

LINE	DIRECTION	DISTANCE
L1	N87°43'13"E	11.44
L2	N01°36'32"W	81.49
L3	N01°39'20"E	27.03
L4	S00°05'55"E	14.74
L5	S05°58'31"E	148.21
L6	S19°01'55"E	108.17
L7	S22°47'45"E	79.59
L8	S18°46'28"E	41.36
L9	S26°30'58"W	25.82
L10	S00°59'58"E	69.77
L11	S11°54'29"W	153.87
L12	S17°26'50"W	22.84

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1764.22'	524.33'	262.59'	523.91'	N 09°50'47" W	07°58'51"
C2	1206.74'	84.58'	42.31'	84.57'	N 05°59'12" E	04°00'58"
C3	531.71'	153.98'	77.53'	153.44'	S 80°32'19" E	18°35'34"
C4	531.71'	145.95'	73.44'	145.49'	N 81°18'05" E	15°43'58"
C5	54.00'	112.08'	51.53'	93.02'	N 49°23'02" W	118°55'26"
C6	147.79'	51.54'	26.03'	51.28'	S 64°33'15" W	19°58'47"
C7	65.00'	57.99'	31.02'	56.09'	N 79°47'49" W	51°07'03"
C8	531.71'	288.70'	148.00'	285.16'	N 57°53'00" E	31°06'34"

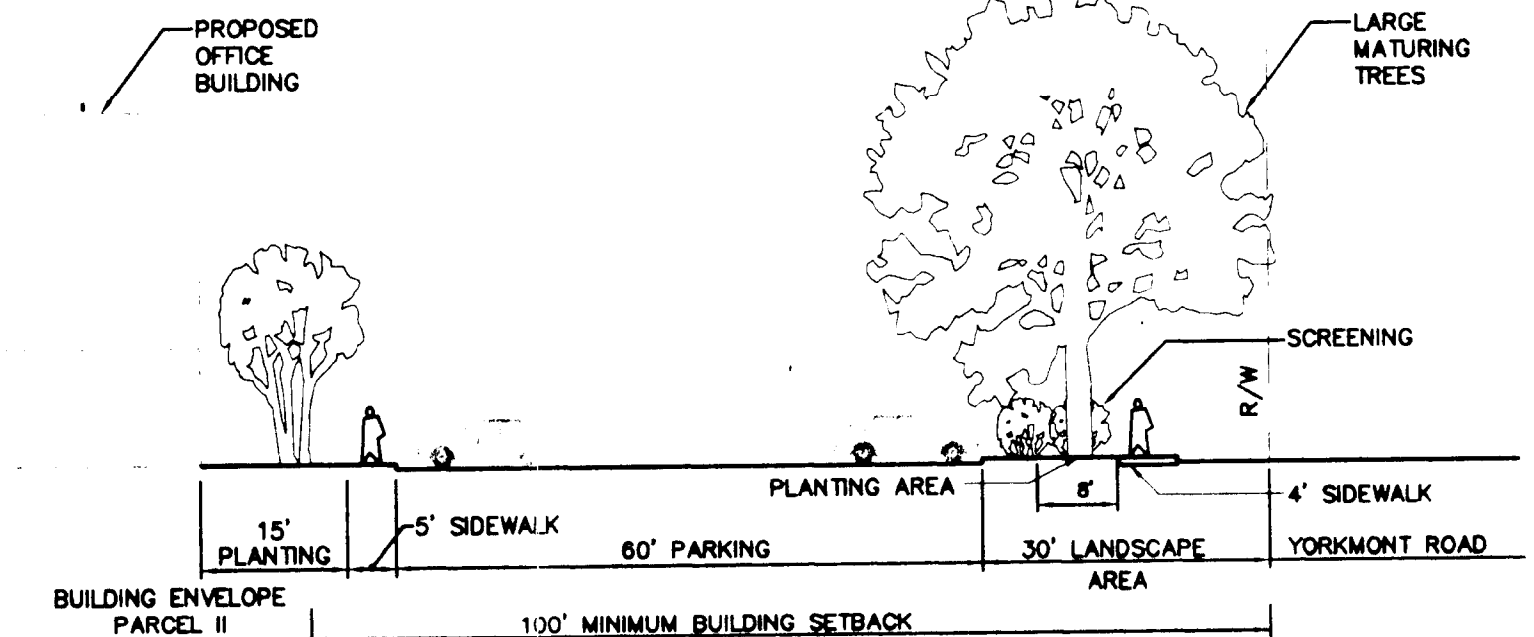
**ADJACENT PROPERTY OWNERS**

- 143-132-01A CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NC 28202
- 143-132-01B CRESCENT RESOURCES, INC.  
PO BOX 1003  
CHARLOTTE, NC 28201
- 143-131-03 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NC 28202
- 143-131-04 CITY OF CHARLOTTE  
600 EAST FOURTH STREET  
CHARLOTTE, NC 28202
- 143-126-03 LAKEPOINT PROPERTY OWNERS ASSOCIATION  
CHILDRESS-KLEIN PROPERTIES  
2770 ONE FIRST UNION CENTER  
301 SOUTH COLLEGE STREET  
CHARLOTTE, NC 28202-6021
- 143-125-01 BELK BROTHERS PROPERTIES  
2801 WEST TYVOLA ROAD  
CHARLOTTE, NC 28217

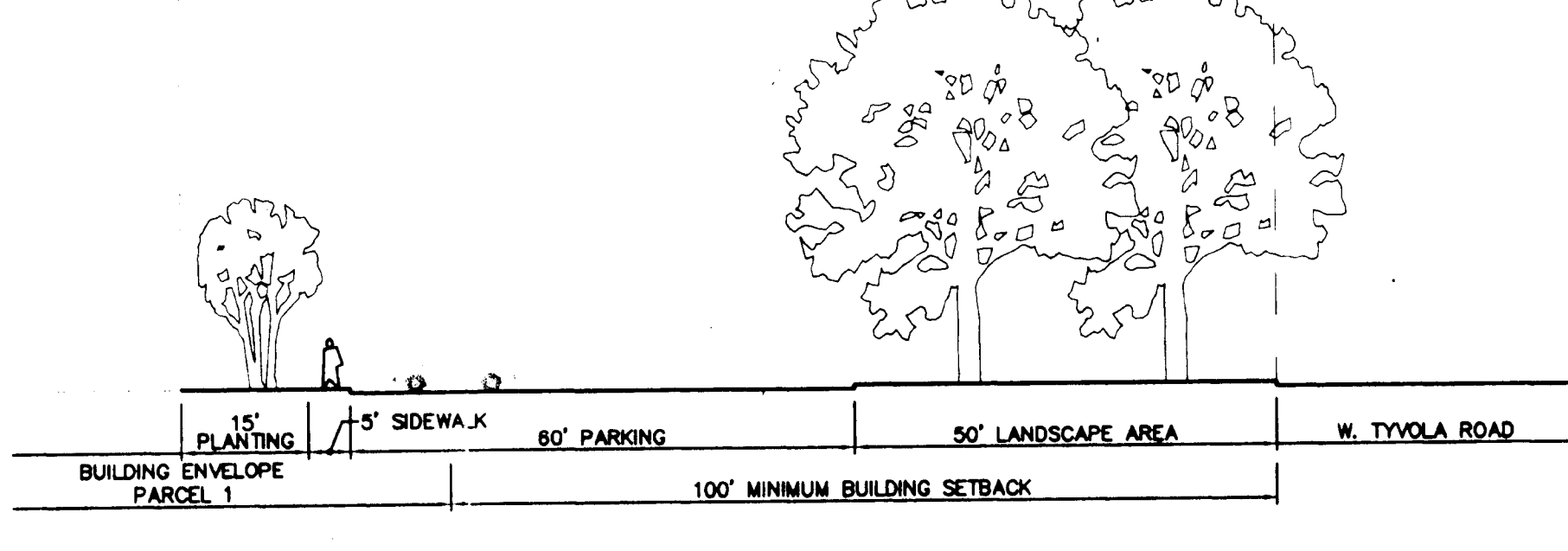
**SITE SUMMARY**

- EXISTING ZONING**  
PROPOSED ZONING
- SITE ACREAGE**
- O-15 (CD) 12.6684 AC
  - B-1 (CD) 5.8725 AC
  - TOTAL (Includes 1.37 Acres For Greenway Dedication) 18.5409 AC
- BUILDING AREA DISTRIBUTION**
- O-1 (CD) \*200,000 SF MAXIMUM
  - B-1 (CD) \*25,000 SF MAXIMUM
  - 0-1 (CD) BUILDING HEIGHT: 80 FEET
  - \*SUBJECT TO INCREASE TO 250,000 SF WITH TRANSFER RIGHTS
- PARKING TABULATION**  
REQUIRED PARKING FOR O-1 AND B-1 PER CHARLOTTE ZONING ORDINANCE CHAPTER 12, PART 2, TABLE 12.202

- 5' PROPOSED SIDEWALK PROVIDING PUBLIC ACCESS TO GREENWAY FROM N. FALLS DRIVE TO GREENWAY**
- 5' SCREENING AREA REQUIRED BY ZONING ORDINANCE 12.303**
- 5' SIDE YARD**
- 20' REAR YARD (N/A IN GREENWAY)**
- 30' LANDSCAPE AREA (TO MATCH LANDSCAPE AREA AT TWO COLISEUM CENTRE)**



SECTION A-A AT YORKMONT ROAD SCALE: 1" = 20'

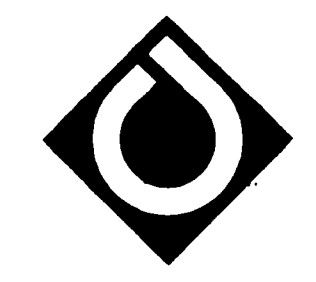


SECTION B-B AT TYVOLA ROAD SCALE: 1" = 20'

849 - Four Coliseum Center (Quarry Site)  
Rezoning Ordinance  
November 21, 1996  
Revised: March 18, 1997

**General Provisions**

- All development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the O-15 zoning classification shall be satisfied with respect to Parcel I and for the B-1 zoning classification shall be satisfied with respect to Parcel II unless higher standards are established under these Development Standards or the Rezoning Plan.
- The building and parking lot configurations, placements, and sizes shown on the Rezoning Plan merely depict possible configurations of buildings, parking lots, and circulation relationships that could occur given the various building envelope areas established by this Rezoning Plan and the same may be altered or modified during design and construction phases so long as the maximum building envelope lines established on this Rezoning Plan are not violated.
- Parking for development taking place on either Parcel may be provided in part within the other Parcel so long as all provisions of the Ordinance are satisfied.
- Permitted Uses**
    - A. Parcel I may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in an O-1 Zoning District.
    - B. Parcel II may be devoted to any use (including any accessory use) which is permitted under the Ordinance by right or under prescribed conditions in a B-1 Zoning District, except that no fast food restaurant may be located on this parcel and no drive through service may be provided for any restaurant establishment that might locate on this Parcel, the intent being to prohibit drive through restaurant establishments that might locate on this Parcel, whether as a principal use or an accessory use.
    - C. Subject only to the transfer right reserved below, no more than 200,000 SF of heated space may be developed on Parcel I. No more than 25,000 SF of heated retail space may be developed on Parcel II. If developer elects to develop office space in lieu of retail space, then the following provision will apply: For each one (1) square foot of retail space eliminated, two (2) square feet of office space may be developed on either Parcel I or transferred to Parcel II.
  - Landscape Areas**
    - A. All site improvements taking place within the Landscape Areas depicted on this Rezoning Plan will be subject to the following restrictions:
      - A. The Landscape areas along Tyvola Road and Yorkmont Road are to remain as open space, except to the extent necessary to accommodate pedestrian pathways, access points, walls, berms, fences, grading, signs and graphics, drainage and utility construction. The Petitioner reserves the right to remove vines, underbrush and small understory trees (less than 4" in caliper) and to mulch areas beneath remaining trees in any Landscape area left in its natural state for purposes of improving the overall appearance of naturally vegetated areas.
      - B. All grading within the Landscape areas will be subject to compliance with the provisions of the Charlotte Tree Ordinance. Existing mature trees within any Landscape Area which die as a result of grading performed outside of any such area that are not removed or destroyed as a result of road improvements may take place within undeveloped right-of-way areas will be replaced with large maturing type trees having a caliper of at least two and one-half (2 1/2) inches and a height of at least six (6) feet. Berms may be installed within all Landscape areas for purposes of visual screening and enhancing the placement of new landscaping and facilitating proper drainage and slope stabilization.
      - C. In all Landscape Areas where existing trees and natural vegetation have been cleared to accommodate berms, grading or utility construction, the cleared, unimproved areas will, where permitted, be landscaped with trees and shrubs in accordance with the specifications described under the Landscaping Section depicted on this Rezoning Plan.
      - D. Utility lines may only cross Landscape Areas at interior angles measured at property lines which are not less than 70 degrees.
      - E. All landscaping will meet or exceed the requirements of the Charlotte Tree Ordinance.
      - F. New trees within Landscape Areas shall be planted at a minimum of forty (40) feet on center. Deciduous trees will be at least eight (8) feet in height at planting and evergreen trees will be at least six (6) feet in height at planting.
    - B. Landscape Areas within the Site will be planted and improved in sequences which are keyed to development taking place on each Parcel.
    - H. All applications for grading plans and building permits shall be accompanied by a tree-protection and planting plan which satisfies the provisions of Section 21-45 of the Charlotte Tree Ordinance.
  - Utility Distribution Lines**
    - A. All utility distribution lines delivering services within the Site will be placed underground unless the utility involved refuses to give its consent.
  - Parking**
    - A. Off-street parking provided within the Site will satisfy or exceed the minimum standards established under the Ordinance.
    - B. Parking will not be permitted within any Landscape Areas or Greenway Areas.
    - C. Parking may take place inside or outside building envelopes.
  - Lighting**
    - A. A uniform lighting system will be employed throughout the Site.
    - B. Lighting fixtures, including their bases, will not exceed 30 feet in height, except for street lights along Tyvola Road and Yorkmont Road.
  - Signs**
    - A. All permanent signs erected on the Site will comply with the Ordinance.
    - B. A master directional and informational signage and graphics system will be adopted and implemented throughout the Site.
    - C. All free-standing building and tenant identification signs or graphics will be complementary in scale and appearance to the structure which they identify, and each sign affixed to a structure will be compatible with the structure's architectural design.
  - Access Points**
    - A. Storm water runoff from the Site will be managed through a variety of proven techniques which satisfy the standards imposed by the City of Charlotte.
    - B. If detention areas are required, none may be installed within the Landscape Areas, setback areas or installed Greenway Areas.
  - Transportation Commitments**
    - A. Roadway Improvements: The Petitioner, with CDOT's approval, is currently installing at its own expense grading, drainage, curb and gutter for an additional lane leading from Tyvola Road into Yorkmont Road. Petitioner further commits to make such curb improvements along the southern margin of Yorkmont Road as Charlotte Department of Transportation may deem necessary to align the required cross section for Yorkmont Road with the required cross section for Yorkmont Road.
    - C. Petitioner agrees to dedicate an additional strip of land not to exceed ten (10) feet in width, if required, to provide sixty (60) feet of right-of-way measured from the cantarline of Yorkmont Road along the Site's frontage on Yorkmont Road.
    - D. Petitioner further agrees to reconstruct the existing median on Yorkmont Road for a distance which does not exceed 540 feet, which now runs from its intersection with Tyvola Road in an easterly direction, if CDOT determines that its relocation is required to accommodate the proposed cross section for Yorkmont Road at its intersection with Tyvola Road.
    - E. Petitioner further agrees to install a sidewalk and an appropriate planting strip along the southern margin of Yorkmont Road, running in an easterly direction from its intersection with Tyvola Road to the eastern exterior project line of the Site.
  - Greenway Dedication**
    - Petitioner agrees to dedicate to Mecklenburg County for Greenway Purpose the area identified on the Rezoning Plan within a reasonable period of time following receipt of a written request from the County Manager, subject to any utility or pedestrian easements needed for development of the Site and further agrees to provide a public easement leading from Tyvola Road along the route depicted on the Rezoning Plan. No future filling or grading may occur in this area unless required in connection with the installation of utilities or pedestrian walkways.
  - Compliance With City Airport Regulations**
    - The heights of all buildings within the Site will conform with City Airport Regulations and with all other local, state, or federal rules regulating the heights of buildings which are located within specified distances from an airport.
  - Fire Hydrant**
    - A fire hydrant will be located within 750' of the most remote point of the building as the truck travels. See plan for location of the existing fire hydrant at the intersection of Tyvola and Yorkmont Roads.
  - Other**
    - The Site is subject to all Coliseum area covenants and restrictions.
    - All dumpsters and service areas will be screened from public streets and from adjacent properties with a solid enclosure with gates according to Section 12.303 of the Ordinance.



**ColeJenest & Stone**

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Landscape Architecture  
Civil Engineering  
Urban Design

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**CRESCENT RESOURCES INC.**

400 SOUTH TRYON STREET, SUITE 1300  
POST OFFICE BOX 1003  
CHARLOTTE, NORTH CAROLINA 28201  
(704) 382-8009

**FOUR COLISEUM CENTRE**

(QUARRY SITE)

**REZONING PLAN**

PETITION # 97-34

APPROVED BY CITY COUNCIL

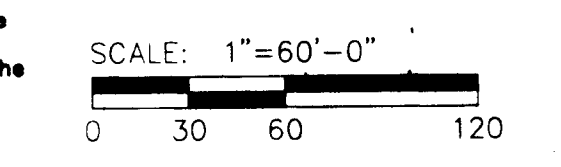
849 DATE 5/19/97

01/27/97

◆ Issued

05/05/97  
04/22/97  
03/21/97

◆ Revised



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