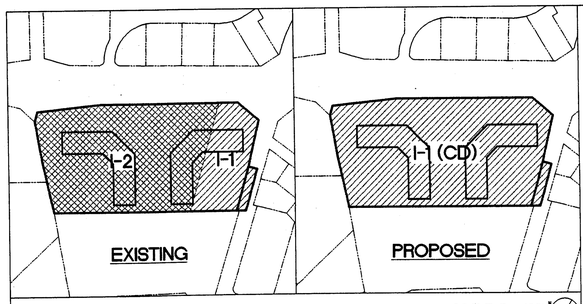


ZONING EXHIBIT

SCALE: 1" = 400'

DEVELOPMENT STANDARDS

NOVEMBER 15, 2005

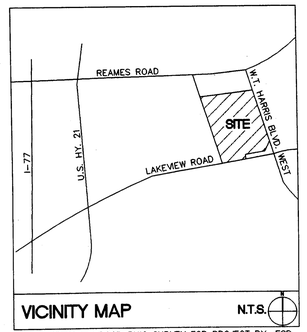
General Provisions

These Development Standards form a part of the Schematic Site Plan associated with the Rezoning Petition filed by Beacon Harris Ridge, LLC, dba Beacon Investment Partners (the "Petitioner"). This Rezoning Petition and accompanying plan seeks to establish a consistent zoning for the existing development parcel and to accommodate an expanded office use of the existing buildings on an approximately 16 acre site located on West W. T. Harris Boulevard (the "Site"). Future redevelopment of the Site, if any, will be governed by the Schematic Site Plan, these Development Standards and the applicable provisions of the Zoning Ordinance of the City of Charlotte (the "Ordinance"). Unless the Schematic Site Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the I-1 zoning classification shall govern any redevelopment taking place on the Site.

Detailed site planning and building design for future redevelopment of the office/business park, if any, have not been finalized. The development depicted on the Schematic Site Plan is schematic in nature, and except as otherwise specified in these Development Standards, is intended only to describe the existing and possible future arrangements of uses and building elements on the Site and the schematic depictions of the uses, structures and building elements set forth on the Schematic Site Plan should be reviewed in conjunction with the provisions of these Development Standards. Consequently, except as otherwise expressly specified on the Schematic Site Plan and in these Development Standards, the ultimate layout of the allowable development, the exact alignments of streets, points of access, the numbers, the size, configuration and placements of buildings, the size, configuration and placements of parking areas, and the heights and masses of buildings which may be proposed under future property redevelopment have not been finally determined, and depictions of such elements on the Schematic Site Plan are not intended to limit future site development plans but rather provide graphic representations of the existing development. They may, therefore, be altered or modified during any future design development and construction document phases within the maximum building/parking envelope lines established on the Schematic Site Plan and subject to the accompanying Development Standards and Section 6.206 (2) of the Ordinance.

1. **Permitted Uses**
The Site may be devoted to any uses which are permitted by right or under prescribed conditions (together with any incidental or accessory uses and structures associated therewith) which are permitted under the Ordinance in the I-1 Zoning District except as follows:
(a) No automotive dealerships, limited service hotels, convenience stores, or restaurants with drive-through service windows shall be permitted.
2. **Maximum Building Areas and Development Limitations**
The Site may include up to 555,000 square feet of gross floor area (equating to an F.A.R. of 0.8), of which no more than 70,000 square feet may be devoted to retail uses.
3. **Setbacks, Yards and Landscaping**
(a) **Mixed Use Site:**
(i) All buildings constructed on the Mixed Use Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the I-1 zoning district.
4. **Parking**
Off-street parking and loading areas will satisfy the standards established under the Ordinance.
5. **Storm Water Management**
(a) Storm water runoff from the Site will be managed through existing onsite facilities, modified as required to satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual in existence at the time of any proposed property redevelopment. Surface level storm water detention, if required to be provided, may be located in common areas but shall not be located in the required buffer or setback areas.
(b) The site plan will comply with the stormwater post construction water quality ordinance in effect at the time of property redevelopment involving the addition of new impervious surface.
(c) Any new storm water management structures which may be installed shall tie-in to the existing abutting storm water system. During the permitting stage of a proposed redevelopment plan, the Petitioner shall have the receiving drainage system, located directly downstream from the Site at the next receiving channel and pipe abutting the Site, analyzed to insure that it will not be taken out of standard due to the proposed redevelopment. If it is found that the proposed redevelopment will cause such receiving storm drainage system to be taken out of standard, the Petitioner shall provide adequate detention on Site or otherwise take such reasonable steps as may be needed to prevent this from occurring. Should the existing receiving drainage system be deemed to be out of standard prior to the redevelopment of this Site, then the Petitioner agrees to provide adequate detention to insure that such drainage system will not be additionally over burdened. In no event, however, shall the Petitioner be required to correct any current problems with the existing receiving drainage system.
6. **Vehicular Access and Roadways**
(a) Vehicular access to the Site shall be via existing access points as generally depicted on the Schematic Site Plan.
7. **Bicycle Parking**
Bicycle parking spaces (bike racks) shall be provided in accordance with the provisions of the Ordinance in effect at the time of any proposed property redevelopment.
8. **Fire Protection**
Adequate fire protection in the form of fire hydrants will be provided.
9. **Signs**
New detached signs shall be limited to 7 feet in height and 50 square feet in surface area.
10. **Lighting**
New detached light fixtures shall be limited to 30 feet in height and shall be fully shielded.
11. **Improvements at Lakeview Road**
The Petitioner shall provide for the design and construction of proposed improvements at Lakeview Road, including pavement widening, left turn lane construction, and sidewalk installation, as generally depicted on the Schematic Site Plan, at the time of any proposed property redevelopment involving an increase in building square footage over the 160,328 S.F. existing and the associated review/approval of new or modified public street/private driveway connections.
12. **Amendments to Rezoning Plan**
Future amendments to the Schematic Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.
13. **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 these Development Standards and the Schematic Site Plan 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.

DEVELOPMENT NOTES



VICINITY MAP

N.T.S.

BOUNDARY AND TOPOGRAPHIC SURVEY FOR PROJECT BY: ESP ASSOCIATES, INC. 10100 PARK CEDAR DRIVE, SUITE 154, CHARLOTTE, NC (704) 542-7317, DATED OCTOBER 4, 1996

Charlotte
Raleigh

ColeJenest & Stone

Shaping the Environment
Realizing the Possibilities

Land Planning
+
Landscape Architecture
+
Civil Engineering
+
Urban Design

200 South Tryon Street, Suite 1400 Charlotte, NC 28202
p 704 375 1555 f 704 375 7851 www.colejeneststone.com

BEACON INVESTMENT PARTNERS

W.T. HARRIS BOULEVARD PROPERTY

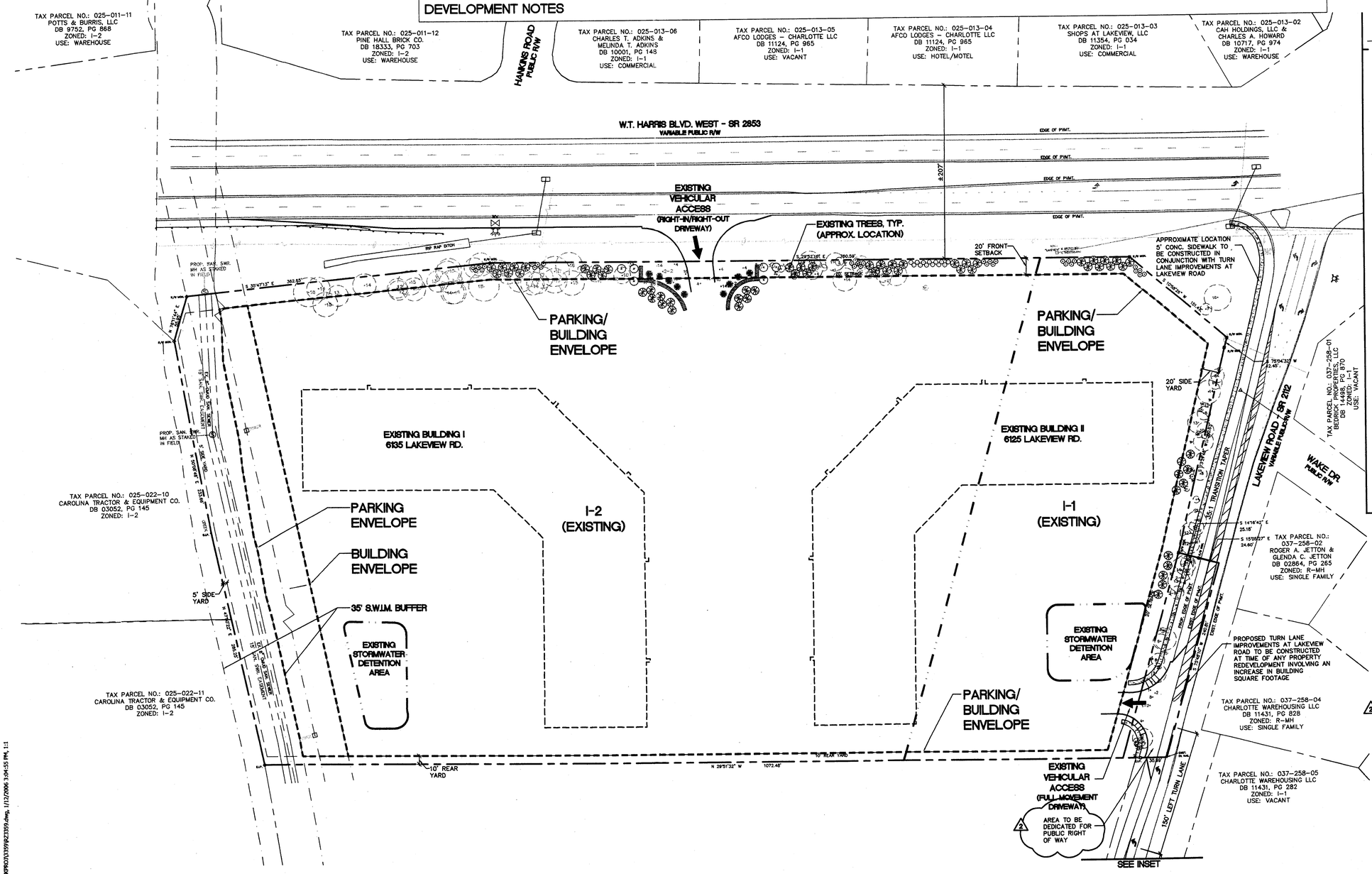
6135, 6125 LAKEVIEW RD.
CHARLOTTE, NORTH CAROLINA

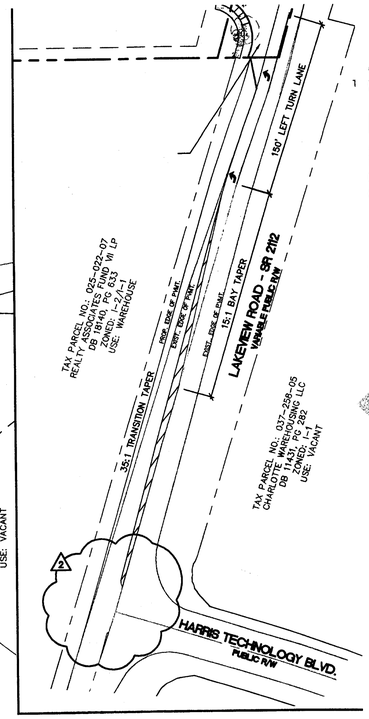
SCHEMATIC SITE PLAN

Project No.
3359

Issued
09/22/05

Revised
1 11/15/05 PER CMPC COMMENTS
2 12/16/05 PER CDOT COMMENTS





SITE SUMMARY

PROJECT NAME:	W.T. HARRIS BLVD. PROPERTY
OWNER:	BEACON HARRIS RIDGE, LLC dba BEACON INVESTMENT PARTNERS
PLAN PREPARED BY:	COLEJENEST & STONE
TAX PARCEL NO.:	025-022-06
JURISDICTION:	CITY OF CHARLOTTE
EXISTING ZONING:	I-1/I-2
EXISTING USE:	OFFICE/ WAREHOUSE
PROPOSED ZONING:	I-1 (CD)
PROPOSED USE:	OFFICE/ WAREHOUSE
LOT SIZE:	15.94 AC
EXISTING F.A.R.:	0.23
PROPOSED F.A.R.:	0.8 (MAX.)
2 ALLOWABLE DEVELOPMENT UNDER EXISTING ZONING:	
I-1 ZONING:	117,089 SF (0.8x3.36 AC)
I-2 ZONING:	547,985 SF (1.0x12.58 AC)
TOTAL:	665,074 SF
EXISTING BUILDING FLOOR AREA:	
BUILDING I:	80,164 SF
BUILDING II:	80,164 SF
TOTAL:	160,328 SF EXISTING
BUILDING HEIGHT:	40' (MAX.)
YARD REQUIREMENTS:	
SETBACK (FRONT):	20 FT
SIDE YARD (L):	0 FT OR 5 FT
REAR YARD:	10 FT

APPROVED BY CITY COUNCIL
DATE 1/17/06

SCALE: 1" = 60'
0 30 60 120

N

RZ1.0 of 1

The drawings, the project manual and the design shown thereon are instruments of Colejenest & Stone, P.A. The reproduction or unauthorized use of the documents without consent of Colejenest & Stone, P.A. is prohibited.

Colejenest & Stone, P.A. 2005 ©

FOR PUBLIC HEARING
PETITION NO. 2005-168

P:\ES\SGR\CAD\3359\RZ3359.dwg, 1/12/2006 3:04:55 PM, 1:1