1. General Provisions:

This Development Standards are taken from the originally approved Rezoning Petition 2014-079. The minor modification associated with this approval is出轨 in stunted English below. The purpose of this Site Plan Amendment is to obtain approval of additional "Optional Agreement," which differs from the "Initial Application" as expressed in section 9.90(e) of the Ordinance to provide additional development flexibility which will facilitate the development of a s.5.7 acre property located on Tryon Street, Salmon Street, College Street and Linn Street in the City of Charlotte comprised of University Circle, University District and the University of North Carolina at Charlotte and is located in the Development Standards in Rezoning Petition 2014-079. To be clear, provisions of Rezoning Petition 2014-079 are set forth with the same language as if no "Optional Agreement" had been applicable.

If the petitioner seeks to take advantage of any of the "Optional Agreement", provisions approved as part of the Rezoning Petition, development of the site will be governed by the accompanying Technical Data Sheet, these Development Standards (including any "Optional Agreement") at the applicable provisions of the Ordinance. The development detailed on the Technical Data Sheet is intended to reflect in general terms, the development types, densities, setbacks, and stormwater management areas that shall be applied to the development to allow the Petitioner to undertake the development as described in the Petition, without any modifications or changes thereto. Any and all modifications shall be made in accordance with the appended Technical Data Sheet. Any such modifications shall be made in accordance with the provisions of Section 9.90(f) of the Ordinance.

2. UMD Optional Provisions:

Pursuant to the Optional provisions of Section 9.90 of the Ordinance, the Petitioner seeks approval of the following UMD Optional Provisions to allow deviations from specific provisions of the Ordinance in order to accommodate the development depicted on the Technical Data Sheet:

(a) Delegation from the sign standards established under Section 9.90(a)(1) of the Ordinance to allow up to two attached electronic signs (videos or LED screen) within a maximum size of 300 square feet each. Design and location of these signs shall be reviewed and approved by the Planning Department prior to application for sign permit. This sign shall be limited to building identification, store identification, and artistic/visual displays or messages. Off-premise signs and Outdoor Advertising Signage shall not be permitted.

(b) Delegation from the sign standards established under Section 9.90(a)(2) of the Ordinance to allow up to 3,000 square feet of wall sign per street category in addition to any approved electronic sign (videos or LED signs). Signage shall be limited to the size as shown on RZ-06 and RZ-07. Design and location of a master sign plan shall be reviewed and approved by the Planning Department prior to application for sign permits. This sign shall be limited to building identification, store identification, and artistic/visual displays or messages. Off-premise signs and Outdoor Advertising Signage shall not be permitted.

(c) Delegation from the street right-of-way and stormwater requirements established under Section 9.90(c)(2) of the Ordinance in order to accommodate temporary container vendor zones, within the right-of-way or setbacks, subject to the approval of any necessary Environmental Agreements. The temporary container vendor zone shall be allowed only in the location specified in the Technical Data Sheet. Any vendors within the street right-of-way zone must comply with any applicable stormwater management ordinances or policies.

(d) Delegation from the street right-of-way and stormwater requirements established under Section 9.90(c)(2) of the Ordinance to remove the mandated distance between areas within the Storm Tryon Street frontage.

(e) Delegation from the setback requirements established under Section 9.90(d)(2) of the Ordinance, and any applicable stormwater plan to allow a reduced setback of fourteen (14) feet measured from the back of each building on Storm Tryon Street. Portions of the Storm Tryon Street frontage on E. College Street, S. College Street, and S. Tryon Street must comply with standard Ordinance provisions. Stormwater for the reduced setback and stormwater management for the Storm Tryon Street shall be permitted in the reduced setback area. Walls within the reduced setback area shall incorporate artistic/visual designs or other features to accentuate public interest, as generally accepted on RZ-04, RZ-06, RZ-08, RZ-09 and RZ-10. Additionally, such walls shall be made of decorative architectural, reconstituted stone or other natural materials, or a combination thereof.

(f) Delegation from the urban open space seating and tree requirements established under Sections 9.90(e)(4) and (c) of the Ordinance to remove the minimum seating and tree requirements within the open space areas. Additional seating and tree requirements shall be made within portions of the urban open space areas required to meet the minimum UMD urban open space requirements. Any and all seating and tree requirements are generally determined on RZ-02.

(g) Delegation from the grading standards established under Section 9.90(g)(2)(c) of the Ordinance to allow a 10% reduction in the number of required building spaces.

(h) To allow for a street level setback encroachment into the twenty-four (24) feet set back area along Storm Tryon Street as recommended by the Center City Transportation Plan. In order to accommodate a controlled building design starting at a minimum of twenty-four (24) feet above the sidewalk, as generally described on Plans RZ-01, RZ-04, and RZ-11 of the Rezoning Plan. To be clear, this encroachment area shall not be permitted at the building base level.

DEVELOPMENT DATA TABLE:

<table>
<thead>
<tr>
<th>Site Area</th>
<th>3.5 acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tan Parking</td>
<td>125-121-01, 125-121-02, 125-121-03, 125-121-05</td>
</tr>
<tr>
<td>Existing Zoning</td>
<td>UMD-10 and UMD-01</td>
</tr>
<tr>
<td>Proposed Zoning</td>
<td>UMD-10 and UMD-01 (SPA)</td>
</tr>
<tr>
<td>Proposed Use</td>
<td>Office, Vacation Buildings and Surface Parking Lots</td>
</tr>
<tr>
<td>All Uses Permitted in UMD District</td>
<td></td>
</tr>
<tr>
<td>Minimum Development</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Frontage</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Lot Size</td>
<td>N/A</td>
</tr>
<tr>
<td>Minimum Building Height</td>
<td>N/A</td>
</tr>
<tr>
<td>Parking</td>
<td>Must satisfy or exceed UMD minimum requirements</td>
</tr>
</tbody>
</table>
STREET CROSS SECTIONS

EAST STONEWALL STREET

HILL STREET @ "BACKYARD" AND PUBLIC PARK
SIGN ZONES

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NO.               REASON                   DATE
PROJECT MANAGER
PRINCIPAL IN CHARGE
EDDIE PORTIS, AIA, LEED
FRANK DEBOLT, AIA, LEED
PROJECT ARCHITECT
CHRISTOPHER HOYT, AIA

132.9153.00
TRYON PLACE
OFFICE
601 SOUTH TRYON
CHARLOTTE, NC

06/19/14
Rezoning Petition 2014-079
PER REVIEW                    10.17.14
COMMENTS
PER REVIEW                    11.21.14
COMMENTS
SITE PLAN                       12.18.17
AMENDMENT

TRYON PLACE BRAND ZONE
(7,400 SQUARE FEET)
TRYON PLACE BRAND ZONE
(400 SQUARE FEET)
TRYON PLACE BRAND ZONE
(4,800 SQUARE FEET)
TRYON PLACE BRAND ZONE
(800 SQUARE FEET)
COMBINED TENANT AND TRYON
PLACE BRAND ZONE
(450 SQUARE FEET)

NOTE: ELEVATIONS SHOWN ARE SCHEMATIC IN NATURE AND SUBJECT TO CHANGE WHEN PRESENTED FOR CONSTRUCTION DOCUMENT REVIEW

TRYON STREET ELEVATION

STONEWALL STREET ELEVATION

TRYON STREET PARKING DECK ELEVATION

LED SIGN
300 SF

PLAZA/URBAN OPEN SPACE
OFFICE TOWER WILL OBSCURE THIS PORTION FROM VIEW

COMBINED TENANT AND TRYON
PLACE BRAND ZONE
(1,600 SQUARE FEET)
TRYON PLACE
BRANDED ZONE
(1,900 SQUARE FEET)

FUTURE
DEVELOPMENT

NO CHANGES TO THIS SHEET.
IMAGERY

1. "Backyard" Public Park rendering

2. Existing conditions
   - South Tryon Street tree pit
     - Match Tryon Mall standards
   - E Stonewall Street trees and materials
     - Match Tryon Mall standards
   - South Tryon Street trees
     - Quercus phellos - Willow oak
     - Match Tryon Mall standards

3. Inspiration images
   - Promenade building entry pavers
     - Match Tryon Mall standards
   - Urban Lounge
     - Materials to be determined
   - "Novel" Trees
     - 4' x 6' planter boxes
     - Materials to be determined
   - Back Porch Fireplace
     - Metal finish
     - Open on both sides
   - Tryon Plaza pavers
     - Pattern and materials to be determined
STONEWALL PLAN AND ELEVATION

STONEWALL
PLAN + ELEVATION

FFE 34.0

STAIRS

+34.0

+31.0

+30.0

+29.0

+28.0

+27.0

+26.0

+25.0

+24.0

+23.0

URBAN LOUNGE

STREET TREES

HOTEL ENTRY

PLANTER WALLS

STAIRS

URBAN LOUNGE

STAIRS

SIDEWALK

22' SETBACK

14' SETBACK

PROPERTY LINE

NO CHANGES TO THIS SHEET