SITE DEVELOPMENT DATA

ACREAGE: +/- 5.47 ACRES
TAX PARCEL: 089-12-102
EXISTING ZONING: B-2 (CD)
PROPOSED ZONING: TOD-RO
EXISTING USES: VACANT
PROPOSED USES: RESIDENTIAL

TOD-RO ZONING SUMMARY

DISTANCE TO PROPOSED LIGHT RAIL STATION: .4 MILES
MAXIMUM BUILDING HEIGHT: 40 FEET AT RESIDENTIAL ZONING, INCREASING BY 1 FT PER EVERY 10 FEET TO A MAXIMUM OF 120' PER ZONING ORDINANCE 9.1208 (3).
HOWEVER, PER DEVELOPMENT STANDARDS OF THIS PLAN (SEE RZ-3); THE MAXIMUM BUILDING HEIGHT IN STORIES IS FOUR STORIES AND THE MAXIMUM HEIGHT IN FEET IS 56 FEET.

MINIMUM FRONT SETBACK: 20' BUILDING SETBACK ALONG PUBLIC ROADS
MINIMUM REAR YARD: 20' ABUTTING RESIDENTIAL ZONING PER ZONING ORDINANCE 9.1208 (2).
BUFFER YARD: 10' ABUTTING RESIDENTIAL ZONING PER ZONING ORDINANCE 9.1208 (3).

REVISION SCHEDULE

<table>
<thead>
<tr>
<th>NO.</th>
<th>DESCRIPTION</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>REZONING - REV 1</td>
<td>12/19/16</td>
</tr>
<tr>
<td>2</td>
<td>REZONING - REV 2</td>
<td>01/19/17</td>
</tr>
<tr>
<td>3</td>
<td>REZONING - REV 3</td>
<td>02/01/17</td>
</tr>
</tbody>
</table>
OLD CONCORD STATION • NORTHCHASE MULTIFAMILY

230 NORTHCHASE DRIVE
CHARLOTTE, NC 28213

10' T.O.D. BUFFER FROM SF
20' REAR YARD TO SF
NORTHCHASE DRIVE
PROPOSED PUBLIC STREET
(PROPOSED PRIVATE STREET)

SITTING AREA
GARDEN AREA
GAZEBO
SITTING AREA
SITTING AREA
GARDEN AREA

20' BUILDING SETBACK

RIGHT OF WAY DEDICATED FOR FUTURE PUBLIC STREET

10' MULTI PURPOSE PATH
8' SIDEWALK
5' SIDEWALK
8' PLANTING STRIP
10' MULTI PURPOSE PATH
5' SIDEWALK

OLD CONCORD STATION - NORTHCHASE MULTIFAMILY

230 NORTHCHASE DRIVE
CHARLOTTE, NC 28213

10' T.O.D. BUFFER FROM SF
20' REAR YARD TO SF
NORTHCHASE DRIVE
PROPOSED PUBLIC STREET
(PROPOSED PRIVATE STREET)

SITTING AREA
GARDEN AREA
GAZEBO
SITTING AREA
SITTING AREA
GARDEN AREA

20' BUILDING SETBACK

RIGHT OF WAY DEDICATED FOR FUTURE PUBLIC STREET

10' MULTI PURPOSE PATH
8' SIDEWALK
5' SIDEWALK
8' PLANTING STRIP
10' MULTI PURPOSE PATH
5' SIDEWALK

OLD CONCORD STATION - NORTHCHASE MULTIFAMILY

230 NORTHCHASE DRIVE
CHARLOTTE, NC 28213

10' T.O.D. BUFFER FROM SF
20' REAR YARD TO SF
NORTHCHASE DRIVE
PROPOSED PUBLIC STREET
(PROPOSED PRIVATE STREET)

SITTING AREA
GARDEN AREA
GAZEBO
SITTING AREA
SITTING AREA
GARDEN AREA

20' BUILDING SETBACK

RIGHT OF WAY DEDICATED FOR FUTURE PUBLIC STREET

10' MULTI PURPOSE PATH
8' SIDEWALK
5' SIDEWALK
8' PLANTING STRIP
10' MULTI PURPOSE PATH
5' SIDEWALK

OLD CONCORD STATION - NORTHCHASE MULTIFAMILY

230 NORTHCHASE DRIVE
CHARLOTTE, NC 28213

10' T.O.D. BUFFER FROM SF
20' REAR YARD TO SF
NORTHCHASE DRIVE
PROPOSED PUBLIC STREET
(PROPOSED PRIVATE STREET)

SITTING AREA
GARDEN AREA
GAZEBO
SITTING AREA
SITTING AREA
GARDEN AREA

20' BUILDING SETBACK

RIGHT OF WAY DEDICATED FOR FUTURE PUBLIC STREET

10' MULTI PURPOSE PATH
8' SIDEWALK
5' SIDEWALK
8' PLANTING STRIP
10' MULTI PURPOSE PATH
5' SIDEWALK

OLD CONCORD STATION - NORTHCHASE MULTIFAMILY

230 NORTHCHASE DRIVE
CHARLOTTE, NC 28213

10' T.O.D. BUFFER FROM SF
20' REAR YARD TO SF
NORTHCHASE DRIVE
PROPOSED PUBLIC STREET
(PROPOSED PRIVATE STREET)

SITTING AREA
GARDEN AREA
GAZEBO
SITTING AREA
SITTING AREA
GARDEN AREA

20' BUILDING SETBACK

RIGHT OF WAY DEDICATED FOR FUTURE PUBLIC STREET

10' MULTI PURPOSE PATH
8' SIDEWALK
5' SIDEWALK
8' PLANTING STRIP
10' MULTI PURPOSE PATH
5' SIDEWALK

OLD CONCORD STATION - NORTHCHASE MULTIFAMILY

230 NORTHCHASE DRIVE
CHARLOTTE, NC 28213

10' T.O.D. BUFFER FROM SF
20' REAR YARD TO SF
NORTHCHASE DRIVE
PROPOSED PUBLIC STREET
(PROPOSED PRIVATE STREET)

SITTING AREA
GARDEN AREA
GAZEBO
SITTING AREA
SITTING AREA
GARDEN AREA

20' BUILDING SETBACK

RIGHT OF WAY DEDICATED FOR FUTURE PUBLIC STREET

10' MULTI PURPOSE PATH
8' SIDEWALK
5' SIDEWALK
8' PLANTING STRIP
10' MULTI PURPOSE PATH
5' SIDEWALK
DEVELOPMENT STANDARDS

A. GENERAL PROVISIONS

1. The development of the site shall not be required to meet any minimum residential, density, or height requirements of the zoning district.
2. The rezoning of the site shall be in whole.
3. The rezoning of the site shall be in whole.
4. The rezoning of the site shall be in whole.
5. The rezoning of the site shall be in whole.
6. The rezoning of the site shall be in whole.

B. PERMITTED ORphanage LIMITATIONS

7. The rezoning of the site shall be in whole.
8. The rezoning of the site shall be in whole.
9. The rezoning of the site shall be in whole.
10. The rezoning of the site shall be in whole.

C. STREETSCAPE/LANDSCAPING AND SCREENING

11. The rezoning of the site shall be in whole.
12. The rezoning of the site shall be in whole.
13. The rezoning of the site shall be in whole.
14. The rezoning of the site shall be in whole.

D. ARCHITECTURAL AND DESIGN STANDARDS

15. The rezoning of the site shall be in whole.
16. The rezoning of the site shall be in whole.
17. The rezoning of the site shall be in whole.
18. The rezoning of the site shall be in whole.

E. ENVIRONMENTAL PROVISIONS

19. The rezoning of the site shall be in whole.
20. The rezoning of the site shall be in whole.
21. The rezoning of the site shall be in whole.
22. The rezoning of the site shall be in whole.

F. SUSTAINABILITY OF THE REZONING DOCUMENTS AND EXHIBIT

23. The rezoning of the site shall be in whole.
24. The rezoning of the site shall be in whole.
25. The rezoning of the site shall be in whole.
26. The rezoning of the site shall be in whole.