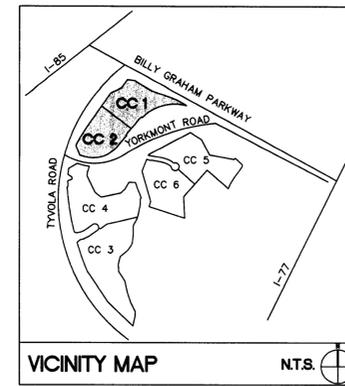


TYVOLA OAK LAKE &
FRANK SPRATT
TAX PARCEL 14326117
14326006
14326114
ZONING I-1

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



Cole Jones & Stone

Shaping the Environment
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Land Planning
Landscape Architecture
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COLISEUM

TRANFER, 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**

Petition #:

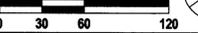
Project No.
3744

Issued
12/14/07

Revised

08-42

SCALE: 1" = 60'

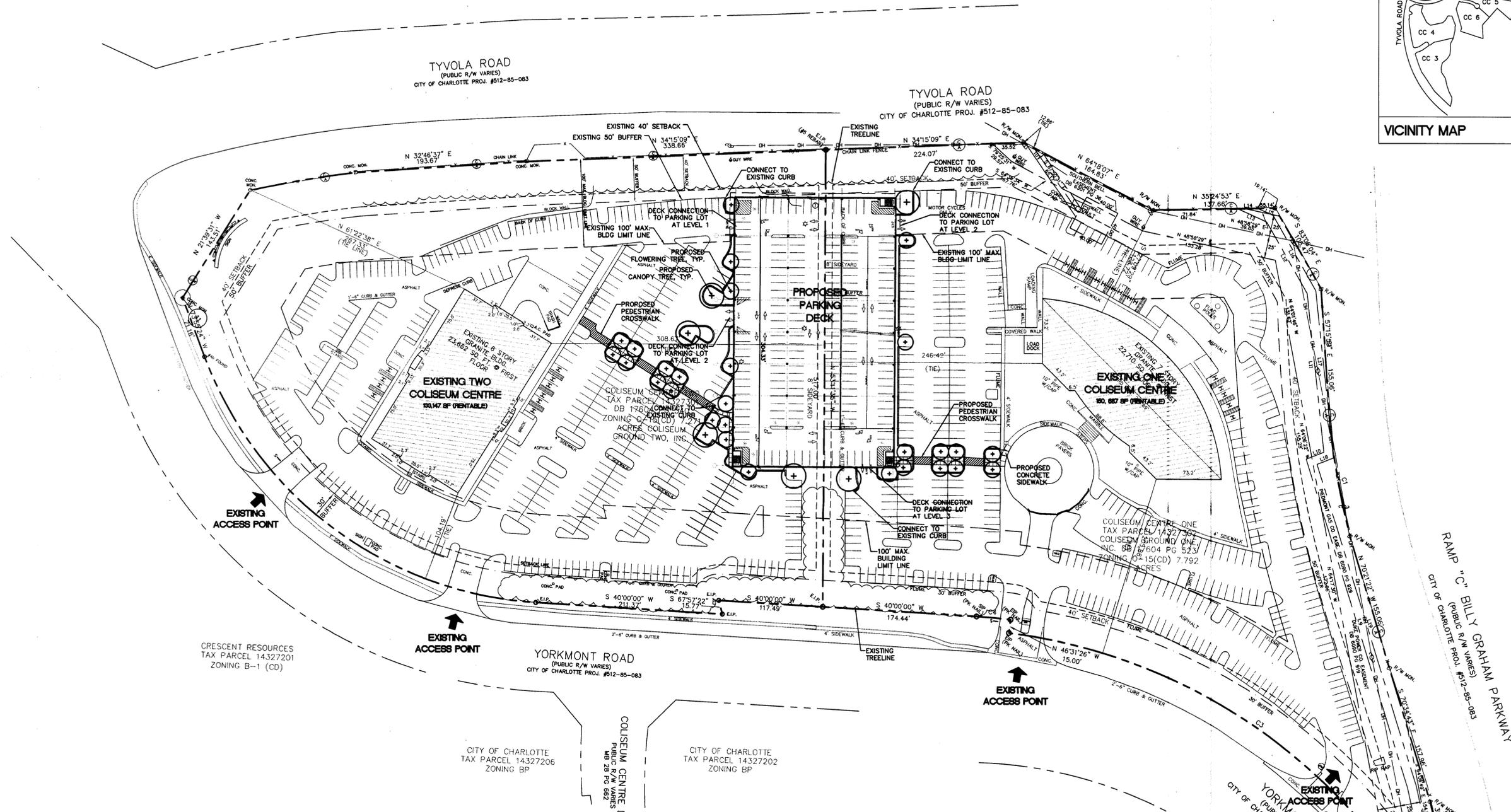


RZ1.0

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**FOR PUBLIC HEARING
PETITION # 2007-???**



PARKING SUMMARY

EXISTING SPACES: ONE COLISEUM CENTRE-488
TWO COLISEUM CENTRE-497

PROPOSED DECK:

LEVEL 1	- 32
LEVEL 2	- 187
LEVEL 3	- 190
LEVEL 4	- 194
LEVEL 5	- 30
TOTAL	- 633

SPACES LOST: 161

TOTAL SPACES: 1457

PARKING RATIO: 5.13 SP/1000 SF RENTABLE

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):	COLIEUM GROUND TWO, INC. TAX PARCEL # (BUILDING 2): 143-27-301
BUILDING 1 S.F.:	150,687
BUILDING 2 S.F.:	133,147
TOTAL BUILDING S.F.:	283,834
DECK S.F.:	184,731
DECK HEIGHT:	36.5'
ADDITIONAL IMPERVIOUS S.F.:	11,268

**DEVELOPMENT STANDARDS
COLISEUM CENTER OFFICE PARK - PARKING DECK
12/12/07**

Development 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 this Site. The ultimate layouts of the development proposed for the Site and the parcels or lots forming parts thereof, the exact alignments of streets and points of access, the configurations and placements of parking areas and the precise locations, heights and masses of buildings and parking decks and other individual site elements to be constructed have not been determined. As a consequence, the Rezoning Plan is schematic in nature and is not to be considered as specific site development plans but rather as preliminary graphic representations of the types and quality of development proposed, it being understood that the exact configurations, placements and sizes of streets, driveways, parking areas and decks, buildings and other individual site elements may be altered or modified within the limits prescribed by the Rezoning Plan and the Ordinance during the design development and construction phases. All such changes are subject to approval per Section 6.209(2) of the Ordinance.

- 1. Permitted Uses and Maximum Development**
The Site may be devoted to uses as permitted in the O-2 District along with associated accessory uses and surface and/or structured parking and service areas; subject, however, to the following development restrictions and provisions:
a. Up to 451,000 square feet of gross floor area (as hereinafter defined) may be developed on the Site.
b. Surface level and/or structured parking areas are permitted on the Site.
For the purposes of the development limitations set forth in these Development Standards the term "gross floor area" shall mean and refer to the sum of the gross horizontal areas of each floor of the principal building, measured from the outside of the exterior walls or from the center line of party walls; provided, however, such term shall be exclusive of surface and structured parking facilities and related access areas, areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl spaces), and areas devoted to uses and structures accessory to the uses on the Site.
- 2. Setbacks and Yards**
a. Except as set forth in Section 2b. below, setbacks and yards shall be provided in accordance with the Ordinance. b.

- 3. Storm Water Management**
Any surface level storm water detention shall conform to applicable standards and shall not be located in the required building setbacks.
- 4. Transportation Commitments**
a. The number of vehicular access points to Yorkmont Road shall be limited to the number depicted on the Rezoning Plan.
b. The placement and configuration of each access point to a public street 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 City of Charlotte and/or the North Carolina Department of Transportation. Internal site access may be revised based on final design plans.
- 5. 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 Tract or Tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
- 6. Binding Effect of the Rezoning Documents and Definitions**
a. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards shall, 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.
b. Throughout these Development Standards, the terms, "Petitioner" and "owner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

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