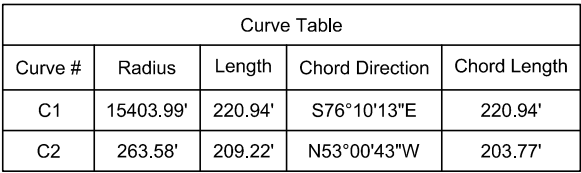


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LIBERTY LOGISTICS CENTER
8340 LAINE ROAD
CITY OF CHARLOTTE E.T.J., NORTH CAROLINA

TECHNICAL DATA SHEET

PM GDM
ENG CTB
DRAWN BY GDM
DATE 02/11/2019

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018.536.003

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FEBRUARY 25, 2019

A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING PETITION FILED BY LIBERTY PROPERTY TRUST FOR AN APPROXIMATELY 20.5 ACRE SITE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SAM WILSON ROAD AND SOUTH I-85 SERVICE ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 055-391-07 AND 055-391-10.

- C. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE").
C. UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE I-2 ZONING DISTRICT SHALL GOVERN ALL DEVELOPMENT TO TAKE PLACE ON THE SITE.
- D. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE ULTIMATE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND BUFFER REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN. ALTERATIONS AND MODIFICATIONS SHALL BE IN ACCORDANCE WITH SECTION 6.207 OF THE ORDINANCE.
- E. FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR 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. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

A. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THE SITE MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE I-2 ZONING DISTRICT, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE I-2 ZONING DISTRICT.

- B. NOTWITHSTANDING THE TERMS OF PARAGRAPH A ABOVE, THE FOLLOWING USES SHALL BE PROHIBITED ON THE SITE
- (1) PETROLEUM STORAGE FACILITIES.

- (2) JUNK YARDS.
 - (3) MEDICAL WASTE DISPOSAL FACILITIES.
 - (4) ADULT ESTABLISHMENTS.
 - (5) RAILROAD FREIGHT YARDS.
 - (6) ABATTOIR.
 - (7) CONSTRUCTION AND DEMOLITION LANDFILLS AS A PRINCIPAL USE.
 - (8) DEMOLITION LANDFILLS.
 - (9) FOUNDRIES.
 - (10) QUARRIES.
 - (11) RACEWAYS OR DRAGSTRIPS.
 - (12) WASTE INCINERATORS.
 - (13) ANIMAL CREMATORIUMS.
 - (14) EATING, DRINKING AND ENTERTAINMENT ESTABLISHMENTS (TYPE 1 AND TYPE 2).
 - (15) RETAIL SALES ESTABLISHMENTS, SHOPPING CENTERS AND BUSINESS, PERSONAL AND RECREATION SERVICES.
 - (16) BREWERIES.
 - (17) CREMATORY FACILITIES.
 - (18) SANITARY LANDFILLS.
 - (19) INDOOR TRAINING AND SHOOTING FACILITIES.
- C. A TOTAL MAXIMUM OF 250,000 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVELOPED ON THE SITE.
- D. NOTWITHSTANDING THE FOREGOING, OF THE ALLOWED 250,000 SQUARE FEET OF GROSS FLOOR AREA THAT MAY BE DEVELOPED ON THE SITE, MAY BE DEVOTED TO OFFICE USES.

A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").

- B. THE ALIGNMENTS OF THE INTERNAL PRIVATE DRIVES AND DRIVEWAYS AND THE VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.

- C. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN

- D. PETITIONER SHALL RESERVE FOR FUTURE RIGHT OF WAY FOR A NEW PUBLIC STREET TO BE CONSTRUCTED BY OTHERS (AND NOT PETITIONER) THAT PORTION OF THE SITE LOCATED ALONG THE EASTERN BOUNDARY LINE OF THE SITE AND MEASURING 32.5 FEET FROM THE EASTERN BOUNDARY LINE OF THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN (THE "FUTURE RIGHT OF WAY"). THE FUTURE RIGHT OF WAY SHALL BE DEDICATED AND CONVEYED TO THE CITY OR TO NCDOT BY PETITIONER UPON THE REQUEST OF THE CITY OR NCDOT WHEN THE NEW PUBLIC STREET IS TO BE CONSTRUCTED BY OTHERS. THE FUTURE RIGHT OF WAY SHALL BE A PORTION OF THE 75 FOOT WIDE CLASS B BUFFER UNTIL SUCH TIME THAT IT IS DEDICATED AND CONVEYED TO THE CITY OR NCDOT.

- THE RIGHT OF WAY FOR LAINE ROAD THAT IS DEPICTED ON THE REZONING PLAN WAS GRANTED TO NCDOT BY THE PREDECESSOR IN INTEREST OF HOPE COMMUNITY CHURCH OF METROLINA, AND LAINE ROAD HAS NOT BEEN IMPROVED TO NCDOT STANDARDS AND IT HAS NOT BEEN ACCEPTED FOR MAINTENANCE BY NCDOT. HOPE COMMUNITY CHURCH OF METROLINA IS THE OWNER OF THE UNDERLYING FEE SIMPLE TITLE TO THE LAINE ROAD RIGHT OF WAY, AND THE LAINE ROAD RIGHT OF WAY IS A PORTION OF THE SITE SUBJECT TO THIS REZONING PETITION. HOPE COMMUNITY CHURCH OF METROLINA HAS SUBMITTED A PETITION TO NCDOT REQUESTING THE ABANDONMENT OR RELEASE OF THE LAINE ROAD RIGHT OF WAY.

A. THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING CONSTRUCTED ON THE SITE SHALL BE 50 FEET AS MEASURED UNDER THE ORDINANCE.

A. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF ANY BUFFER BY 25% BY INSTALLING A BERM THAT MEETS THE STANDARDS OF SECTION 12.302(8A) OF THE ORDINANCE.

B. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, OR IN THE EVENT THAT A FUTURE STREET IS CONSTRUCTED BY OTHERS ALONG THE EASTERN BOUNDARY LINE OF THE SITE OR PORTIONS THEREOF, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.

C. A MINIMUM 8 FOOT WIDE PLANTING STRIP, A MINIMUM 6 FOOT WIDE SIDEWALK AND A MINIMUM 6 FOOT WIDE BIKE LANE SHALL BE INSTALLED ALONG THE SITE'S FRONTAGE ON SAM WILSON ROAD AS GENERALLY DEPICTED ON THE REZONING PLAN.

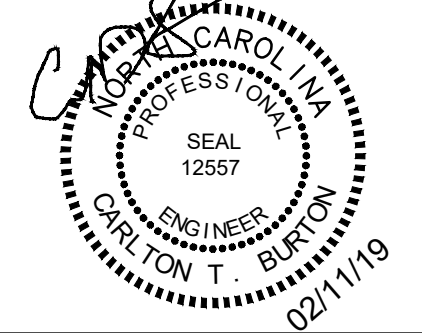
A. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.

B. PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST-CONSTRUCTION STORMWATER ORDINANCE.

A. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.

- B. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

- C. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED



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