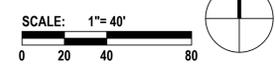
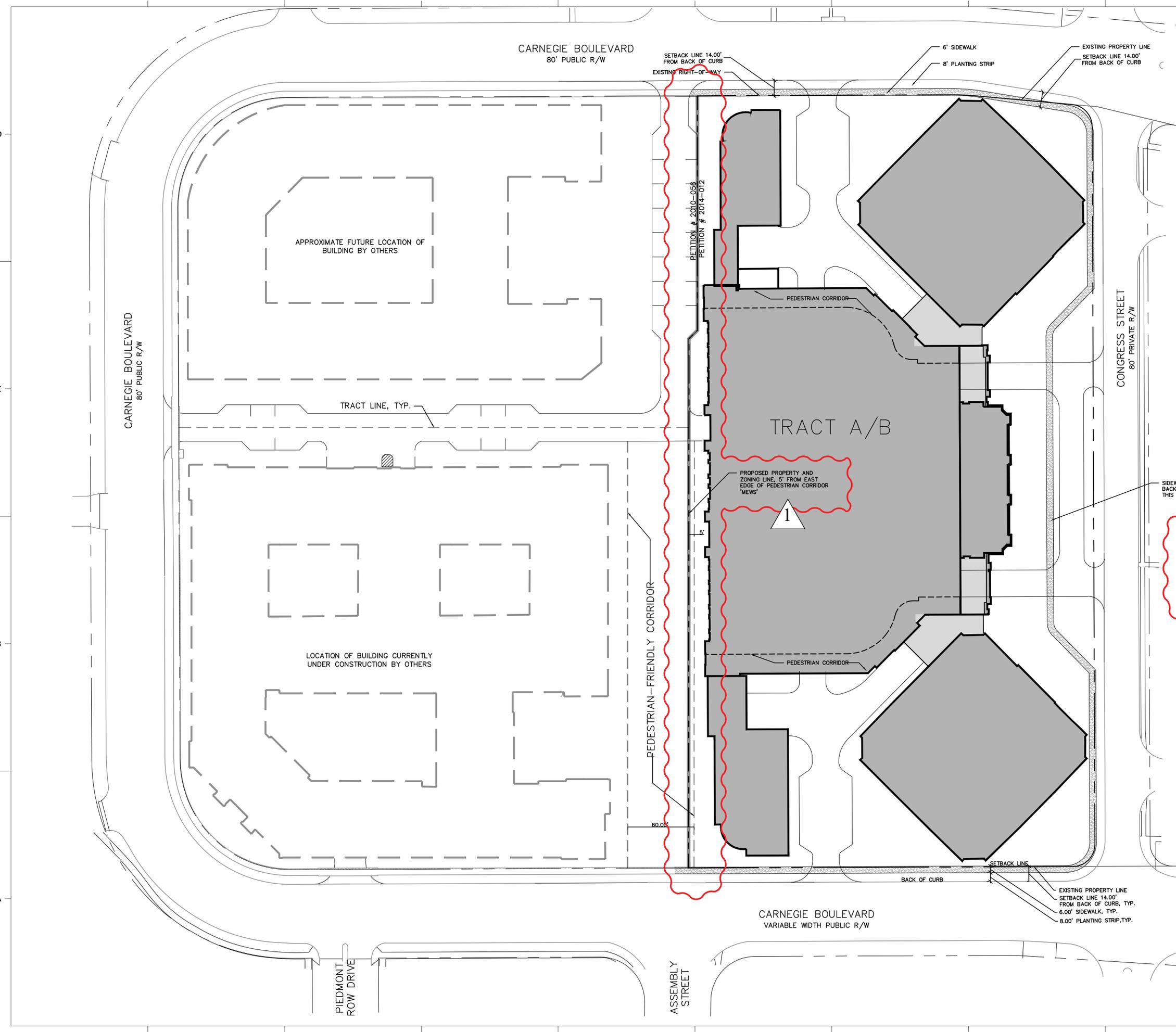
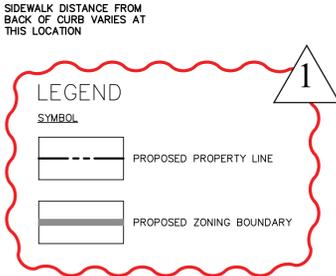


SITE PLAN SPECIFICATIONS
TAX PARCEL NUMBER: 177-063-01
REZONING PETITION NO. 2014-012
ZONING CLASSIFICATION
CURRENT: MUDD-O (PETITION NO.: 2010-56)
PROPOSED: MUDD-O (SPA)
NET LAND AREA: 5.8± ACRES 1
BUILDING HEIGHT: 150' MAX (TRACT A/B)
NOTE: SEE PLAN
TRACT A/B - 495,000 SF OF COMMERCIAL FLOOR AREA
THE TOTAL AMOUNT OF RETAIL AND/OR RESTAURANT USES DEVELOPED ON THE SITE SHALL NOT EXCEED 25,000 SF.
SEE SHEET RZ2.0 FOR REZONING NOTES



SITE PLAN AMENDMENT
REZONING PETITION NO. 2014-012
DEVELOPMENT STANDARDS
2/20/2014

1. General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Site Plan Amendment filed by Lincoln Harris to modify the Development Standards established by Rezoning Petition No. 2010-056 in order to accommodate redevelopment of an approximately 5.8 ± acre tract depicted on the Technical Data Sheet (the "Site").

Development of the Site will be governed by the accompanying Technical Data Sheet, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance").

Except as otherwise provided under the MUDD-Optional provisions set forth under Section 2 hereof and unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the MUDD Zoning District shall govern all development taking place on the Site.

The development depicted on the Technical Data Sheet is intended to reflect the arrangement of the maximum number of buildings proposed on the Site. The Petitioner has also provided an Illustrative Master Plan, Conceptual Site Plan and a Conceptual Elevations which accompany the Technical Data Sheet. Alterations or modifications which in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Technical Data Sheet or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

2. MUDD-Optional Provisions

This Petition proposes utilization of the MUDD-O provisions to allow for the following optional deviations:

a) Deviations that would allow short-term surface level parking and drives within areas between public or private streets and buildings fronting these streets to accommodate: drop off areas in front of office buildings, pick-up and drop off areas in front of restaurants and residential buildings, valet parking; and service areas for uses such as mail delivery, loading and delivery;

b) Deviations from the height requirements to allow buildings which are up to but not exceeding 150 feet in height or 10 stories above ground, exclusive of ornamental roof structures such as parapets, spires, mansards, domes, dormers or other architectural features, on Tract A/B, as generally depicted on the Conceptual Perspective Rendering.

3. Permitted Uses

Subject to the Maximum Development provisions set forth under Section 4, Tract A/B of the Site may be devoted to office, bank, retail, and restaurant uses together with any incidental or accessory uses associated therewith which are permitted by right or under prescribed conditions in the MUDD Zoning District.

4. Maximum Development

a) Tract A/B may be developed with up to 470,000 square feet of office floor area. Areas devoted to structured parking, outdoor dining, courtyards and plazas are not included in the square footage limitations, but outdoor dining areas for retail restaurants shall be counted toward the required parking calculation.

Floor area calculations for office development shall not include areas used for building and equipment access (such as stairs, elevator shafts and maintenance crawl space), service areas, rooftop equipment rooms, storage areas and mechanical and electrical rooms.

b) Tract A/B may be developed with up to 10,000 square feet of retail, bank or restaurant uses. However, this amount may be increased to 25,000 square feet in the event that the retail allocation allotted to Tract D by Rezoning Petition 2010-056 is eliminated through an administrative amendment to that rezoning plan. The total amount of retail and/or restaurant uses developed on Tract A/B shall not exceed, in the aggregate, 25,000 square feet.

5. Transportation

a) Prior to the issuance of building permits for vertical development on Tract A/B, the Petitioner agrees to contribute to the City of Charlotte the sum of \$366,000.00. In the event that these funds have not been dedicated to street improvements within the boundaries of the SouthPark Small Area Plan within seven (7) years of the contribution they shall be refunded to the Petitioner by the City.

b) The Site's internal street system shall be composed of private streets built to public street standards.

c) The Petitioner reserves the right to deviate from the street alignments depicted on the Technical Data Sheet, provided any proposed change in alignment is approved in advance by CDOT and the Planning Department.

d) All private streets may be converted to public streets at the Petitioner's option.

e) Vehicular access will be as generally depicted on the Technical Data Sheet. The placements and configurations of the vehicular access points shown on the Technical Data Sheet are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required by CDOT for approval.

6. Architectural Standards/Streetscape and Landscaping

a) The intent of the redevelopment concept is to create a variety of architectural experiences. The redevelopment will utilize primarily glass, stone, brick, stucco, architectural pre-cast concrete panels, and/or architectural face block construction materials. The Conceptual Elevations are intended to describe the conceptual architectural theme proposed for the Site. Alterations to the architectural theme must be approved by the Planning Director or his/her designee.

b) Except as otherwise provided under Section 2, all buildings constructed on this Site shall conform to the MUDD Urban Design and Development Standards outlined in Section 9.8506 of the Ordinance.

c) Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

d) Internal areas of the Site will be landscaped in accordance with the requirements of the Ordinance.

e) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

f) All other screening and landscaping shall conform to the standards of the Ordinance.

g) The street elevations of the first floors of all buildings in which ground floor Commercial uses are to be located on Carnegie Boulevard will be designed to encourage and complement pedestrian – scale interest and activity by the use of doors which shall remain open during business hours and transparent store front glass so that the uses are visible from and accessible to the street.

h) Expanses of blank walls exceeding 20 feet in length will be eliminated through the use of various design elements, including one or more of the following design elements:

awnings,
display windows,
art,
sculptures,
mosaics
ornamentation,
molding,
string courses,
belt courses,
fountains,
street furniture,
landscaping and garden areas, or
display areas.

Provided, however, that the use of opaque or reflective glass may not be utilized as a means for addressing blank walls.

i) Meter boxes, back flow preventers, and similar items will be screened from public view.

j) Except as otherwise provided in these Development Standards, the streetscape treatment along the Carnegie Boulevard and Congress Street frontages will meet or exceed the standards of the Ordinance and include large maturing trees, supplemental shrubbery, sidewalks of at least six feet in width and planting strips of at least 8 feet in width. Sidewalks may meander to preserve existing trees.

k) Off-street parking may be provided either through surface lots or through parking structures.

l) Petitioner shall design and construct the western elevation of the ground floor level of the parking structure in a manner that will allow the portion of the structure that fronts the Pedestrian Friendly Corridor to be converted into retail or office space in the future.

7. Signage

No building sign over forty feet above average grade mounted on any building elevation which faces in a westerly direction shall be permitted. All signage shall meet the requirements of the MUDD zoning district.

8. Pedestrian Friendly Corridor

The Technical Data Sheet contemplates a landscaped/pedestrian friendly corridor running in a generally southerly to northerly direction from Carnegie Boulevard along the western boundary of Tract A/B and extending, as a street corridor, to Carnegie Boulevard (the "Corridor"). Buildings fronting on the Corridor shall be designed as generally depicted on the Conceptual Site Plan and Conceptual Elevations.

9. Environmental Features

(a) The Petitioner shall satisfy the requirements of the Post Construction Controls Ordinance and, in addition, provide for a reduction of the peak flow in a 100-year storm event by 50 % or more over the conditions of the Site as they existed at the time Rezoning Petition No. 2010-056 was approved.

(b) If the Petitioner elects to satisfy the requirements of Paragraph (a) of this Section with on-site above-ground detention facilities each such facility must be designed as a permanent water feature amenity for the Site.

10. Lighting

(a) Any lighting attached to an exterior building wall facing a residential component shall be capped and downwardly directed.

(b) All street and parking lot lighting fixtures will be shielded with full cut-off fixtures.

(c) External facing wall-pak lighting will be prohibited throughout the Site.

(d) Pedestrian scale lighting will be provided within the Site along all interior streets.

11. Setbacks, Side Yards and Rear Yards

The developer may subdivide any of the Tracts and create lots within the interiors of the Tracts with no side or rear yards as part of a unified development plan.

12. Waiver of Sight Triangle Requirements

In addition to the deviations allowed under the MUDD optional provisions set forth under Section 2, the Petitioner reserves the right to request the Director of the Charlotte Department of Transportation (CDOT) to waive all or part of the sight triangle requirements of the Ordinance in accordance with the provisions of Section 12.109(7) thereof.

13. Parking

Off-street parking spaces shall satisfy or exceed the parking requirements of the O-1 Zoning District.

14. 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 a particular Tract within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

15. Binding Effect of the Rezoning Documents and Definitions

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

Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.

CAPITOL TOWERS
AT CARNEGIE



LINCOLN
HARRIS



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Charlotte, North Carolina 28202
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url+ www.colejeneststone.com



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REVISIONS:

PROJECT: 9102-135120
DATE: NOV. 25, 2013
DRAWN BY:
CHECKED BY:

RZ2.0
DEVELOPMENT
STANDARDS
REZONING PETITION NO. 2014-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

SCHEMATIC DESIGN

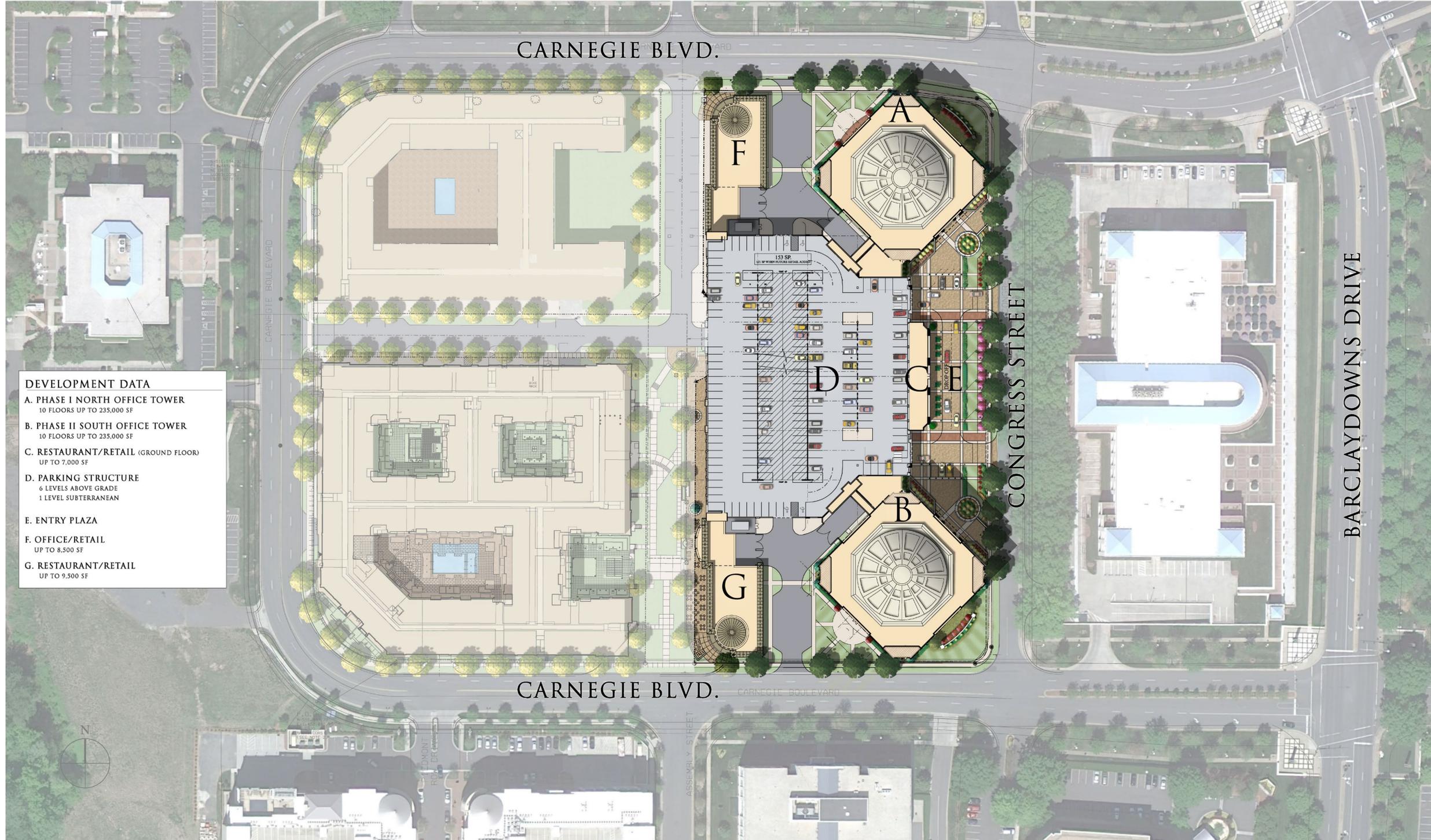


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DEVELOPMENT DATA

- A. PHASE I NORTH OFFICE TOWER
10 FLOORS UP TO 235,000 SF
- B. PHASE II SOUTH OFFICE TOWER
10 FLOORS UP TO 235,000 SF
- C. RESTAURANT/RETAIL (GROUND FLOOR)
UP TO 7,000 SF
- D. PARKING STRUCTURE
6 LEVELS ABOVE GRADE
1 LEVEL SUBTERRANEAN
- E. ENTRY PLAZA
- F. OFFICE/RETAIL
UP TO 8,500 SF
- G. RESTAURANT/RETAIL
UP TO 9,500 SF

0 30 60 120
SCALE: 1" = 60'-0"

D
C
B
A

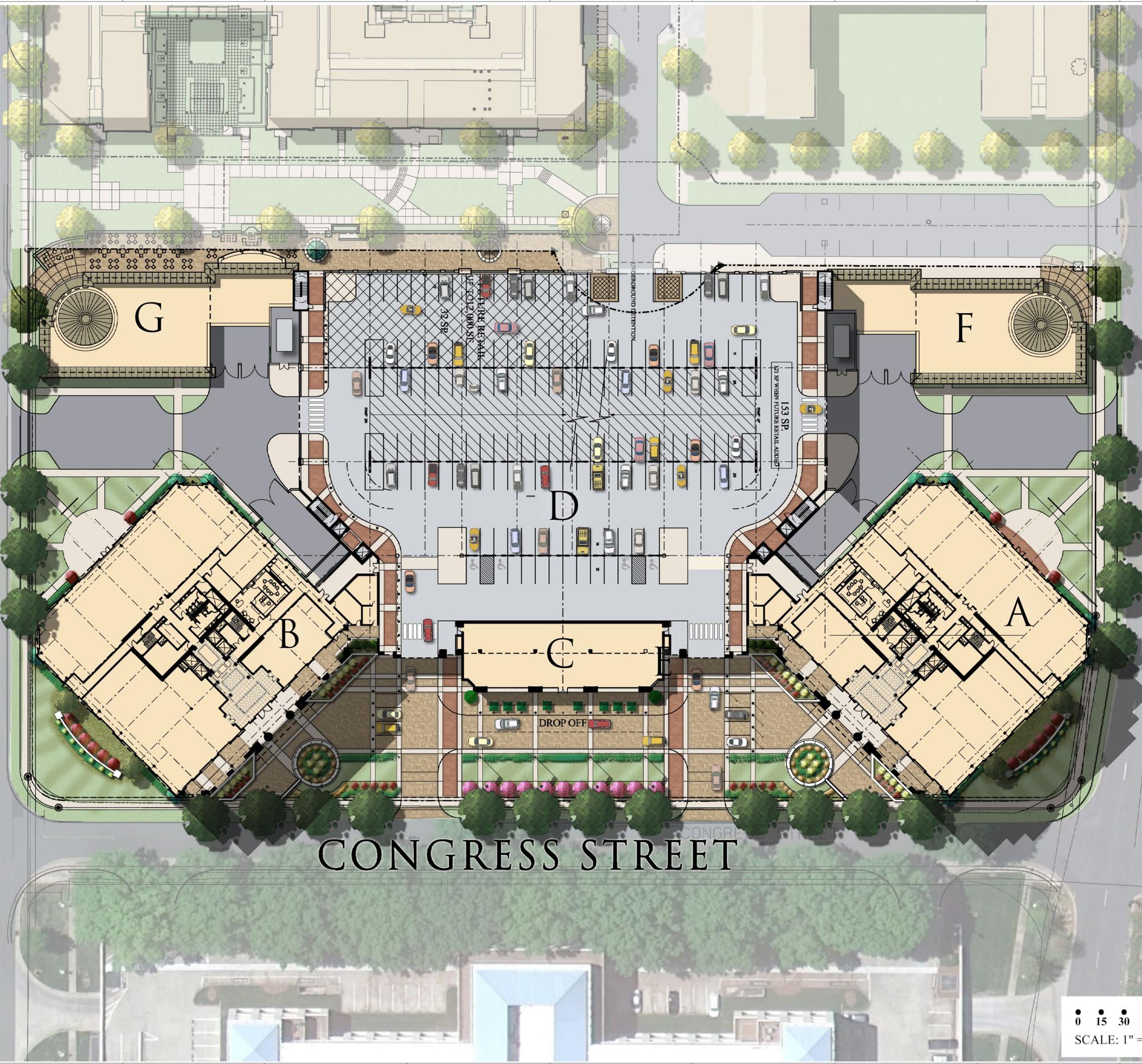
1 2 3 4 5

NEGIE BLVD.

NEGIE BLVD.

CONGRESS STREET

CARNEGIE BOULEVARD



CAPITOL TOWERS AT CARNEGIE



REVISION DATE: FEBRUARY 21, 2014

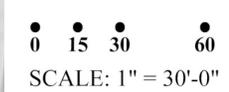
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RZ5.0
CONCEPTUAL
ELEVATIONS
REZONING PETITION NO. 2014-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

SCHEMATIC DESIGN



OFFICE ENTRY ELEVATION

0 5 10 20
SCALE: 1" = 10'-0"



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**SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN**
SCHEMATIC DESIGN



PARTIAL WEST ELEVATION

0 10 20 40
SCALE: 1" = 20'-0"



EAST ELEVATION

0 10 20 40
SCALE: 1" = 20'-0"



WEST ELEVATION

0 15 30 60
SCALE: 1" = 30'-0"



LINCOLN
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& Stone**
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RZ7.0
CONCEPTUAL
PERSPECTIVE
REZONING PETITION NO. 2014-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

SCHEMATIC DESIGN



D

C

B

A

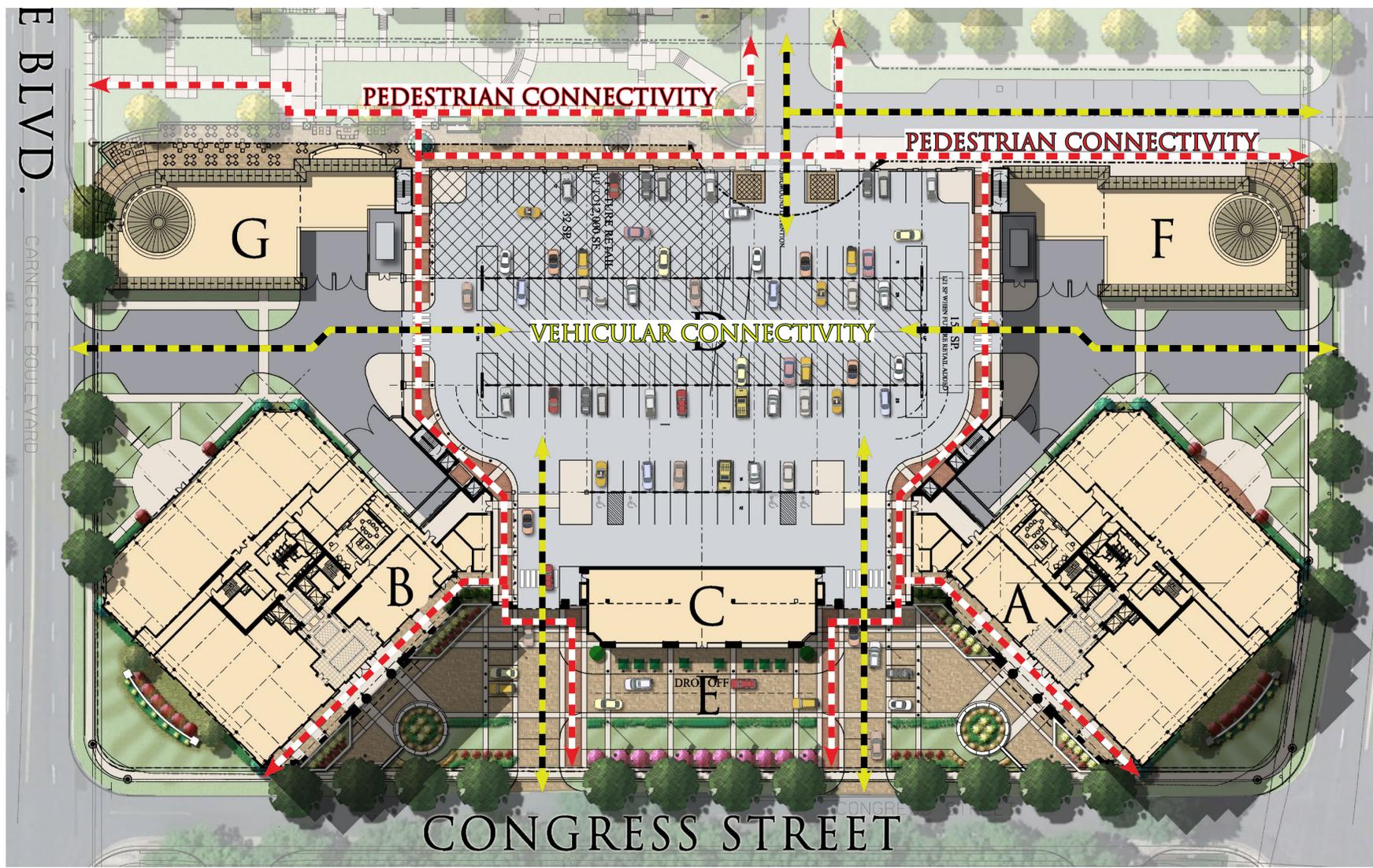
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2

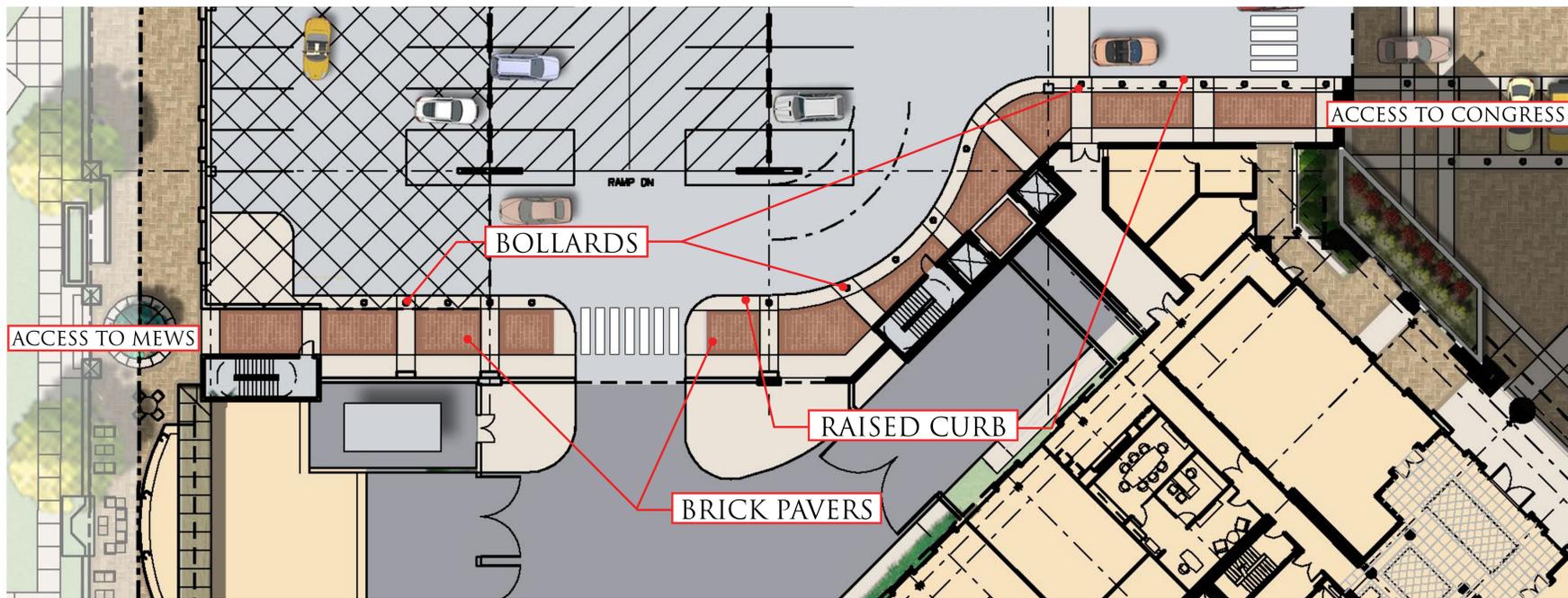
3

4

5



PEDESTRIAN CONNECTIVITY THROUGH DECK (ON GRADE)



PEDESTRIAN WALKWAY THROUGH DECK (ENLARGED VIEW)



EAST PEDESTRIAN ENTRY



WEST PEDESTRIAN ENTRY

CAPITOL TOWERS
AT CARNEGIE



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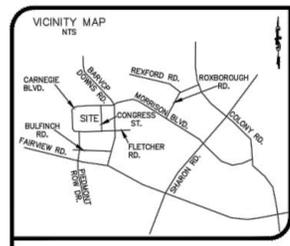
PROJECT: 9102-135120
DATE: NOV. 25, 2013
DRAWN BY:
CHECKED BY:

RZ8.0
CONNECTIVITY

REZONING PETITION NO. 2014-012

SOLUTIONS THROUGH LISTENING
SERVICE BY DESIGN

SCHEMATIC DESIGN



EXISTING PARKING SPACES: REGULAR SPACES - 296, HANDICAP SPACES - 302, TOTAL CAR SPACES - 598, MOTORCYCLE SPACES - 1

LEGAL DESCRIPTION: Being that certain parcel of land located in the City of Charlotte, Mecklenburg County, North Carolina, containing 5.648 acres, more or less, and more particularly described as follows:

To Lincoln Harris Investments, LLC, a North Carolina Limited Liability Company, Investors Title Insurance Company, and First American Title Insurance Company.

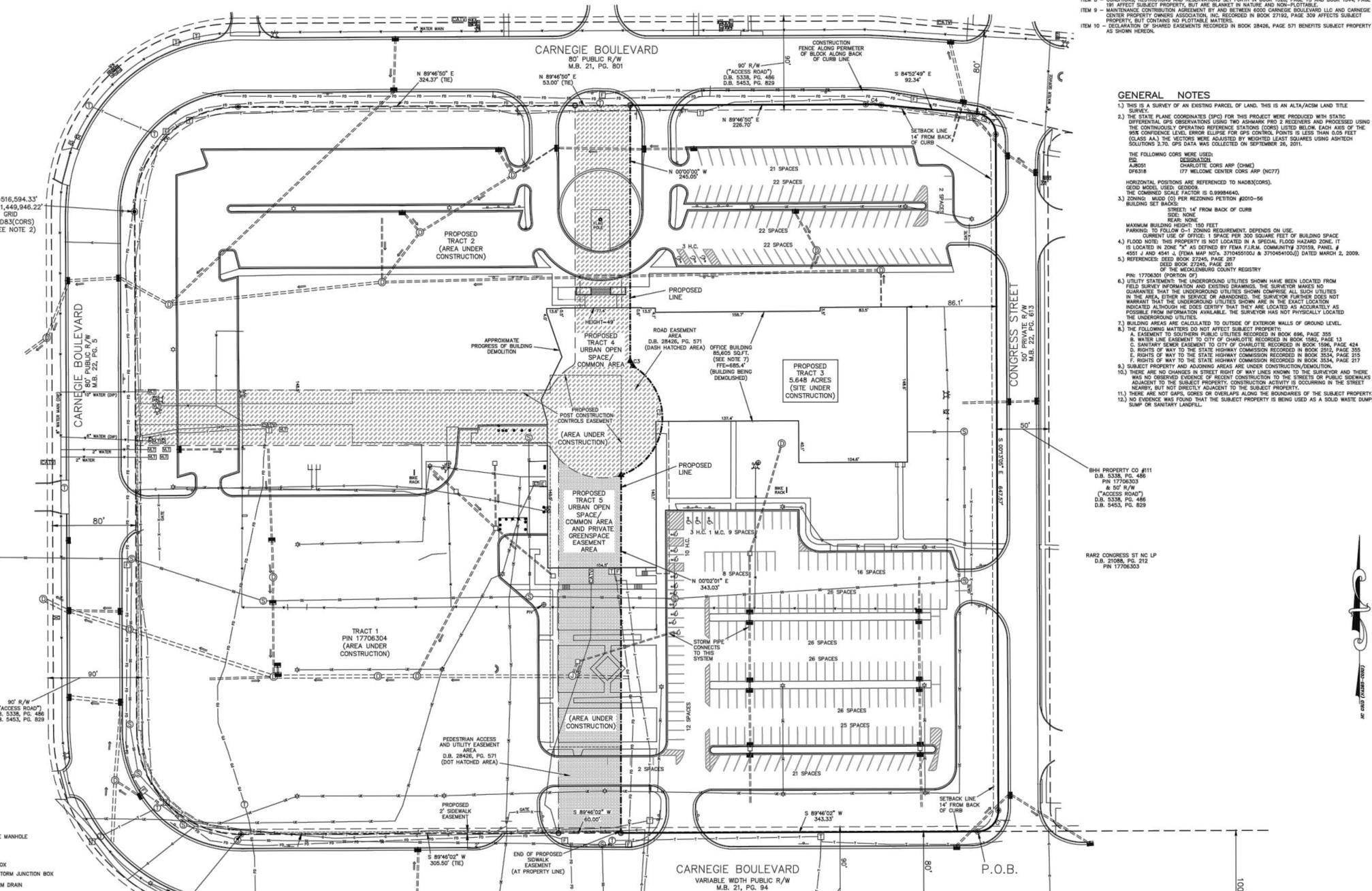
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2001 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19 of Title A thereof.

The field work was completed on September 4, 2013.

Kevin S. Bacon, PLS L-4275, Surveyor, ksbacon@earthlink.net

PRELIMINARY

CURVE TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, CHORD DIRECTION



LEGEND: Symbols for existing rebar, manholes, valves, easements, and utility lines.

NOTES PERTAINING TO TITLE COMMITMENT NO. 201302046207 EFFECTIVE: SEPTEMBER 2013

GENERAL NOTES: 1. THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND...

THE FOLLOWING CORES WERE USED: 1. BELL TELEPHONE AND TELEGRAPH COMPANY...

REVISIONS: A table with columns for revision number, date, and description.

REVISIONS: LINCOLN HARRIS, 425 PRUDENTIAL BOW DRIVE, CHARLOTTE, NORTH CAROLINA, 28210

REVISIONS: SURVEY FOR: CARNegie BOWLEvard, 6000 CARNegie BOWLEvard, CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA

REVISIONS: PROJECT NO. LHB-13010, PLAN NO. LHB13010-AT1

REVISIONS: SCALE: 1"=40', DATE: 9-11-2013, SHEET NO. C-1

REVISIONS: GRAPHIC SCALES, TOTAL AREA: 5.648 ACRES

REVISIONS: PROJECT NO. LHB-13010, PLAN NO. LHB13010-AT1

REVISIONS: SCALE: 1"=40', DATE: 9-11-2013, SHEET NO. C-1

REVISIONS: GRAPHIC SCALES, TOTAL AREA: 5.648 ACRES

REVISIONS: PROJECT NO. LHB-13010, PLAN NO. LHB13010-AT1

REVISIONS: SCALE: 1"=40', DATE: 9-11-2013, SHEET NO. C-1

REVISIONS: GRAPHIC SCALES, TOTAL AREA: 5.648 ACRES