lower decorative lighting that may be installed along the driveway, sidewalks, and parking areas.
 - Detached lighting on the Site will be limited to 20 feet in height.
 - No "wall pack" lighting will be allowed, however architectural lighting on building facades, such as sconces, will be permitted.
 - Exterior landscape lighting will be installed on the Site along interior streets and streets that border the Site.
 - Signage:**
 - All wall signs placed on the building will be erected in accordance with the requirements of the MUDD-O SPA.
 - A detached sign as specified in the Optional Provisions may be constructed.
 - Screening and Tree Retention:**
 - Setbacks of trees will be retained within the 30 foot setback along Carnegie Boulevard.
 - All non-removable structural supports will be screened from view from adjoining public streets and existing properties as viewed from grade.
 - Curbside areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the building. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a wall.
 - Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks.
 - Architectural Controls:**
 - The units along the portion of the building that abuts the six (6) foot paved sidewalk that connects Carnegie Boulevard to the open space at the rear of the Site will have individual setbacks connections to the six (6) foot paved sidewalk where the finished grade of the building abuts the sidewalk.
 - The building constructed on the Site will have a variety of building materials. The building exterior walls will be a combination of the following: brick, stone, vinyl, stucco, precast stone, precast concrete, synthetic stone or precast stone, cementitious siding (such as hard-panels), stucco, EIFS or wood. Vinyl as building material may only be used on exterior walls or soffits.
 - The final design of the building will include a variety of colors in the facade palette to help break up the building massing. In addition the building will utilize stone or all of the following elements as indicated on the exterior perspectives: terraces, decorative gables, decorative panels, cornices, transoms, lintels, horizontal banding, sills, pilasters, jules, bay windows, arches and columns. The height of the building will be varied to avoid a continuous roof line and help soften the building massing. Landscaping will also be used to help soften the building massing.
 - All sides of all buildings will be built using four sided architecture.
 - The height of the parking structure will not exceed the height of the residential portions of the building, except that structural mechanical rooms and stair towers associated with the parking structure may exceed the height of the residential portions of the building. The parking structure will have Carnegie Boulevard and the proposed walk with and/or an enclosure.
 - The attached illustrative building elevations is included to reflect an architectural style and a quality of the building that may be constructed on the Site (the actual building constructed on the Site may vary from this illustration).
 - Water tanks will be hidden from public view.
 - Amendments to the Rezoning Plan:**
 - Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
 - Binding Effect of the Rezoning Application:**
 - If the Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Petition, Standards and the Rezoning Plan will, unless amended by such amendment in accordance with the provisions of Chapter 6 of the Ordinance, be binding on the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

ColeJenest & Stone
 Shaping the Environment
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 Landscape Architecture
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200 South Tryon Street, Suite 1400
 Charlotte, North Carolina 28202
 PH: 770.376.1555 FX: 770.376.1951
 URL: www.colejeneststone.com

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

CIRCLE AT SOUTH PARK

Carnegie Boulevard
 Charlotte, North Carolina

SITE PLAN FOR ADMINISTRATIVE REVIEW
 PETITION # 2011-009

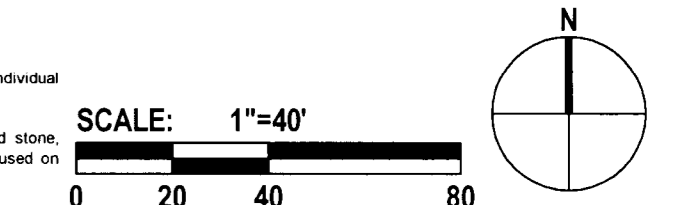
Project No. 4008
 Issued 07/29/11

Revised

ATTACHED TO A FINAL PLANNING APPROVAL

DATED: 8-3-2011

BY: DEBRA D. CAMPBELL



ADMIN. 1.0

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PETITION #: 2011-009

Charlotte-Mecklenburg Planning Department

DATE: August 3, 2011

TO: Mark Fowler
 Zoning Supervisor

FROM: Debra Campbell
 Planning Director

SUBJECT: Administrative Approval for Petition No. 2011-009 Crescent Resources, LLC

Attached is a revised site plan for the above referenced rezoning petition. The site plan shows the new proposed layout of the site. Since this change does not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Amendments to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Note all other ordinance and conditional requirements still apply.