TARINGDON DEVELOPMENT - REZONING MASTER PLAN

INTERSTATE 485 OUTERBELT RIGHT OF WAY
(VARIABLE WIDTH CONTROLLED ACCESS RIGHT OF WAY)

BUILDING IV - 2 STORY
25,000 S.F. SERVICE/RETAIL
25,000 S.F. OFFICE

COMMUNITY HOUSE ROAD
VARIABLE WIDTH PUBLIC R/W
DEDICATED TO THE CITY OF CHARLOTTE PER
MAP BOOK 38, PAGE 283
(159,250 SF/3.50 ACRES)

AREA AFFECTED BY
REZONING PETITION

EX. BUILDING I
3 STORIES - 93,750 SF

PROPOSED BUILDING IX - 2 STORY
25,000 S.F. SERVICE/RETAIL
25,000 S.F. OFFICE

EX. BUILDING II
3 STORIES - 74,039 SF

PROPOSED PARKING DECK II
130 SPACES

EX. BUILDING III
3 STORIES - 84,000 SF

PROPOSED RETAIL
40 - 80 UNITS

EX. PARKING DECK I
124 SPACES

FUTURE BUILDING VII
4-STORES - 150,000 SF +/-

EX. BUILDING IV
3 STORIES - 75,000 SF

FUTURE BUILDING VI
4-STORES - 100,000 SF +/-

FUTURE PARKING DECK X
141 SPACES

FUTURE BUILDING V
2-4 STORIES
30 TO 60 UNITS

FUTURE DETENTION POND

BUILDING A
3-4 STORIES
40 - 80 UNITS

1201 PEACHTREE ST.
ATLANTA, GEORGIA
30309
(404) 692-1810

PGAL

lichtin corporation
3115 EDWARDS MILL RD.
SUITE 200
raleigh, nc 27612
(919) 783-8600
(919) 783-7230

GREAT LAKES
275 W. REDWOOD STREET
ANN ARBOR, MICHIGAN 48105
(734) 662-2500

ARDEN SHERRIL
3115 EDWARDS MILL RD.
SUITE 200
raleigh, nc 27612
(919) 783-8600
2005 REZONING NOTES

1. THE CURRENTLY APPROVED PLAN (PETITION #2003-49) (THE "2003 REZONING PLAN") ALLOWS RETAIL TOTALING AS MUCH AS 23,000 SQUARE FEET. THE SITE PLAN SHOWS TWO PHASES TOTALING 11,326 SQUARE FEET OF RETAIL IMMEDIATELY ADJACENT TO THE FUTURE PARKING DECK IN THE NORTHWEST QUADRANT OF THE SITE. THE NEW PLAN (THE "2005 REZONING PLAN") WILL ALLOW A TOTAL OF 50,000 SQUARE FEET OF RETAIL/RESIDENTIAL SPACE TO THE 2003 REZONING PLAN.

2. THE 2005 REZONING PLAN ALLOWS A NET INCREASE OF 4,700 SQUARE FEET OF OFFICE SPACE TO THE MAXIMUM TOTAL SQUARE FOOTAGE OF OFFICE SPACE FOR THE ENTIRE DEVELOPMENT.

3. THE SITE PLAN REZONES AN ELIMINATES 50 TOWNHOMES PERMITTED UNDER THE 2003 REZONING PLAN AND SUBSTITUTES A MAXIMUM OF 140 RESIDENTIAL UNITS CONSTRUCTED IN TWO APARTMENT BUILDINGS NUMBERED XX II, EACH CONSISTING OF 4-STORIES, ABOVE A SINGLE LEVEL OF PARKING. PETITIONER RESERVES THE RIGHT TO CONSTRUCT FEWER APARTMENT UNITS AND FEWER STORIES IN THE SAME GENERAL CONFIGURATION FOR A TOTAL OF NO FEWER THAN 90 UNITS. A HARDSCAPED/LANDSCAPED COURTYARD WILL BE CONSTRUCTED BETWEEN THE TWO APARTMENT BUILDINGS. THE FIRST FLOOR OF THE APARTMENT BUILDINGS WILL BE RAISED ABOVE THE STREET LEVEL BY BETWEEN THREE AND FIVE FEET.

4. PARKING DECK (III) WILL BE INCREASED IN SIZE BY ONE FLOOR AND APPROXIMATELY 90 SPACES TO ACCOMMODATE THE ADDITIONAL SQUARE FOOTAGE IN BUILDINGS IV AND V. PARKING DECK (IV) WILL BE PULLED AWAY FROM PARKING DECK (I) AND II IN ORDER TO CREATE A MORE URBAN CONTEXT. BUILDINGS IV AND V WILL SCREEN THE BOUNDARIES OF PARKING DECK II, CREATING AN INTERIOR COURTYARD BETWEEN THE BUILDINGS IV AND V AND PARKING DECK II. THE REMAINING WEST FACE OF PARKING DECK III WILL BE FINISHED TO CONFORM ARCHITECTURALLY TO THE "PEDESTRIAN SCENE" APPROVED IN THE 2003 REZONING PLAN.

5. THE SITE PLAN DEPICTS THE PROPOSED VEHICULAR CIRCULATION BETWEEN PARKING DECK I AND PARKING DECK II. THE MEDIAN ON THE EAST-WEST VEHICULAR DRIVEWAY THROUGH THE SITE WILL MINIMIZE THE POSSIBILITY OF ACCIDENTS AND CONGESTION FROM VEHICLES CROSSING DIRECTLY FROM BUILDINGS IV AND V ACROSS THE STREET TO RESIDENTIAL BUILDINGS X AND XI.

6. VEHICULAR ACCESS FROM BUILDINGS X AND XI TO THE EAST-WEST VEHICULAR DRIVEWAY THROUGH THE SITE WILL BE LIMITED TO RIGHT TURN IN, RIGHT TURN OUT ONLY TO MINIMIZE THE POSSIBILITY OF ACCIDENTS AND CONGESTION FROM VEHICLES CROSSING DIRECTLY FROM BUILDINGS X AND XI TO BUILDINGS IV AND V.

7. THE 2005 REZONING PLAN INCLUDES A FOURTH PARKING DECK (PARKING DECK IV) TO SERVICE OFFICE BUILDING VI AND RESIDENTIAL BUILDINGS X AND XI. PARKING DECK IV WILL CONSIST OF TWO (2) LEVELS, WITH AN ENTRANCE ON GRADATION AT BOTH LEVELS TO MINIMIZE THE VISUAL IMPACT OF THE DECK FROM THE NORTH SIDE. THE ARCHITECTURAL TREATMENT OF TWO STORY SOUTH FACADE OF PARKING DECK IV WILL BE FINISHED TO ARCHITECTURALLY CONFORM TO THE "PEDESTRIAN SCENE" APPROVED IN THE 2003 REZONING PLAN.

8. THE AREA BETWEEN PARKING DECK IV AND OFFICE BUILDING VII WILL BE PRESERVED AS GREENSPACE.

9. THE NEW ENTRANCE/EXIT TO THE SOUTH OF BUILDINGS X AND XI WILL ALLOW FOR VEHICULAR RIGHT TURN IN, RIGHT TURN OUT ACCESS ONLY.

10. TO THE EXTENT NOT MODIFIED BY THESE NOTES, ALL OTHER CONDITIONS AND REQUIREMENTS IN THE 2003 REZONING PLAN NOTES ARE RESTRATED HEREIN AND WILL REMAIN IN FULL FORCE AND EFFECT.

11. REFERENCE EXHIBIT F FOR EXISTING ZONING NOTES.

12. EXISTING ZONING IS "OC." THE MODIFICATIONS TO THE CURRENT ZONING DO NOT CHANGE THE TYPE OF ZONING. IT WILL REMAIN "OC."

13. NO INDIVIDUAL DRIVEWAYS WILL BE PERMITTED DIRECTLY TO THE RESIDENTIAL UNITS FROM COMMUNITY LANE/Road.

14. BIKE PARKING WILL BE PROVIDED IN CONFORMANCE WITH WHAT IS REQUIRED IN THE NEW STANDARDS ORDINANCE, SECTION 12.20A.

15. THE SITE MAY BE DEVELOPED FOR RETAIL, OFFICE, RESTAURANT, MEDICAL OFFICE AND MULTI-FAMILY RESIDENTIAL. THIS IS A MODIFICATION TO THE CURRENT ZONING WHICH PERMITS "ANY USE ALLOWED IN THE CC DISTRICT."


17. RETAIL SPACE LOCATED IN OFFICE BUILDINGS WILL BE COUNTED TOWARD THE TOTAL NUMBER OF SQUARE FOOTAGE ALLOWED IN THE DEVELOPMENT.

18. INTERIOR BOUNDARY LINES OF SEPARATE TAX PARCELS WITHIN THE SITE HAVE NOT BEEN SHOWN. ALL PROPERTY SUBJECT TO THIS SITE PLAN IS CONTROLLED BY LOCHTIN CORPORATION, THROUGH SOME PARCELS HAVE BEEN CONVEYED TO SEPARATE OWNERSHIP ENTITIES FOR FINANCING PURPOSES. BECAUSE THE DEVELOPMENT OF THE PROPERTY IS A FLUID PROCESS, PETITIONER EXPECTS THAT SEPARATE PARCELS MAY BE RECONFIGURED THROUGHOUT THE DEVELOPMENT PROCESS IF REQUIRED BY PLANNING STAFF. PETITIONER WILL SUBMIT TO THE PLANNING STAFF BEFORE THE PUBLIC HEARING ON THIS PETITION A SEPARATE SURVEY SHOWING THE CURRENT CONFIGURATION OF THE SEPARATE PARCELS WITHIN THIS PROPERTY.

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2005 REZONING NOTES CONTINUED

19. AS A SUMMARY TO THE CHANGES FROM THE SITE PLAN APPROVED IN PETITION NUMBER 2003-49, THE CHANGES REFLECTED IN THE 2005 REZONING PLAN ARE SUMMARIZED AS FOLLOWS: (I) THE TOWNHOMES ALONG COMMUNITY HOUSE ROAD HAVE BEEN ELIMINATED; (II) THE OFFICE BUILDING AT TORRINGTON WAY AND COMMUNITY HOUSE ROAD HAS BEEN RECONFIGURED TO WRAP AROUND THE CORNER AND DOWN COMMUNITY HOUSE ROAD, AS DEPICTED BY PROPOSED BUILDING IV; (III) PROPOSED BUILDING IX HAS BEEN ADDED; (IV) PROPOSED PARKING DECK III HAS BEEN REDESIGNED IN RELICITI; (V) INTERIOR DRIVEWAYS HAVE BEEN REDESIGNED; (VI) PROPOSED BUILDINGS X AND XI HAVE BEEN ADDED; (VII) FUTURE PARKING DECK IV HAS BEEN ADDED; AND (VIII) OFFICE AND RETAIL USES HAVE BEEN MODIFIED CONSISTENT WITH THESE NOTES AND THE SITE TABLE DATA.

20. CERTAIN NOTES ON THE FOLLOWING PAGE, WHICH ARE THE REZONING NOTES INCLUDED IN THE SITE PLAN APPROVED AS PETITION NUMBER 2003-49, HAVE BEEN MODIFIED OR DELETED IN AN EFFORT TO RENDER THEM CONSISTENT WITH THESE REZONING NOTES. IF THERE IS ANY INCONSISTENCY BETWEEN THESE REZONING NOTES AND THE REZONING NOTES THAT APPEAR ON THE FOLLOWING PAGE, THESE REZONING NOTES SHALL CONTROL.

21. APPROPRIATE SITE TRIANGLES WILL BE RESERVED IN ACCORDANCE WITH THE REQUIREMENTS OF CODE IN A MANNER CONSISTENT WITH THE DESIGN AND LAYOUT OF PROPOSED BUILDINGS IV, IX, X AND XI.

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Site Table Data

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GENERAL NOTES

1. TYPICAL PARKING SPACES SHALL BE A MINIMUM OF 6'/6"-WIDE BY 18'-0" DEEP. ADEQUATE PARKING SPACES SHALL CONFORM TO THE CURRENT NORTH CAROLINA ACCESSIBILITY CODE. COMPACT SPACES SHALL CONFORM IN SIZE AND PERCENTAGE OF TOTAL SPACES TO THE CURRENT CHARLOTTE MECKLENBURG COUNTY ZONING ORDINANCE.
15. Construction traffic to the petitioners' site will be limited to access only from 1483 AND JOHNSON ROAD.
16. Subject to the provisions of Note 17, the petitioners will connect Endwell Lane to the section of Community House Road in accordance with the requirements of the subdivision ordinance and appropriate engineering and cost standards.
17. The petitioners, if allowed by the Plan check staff, will construct the portion of community house road on the site but will not completely the final connection of Endwell lane to Community House Road until Johnstown Road is opened to NCH.
18. If the connection has not been completed by the time that CMB begins construction of the new school on Endwell lane, the petitioners will provide for school construction traffic to cross the petitioners' site as an alternative to the use of Endwell lane.
19. The development site will be limited by the following schedule.
20. The petitioners will develop a master plan for the street system within and along the margins of the site, which will include pedestrian scale lighting, tree plantings, landscaping, sidewalks, and other amenities designed to enhance the experience of the pedestrian.
21. The petitioners will develop a master sign plan for the site to coordinate and direct the information for the structures, streets, and pedestrian areas of the site.
22. With the exception of theDsbsion of the site that is located in the parking lot, the petitioners will construct an entrance to the site with a sidewalk.
23. The petitioners will install at their cost, sidewalks, landscaping, and other appropriate improvements.
24. The petitioners will provide a variance from the normal building requirements for the area adjacent to a small strip of land between the petitioners' site and the future Community House Road right-of-way.