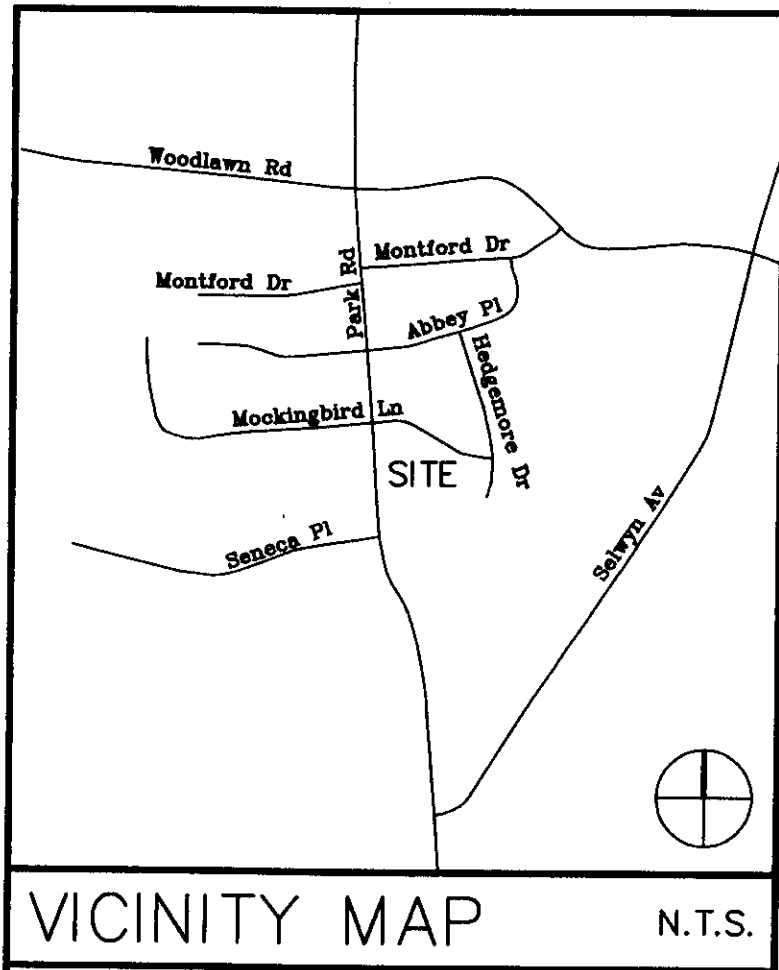
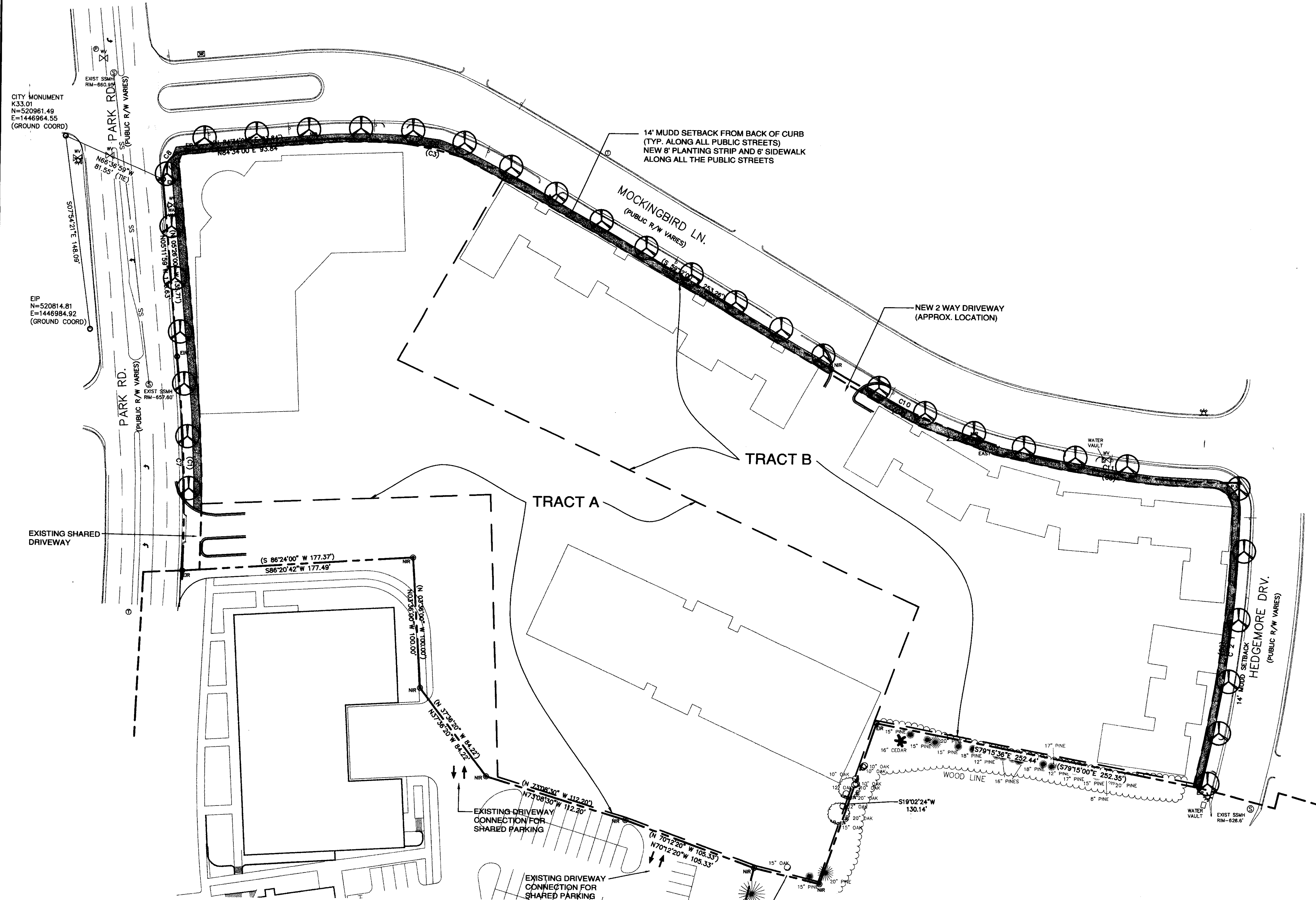




RECORD CALLS--CURVE TABLE						
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	7°32'32"	1236.37	162.75	81.49	N01°39'44"W	162.63'
C2	90°00'00"	20.00	31.42	20.00	S39°34'00"W	28.28'
C3	36°14'00"	305.65	193.29	100.00	N77°19'00"W	190.09'
C4	12°07'42"	590.52	125.00	62.73	S85°15'51"E	124.77'
C5	19°48'02"	590.52	203.73	102.89	S81°12'42"E	202.72'
C6	14°37'08"	924.93	235.99	118.64	N06°54'10"E	235.35'
CURVE TABLE						
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C7	8°28'38"	1101.68	163.00	81.65	N01°49'03"W	162.85'
C8	90°00'00"	20.00	31.42	20.00	S39°34'00"W	28.28'
C9	36°14'00"	305.65	193.29	100.00	N77°19'00"W	190.09'
C10	12°07'42"	590.52	125.00	62.73	S85°15'51"E	124.77'
C11	19°48'02"	590.52	203.73	102.89	S81°12'42"E	202.72'
C12	14°53'47"	906.34	235.64	118.49	N06°57'59"E	234.98'



DEVELOPMENT STANDARDS

GENERAL PROVISIONS

Unless more stringent standards are established by the Technical Data Sheet or these Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MUDD zoning district classification shall be followed in connection with development taking place on the Site.

The configurations, placements and sizes of the buildings outlined on the Illustrative Site Plan are schematic in nature and subject only to the provisions set forth below under Architectural Controls, may be altered or modified during design development and construction document phases within the Building Envelope lines established on the Technical Data Sheet. Parking layouts may also be modified to accommodate final building locations and footprints subject only to the provisions set forth below under Architectural Controls.

PERMITTED USES

The Site may be devoted to the following uses and to any accessory uses that are clearly incidental and related thereto including surface level and/or structured parking areas:

Tract A

- The buildings to be constructed within that portion of the Site designated as Tract A on the Technical Data Sheet may be devoted only to the following uses:

(a) Medical offices and/or general offices.

(b) General offices and/or university or college uses and related administration and support uses.

Tract B

- The buildings to be constructed within that portion of the Site designated as Tract B on the Technical Data Sheet may be devoted only to residential uses.

DEVELOPMENT LIMITATIONS

- Tract A may be devoted to up to 125,000 square feet of medical or general offices and university or college uses.
- Tract B may be devoted to up to 75 attached residential units.

SETBACKS, SIDE YARDS AND REAR YARDS

- Unless more stringent standards are established on the Technical Data Sheet, the buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the MUDD zoning district.

2. No buildings, parking spaces or maneuvering areas may be located within the required setbacks.

SCREENING AND LANDSCAPED AREAS

- Screening shall conform with the standards and treatments specified in Section 12.303 of the Ordinance. All landscaping installed on the Site will meet or exceed the requirements of the Ordinance.

2. All roof mounted mechanical equipment placed on any building located on the Site will be screened from view at grade from adjoining public rights of way and abutting properties.

3. Any dumpster visible from a public street or from an adjoining parcel of land will be screened from view by a solid enclosure with gates. If one or more sides of the dumpster area adjoin a rear wall of a building, the rear wall may be substituted for the fence along each such side.

PARKING

- Parking areas depicted on the Illustrative Site Plan may vary in size and location.

2. Off-street parking requirements for the Site are set out in the Development Standards Sheet RZ-1.

LIGHTING

- A uniform lighting system will be employed throughout the Site.

2. The maximum height of any free standing lighting fixtures (including its base) installed on the Site may not exceed 20 feet. All free standing lighting fixtures installed on the Site shall be capped and the illumination downwardly directed so that the direct illumination does not extend past any property line of the Site. Consideration will be given to the impact of lighting both within and without the perimeter of the Site. Items for consideration will include intensity, cut-off angles, color, energy efficiency and shielding of sources of light, the intent being to eliminate glare towards public streets and adjacent properties.

3. No wall pack style light fixtures will be permitted on the Site, and any wall mounted light fixtures installed on the Site shall be capped and downwardly directed so that illumination does not extend past any property line of the Site.

SIGNS

- All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

2. Any detached sign installed on the Site must be located within that portion of the Site designated on the Technical Data Sheet, and any such detached sign shall have a maximum height of 7 feet and a maximum sign face area per side of 50 feet.

3. Any wall signs installed on any building located on the Site shall be limited in size to 100 square feet per wall. Individual tenant identification signs for any office or retail users located on the Site shall not be considered or counted towards the 100 square foot limitation for wall signs.

ACCESS POINTS (DRIVEWAYS) AND SIDEWALKS

- The number of vehicular access points to the Site shall be limited to those depicted on the Technical Data Sheet.

2. The placement and configuration of each access point 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 Department of Transportation.

3. Petitioner shall install an 8 foot wide planting strip followed by a 6 foot wide sidewalk, as measured from the existing or future back of curb, along the Site's frontage on Park Road, Mockingbird Lane and Hedgemore Drive.

4. As generally depicted on the Illustrative Site Plan, Petitioner shall install sidewalks or walkways throughout the Site to the sidewalk to be installed along the Site's frontage on Park Road, Mockingbird Lane and Hedgemore Drive.

FIRE PROTECTION

Adequate fire protection in the form of fire hydrants will be provided to the Mecklenburg County Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences.

ARCHITECTURAL CONTROLS

- The maximum height of any building constructed on the Site shall be three stories and with a maximum height of 70 feet on the University Building and the Medical/General Office Buildings.

2. The elevations attached to the Technical Data Sheet are intended to portray the basic character and quality of the buildings to be constructed on the Site. Accordingly, the buildings shall be designed and constructed so that they are substantially similar in appearance to the attached elevations.

STORM WATER MANAGEMENT

- Storm water runoff from the Site will be managed through proven techniques which satisfy the standards, if any, imposed by the City of Charlotte Engineering Department.

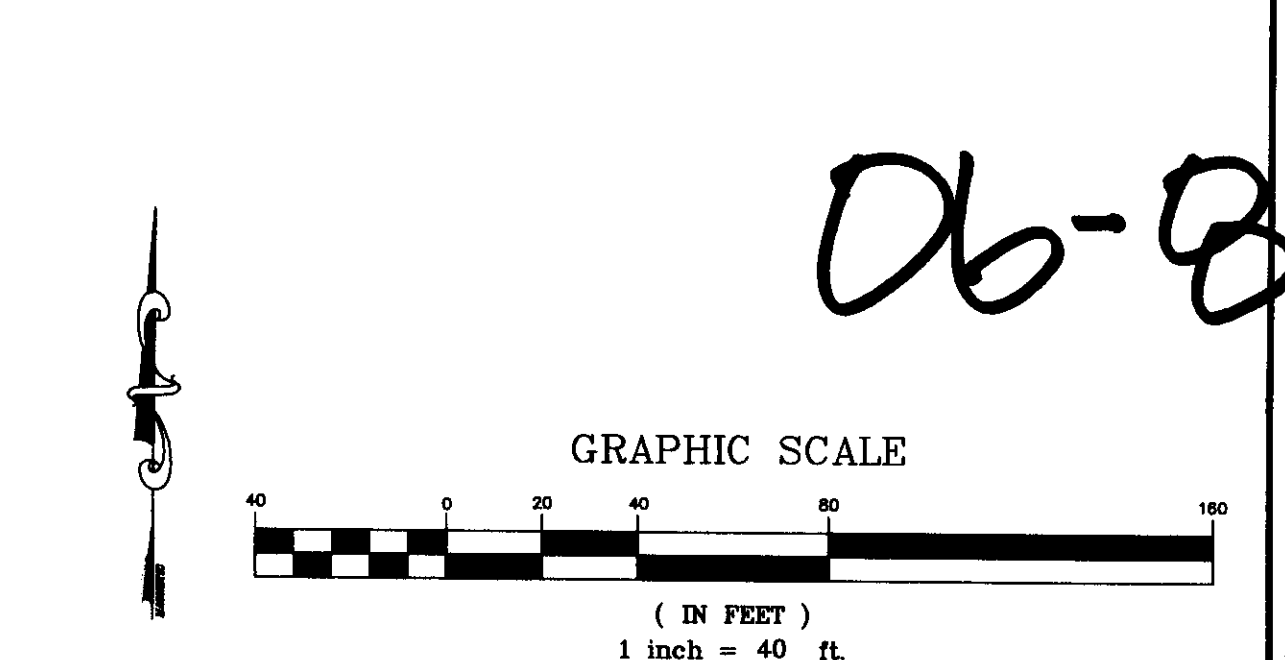
2. Above ground storm water detention facilities shall not be located in the required setbacks.

AMENDMENTS TO REZONING PLAN

Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.

BINDING EFFECT OF THE REZONING APPLICATION

If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.



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CONSTRUCTION

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PROJECT: CONDITIONAL REZONING REQUEST
THE VILLAGE @ PFEIFFER
CHARLOTTE, NORTH CAROLINA
SHEET TITLE: TECHNICAL DATA SHEET

Project No.
60746

Checked by TLH
Drawn by JMD

Date Drawn 03.20.06

Revisions

Sheet

RZ-1