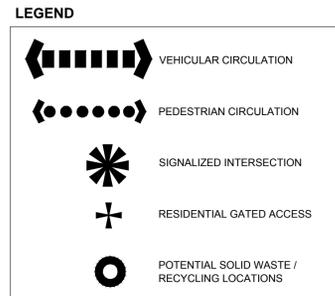
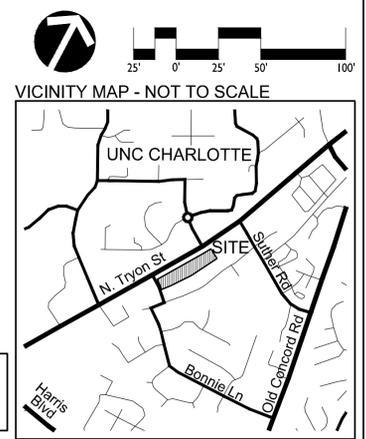


| DEVELOPMENT INFORMATION | |
|--|--|
| SITE AREA | +/- 204,775.56 SQFT (4.701 ACRES) |
| TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED | 04934207 |
| EXISTING ZONING | MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF" |
| PROPOSED ZONING | MIXED USE DEVELOPMENT DISTRICT (MUDD-O) |
| EXISTING USES | MULTI-FAMILY RESIDENTIAL |
| PROPOSED USES | RESIDENTIAL / COMMERCIAL |
| RESIDENTIAL UNITS AND TYPES | 200 UNITS MAXIMUM - MULTI-FAMILY (APARTMENTS, TOWNHOMES, CONDOMINIUMS). THE PROPOSED UNITS WILL BE A MIX OF ONE, TWO, THREE AND FOUR BEDROOM UNITS. HOWEVER, THE TOTAL NUMBER OF BEDROOMS CONSTRUCTED ON THE SITE MAY NOT EXCEED IN THE AGGREGATE A TOTAL OF THREE (3) BEDROOMS BE PER UNIT CONSTRUCTED (E.G. IF 150 UNITS ARE CONSTRUCTED ON THE SITE THE TOTAL NUMBER OF BEDROOMS ALLOWED ON THE SITE WHEN THE TOTAL NUMBER OF BEDROOMS IN EACH OF THE UNITS IS ADDED TOGETHER MAY NOT EXCEED 450 (150X3)) |
| RESIDENTIAL DENSITY | 43 DWELLING UNITS PER ACRE (43 DUA) |
| NON-RESIDENTIAL USES | 5,000 SF COMMERCIAL |
| FLOOR AREA RATIO | N/A |
| MAXIMUM BUILDING HEIGHT | 55 FT MAXIMUM: BUILDING A, C, D, F (AS MEASURED FROM THE AVERAGE FINAL GRADE) 40 FT. MAXIMUM: BUILDING E AND PARKING DECK (AS MEASURED FROM THE AVERAGE FINAL GRADE) FOR BUILDING AB THE MAXIMUM BUILDING HEIGHT WILL BE 40 FEET FOR THE PORTION OF THE BUILDING FACING HWY. 49; FOR THE REAR PORTION OF THE BUILDING ABUTTING THE REAR PROPERTY LINE THE MAXIMUM BUILDING HEIGHT WILL BE 24 FEET (AS MEASURED TO THE BOTTOM OF THE EAVE FROM THE AVERAGE FINAL GRADE) |
| NUMBER OR RATIO OF PARKING SPACES | MINIMUM: 1.5/UNIT; RESTAURANT - 1/150 SF; ALL OTHERS USES 1/600 SF MAXIMUM: MULTI-FAMILY - 1 SPACE/BEDROOM MINUS 20 SPACES; VISITOR - 1 SPACE/15 BEDROOMS; RESTAURANT - 1/150 SF; OTHER USES - 1/600 SF |
| AMOUNT OF OPEN SPACE | PER ZONING ORDINANCE (1 SF / 100 GSF OF PRIMARY USE) |



NOTE:
THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.



REVISIONS:

- 01/20/2012 - PER REZONING COMMENTS
- 03/23/2012 - PER REZONING COMMENTS
- 04/19/2012 - PER REZONING COMMENTS
- 06/15/2012 - PER REZONING COMMENTS

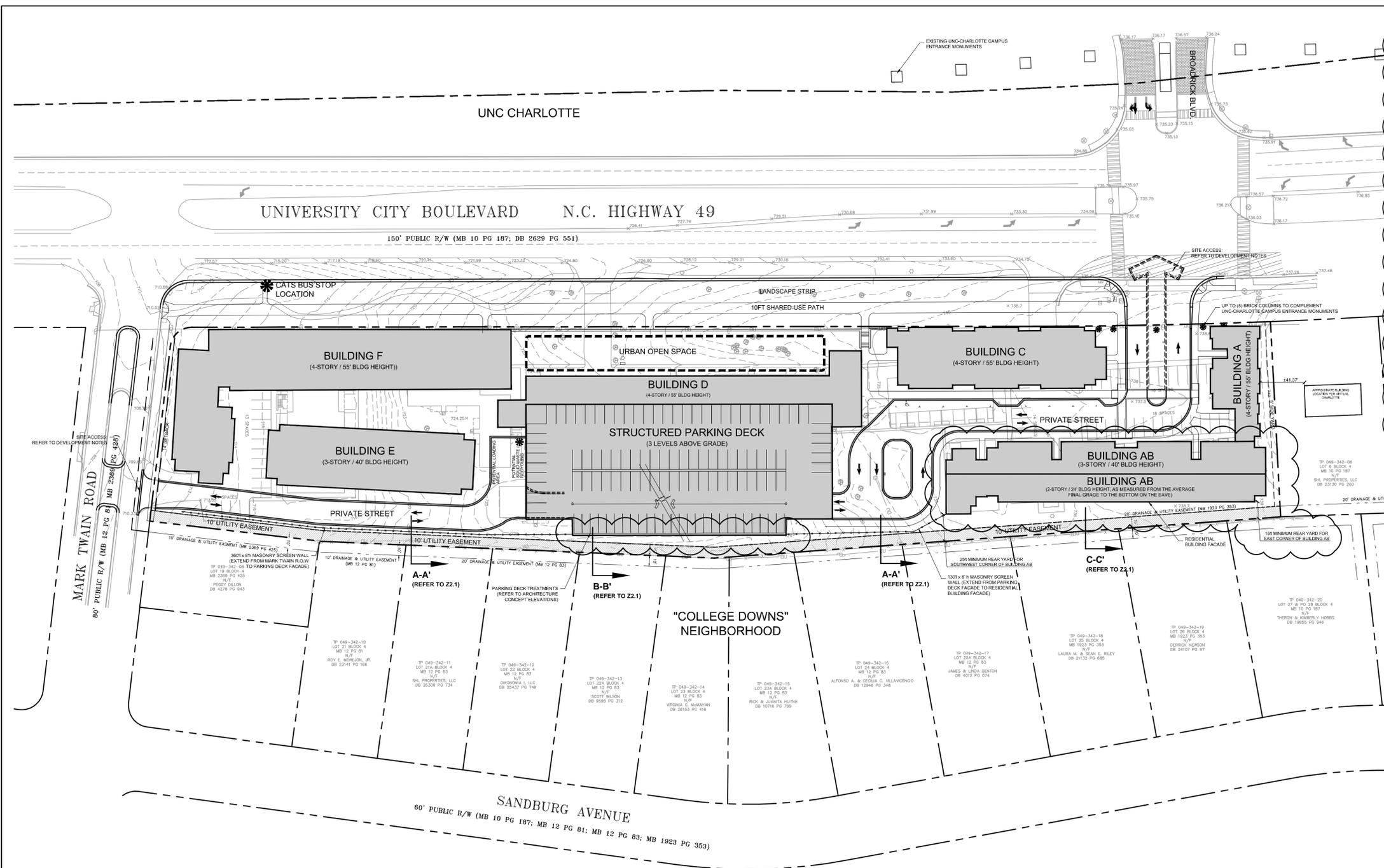
DATE: NOVEMBER 28, 2011
 DESIGNED BY: RJP
 DRAWN BY: CHK
 CHECKED BY: nlg
 SCALE: 1" = 50'-0"
 PROJECT #: 1010230
 SHEET #:

CIRCLE AT UNC CHARLOTTE
MIXED-USE DEVELOPMENT
 CRESCENT RESOURCES, CHARLOTTE, NC
TECHNICAL DATA SHEET

LandDesign
 223 N Graham Street Charlotte, NC 28202
 V. 704.333.3235 F. 704.333.3246
 www.LandDesign.com

Z-1.0

PETITION NO. 2012-010



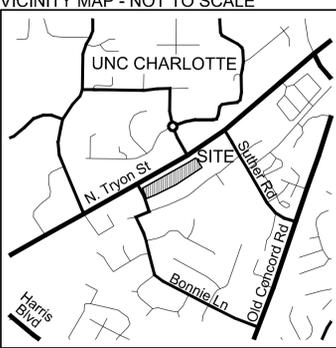
| DEVELOPMENT INFORMATION | |
|--|--|
| SITE AREA | 4/- 204,775.56 SQFT (4.701 ACRES) |
| TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED | 04934207 |
| EXISTING ZONING | MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF" |
| PROPOSED ZONING | MIXED USE DEVELOPMENT DISTRICT (MUDD-O) |
| EXISTING USES | MULTI-FAMILY RESIDENTIAL |
| PROPOSED USES | RESIDENTIAL / COMMERCIAL |
| RESIDENTIAL UNITS AND TYPES | 200 UNITS MAXIMUM - MULTI-FAMILY (APARTMENTS, TOWNHOMES, CONDOMINIUMS). THE PROPOSED UNITS WILL BE A MIX OF ONE, TWO, THREE AND FOUR BEDROOM UNITS. HOWEVER, THE TOTAL NUMBER OF BEDROOMS CONSTRUCTED ON THE SITE MAY NOT EXCEED IN THE AGGREGATE A TOTAL OF THREE (3) BEDROOMS BE PER UNIT CONSTRUCTED (E.G. IF 150 UNITS ARE CONSTRUCTED ON THE SITE THE TOTAL NUMBER OF BEDROOMS ALLOWED ON THE SITE WHEN THE TOTAL NUMBER OF BEDROOMS IN EACH OF THE UNITS IS ADDED TOGETHER MAY NOT EXCEED 450 (150X3)) |
| RESIDENTIAL DENSITY | 43 DWELLING UNITS PER ACRE (43 DUA) |
| NON-RESIDENTIAL USES | 5,000 SF COMMERCIAL |
| FLOOR AREA RATIO | N/A |
| MAXIMUM BUILDING HEIGHT | 55 FT MAXIMUM: BUILDING A, C, D, F (AS MEASURED FROM THE AVERAGE FINAL GRADE) 40 FT MAXIMUM: BUILDING E AND PARKING DECK (AS MEASURED FROM THE AVERAGE FINAL GRADE) FOR BUILDING AB THE MAXIMUM BUILDING HEIGHT WILL BE 40 FEET FOR THE PORTION OF THE BUILDING FACING HWY. 49; FOR THE REAR PORTION OF THE BUILDING ABUTTING THE REAR PROPERTY LINE THE MAXIMUM BUILDING HEIGHT WILL BE 24 FEET (AS MEASURED TO THE BOTTOM OF THE EAVE FROM THE AVERAGE FINAL GRADE) |
| NUMBER OR RATIO OF PARKING SPACES | MINIMUM: 1.5/UNIT; RESTAURANT - 1/150 SF; ALL OTHERS USE 1/600 SF MAXIMUM: MULTI-FAMILY - 1 SPACE/BEDROOM MINUS 20 SPACES; VISITOR - 1 SPACE/15 BEDROOMS; RESTAURANT - 1/150 SF; OTHER USES - 1/600 SF |
| AMOUNT OF OPEN SPACE | PER ZONING ORDINANCE (1 SF / 100 GSF OF PRIMARY USE) |

LandDesign
 223 N Graham Street Charlotte, NC 28202
 V. 704.332.3246 F. 704.332.3246
 www.LandDesign.com

PETITION NO. 2012-010

CIRCLE AT UNC CHARLOTTE
MIXED-USE DEVELOPMENT
 CRESCENT RESOURCES, CHARLOTTE, NC
SCHEMATIC SITE PLAN

NOTE:
 THE REZONING PLAN IS ILLUSTRATIVE IN NATURE AND IS INTENDED TO DEPICT BUILDING, PARKING AND CIRCULATION RELATIONSHIPS.



REVISIONS:
 01/20/2012 - PER REZONING COMMENTS
 03/23/2012 - PER REZONING COMMENTS
 04/19/2012 - PER REZONING COMMENTS
 06/15/2012 - PER REZONING COMMENTS

DATE: NOVEMBER 28, 2011
 DESIGNED BY: RJP
 DRAWN BY: CHK
 CHECKED BY: nbg
 SCALE: 1" = 50'-0"
 PROJECT #: 1010230
 SHEET #:
Z-2.0



SECTION A-A'

not to scale



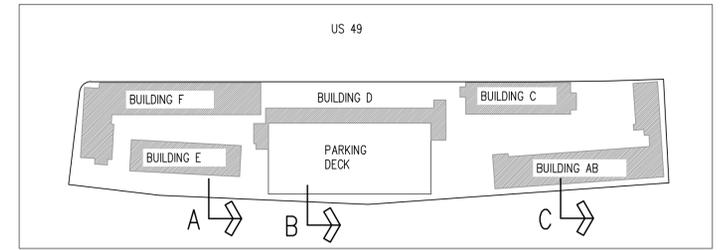
SECTION B-B'

not to scale

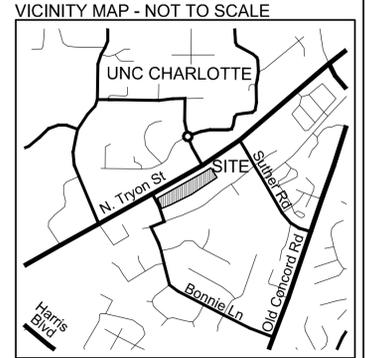


SECTION C-C'
BUILDING AB 2-STORY ALONG SOUTH PROPERTY LINE

not to scale



NOTE:
 THE REZONING PLAN IS ILLUSTRATIVE IN NATURE
 AND IS INTENDED TO DEPICT BUILDING, PARKING
 AND CIRCULATION RELATIONSHIPS.



REVISIONS:
 DATE: NOVEMBER 28, 2011
 DESIGNED BY: RIP
 DRAWN BY: CHK
 CHECKED BY: ndg
 SCALE: 1/8" = 1'-0"
 PROJECT #: 1010230
 SHEET #:
Z-2.1

DEVELOPMENT STANDARDS

1. DEVELOPMENT INFORMATION

| | |
|--|--|
| SITE AREA | +/- 204,775.56 SQFT (4.701 ACRES) |
| TAX PARCEL(S) INCLUDED WITHIN THE AREA TO BE REZONED | 04934207 |
| EXISTING ZONING | MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF" |
| PROPOSED ZONING | MIXED USE DEVELOPMENT DISTRICT (MUDD-O) |
| EXISTING USES | MULTI-FAMILY RESIDENTIAL |
| PROPOSED USES | RESIDENTIAL / COMMERCIAL |
| RESIDENTIAL UNITS AND TYPES | 200 UNITS MAXIMUM - MULTI-FAMILY (APARTMENTS, TOWNHOMES, CONDOMINIUMS). THE PROPOSED UNITS WILL BE A MIX OF ONE, TWO, THREE AND FOUR BEDROOM UNITS. HOWEVER, THE TOTAL NUMBER OF BEDROOMS CONSTRUCTED ON THE SITE MAY NOT EXCEED IN THE AGGREGATE A TOTAL OF THREE (3) BEDROOMS BE PER UNIT CONSTRUCTED (E.G. IF 150 UNITS ARE CONSTRUCTED ON THE SITE THE TOTAL NUMBER OF BEDROOMS ALLOWED ON THE SITE WHEN THE TOTAL NUMBER OF BEDROOMS IN EACH OF THE UNITS IS ADDED TOGETHER MAY NOT EXCEED 450 (150X3)) |
| RESIDENTIAL DENSITY | 43 DWELLING UNITS PER ACRE (43 DUA) |
| NON-RESIDENTIAL USES | 5,000 SF COMMERCIAL |
| FLOOR AREA RATIO | N/A |
| MAXIMUM BUILDING HEIGHT | 55 FT MAXIMUM: BUILDING A, C, D, F (AS MEASURED FROM THE AVERAGE FINAL GRADE) 40 FT. MAXIMUM: BUILDING E AND PARKING DECK (AS MEASURED FROM THE AVERAGE FINAL GRADE) FOR BUILDING AB THE MAXIMUM BUILDING HEIGHT WILL BE 40 FEET FOR THE PORTION OF THE BUILDING FACING HWY. 49; FOR THE REAR PORTION OF THE BUILDING ABUTTING THE REAR PROPERTY LINE THE MAXIMUM BUILDING HEIGHT WILL BE 24 FEET (AS MEASURED TO THE BOTTOM OF THE EAVE FROM THE AVERAGE FINAL GRADE) |
| NUMBER OR RATIO OF PARKING SPACES | MINIMUM: 1.5/UNIT; RESTAURANT - 1/150 SF; ALL OTHERS USES 1/600 SF MAXIMUM: MULTI-FAMILY - 1 SPACE/BEDROOM MINUS 20 SPACES; VISITOR - 1 SPACE/15 BEDROOMS; RESTAURANT - 1/150 SF; OTHER USES - 1/600 SF |
| AMOUNT OF OPEN SPACE | PER ZONING ORDINANCE (1 SF / 100 GSF OF PRIMARY USE) |

2. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE SCHEMATIC SITE PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY CRESCENT RESOURCES (THE "PETITIONER" OR "DEVELOPER") TO ACCOMMODATE DEVELOPMENT TO BE KNOWN AS "CIRCLE AT UNC CHARLOTTE" ON AN APPROXIMATELY 4.701 ACRE SITE GENERALLY LOCATED AT THE SOUTHEASTERN CORNER OF THE INTERSECTION OF UNIVERSITY CITY BOULEVARD (NC HWY 49) AND MARK TWAIN ROAD (THE "SITE"). DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE SCHEMATIC PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"), UNLESS THE SCHEMATIC PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE DEVELOPMENT DISTRICT (MUDD) ZONING CLASSIFICATIONS, SUBJECT TO THE PROVISIONS PROVIDED BELOW, SHALL GOVERN DEVELOPMENT TAKING PLACE ON THOSE PORTIONS OF THE SITE GENERALLY DEPICTED ON THE SCHEMATIC PLAN.
- B. THE DEVELOPMENT DEPICTED ON THE SCHEMATIC SITE PLAN (Z-2.0) IS SCHEMATIC IN NATURE AND IS INTENDED ONLY TO DESCRIBE THE POSSIBLE ARRANGEMENT OF USES ON THE SITE AND ILLUSTRATE DESIGN PRINCIPALS. ACCORDINGLY, THE CONFIGURATION, PLACEMENT AND SIZE OF THE BUILDING FOOTPRINTS OUTLINED ON THE REZONING PLAN ARE SCHEMATIC AND, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW MAY BE ALTERED OR MODIFIED DURING DESIGN, DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE MAXIMUM BUILDING/PARKING ENVELOPE LINES ESTABLISHED ON THIS SHEET. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS AND OFF-STREET PARKING SPACES MAY BE LOCATED INSIDE AND OUTSIDE BUILDING ENVELOPES TO THE EXTENT PERMITTED BY THE ORDINANCE. ALL SUCH CHANGES ARE SUBJECT TO REVISIONS PER CHAPTER 6 OF THE ORDINANCE.
- C. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, SETBACKS, TREES, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17-21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS.
- D. FUTURE AMENDMENTS TO THE SCHEMATIC SITE PLAN AND THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE TRACT OR TRACTS INVOLVED, IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.

3. OPTIONAL PROVISIONS

- A. THE PETITIONER REQUESTS A DEVIATION FROM PART 8.5: MIXED USE DEVELOPMENT DISTRICT (MUDD) AND PORTIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR THE FOLLOWING:
- SIGNAGE (CHAPTER 13 AND SECTION 9.8506.2.c) - PETITIONER MAY INSTALL BRICK COLUMNS TO COMPLEMENT THE EXISTING BRICK COLUMNS LOCATED AT THE MAIN ENTRANCE OF UNC-CHARLOTTE AT THE INTERSECTION OF NC HWY 49 AND BROADRICK BLVD. BRICK COLUMNS WILL BE ALLOWED TO BE CONSTRUCTED IN THE RIGHT-OF WAY OF NC HWY 49. THE PETITIONER RESERVES THE RIGHT TO CONSTRUCT A MAXIMUM OF (5) BRICK COLUMNS. EACH COLUMN WILL BE A MAXIMUM OF 20 FEET IN HEIGHT AND HAVE A MAXIMUM 100sf FOR EACH FACE OF THE COLUMN. A MAXIMUM 25sf OF SIGNAGE MAY BE PLACED ON (1) COLUMN.
 - STREET WALLS (SECTION 9.8506.2.a) - WHILE BUILDINGS PROPOSED HAVE A POSITIVE ORIENTATION TO THE PUBLIC RIGHT-OF-WAY OF NC HWY 49, INDIVIDUAL UNITS SHALL NOT HAVE DOORS WHICH OPEN OUT TO NC HWY 49. BUILDINGS C, D, AND F SHALL HAVE EITHER BUILDING END ACCESS POINTS AND/OR MID BUILDING CORRIDOR ACCESS POINTS WHICH MAY OR MAY NOT CONNECT PEDESTRIANS DIRECTLY TO SIDEWALKS LOCATED ON NC HWY 49.

4. PERMITTED USES

- A. THE USES PERMITTED IN THIS REZONING SHALL INCLUDE THE FOLLOWING USES PERMITTED BY RIGHT, UNDER PRESCRIBED CONDITIONS, AND AS ACCESSORY USES IN THE MIXED USE DEVELOPMENT DISTRICT (MUDD):
- BARBER AND BEAUTY SHOPS
 - DWELLINGS, DETACHED, DUPLEX, TRIPLEX, QUADRUPLEX, ATTACHED, MULTI-FAMILY AND PLANNED MULTI-FAMILY DEVELOPMENTS, AND MIXED USE BUILDINGS.
 - RESTAURANTS; INCLUDING OPEN AIR OR SIDEWALK CAFES
 - RETAIL SALES LIMITED TO USES PERMITTED IN THE B-1 DISTRICT
 - STRUCTURED PARKING DECKS AS A PRINCIPAL OR ACCESSORY USE
- B. ALL OTHER USES PERMITTED PERMITTED BY RIGHT AND UNDER PRESCRIBED CONDITIONS IN THE MIXED USE DEVELOPMENT DISTRICT (MUDD) SHALL BE EXCLUDED FOR USE WITHIN THE SITE.
- C. THE TOTAL RESIDENTIAL DENSITY FOR THE SITE SHALL NOT EXCEED 43 DWELLING UNITS PER ACRE (43 DUA).
- D. PROVISIONS FOR PARKING AND LOADING SHALL CONFORM TO THE GENERAL REQUIREMENTS OF SECTION 9.8507 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- E. THE PETITIONER SHALL HAVE THE OPTION TO DEVELOP UP TO 5,000 SF OF COMMERCIAL DEVELOPMENT LOCATED ON THE SITE, AS A GROUND FLOOR COMMERCIAL USE LIMITED TO THOSE COMMERCIAL USES LISTED IN 4A AND ARE PERMITTED IN A RESIDENTIAL BUILDING AND/OR PARKING STRUCTURE.

5. TRANSPORTATION

- A. VEHICULAR ACCESS TO THE SITE WILL BE FROM UNIVERSITY CITY BOULEVARD AND MARK TWAIN ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN AND SUBJECT TO THE PROVISIONS OF SECTION 5.B. OF THE DEVELOPMENT STANDARDS.
- B. THE PETITIONER, CDOT AND NCDOT ACKNOWLEDGE AND AGREE THAT ACCESS TO THE SITE FROM UNIVERSITY CITY BOULEVARD IS NEEDED AND APPROPRIATE TO SERVE THE PROPOSED DEVELOPMENT AND ITS CONNECTIVITY WITH THE UNIVERSITY OF NORTH CAROLINA AT CHARLOTTE, BUT THE FINAL DESIGN AND CONFIGURATION OF SUCH ACCESS HAS NOT BEEN FINALIZED BY ALL SUCH PARTIES. THE FINAL LOCATION AND CONFIGURATION OF THE ACCESS TO THE SITE FROM UNIVERSITY CITY BOULEVARD, WILL BE DETERMINED BY, AND MUTUALLY ACCEPTABLE TO, CDOT, NCDOT AND PETITIONER, DURING THE URBAN REVIEW AND DRIVEWAY PERMIT PROCESS. AS PART OF NCDOT DRIVEWAY PERMIT FOR THE SITE'S ACCESS TO HWY49, OPPOSITE BROADRICK BLVD., IF THE PETITIONER RECEIVES A NCDOT/CDOT DRIVEWAY PERMIT THAT ALLOWS FOR A FULL ACCESS MOVEMENT DRIVEWAY (I.E. 4TH INTERSECTION APPROACH) TO THE NC 49/BROADRICK SIGNALIZED INTERSECTION, THE PETITIONER SHALL BE RESPONSIBLE TO IMPLEMENT AN ADDITIONAL AND CONTINUOUS NC 49 NORTHBOUND THRU/RIGHT LANE APPROXIMATELY STARTING AT MARK TWAIN BLVD TO JOHN KIRK BLVD. THIS CONTINUOUS THRU/RIGHT LANE SHALL INCLUDE: CONSTRUCTION DESIGN, ANY NECESSARY RIGHT-OF-WAY AND/OR EASEMENTS, CURB/GUTTER WHERE WIDENING IS REQUIRED, PAVEMENT, TRAFFIC SIGNAL MODIFICATIONS AT BROADRICK BLVD. AND SUTHER LANE, AND INSTALLATION OF A 10 FOOT SHARED USE PATH LOCATED 15 FEET BEHIND NC 49 CURB LINE IN LOCATIONS WHERE ROADWAY WIDENING REQUIRES RELOCATION OF THE EXISTING SIDEWALK BEHIND BACK OF CURB. THE NC 49 NORTHBOUND THRU/RIGHT LANE TRANSPORTATION IMPROVEMENTS SHALL BE COMPLETED BEFORE THE FIRST BUILDING'S CERTIFICATE OF OCCUPANCY IS ISSUED.
- C. ACCESS TO THE SITE FROM MARK TWAIN ROAD IS PROPOSED AS FULL ACCESS WITH A MEDIAN OPENING. THE PETITION SHALL OPEN THE MEDIAN (NO LEFT-TURN LANES) AND EXTEND THE MEDIAN FROM ITS EXISTING LOCATION (APPROXIMATELY 80 FEET) TO THE UNIVERSITY CITY BOULEVARD (NC 49) RIGHT-OF-WAY. THE PETITIONER SHALL PROVIDE FOR A PEDESTRIAN REFUGE AREA IF NEEDED, IF FEASIBLE ALIGN ADVENT LUTHERAN CHURCH'S EXISTING DRIVEWAY TO THE NEW MEDIAN OPENING. AND ADD NEW LANDSCAPING MATERIAL OR TRANSPLANT ANY EXISTING VEGETATION IMPACTED BY CONSTRUCTION TO THE PROPOSED MEDIAN EXTENSION. A LANDSCAPING PLAN FOR THE MARK TWAIN MEDIAN WILL BE REQUIRED DURING THE DRIVEWAY AND CONSTRUCTION PLAN APPROVAL PROCESS.

6. ARCHITECTURAL STANDARDS

- ALL BUILDINGS AND USES DEVELOPED IN THIS DEVELOPMENT MUST MEET THE FOLLOWING MINIMUM STANDARDS:
- A. IN RELATION TO THE STRUCTURED PARKING DECK, ALONG THE SOUTHERN PROPERTY LINE, ADJACENT TO THE SINGLE FAMILY HOMES ALONG SANDBURG AVENUE, A MINIMUM 8-FOOT SCREENING WALL SHALL BE INSTALLED. THE SCREENING WALL SHALL BE EITHER THE EXTERIOR WALL OF THE STRUCTURED PARKING DECK OR A SOLID, FREE-STANDING MASONRY WALL.
- B. VENTILATION GRATES OR EMERGENCY EXIT DOORS LOCATED AT THE FIRST FLOOR LEVEL IN THE BUILDING FACADE ORIENTED TO ANY PUBLIC STREET MUST BE DECORATIVE.
- C. ALL ROOF-MOUNTED MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW FROM ADJOINING PUBLIC RIGHTS-OF-WAY AND ABUTTING PROPERTIES AS VIEWED FROM GRADE.
- D. ALL BUILDINGS CONSTRUCTED ON THE SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATIONS TO THE USE OF EACH BUILDING). SHOULD A DECORATIVE ARCHITECTURAL SCREENING BE USED ON THE REAR YARD FACADE OF THE STRUCTURED PARKING DECK, IT MUST BE REVIEWED AND APPROVED BY THE CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PARKING DECK.
- E. MATERIALS THAT MAY BE INCLUDED AS PART OF THE BUILDING ELEVATIONS MAY INCLUDE BUT ARE NOT LIMITED TO:
- MASONRY (I.E. BRICK, STONE, GRANITE, ETC.)
 - TILE (CERAMIC, PORCELAIN, ETC.)
 - STUCCO OR SYNTHETIC STUCCO
 - PRECAST CONCRETE
 - METAL PANEL
 - ALUMINUM CURTAIN WALL
 - FABRIC AWNINGS
 - METAL CANOPIES
 - HARDIE PLANK

F. MATERIALS THAT ARE EXCLUDED AS PART OF THE BUILDING ELEVATIONS INCLUDE:

- VINYL SIDING (VINYL WINDOWS MAY BE USED)
- G. THERE SHALL NOT BE A MINIMUM LOT AREA.
- H. A GREENSCREEN OR DECORATIVE ARCHITECTURAL SCREENING TO BE INSTALLED AT ALL OPENINGS ON ALL LEVELS OF THE STRUCTURED PARKING DECK FACADE FACING THE REAR YARD OF THE SITE.
- I. THE FINAL DESIGN OF THE BUILDING WILL INCLUDE A VARIETY OF COLORS AND MATERIALS IN THE FAÇADES TO HELP BREAK UP THE BUILDING MASSING AND HELP CREATE A QUALITY ARCHITECTURAL TREATMENT THAT RELATES TO THE UNC CHARLOTTE CAMPUS. IN ADDITION THE BUILDINGS WILL UTILIZE SOME OR ALL OF THE FOLLOWING ELEMENTS AS INDICATED ON THE EXTERIOR PERSPECTIVES: HORIZONTAL BANDING, RAILINGS, JULIET BALCONIES, DECORATIVE CAST ACCENTS, DECORATIVE VENTS, CORNICES, VERTICAL FENESTRATION, LINTELS, AND COLUMNS. THE HEIGHT OF THE BUILDINGS WILL VARY TO AVOID A CONTINUOUS ROOF LINE AND HELP SOFTEN THE BUILDING MASSING. THE SITE CONCEPT DESIGN INCLUDES PULLING BACK THE CENTER BUILDING ALONG HIGHWAY 49 PROVIDING A LANDSCAPE AMENITY AND TO ENHANCE THE FRONTAGE AESTHETICS. LANDSCAPING WILL ALSO BE USED TO HELP SOFTEN THE BUILDING MASSING AND TO HIGHLIGHT IMPORTANT PEDESTRIAN GATHERING AREAS WITHIN THE VILLAGE.
- J. THE BUILDING MATERIALS USED ON THE BUILDINGS CONSTRUCTED ON THE SITE WILL BE A COMBINATION OF THE FOLLOWING: BRICK, STONE, PRECAST STONE, PRECAST CONCRETE, SYNTHETIC STONE, CEMENTATIONS SIDING (SUCH AS HARDI-PLANK), STUCCO, OR WOOD. AT LEAST 50% OF THE EXTERIOR OF EACH BUILDING FAÇADE THAT FACES HWY. 49, AND AT LEAST 40% OF THE EXTERIOR BUILDING FAÇADE OF THE OTHER PORTIONS OF THE BUILDINGS, EXCLUSIVE OF WINDOWS, DOORS AND ROOFS WILL BE CONSTRUCTED OF BRICK. VINYL AS A BUILDING MATERIAL MAY ONLY BE USED ON WINDOWS AND SOFFITS.
- K. THE FAÇADE OF THE PARKING STRUCTURE WILL INCLUDE CAST CONCRETE WITH BRICK BANDING, PILASTERS & ACCENTS, CAST CONCRETE ACCENTS, A MINIMUM OF TWO COLORS OF STUCCO FINISHES, DECORATIVE ALUMINUM FENESTRATION AT ALL OPENING AREAS THAT WILL SCREEN THE CARS PARKED ON EACH LEVEL OF THE DECK, AS WELL AS FENESTRATION BANDING PROJECTIONS AND RECESSES THAT ENHANCE THE OVERALL FACILITY AESTHETIC.
- L. AT THE SIGNALIZED INTERSECTION INTO THE SITE (OPPOSITE THE MAIN ENTRANCE TO UNCC ON HWY. 49) THE PETITIONER WILL CONSTRUCT AT LEAST TWO ENTRY MONUMENTS SIMILAR IN DESIGN AND APPEARANCE TO THE ENTRY MONUMENTS CONSTRUCTED BY UNCC ON THE OPPOSITE SIDE OF THE INTERSECTION (THE SCALE OF THE MONUMENTS CONSTRUCTED ON THE SITE WILL BE SMALLER).

7. STREETScape AND LANDSCAPING

- A. STREETS WITHIN SHALL BE PRIVATE AS INDICATED ON THE SCHEMATIC PLAN. ALL PRIVATE STREETS WITHIN THE SITE SHALL REMAIN OPEN AND ACCESSIBLE TO THE PUBLIC, HOWEVER, PUBLIC ACCESS TO THE PARKING STRUCTURE MAY BE RESTRICTED IN WHOLE OR IN PART.
- B. PLANTINGS IN ANY EXISTING OR PROPOSED UTILITY EASEMENT SHALL CONFORM TO SUCH UTILITIES PLANTING REQUIREMENTS AND ARE SUBJECT TO CHANGE BY UTILITY COMPANY.
- DUKE ENERGY CAROLINAS WILL NOT OBJECT TO CERTAIN VEGETATION PLANTINGS AS LONG AS:
- IT DOES NOT INTERFERE WITH THE ACCESS OF EXISTING STRUCTURES OR THE SAFE AND RELIABLE OPERATION AND MAINTENANCE OF THE LINE.
 - WITH PRIOR WRITTEN APPROVAL, DUKE ENERGY CAROLINAS DOES NOT OBJECT TO PLANTS, SHRUBS AND TREES THAT ARE OF A SPECIES THAT WILL NOT EXCEED, AT MATURITY, FIFTEEN (15) FEET IN HEIGHT.
 - DUKE ENEGY CAROLINAS RESERVES THE RIGHT TO OBJECT TO THE PLANTING OF ALL PLANTS, SHRUBS AND TREES WITHN THE IGHOT OF WAY EASEMENT THAT MAY INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE OF THE LINE.
 - DUKE ENERGY CAROLINAS MAY EXERCISE THE RIGHT TO CUT "DANGER TREES" OUTSIDE THE RIGHTS OF WAY LIMITS AS AUTHORIZED BY THE RIGHT OF WAY AGREEMENT APPLICABLE TO THE SUBJECT PROPERTY AND AS REQUIRED TO PROPERLY MAINTAIN AND OPERATE THE TRANSMISSION LINE.

8. ENVIRONMENTAL FEATURES

- A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROL ORDINANCE FOR THE CITY OF CHARLOTTE FOR THIS DEVELOPMENT AREA.
- B. THE SITE SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.

9. PARKS, GREENWAYS, AND OPEN SPACE

- A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE FOR URBAN OPEN SPACE WITHIN THIS DEVELOPMENT AREA.

10. FIRE PROTECTION

- A. THE PETITIONER SHALL ADHERE TO THE REQUIREMENTS OF THE CHARLOTTE FIRE DEPARTMENT FOR THIS DEVELOPMENT AREA.

11. SIGNAGE

- A. WHERE SIGNS, BANNERS, FLAGS AND PENNANTS FOR IDENTIFICATION OR DECORATION ARE PROVIDED, THEY MUST CONFORM TO THE REQUIREMENTS OF CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.

12. LIGHTING

- A. THE MAXIMUM HEIGHT OF THE LIGHT SOURCE (LIGHT BULB) DETACHED FROM A BUILDING SHALL BE 20 FEET.
- B. ALL OUTDOOR LIGHTING WILL BE SCREENED IN SUCH A WAY THAT THE LIGHT SOURCE CAN NOT BE SEEN FROM ANY ADJACENT RESIDENTIALLY USED OR ZONED PROPERTY.
- ALL FREESTANDING LIGHTING AND ALL EXTERIOR LIGHTING ON BUILDINGS WILL BE FULLY SHIELDED AND FULL CUT-OFF TYPE FIXTURES DOWNWARDLY DIRECTED. NO WALL "PAK" TYPE LIGHTING SHALL BE USED, BUT ATTACHED DECORATIVE LIGHTING FIXTURES SUCH AS SCONCES MAY BE USED.

- C. AS THE PROJECT DEVELOPS, PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED ALONG BOTH INTERIOR STREETS AND STREETS THAT BORDER THE SITE.

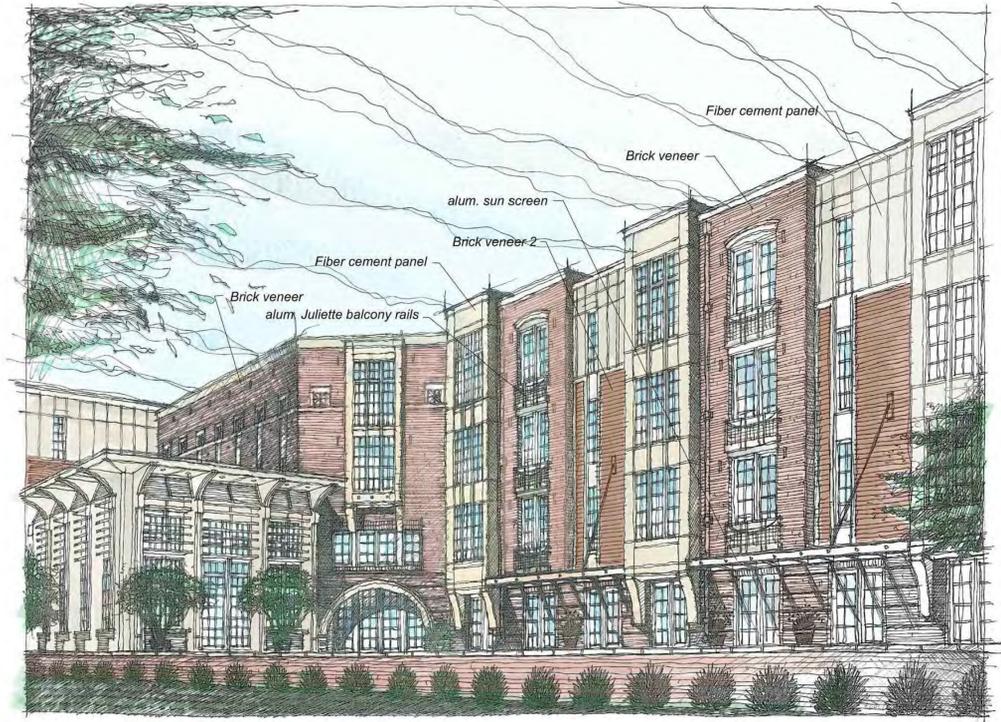
- D. THE LIGHTING STANDARDS LISTED ABOVE WILL ALSO APPLY TO THE LIGHT FIXTURES LOCATED ON THE UPPER LEVELS OF THE PARKING STRUCTURE.

13. PHASING

- A. DEVELOPMENT TO BE BUILT IN ONE PHASE.

14. OTHER

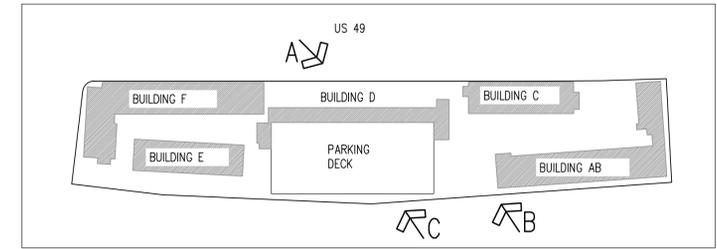
- A. IF THIS REZONING PETITION IS APPROVED, THE DEVELOPMENT PROGRAM ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS AND THE SCHEMATIC PLAN SHALL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONERS AND THE OWNERS (FROM TIME TO TIME) AND THEIR RESPECTIVE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS.
- B. THROUGHOUT THIS REZONING PETITION, THE TERMS "PETITIONERS", "OWNER" OR "OWNERS," SHALL, WITH RESPECT TO EACH TRACT WITHIN THE SITE, BE DEEMED TO INCLUDE THE HEIRS, DEVISES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNEES OF THE OWNER OR OWNERS OF THE SITE, OR PORTIONS THEREOF, WHO MAY BE INVOLVED IN ITS DEVELOPMENT FROM TIME TO TIME.
- C. THE PROPOSED UNITS WILL ONLY BE LEASED TO REGISTERED STUDENTS OF A COLLEGE, UNIVERSITY, JUNIOR COLLEGE, VOCATIONAL SCHOOL OR SIMILAR INSTITUTIONS. PRIOR TO LEASING A UNIT OR RENEWING A LEASE, THE PETITIONER WILL REQUIRE THAT THE PROPOSED TENANT PROVIDE A VALID STUDENT IDENTIFICATION OR OTHER FORM OF PROOF INDICATING THAT THEY ARE ENROLLED/REGISTERED IN A COLLEGE, UNIVERSITY, JUNIOR COLLEGE, VOCATIONAL SCHOOL OR SIMILAR INSTITUTION.



A - UNIVERSITY CITY BLVD ELEVATION



B - INTERIOR VEHICULAR COURT YARD



C - STRUCTURED PARKING DECK ELEVATION ALONG SOUTH PROPERTY LINE

NOTE:
THE REZONING PLAN IS ILLUSTRATIVE IN NATURE
AND IS INTENDED TO DEPICT BUILDING, PARKING
AND CIRCULATION RELATIONSHIPS.

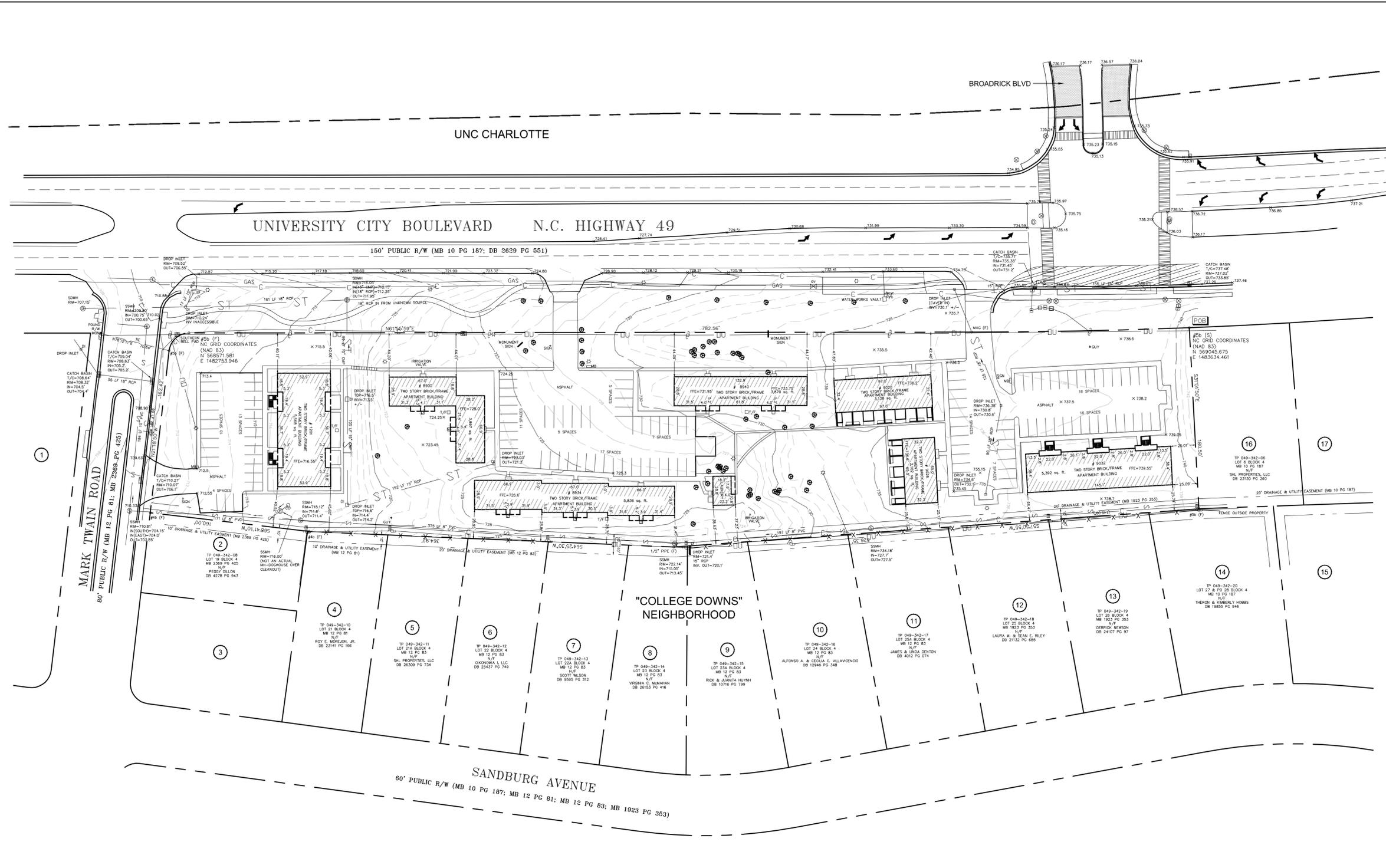
DATE: NOVEMBER 28, 2011
DESIGNED BY: BB+M
DRAWN BY: BB+M
CHECKED BY:
SCALE: UNITS
PROJECT #: 1010230
SHEET #:

Z-4.0

CIRCLE AT UNC CHARLOTTE
MIXED-USE DEVELOPMENT
CRESCENT RESOURCES, CHARLOTTE, NC
ARCHITECTURAL ELEVATIONS

PETITION NO. 2012-010

LandDesign
223 N Graham Street Charlotte, NC 28202
T: 704.332.0325 F: 704.332.3246
www.LandDesign.com



SITE INFORMATION

SITE ADDRESS: 9000 UNIVERSITY CITY BOULEVARD CHARLOTTE, NC 28262

PROPERTY OWNER(S): CENTURY PARTNERS, LLC 100 SOUTH LINK AVENUE SALISBURY, NC 28144

TAX PARCEL ID #: 04934207

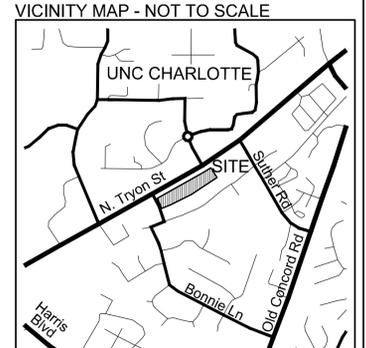
EXISTING ZONING: MULTI-FAMILY RESIDENTIAL DISTRICT "R-17MF"

TOTAL SITE SF (ACREAGE): +/- 204,775.56 (4.701 AC)

AREA PLANS:
 - UNIVERSITY CITY AREA PLAN - ADOPTED 2007
 - NORTHEAST DISTRICT PLAN - ADOPTED 1996

SURVEY PROVIDED BY: LUCAS-FORMAN INCORPORATED
 4000 STUART ANDREW BOULEVARD
 CHARLOTTE, NC 28217
 704.527.6626

- ADJACENT OWNERS**
- 1 #04934101 ADVENT LUTHERAN CHURCH AND CECELIA C. VILLAVICENCIO 840 UNIVERSITY CITY BV. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 & R-17MF EXISTING USE: GOV'T - INST
 - 2 #04934208 PEGGY A. DILLON 342 HORTON GROVE RD. FORT MILL, SC 29715 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 - 3 #04934209 JY SHING WU AND LIHWA LIANG WU 1215 MARK TWAIN RD. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 - 4 #04934210 ROY E. MOREJON JR. 9105 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 - 5 #04934211 SHL PROPERTIES, LLC PO BOX 307 NEWELL, NC 28126 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 - 6 #04934212 OKONOMA I LLC 9154 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 - 7 #04934213 SCOTT A. WILSON 9121 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 - 8 #04934214 VIRGINIA C. MCMAHAN 9127 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 - 9 #04934215 RICK N. HUYNH AND JUANITA S. HUYNH 402 KEMP LN. CHESAPEAKE, VA 23325 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 - 10 #04934216 ALFONSO A. VILLAVICENCIO AND CECELIA C. VILLAVICENCIO 9205 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: GOV'T - INST
 - 11 #04934217 JAMES C. DENTON AND LINDA K. DENTON 9211 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 - 12 #04934218 LAURA MANNING RILEY AND SEAN EDWARD RILEY 9223 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 - 13 #04934219 DERRICK NEWSON 9227 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 - 14 THERON R. HOBBS AND KIMBERLY C. HOBBS 9233 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 - 15 THERON R. HOBBS AND KIMBERLY C. HOBBS 9233 SANDBURG AVE. CHARLOTTE, NC 28213 EXISTING ZONING: R-3 EXISTING USE: VACANT
 - 16 SHL PROPERTIES LLC 9100 UNIVERSITY CITY BLVD CHARLOTTE, NC 28213 EXISTING ZONING: R-17MF EXISTING USE: SINGLE-FAMILY RESIDENTIAL
 - 17 RICK N. HUYNH AND JUANITA S. HUYNH 402 KEMP LN. CHESAPEAKE, VA 23325 EXISTING ZONING: R-3 EXISTING USE: SINGLE-FAMILY RESIDENTIAL



LandDesign
 223 N Graham Street Charlotte, NC 28202
 V. 704.333.0235 F. 704.333.3246
 www.LandDesign.com

PETITION NO. 2012-010

CIRCLE AT UNC CHARLOTTE
MIXED-USE DEVELOPMENT
 CRESCENT RESOURCES, CHARLOTTE, NC

EXISTING CONDITIONS

DATE: NOVEMBER 28, 2011
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 SCALE: 1"=50'-0"
 PROJECT #: 1010230
 SHEET #:

X-1.0