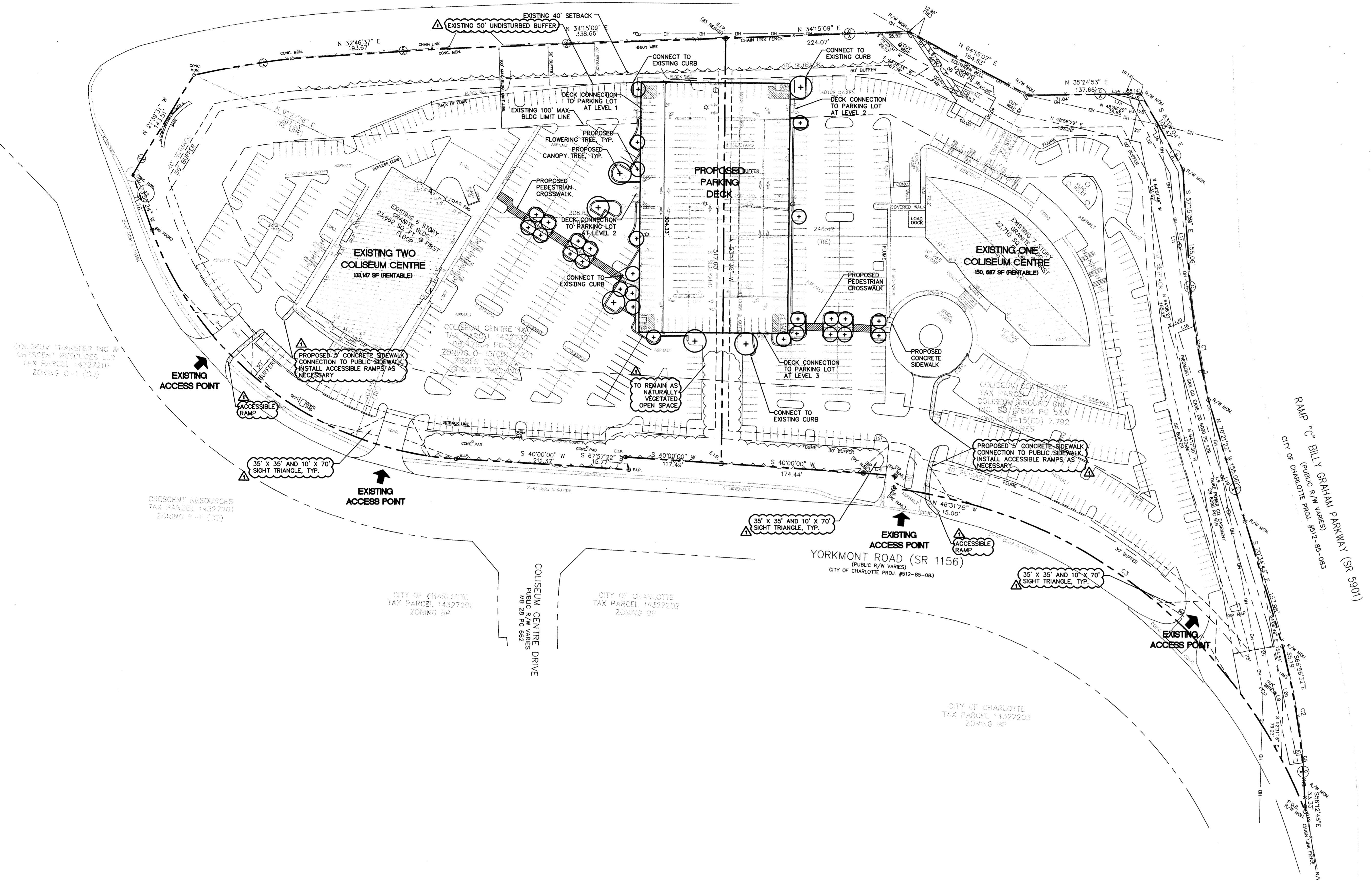


CRESCENT RESOURCES
 TAX PARCEL 1432720
 ZONING O-1 (10)

PUBLIC WORKS
 COMMISSION
 NC STATE HIGHWAY
 TAX PARCEL 14326112
 ZONING R-22MF

TYVOLA ROAD (SR 1156)
 (PUBLIC R/W VARIES)
 CITY OF CHARLOTTE PROJ. #512-85-083



OPTION A SCALE: 1"=60'

SITE DATA TABLE

PETITIONER: COLISEUM TRANSFER, INC., OWNER BY CRESCENT RESOURCES, LLC AS MANAGING AGENT ON BEHALF OF OWNER.

OWNER (BUILDING 1): COLISEUM GROUND ONE, INC. TAX PARCEL # (BUILDING 1): 143-27-302

OWNER (BUILDING 2): COLISEUM GROUND TWO, INC. TAX PARCEL # (BUILDING 2): 143-27-301

BUILDING 1 EXISTING FLOOR AREA:	150,687
ALLOWABLE FLOOR AREA:	165,000
BUILDING 2 EXISTING FLOOR AREA:	133,147
ALLOWABLE FLOOR AREA:	145,000
TOTAL EXISTING FLOOR AREA:	283,834
TOTAL PERMISSIBLE FLOOR AREA:	310,000
DECK S.F. (NOT TO EXCEED):	185,000

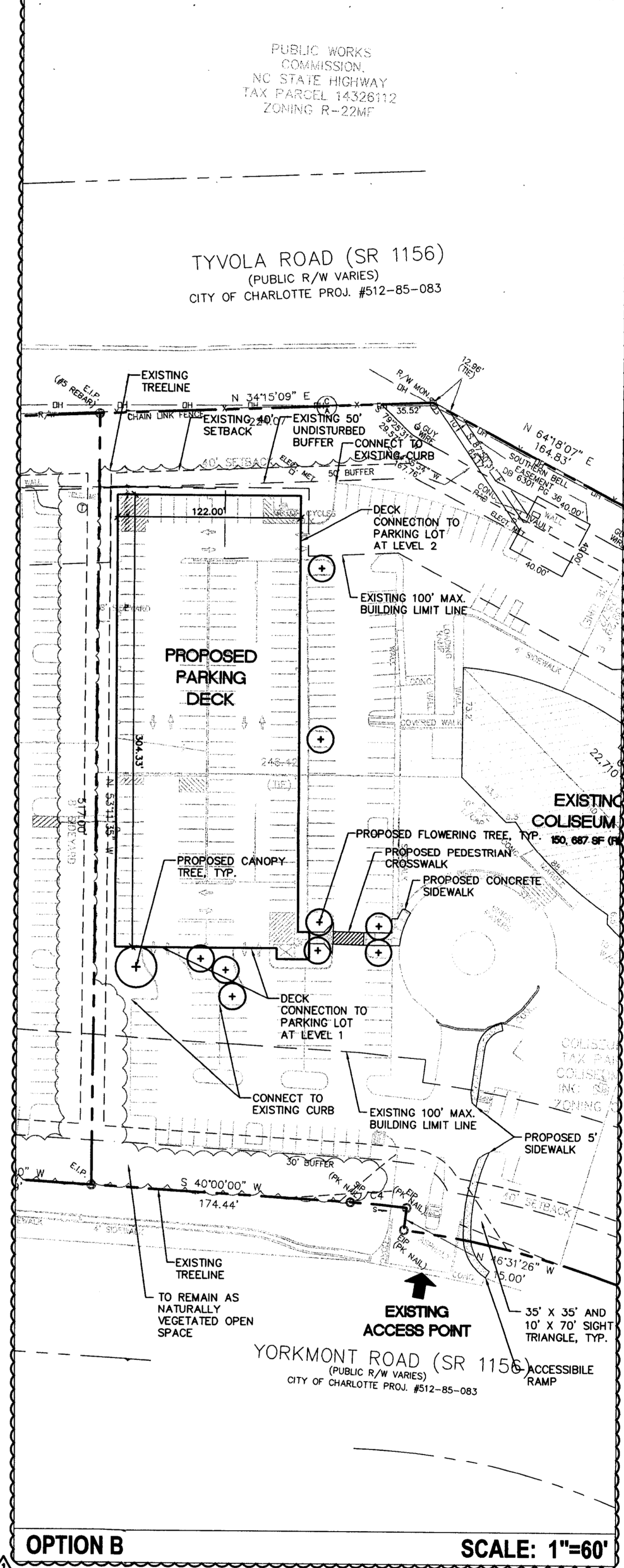
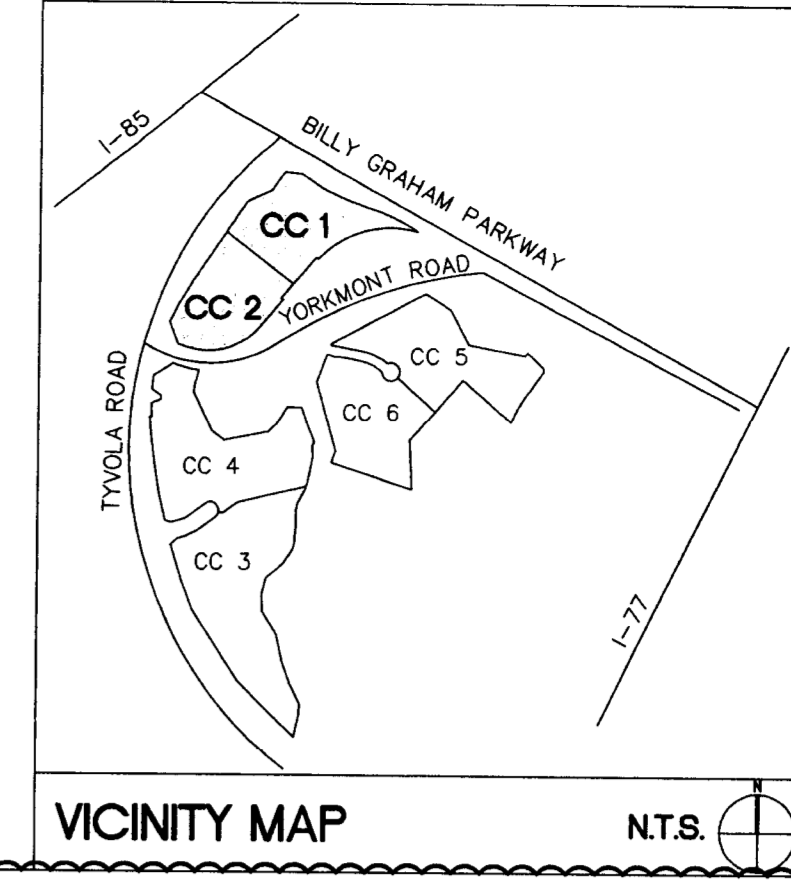
DEVELOPMENT STANDARDS
 REZONING PETITION NO.: 2008-042
 COLISEUM CENTER OFFICE PARK - PARKING DECK
 REVISED 3/17/08

The nature of the Site will be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the O-2 Zoning Classification shall govern all development taking place on the Site.

Both building floor area and parking area are permitted on the Site. Parking areas may include both structured and surface parking. The Rezoning Plan envisions two separate alternative development options for the general location of structured parking on the Site.

Two buildings currently exist on the Site: namely, One Coliseum Centre and Two Coliseum Centre. The nature of the tenants occupying these buildings has given rise to a need for above normal parking requirements which prompted the filing of this Rezoning Petition in order to accommodate construction of a parking structure in one or two optional areas on the Site, each of which is depicted on the Rezoning Plan Technical Data Sheet (Sheet RZ1.0). Since the precise location of the parking structure has not as yet been determined, the Petitioner, in addition to reserving the option to locate the parking structure within one of the two areas depicted on the Rezoning Plan Technical Data Sheet, also reserves the option to make minor alterations to the configuration, placement and size of the structured parking building and other individual Site elements within the limits prescribed by the Rezoning Plan Technical Data Sheet and the Ordinance during the design development and construction phases. All such changes are subject to approval in accordance with Section 6.206 of the Ordinance.

- Permitted Uses**
 The Site may be devoted to the following:
 • office uses and associated accessory uses and service areas,
 • ancillary retail uses which are permitted in the O-2 District as long as such uses are located within either or both of the existing office buildings, and
 • surface and structured parking areas.
- Maximum Development**
 Up to 310,000 square feet of gross floor area which must be located within the One Coliseum Centre and Two Coliseum Centre office buildings, and up to 185,000 square feet of gross floor area devoted to the parking structure to be located within one of the two areas depicted on the Rezoning Plan Technical Data Sheet may be developed on the Site.
- Setbacks and Yards**
 - Except as set forth in Section 3b, below, setbacks and yards shall be provided in accordance with the Ordinance.
 - The Site shall be viewed as a unified development plan and as such, side and rear yards and other separation standards will not be required internally between improvements located on the Site. Furthermore, the Petitioner reserves the right to subdivide the Site and create lots within the interior of the development of the Site with no public street frontage or side and/or rear yards or other separation standards as part of a unified development plan provided, however, all such yard and separation standards along the exterior boundary of the Site shall be adhered to.
- Storm Water Management**
 Any surface level storm water detention shall conform to applicable standards and shall not be located in the required building setbacks.
- Transportation Commitments**
 - The Site is currently served by four (4) previously permitted access points. Each of these access points will be maintained. No new access points will be provided as part of this Petition. Internal site access may be revised based on final design plans.
 - The Petitioner will dedicate right of way measuring 100 feet from centerline along the Site's frontage along Billy Graham Parkway if such right of way does not already exist.
- Off-street Parking**
 The Petitioner will, at a minimum, satisfy the off-street parking requirement of the Ordinance.
- Sidewalks**
 - Sidewalks of at least 5 feet in width will be provided from each of the two existing buildings to the sidewalk along Yorkmont Road.
 - The sidewalk along Yorkmont Road will be extended (at the same width as the existing sidewalk) to the Billy Graham Parkway controlled access fence if its installation is viewed as appropriate by the City Engineer in light of the existing drainage features that lies in the path of the sidewalk extension. The City Engineer may waive the installation of this sidewalk if drainage and/or topography features so warrant.
- Parking Structure-Elevations**
 In the event the Petitioner elects to construct a parking structure on the Site within one of the two areas depicted on the Rezoning Plan Technical Data Sheet, its four exterior elevations will be substantially similar to those depicted on one of the two optional alternative elevation sets labeled as Option A and Option B which accompany this Rezoning Petition.
- Amendments to Rezoning Plan**
 Future amendments to the Rezoning Plan and these Development Standards may be applied for by the then Owner or Owners of the parcel or parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
- Binding Effect of the Rezoning Documents and Definitions**
 - If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
 - Throughout these Development Standards, the term "Petitioner" shall be deemed to include each of the owners of the two buildings currently situated on the Site, and their respective successors in interest and assigns from time to time who may be involved in any future development of either parcel comprising the Site.



OPTION B SCALE: 1"=60'

APPROVED BY
 CITY COUNCIL
 APR 21 2008

ColeJenest & Stone
 Shaping the Environment
 Realizing the Possibilities

RECEIVED
 MAR 24 2008

200 South Tryon Street, Suite 1400 Charlotte, NC 28202
 P: 704.376.1555 F: 704.376.1851 www.colejeneststone.com

COLISEUM TRANSFER, INC.
 400 SOUTH TRYON STREET SUITE, 1300
 POST OFFICE BOX 1003
 CHARLOTTE, NORTH CAROLINA 28201

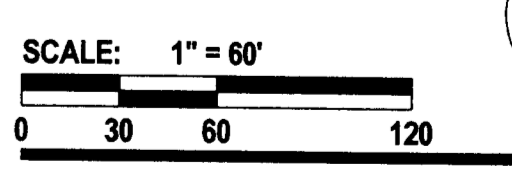
COLISEUM CENTRE PARKING DECK
 2400 YORKMONT ROAD
 CHARLOTTE
 NORTH CAROLINA

REZONING PLAN TECHNICAL DATA SHEET
 FOR PUBLIC HEARING PETITION #: 2008-042

Project No. 3744

Issued 12/14/07

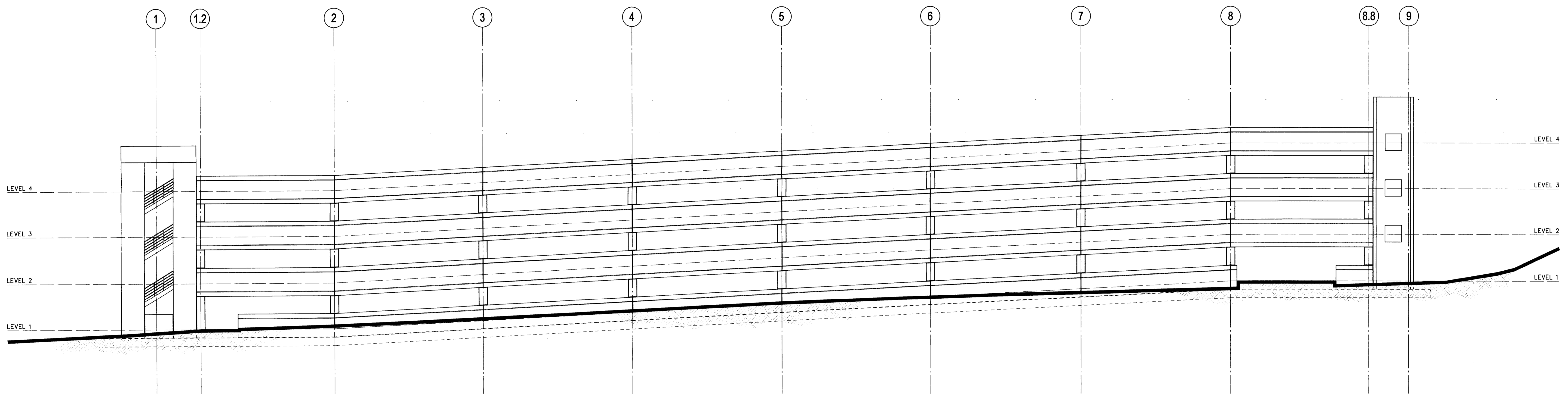
Revised 03/20/08 PLANNING COMMENTS



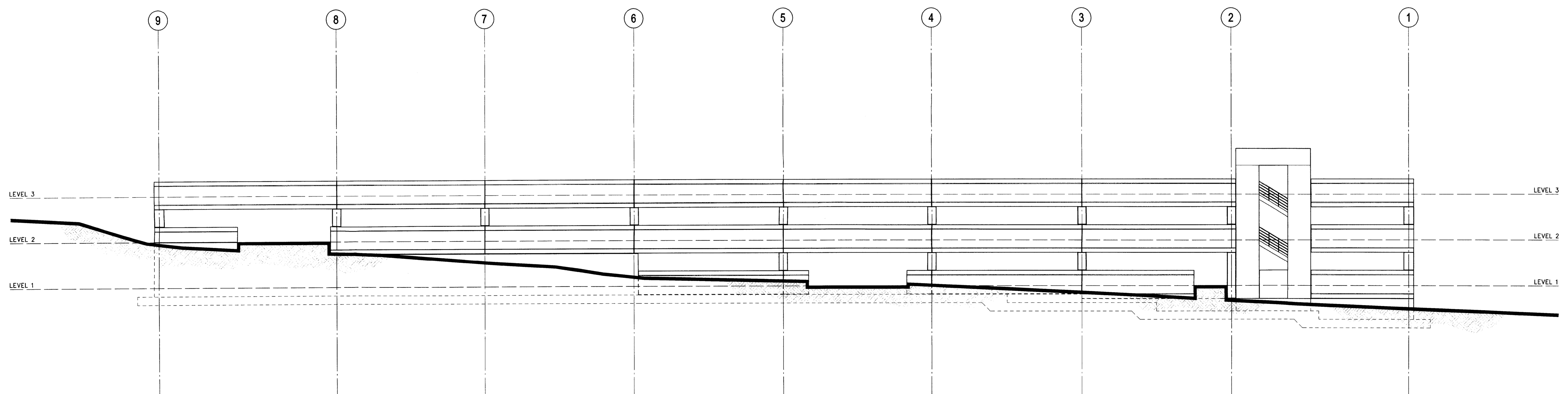
RZ1.0

The drawings, the project manual and the design shown thereon 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. 2008 ©



1 BUILDING ELEVATION - EAST
 SCALE: 3/32" = 1'-0"



2 BUILDING ELEVATION - WEST
 SCALE: 3/32" = 1'-0"

**Coliseum
 Centre One
 Parking Deck**

Charlotte,
 North Carolina

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

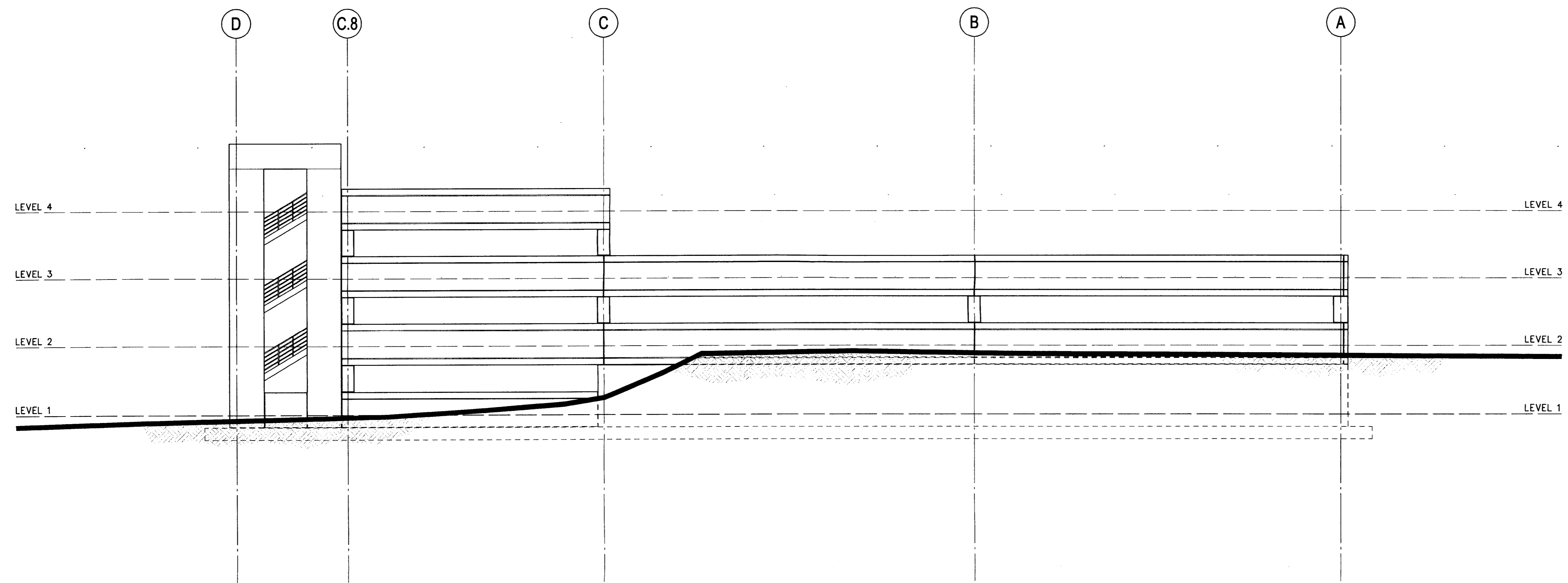
PROJECT MGR. JDR
 DESIGN ENG. JDR
 DRAWN BY CAJ

ISSUED/REV. NO.	DATE	DESCRIPTION
	02-18-08	PROGRESS PRINT

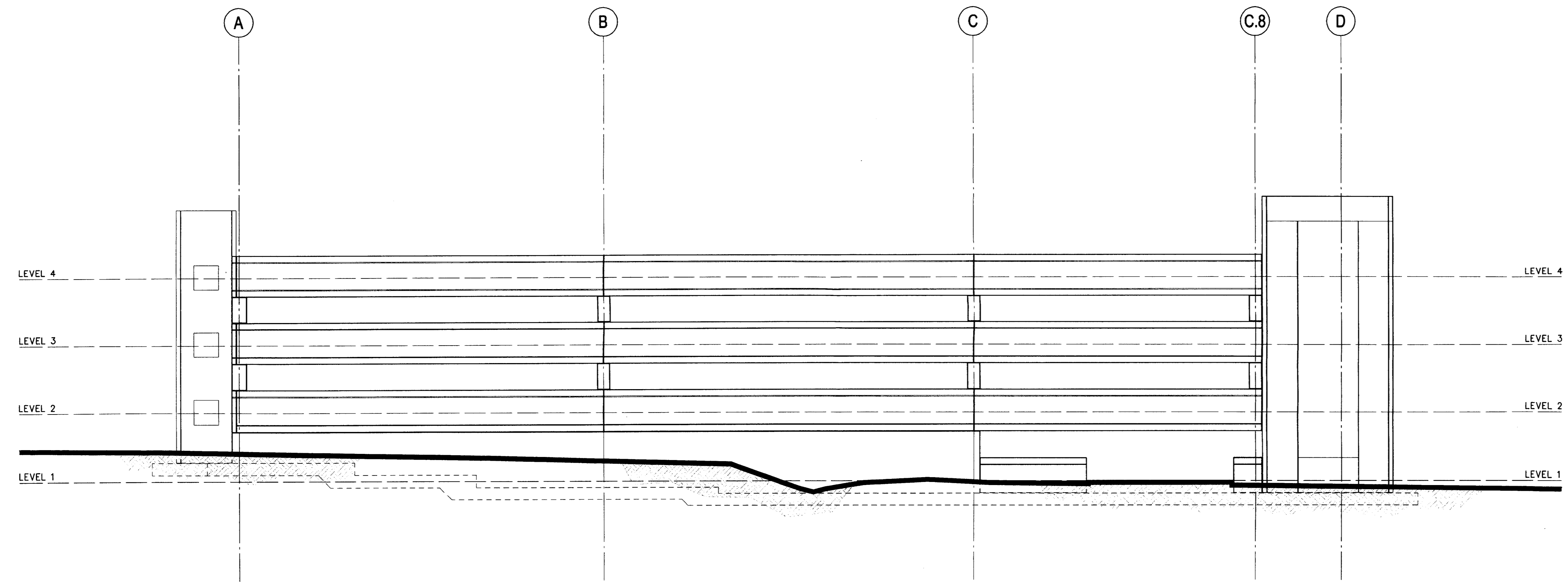
DRAWING TITLE
 Option 'A'
 Building Elevations
 - East
 - West

PROJECT NO.
 N1-2007-641
 DRAWING NO.

A3.01a



1 BUILDING ELEVATION - NORTH
 SCALE: 3/32" = 1'-0"



2 BUILDING ELEVATION - SOUTH
 SCALE: 3/32" = 1'-0"

Coliseum
 Centre One
 Parking Deck

 Charlotte,
 North Carolina

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

PROJECT MGR. JDR
 DESIGN ENG. JDR
 DRAWN BY CAJ

ISSUED / REV. NO.	DATE	DESCRIPTION
	02-18-08	PROGRESS PRINT

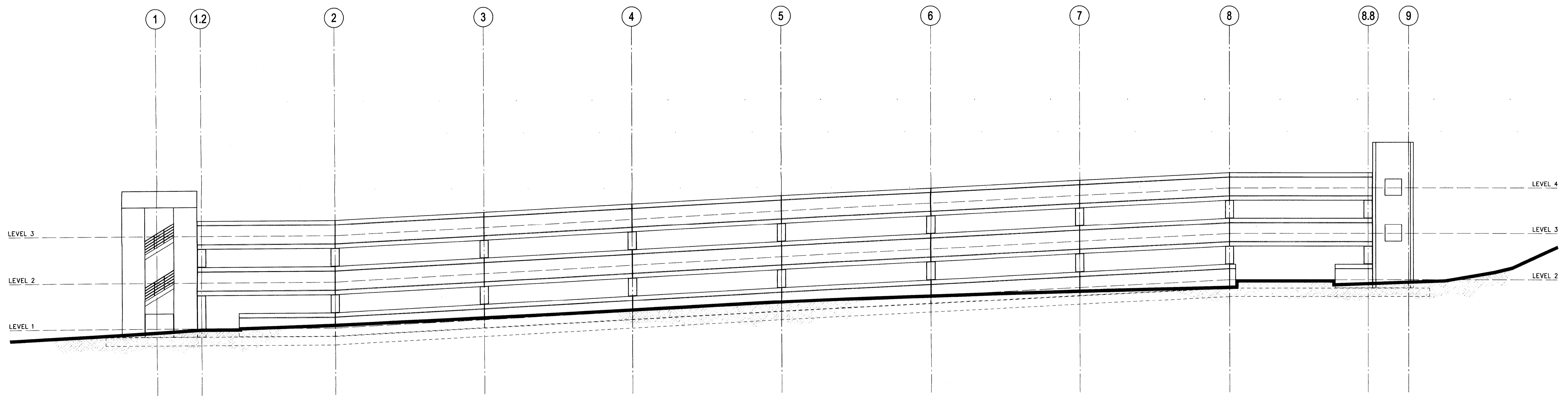
DRAWING TITLE
 Option 'A'
 Building Elevations
 - North
 - South

PROJECT NO.
 N1-2007-641
 DRAWING NO.

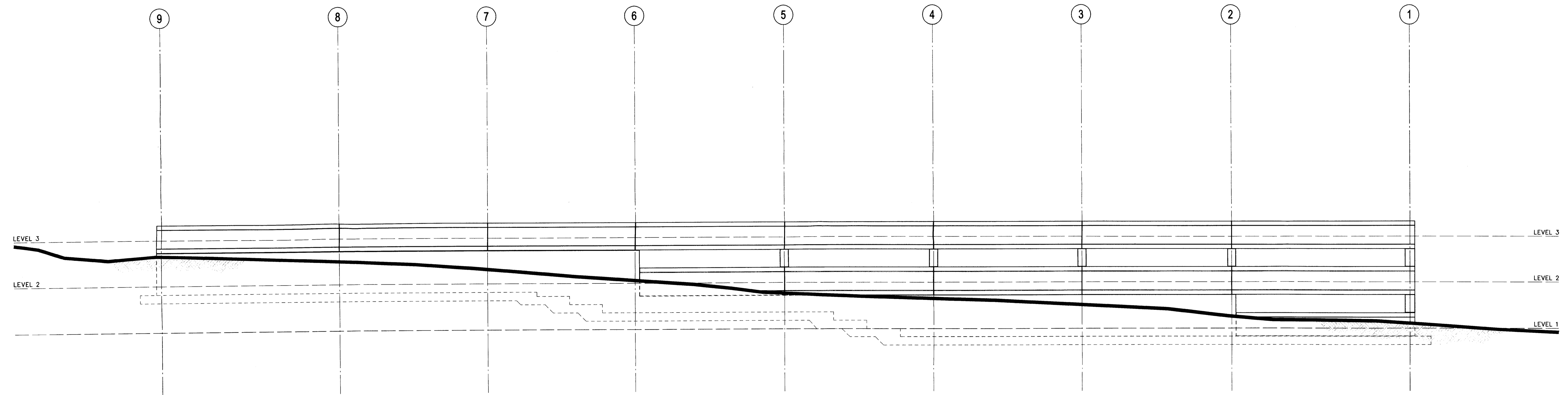
A3.02a

**Coliseum
 Centre One
 Parking Deck**

Charlotte,
 North Carolina



1 BUILDING ELEVATION - EAST
 SCALE: 3/32" = 1'-0"



2 BUILDING ELEVATION - WEST
 SCALE: 3/32" = 1'-0"

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

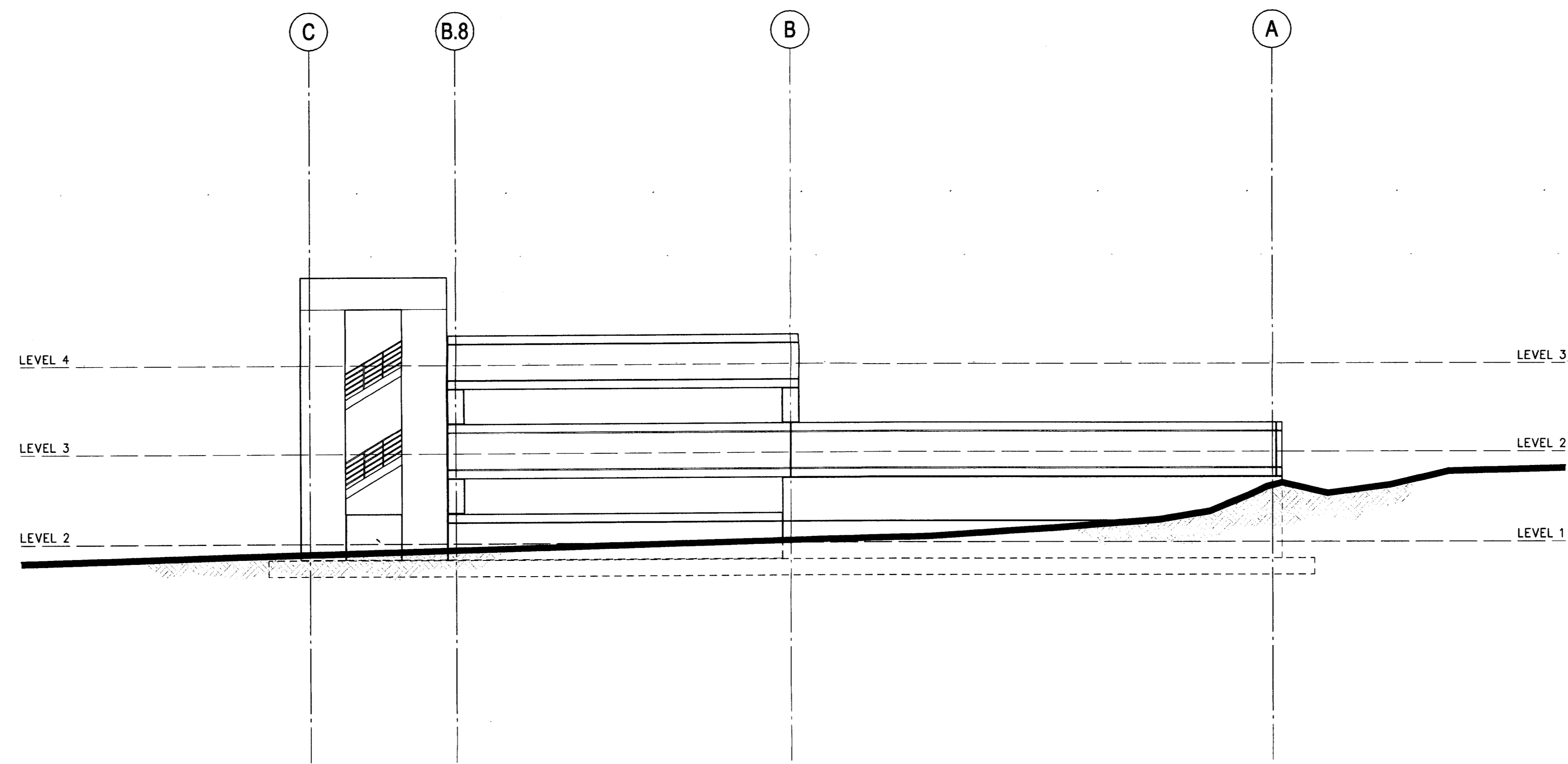
PROJECT MGR. JDR
 DESIGN ENG. JDR
 DRAWN BY CAJ

ISSUED/REV. NO.	DATE	DESCRIPTION
	02-18-08	PROGRESS PRINT

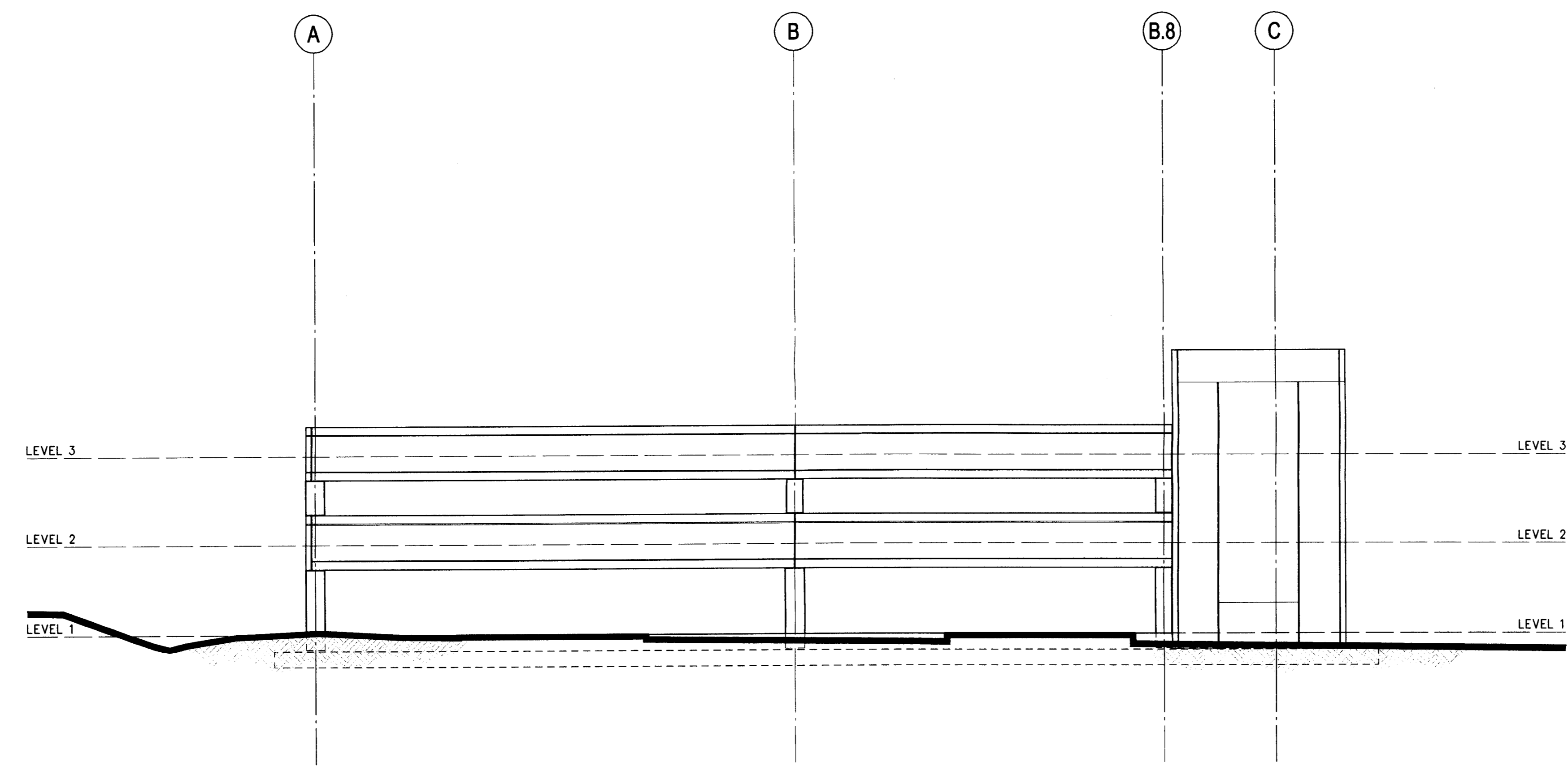
DRAWING TITLE
**Option 'B'
 Building Elevations
 - East
 - West**

PROJECT NO.
 N1-2007-641
 DRAWING NO.

A3.01b



1 BUILDING ELEVATION - NORTH
 SCALE: 3/32" = 1'-0"



2 BUILDING ELEVATION - SOUTH
 SCALE: 3/32" = 1'-0"

The Drawings are the property of Carl Walker, Inc. and are not to be reused or reproduced without written permission from Carl Walker, Inc.

PROJECT MGR. JDR
 DESIGN ENG. JDR
 DRAWN BY CAJ

ISSUED/REV. NO.	DATE	DESCRIPTION
	02-18-08	PROGRESS PRINT

DRAWING TITLE
 Option 'B'
 Building Elevations
 - North
 - South

PROJECT NO.
 N1-2007-641
 DRAWING NO.

A3.02b