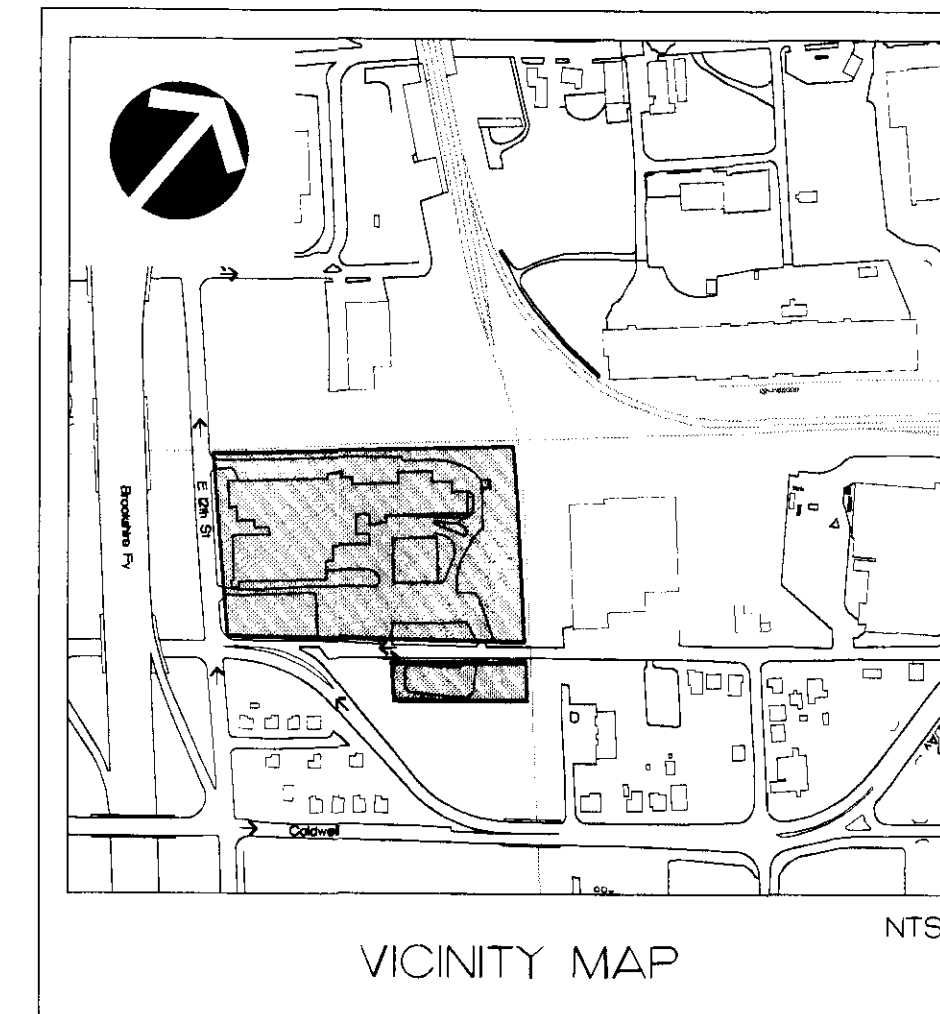
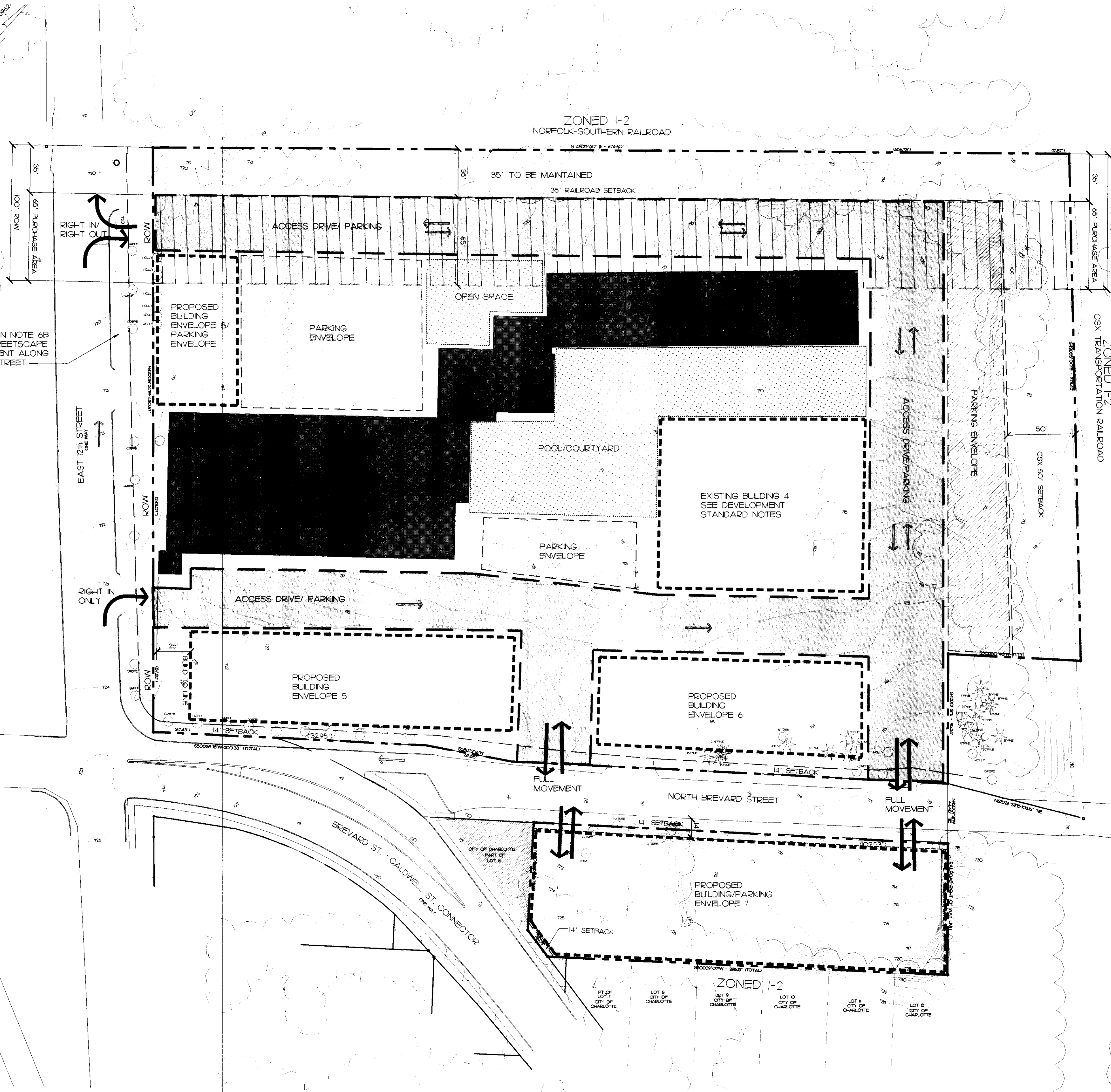


BROOKSHIRE FRWY. (I-277)

DB 2386 PG 256 1992

SEE PLAN NOTE 6B FOR STREETSCAPE TREATMENT ALONG E 12TH STREET



DEVELOPMENT SUMMARY
 TAX PARCEL IDENTIFICATION NUMBERS:
 08103301 - 08103308 AND 08103402-08103405

EXISTING ZONING I-2
 PROPOSED ZONING MUDD-O

TOTAL SITE AREA 7.5 AC

RESIDENTIAL UP TO 400,000 SF
 NON-RESIDENTIAL UP TO 50,000 SF
 NOT TO EXCEED TOTAL BUILDING AREA OF 400,000 SF

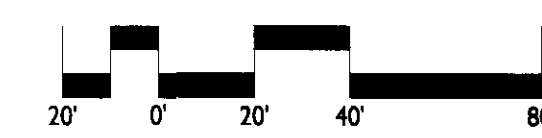
PARKING:
 NO MORE THAN 2.0 PARKING SPACES PER RESIDENTIAL UNIT
 AND ONE SPACE PER 250 SF OF RETAIL SHALL BE PROVIDED

GENERAL NOTES:
 1. BOUNDARY AND TOPOGRAPHIC INFORMATION
 PROVIDED BY A.G. ZOUTEWELLE SURVEYORS
 JUNE 25, 2003

CITY OF CHARLOTTE LOT 16 - TAX PARCEL 08103405

EXISTING ZONING I-2
 PROPOSED ZONING MUDD

APPROVED BY CITY COUNCIL
 DATE 3/15/09



REVISIONS:
 012304 -- REZONING REVISIONS
 032604 -- FINAL SITE PLAN COMMENTS

DATE: 1/06/03
 DRAWN BY: BP
 CHECKED BY: FR
 O.C. BY: BP
 SCALE: 1"=40'
 PROJECT #: 1002236

SHEET #

S-1.0

ALPHA MILL

CROSLAND PROPERTIES, CHARLOTTE
 TECHNICAL DATA SHEET

LandDesign

222 N. Graham Street, Charlotte, NC 28202
 V: 704.333.0325 F: 704.332.3246
 www.LandDesign.com

DEVELOPMENT STANDARDS
February 13, 2004

General Provisions

These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Crosland, Inc. to accommodate redevelopment of that approximately 7.5 acre site located at the intersection of North Brevard Street and East Twelfth Street which is more particularly described on the Technical Data Sheet (the "Site").

Development of the Site will be governed by the Technical Data Sheet, the Schematic Site Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet, the Schematic Site Plans or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Mixed Use Development District (MUDD) Zoning Classification shall govern the development of the Site subject, however, to the "Optional" provisions provided below.

The development depicted on the Schematic Site Plan is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configuration, placement, and size of the building footprints outlined on the Schematic Site Plan are schematic in nature, and subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during design development and construction phases within the maximum development area boundaries established on the Schematic Site Plans. Street and parking layouts may also be modified to accommodate final building locations. Ancillary facilities and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.

1. Summary of Request

The Site is currently zoned I-2. This Petition seeks the ability to redevelop and expand the old Alpha Cotton Mill for purposes of authorizing and accommodating new residential, restaurant, commercial, retail, office, bank or other financial institution, civic, institutional and other similar principal uses together with any accessory uses associated therewith as are permitted by the MUDD Zoning District. The redevelopment may occur in phases over an extended time frame.

2. Permitted Uses

The Site may be devoted to one or more new residential, restaurant, commercial, retail, office, bank or other financial institution, civic, institutional and other similar principal uses together with any accessory uses as are permitted in the MUDD-Zoning Classification.

3. Permissible Development

There may be developed on this Site a total of 400,000 square feet of building area, of which up to 50,000 square feet may be devoted to non-residential uses as permitted in the MUDD zoning classification. Areas devoted to outdoor dining, courtyards and plazas shall also be allowed and will not be included in the calculation of the square footage limitation specified above.

4. Existing Buildings

A. Portions of the Site are presently developed and occupied by the original Alpha Cotton Mill buildings. Those buildings are identified on the Schematic Site Plan as Building I, Building II, Building III and Building IV. The Preservation Site Plan identifies those portions of these buildings which shall be preserved and reused as well as those buildings or portions of buildings that may either be renovated, reused, removed or replaced as determined by the Petitioner.

B. Ancillary parking and maneuvering areas may be renovated, reused, removed or replaced.

5. Setbacks, Side Yards and Rear Yards

A. All new building and parking areas on the site shall be located at the back of the right-of-way along East Twelfth Street, a minimum of 14 feet from the back of the curb line along North Brevard Street. The setback from the centerline of the Norfolk Southern rail line will be a minimum of 35 feet. In addition, any buildings and parking constructed within Building Envelope 5 shall conform to Section 7(j) below.

B. Side and/or rear yards are not required to be provided along the abutting railroad rights-of-way. In addition, side and/or rear yards are not required to be provided within the interior of the development or along the project edges/property lines.

6. MUDD-Optional Provisions

This Petition proposes utilization of the MUDD-O provision to accommodate the following variations:

A. Due to the Site's frontage on two public streets and the plans for preservation of existing buildings, the MUDD-Optional plan allows parking and maneuvering in front of buildings generally in the manner depicted on the Schematic Site Plan.

B. The streetscape treatment along East Twelfth Street shall include a sidewalk of at least eight feet in width and a planting strip. Due to the potential burial of overhead utility lines and the presence of existing trees located in the setback and/or right-of-way areas, the exact location and configuration of the sidewalk and the location, configuration and width of the planting strip shall be determined through the MUDD design review process as outlined in Section 9.8506(5) or through the building permit process.

C. During the various phases of the redevelopment process, it is the intention of the Petitioner to retain and preserve any and all grandfathering rights under the Ordinance with respect to all existing structures, existing uses, parking areas, infrastructure, storm water management and other improvements currently in place on the Site which are not required to be removed or renovated to accommodate the particular redevelopment phase involved.

7. Design and Performance Standards

A. Any new buildings will contain articulated facades and other specially designed architectural elements in conformance with Section 9.8506 of the Ordinance.

B. Off-street parking areas shall not be located between the new buildings and the abutting curb lines of North Brevard Street and East Twelfth Street. However, off-street parking areas may be placed to the side and/or rear of these buildings and the northwesterly quadrant of the Site may continue to be used for parking purposes, as generally depicted on the Schematic Site Plan.

C. Internal sidewalks of at least five feet in width shall be provided on the Site in the manner generally depicted on the Schematic Site Plan so as to provide pedestrian connections between the parking areas and buildings on the Site and to the abutting public sidewalk system.

D. Outdoor dining and courtyard areas may be located within the "established" (but outside of the "required") setbacks.

E. All new parking lot lighting shall be designed such that direct illumination does not extend past any exterior project edge. All new parking lot lighting shall be capped and not exceed 30 feet in height.

F. Any new lighting attached to a building shall be capped and downwardly directed. Wall pak type lighting shall not be permitted.

G. Wall-mounted decorative light fixtures such as sconces are permitted.

H. New buildings may not exceed 60 feet in height (above grade). New monuments or towers may not exceed 70 feet in height (above grade).

I. The amenity area shall include a pool and courtyard.

J. In accordance with the recommendation of the Historic Landmarks Commission, a partial view of Building I from East Twelfth Street shall be maintained. To this end, any buildings constructed within Building Envelope 5 shall maintain at least a 25 foot separation from the back of the right-of-way line along East Twelfth Street, as generally depicted on the Technical Data Sheet. In addition, no parking will be located between East Twelfth Street and any building(s) located within Building Envelope 5.

K. The building and parking configuration depicted on the Schematic Site Plan is based upon the potential purchase of abutting excess rail right-of-way from the respective authorities. In the event such rail right-of-way purchase is not able to be consummated in whole or in part, the configuration of the buildings, access and parking areas may be modified subject to administrative review and approval in accordance with Section 9.8506(5) of the Ordinance.

L. The configuration and location of access drives, parking areas and new buildings may be modified from that depicted on the Technical Data Sheet and/or Schematic Site Plan, subject to administrative review and approval in accordance with Section 9.8506(5) of the Ordinance. However, in no event shall the maximum permissible development outlined in Section 2 above be exceeded.

M. The streetscape treatment along North Brevard Street shall conform to Section 9.8506 of the Ordinance and include a planting strip of at least eight feet in width and a sidewalk of at least six feet in width. The streetscape treatment along North Brevard Street and East Twelfth Street will be installed prior to the issuance of any change of use permits or certificates of occupancy for any new uses and/or new development on the Site.

N. The portion of the Site located south of North Brevard Street may be developed before, along with, or after the redevelopment of other portions of the Site in accordance with the standards outlined by the Ordinance for the MUDD zoning classification. However, in no event shall this portion of the site be developed with a parking lot as the sole use of the lot. This portion of the Site may be developed in conjunction with abutting properties and may be devoted to one, or more than one, building(s). The floor area on this portion of the Site shall be a part of the maximum permissible development outlined in Section 2 above.

O. The perimeter gate shall be composed of a combination of decorative, black wrought iron-like or metal fencing and intermittent brick columns, as generally depicted on Sheet 3.

8. Parking

A. All new off street parking and loading facilities will meet the standards established under the Ordinance. A maximum of two off-street parking spaces per residential unit and one off-street parking space per 250 square feet of non-residential floor area shall be provided.

B. Bicycle parking facilities shall be installed such that one bicycle parking space is provided for each 20 vehicular parking spaces serving retail and/or office uses.

9. Vehicular Access

A. The number of vehicular access points shall be limited to that depicted on the Technical Data Sheet. The placement and configuration of these access points are subject to any modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.

B. The direction of vehicular flow through the Site may be altered to accommodate final site designs.

10. Connectivity

Pedestrian connections throughout the Site will be provided generally as shown on the Schematic Site Plan.

11. Storm Water Management

Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention, if required to be provided, shall not be located in the setback.

The following agencies must be contacted prior to construction regarding wetland and water quality permits if determined to be applicable during the design development phase of the project:

Section 401 Permit NCDEHNR-Raleigh Office
Section 404 Permit US Army Corps of Engineers

12. Fire Protection

Adequate fire protection in the form of fire hydrants and other fire protection devices and measures as required by code will be provided to the Charlotte Fire Marshal's specifications.

13. Tree Ordinance

The Site shall conform to the applicable provisions of the City of Charlotte Tree Ordinance.

14. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, the Schematic Site Plans and these Development Standards may be applied for by the then Owner or Owners of the tract or tracts within the Site involved in accordance with the provisions of the Ordinance.

15. Binding Effect of the Rezoning Documents and Definitions

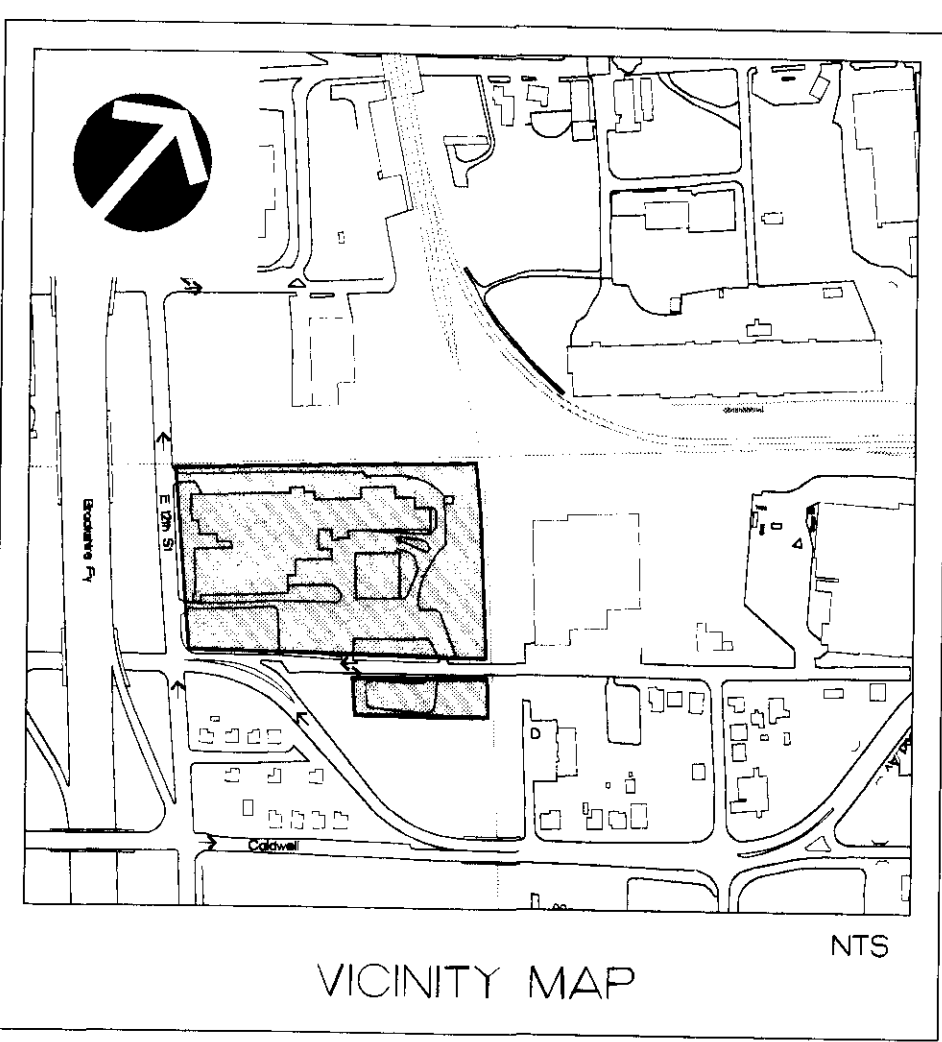
A. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the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

B. 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 the Site from time to time who may be involved in any future development thereof.

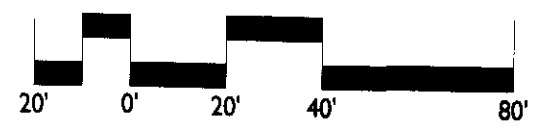
C. The conceptual rendering of the view from the corner of North Brevard Street and East Twelfth Street is illustrative in nature and intended to portray the general design intent. Modifications to this general design concept may be made in order to accommodate final designs.

APPROVED BY CITY COUNCIL

DATE 3/1/04



APPROVED BY CITY COUNCIL
 DATE 3/15/04

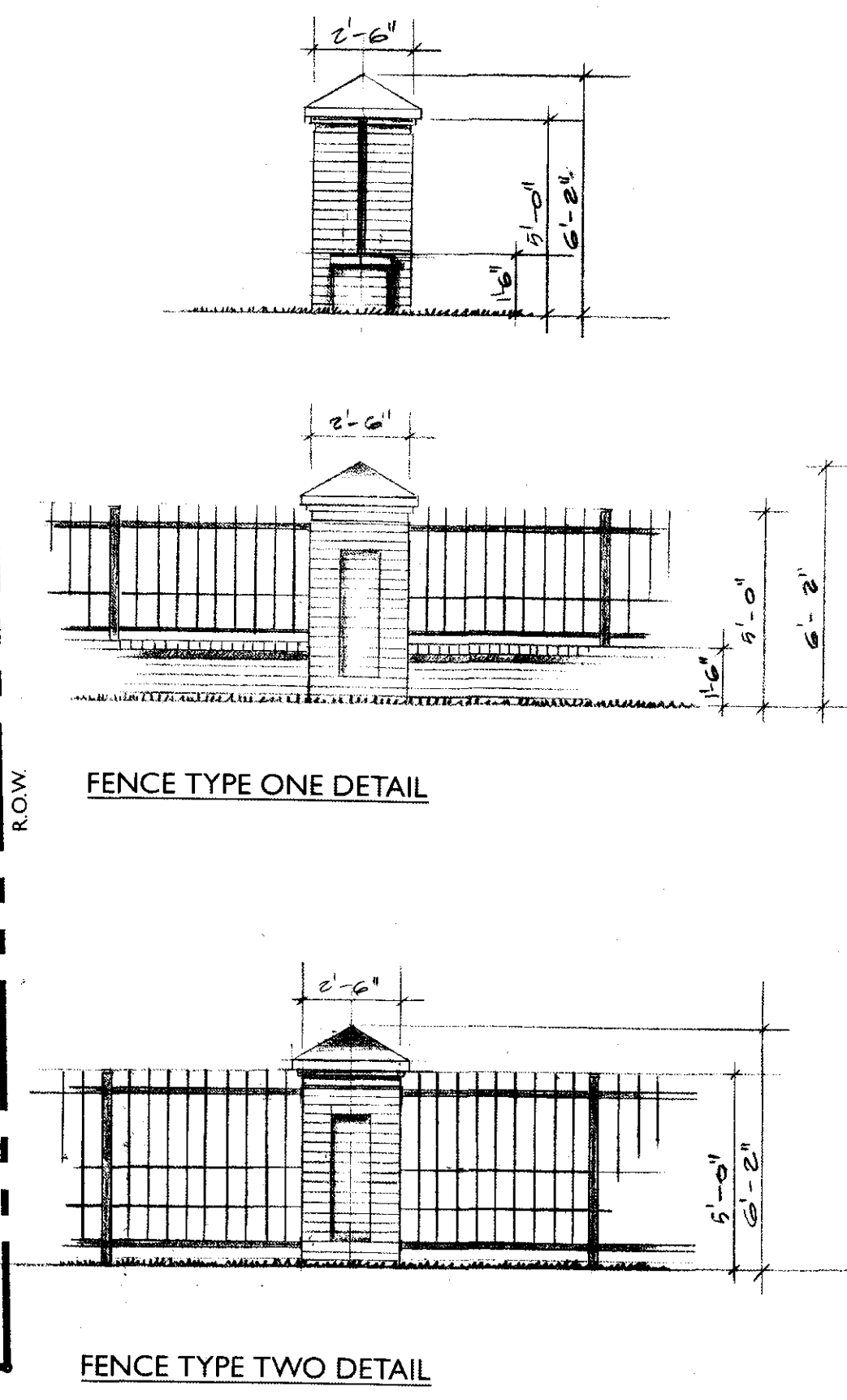


- REVISIONS
- 01.23.04 -- REZONING REVISIONS
 - 02.13.04 -- REZONING REVISIONS
 - 03.26.04 -- FINAL SITE PLAN COMMENTS

DATE: 11.06.03
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 SCALE: 1"=40'
 PROJECT #: 1002236
 SHEET #:

S-4.0

ALPHA MILL
 CROSLAND PROPERTIES, CHARLOTTE
 PRESERVATION PLAN



APPROVED BY CITY COUNCIL
 DATE 3/15/04

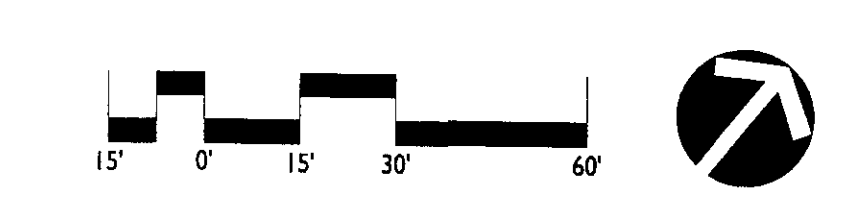
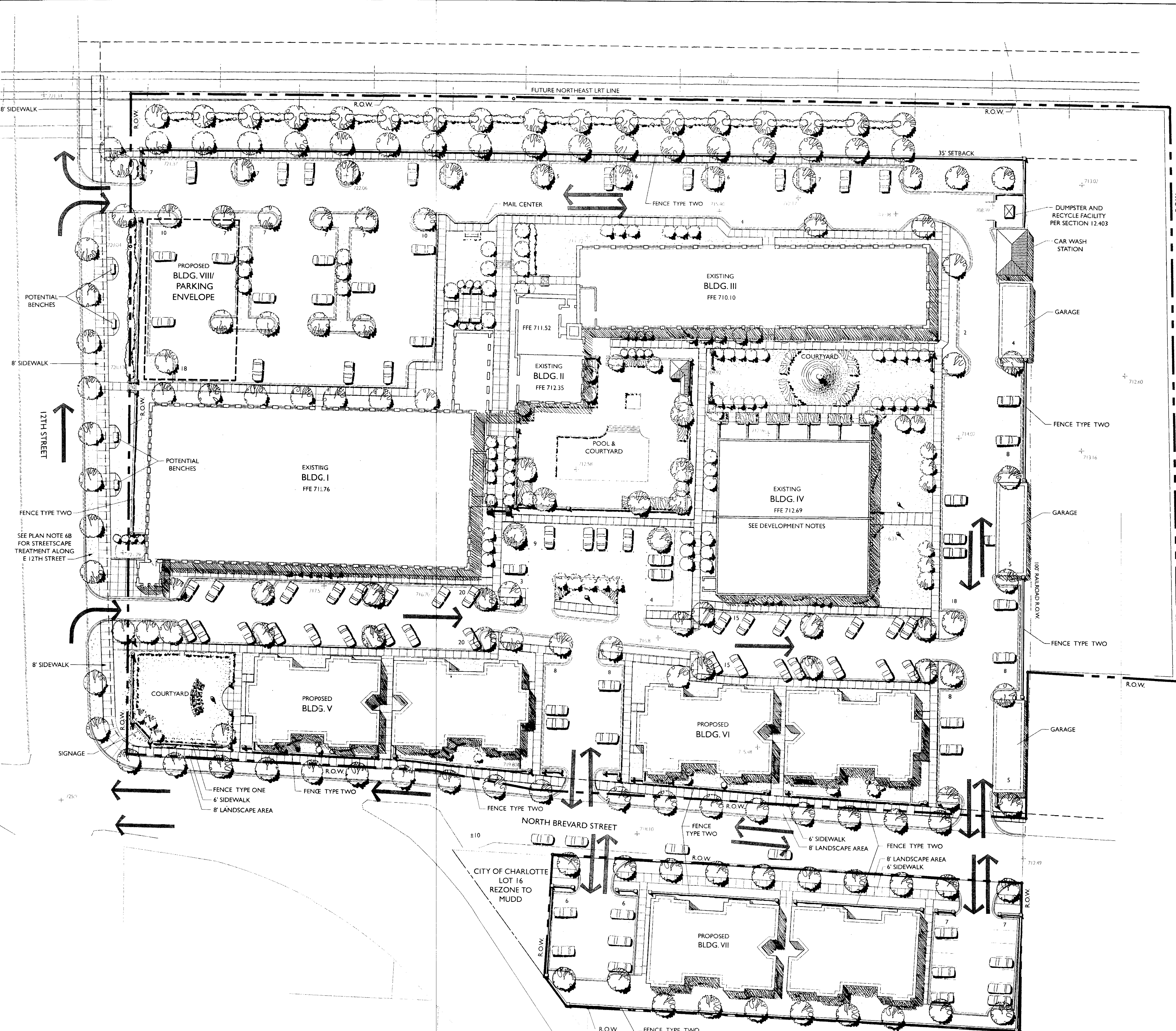
NOTE:
 This site plan is schematic in nature and is intended to show the general concept of building relationships, building setbacks, and streetscape. The final design layout may vary due to final architecture or unforeseen site constraints.

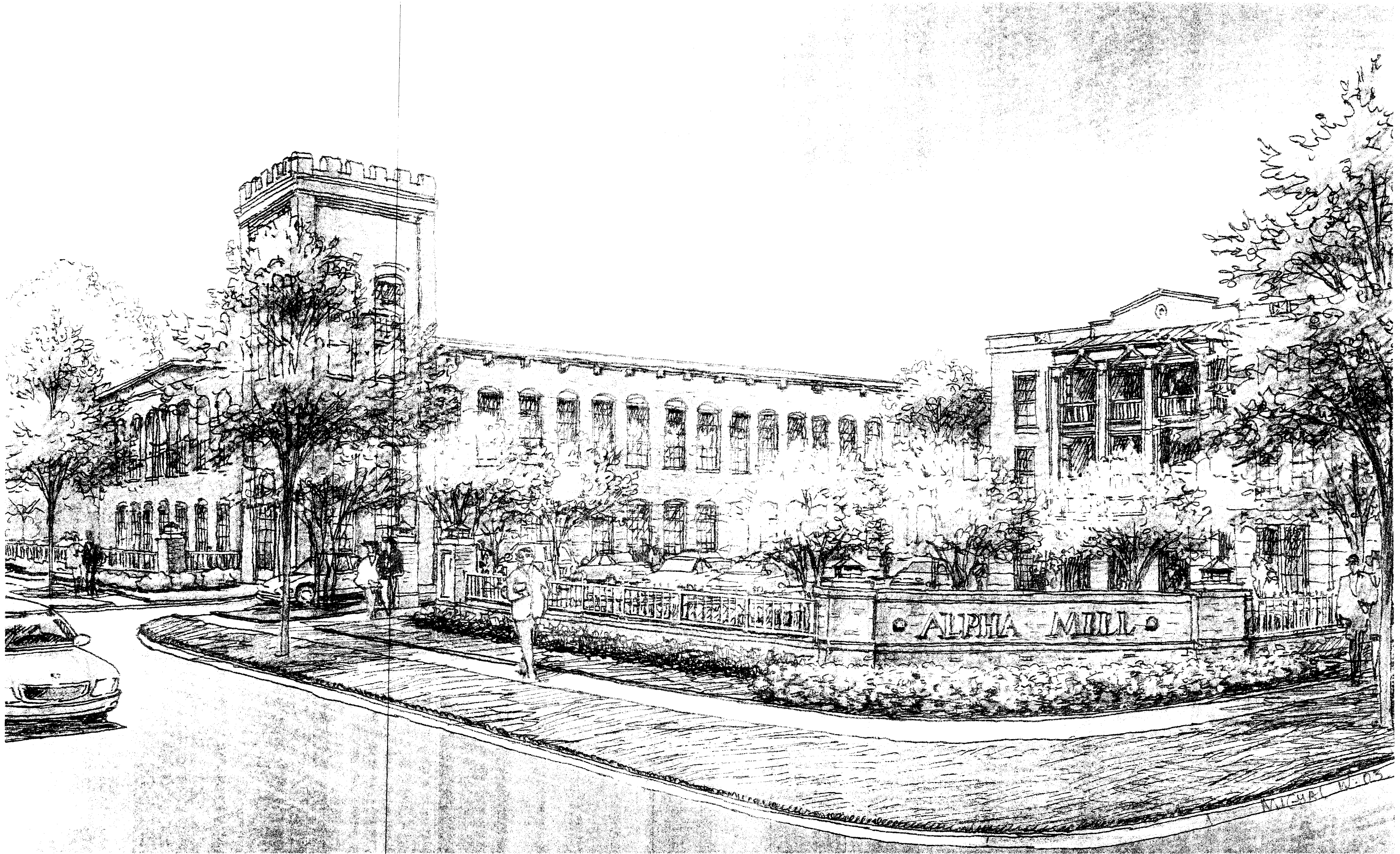
REVISIONS:
 01.23.04 -- REZONING REVISIONS
 02.13.04 -- REZONING REVISIONS
 03.26.04 -- FINAL SITE PLAN COMMENTS

DATE: 11.06.03
 DESIGNED BY: FRP
 CHECKED BY: FR
 O.C. BY: RP
 SCALE: 1"=30'
 PROJECT #: 1002236
 SHEET #

S-3.0

ALPHA MILL
 CROSLAND PROPERTIES, CHARLOTTE
 SCHEMATIC SITE PLAN





APPROVED BY CITY COUNCIL
 DATE 3/1/14

NOTE
 This perspective is schematic in nature and is intended to show the general concept of building relationships, building setbacks, and streetscape. The final design layout may vary due to final architecture or unforeseen site constraints.

DATE: 11/26/03
 DESIGNED BY: FR/RP
 DRAWN BY: MW
 CHECKED BY: FR
 C.C. BY: RP
 PROJECT #: 100236

ALPHA MILL

CROSLAND PROPERTIES, CHARLOTTE
 SCHEMATIC PERSPECTIVE