

OWNER: FIRST INDUSTRIAL B & L, LLC
 2420 Bank of America Plaza
 Charlotte, NC 28280
 (704) 376-9921

DEVELOPMENT SUMMARY:
 TAX PARCEL NUMBERS - 083-021-01, 083-031-15
 SITE AREA - 15.99 AC±
 EXISTING ZONING - I-2
 PROPOSED ZONING - UR3 (CD)
 MAXIMUM UNITS - 327
 PROPOSED DENSITY - 20.45 DUA
 PROPOSED USE - MIXED USE RESIDENTIAL (ATTACHED TOWNHOMES AND FLATS) AND
 GROUND FLOOR OFFICE AND RETAIL.
 PROPOSED OFFICE/RETAIL: MIN. 0 SF, MAX. 44,000 S.F.
 FLOOR AREA RATIO: 0.35

REQUIRED YARDS:
 MIN. SETBACK 14' FROM BACK OF CURB
 MIN. SIDE YARD 5'
 MIN. REAR YARD 20'
 MAX. HEIGHT 60' (5 STORY BUILDINGS, MAX.)
 MIN. SETBACK AT R/R 0' @ RAILROAD

OPTION # 1 - PARKING REQUIREMENTS:
MULTI-FAMILY USES ONLY - (NO RETAIL / OFFICE COMPONENT):
 MIN. 1 SPACE PER UNIT; MAX. 2 SPACES PER UNIT
 327 MAX. RESIDENTIAL UNITS - 327 REQUIRED SPACES, MIN.
 327 TOTAL PARKING SPACES PROVIDED, MIN.

OPTION # 2 - PARKING REQUIREMENTS FOR MULTIFAMILY AND MAX. OFFICE/RETAIL USED:
 RESIDENTIAL - 1 SPACE PER UNIT
 RETAIL/OFFICE - 1 SPACE / 500 SF.
 MAX. RETAIL/OFFICE - 44,000 SF / 500 SF = 88 SPACES
 327 SPACES PROVIDED - 88 SPACES = 239 SPACES REMAINING ALLOWING
 239 RESIDENTIAL UNITS.
 (UNIT 13-1000 SF ON 1ST FLR LEVEL; UNITS 1-8 AND 8-12 4000 SF EACH PER 1ST FLR LEVEL; UNIT
 7-3000SF ON 1ST FLR LEVEL FOR A TOTAL OF 44,000 SF RETAIL/OFFICE ON 1ST FLR LEVEL)

BICYCLE PARKING WILL BE PROVIDED PER CODE:
 (A) RESIDENTIAL - 1 SHORT TERM SPACE PER 20 UNITS, NO LONG TERM REQUIRED.
 (D) OFFICE - LONG TERM - 1 SP / 40,000 SF; SHORT TERM - 5% OF AUTO SPACES REQUIRED FOR THE
 OFFICE USE.
 (C) RETAIL - LONG TERM - 1 SP / 10,000 SF; SHORT TERM - 1 SP / 40,000 SF.



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MATHESON AVENUE/30th STREET
 CHICK GODLEY RD. AND DRIVEWAY ACCESS PLAN
TECHNICAL DATA SHEET
 PETITION NO. 2008-082

DRAWING INFORMATION

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GRAPHIC SCALE
 (IN FEET)
 1 inch = 50 ft.

Project	WGf
Engineer	WGf
Drawn By	02/26/08
Date	
Revisions	
▲ - REV. PER CMPC	
▲ - REV. PER CMPC	09-23-08
Project Number	433.004
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1	4

PETITION NO. 2008 - 082

CONDITIONAL NOTES

1. DEVELOPMENT OF THE SUBJECT REZONING PARCEL IS IDENTIFIED ON THIS TECHNICAL DATA SHEET, CONSISTING OF 15.99 ACRES, MORE OR LESS (THE "SITE"). WILL BE GOVERNED BY THE STANDARDS ESTABLISHED UNDER THE ZONING ORDINANCE OF CITY OF CHARLOTTE (THE "ORDINANCE") FOR THE UR-3 ZONING DISTRICT UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THESE DEVELOPMENT STANDARDS OR THE TECHNICAL DATA SHEET.
2. THE BUILDING CONFIGURATIONS, PLACEMENTS, AND SIZES SHOWN ON THE ILLUSTRATIVE SITE PLAN, WHICH ACCOMPANIES THIS TECHNICAL DATA SHEET, ARE SCHEMATIC IN NATURE AND MAY BE ALTERED AND/OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING, PARKING AND DEVELOPMENT AREA ARE ESTABLISHED ON THIS TECHNICAL DATA SHEET.
3. IT IS THE INTENTION OF THE PETITIONER TO DEVELOP ATTACHED OR CONDO STYLE (FLATS) MULTI-FAMILY DWELLING UNITS, OFFICE AND/OR B-1 COMMERCIAL USES FOR THIS PROJECT. (PURSUANT TO MEETING ALL REQUIREMENTS IN SECTION 8.207.)
4. UP TO 327 RESIDENTIAL DWELLING UNITS (D.U.'S) MAY BE DEVELOPED ON THE SITE, TOGETHER WITH ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN A UR-3 ZONING DISTRICT. THE MIXED PERMITTED USES IN THE UR-3 DISTRICT, RETAIL OR OFFICE USES WILL BE THOSE PERMITTED IN THE B-1 NEIGHBORHOOD BUSINESS DISTRICT AS OUTLINED IN SECTION 9.403(3) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
5. THE PERMANENT ACCESS POINT TO/FROM CHICK GODLEY RD. (FORMERLY COLLEGE ST.) OR FROM MATHESON AVE. SHALL BE LIMITED TO THAT AS SHOWN ON THE TECHNICAL DATA SHEET AND THE ILLUSTRATIVE SITE PLAN. FINAL LOCATION OF THIS ACCESS POINT IS SUBJECT TO ANY MODIFICATION REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS/DESIGN AND ARE FURTHER SUBJECT TO APPROVAL BY CDOT.
6. IN EVERY INSTANCE, THE SIDE YARD, SETBACK, AND REAR YARD REQUIREMENTS IMPOSED UNDER THE ORDINANCE WILL BE SATISFIED WITH RESPECT TO THE DEVELOPMENT TAKING PLACE WITHIN THE SITE, UNLESS MORE STRINGENT REQUIREMENTS ARE ESTABLISHED UNDER THESE DEVELOPMENT STANDARDS.
7. OFF STREET PARKING SHALL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE UR-3 REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
8. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE, NC DENR PERMIT SECTION 401 AND US ARMY CORP OF ENGINEERS PERMIT SECTION 404 MUST BE CONTACTED PRIOR TO CONSTRUCTION REGARDING WETLANDS AND WATER QUALITY PERMITS.

9. REMOVED PREVIOUSLY.

10. A 6' WIDE SIDEWALK WILL BE INSTALLED ON THE WEST SIDE OF THE PRIVATE ACCESS ROAD AT THE BACK OF CURB ALONG THE CURB AND THE AREA IMPACTED BY THE FLOODWAY AND THE REQUIREMENTS FOR "NO RISE" WITHIN THE FLOODWAY. A 6' SIDEWALK AND THE 8' PLANTING AREA WILL BE INSTALLED ALONG THE PRIVATE ACCESS ROAD WHERE THE ROAD IS OUTSIDE THE INFLUENCE OF THE "NO RISE" WITHIN THE FLOODWAY. A MIN. OF A 6" SIDEWALK WILL BE PROVIDED FOR PEDESTRIAN CONVEYANCE AND ACCESS TO BUILDINGS AND PARKING. AN 8' TO 10' WIDE PAVED WALK SHALL BE PROVIDED TO THE GREENWAY.

11. LANDSCAPING AND SCREENING:
 - (a) LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.
 - (b) LANDSCAPING WILL BE INSTALLED IN PHASES IN ACCORDANCE WITH THE ORDINANCE, AS EACH PHASE OF THE SITE IS DEVELOPED.
 - (c) COMMON DUMPSTERS WILL BE SCREENED WITH SOLID ENCLOSURES WITH GATES, PER SCREENING CODE REQUIREMENTS.
 - (d) PARKING WILL BE SCREENED FROM ALL PUBLIC RIGHT OF WAYS, PER CODE.
12. ANY MITIGATION FOR TREE REMOVAL ALONG MATHESON AVE. TO ACCOMMODATE THE CONSTRUCTION OF THE ACCESS WILL BE BE REVIEWED AND APPROVED BY URBAN FORESTRY PRIOR TO ANY TREE REMOVAL OR CONSTRUCTION.

13. REMOVED

14. LIGHTING
 - (a) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND THE MAXIMUM HEIGHT OF ANY SUCH LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED 20 FEET IN HEIGHT.
 - (b) ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERRECTED ALONG THE PRIVATE STREET) WILL BE DESIGN SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY ADJACENT PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, FULL CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY, AND SHIELDING SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES.
 - (c) NO WALL PAKS WILL BE ALLOWED.
15. IMPROVEMENTS TO THE COMMON OPEN SPACE MAY INCLUDE, BUT NOT BE LIMITED TO PEDESTRIAN PATHS, LANDSCAPING, PICNIC TABLES, PICNIC SHELTER, BENCHES, FOUNTAIN.
16. FIRE HYDRANTS SHALL BE LOCATED WITHIN 750 FEET OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAVELS.
17. THE OWNER OR OWNERS OF THE SITE, IN ACCORDANCE WITH THE ORDINANCE, MAY APPLY FOR FUTURE AMENDMENTS TO THIS TECHNICAL DATA SHEET AND THESE DEVELOPMENT STANDARDS (PURSUANT TO MEETING ALL REQUIREMENTS IN SECTION 8.207.) (SOME DATA ON THIS SHEET IS ALSO NOTED ON SHEET 1 UNDER "DEVELOPMENT SUMMARY")

PROPOSED ZONING - UR3 (CD)
 MAXIMUM UNITS - 327 RESIDENTIAL (245,000 SF MAXIMUM, 5 STORY BUILDINGS)
 PROPOSED DENSITY - 20.45 DUA
 PROPOSED USE - MIXED USE RESIDENTIAL (ATTACHED TOWNHOMES AND FLATS) AND GROUND FLOOR OFFICE AND RETAIL
 PROPOSED TOTAL OFFICE AND / OR RETAIL SPACE: MIN. 0 SF, MAX. 44,000 SF. (44,000 SF CAN BE ANY MIX OF RETAIL OR OFFICE)
 (REMAINING 201,000 SF WOULD BE RESIDENTIAL YIELDING 239 RESIDENTIAL UNITS)
 FLOOR AREA RATIO: 0.35

REQUIRED YARDS:
 MIN. SETBACK 14' FROM BACK OF CURB
 MIN. SIDE YARD 5'
 MIN. REAR YARD 20'
 MAX. HEIGHT 60' (5 STORY BUILDINGS, MAX.)
 MIN. SETBACK AT R/R 0' @ RAILROAD

OPTION # 1 - PARKING REQUIREMENTS:
 MULTI-FAMILY USES ONLY (WITH NO RETAIL / OFFICE COMPONENT):
 MIN. 1 SPACE PER UNIT; MAX. 2 SPACES PER UNIT
 327 MAX. RESIDENTIAL UNITS - 327 REQUIRED SPACES, MIN.
 327 TOTAL PARKING SPACES PROVIDED, MIN.

OPTION # 2 - PARKING REQUIREMENTS WITH COMBINATION MULTIFAMILY AND MAXIMUM OFFICE/RETAIL (44,000 SF) COMPONENTS UTILIZED:
 RESIDENTIAL - 1 SPACE PER UNIT
 RETAIL/OFFICE - 1 SPACE / 500 SF
 MAX. TOTAL RETAIL AND / OR OFFICE SPACE = 44,000 SF / 500 SF = 88 SPACES
 327 SPACES PROVIDED - 88 SPACES = 239 SPACES REMAINING ALLOWING 239 RESIDENTIAL UNITS.

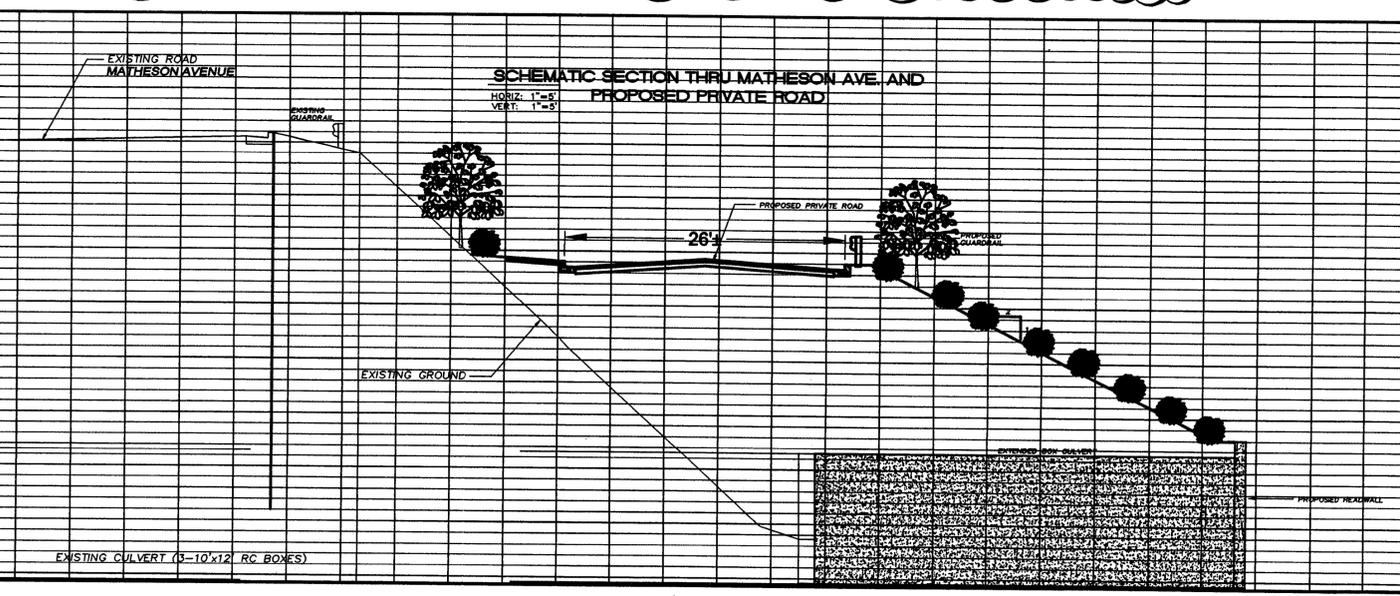
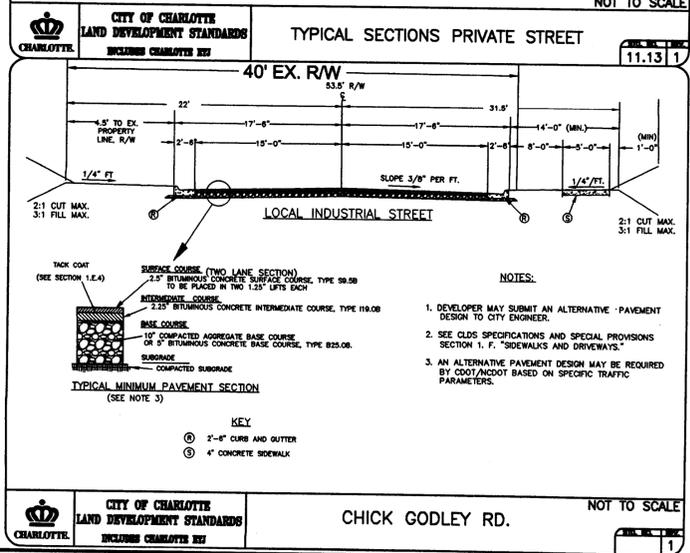
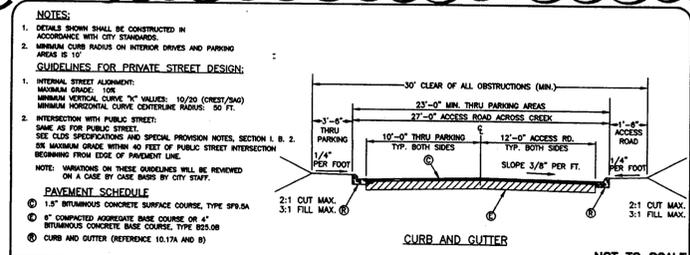
(UNITS 13 MAY HAVE 1000SF ON THE 1ST FLR.; UNITS 1-6 AND 8-12 MAY HAVE 4000 SF EACH OF RETAIL / OFFICE ON 1ST FLOOR LEVEL AND UNIT 7 MAY HAVE 3000 SF OF RETAIL/OFFICE ON THE 1ST FLR. LEVEL. YIELD - 1000 SF + 3000 SF + (10 x 4000SF) = 44,000 SF OF OFFICE/RETAIL TOTAL ALLOWED.)

REVISED NOTES ARE UNDERLINED.

- BICYCLE PARKING WILL BE PROVIDED PER CODE.
 (a) RESIDENTIAL - 1 SHORT TERM SPACE PER 20 UNITS, NO LONG TERM REQUIRED.
 (b) OFFICE - LONG TERM - 1 SP / 40,000 SF; SHORT TERM - 5% OF AUTO SPACES REQUIRED FOR THE OFFICE USE.
 (c) RETAIL - LONG TERM - 1 SP / 10,000 SF; SHORT TERM - 1 SP / 40,000 SF.

18. THE ABANDONMENT PETITION # 08-07, REQUEST TO REMOVE 31ST STREET FROM DEDICATION IS IN PROGRESS. ABANDONMENT APPROVAL MUST BE OBTAINED PRIOR TO CITY COUNCIL FINAL ACTION.
19. DEDICATION OF THE GREENWAY SHALL BE COORDINATED WITH STORMWATER SERVICES, PARKS AND RECREATION AND DURING THE DESIGN DEVELOPMENT OF FINAL PLANS FOR PHASE 2 OF THIS SITE. GREENWAY SHALL ENCOMPASS THE SWIM BUFFER PLUS 50% OF THE FEMA FLOODWAY MINUS ANY STORMWATER FACILITIES LOCATED IN THE FLOODWAY (AN APPROXIMATION IS BETWEEN 8 AC. AND 8 AC., FINAL DETERMINATION OF AREA WILL BE BASED ON FINAL DESIGN PLANS FOR PHASE 2 OF THIS DEVELOPMENT). GREENWAY SHALL NOT INCLUDE ANY AREAS REQUIRED FOR WATER QUALITY MEASURES INSTALLED WITHIN THE FLOODWAY, NOR SHALL IT INCLUDE ANY OPEN SPACE OR COMMON SPACE AREAS REQUIRED TO MEET THE DEVELOPMENT STANDARDS.
20. ALL FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 1' ABOVE THE FUTURE FEMA FLOODWAY ELEVATION.
21. DELETED.
22. CHARLOTTE DEPT. OF TRANSPORTATION HAS EXECUTED AN EASEMENT FOR THE ACCESS THROUGH THE MATHESON AVE. RIGHT OF WAY AND ISSUED A CONSTRUCTION EASEMENT FOR THE ACCESS THROUGH THE RIGHT OF WAY. THE EASEMENT FOR THE ACCESS AN WALL SHALL BE TIED TO THE PROPERTY AND PERPETUAL RENEWALS ARE THE PROPERTY OWNERS RESPONSIBILITY. ALL MAINTENANCE REQUIREMENTS SET FORTH IN THE EASEMENT SHALL ALSO BE PART OF THE PROPERTY OWNERS RESPONSIBILITIES.
23. PEDESTRIAN ACCESS WILL BE PROVIDED ALONG CHICK GODLEY RD. FROM MATHESON AVE. AND ALONG THE PRIVATE STREET INTO THE PROPOSED DEVELOPMENT, AS WELL AS TO THE GREENWAY.

24. NO SIDEWALK WILL BE PROVIDED ALONG MATHESON AVE. DUE TO THE EXISTING GUARDRAIL AND THE EXTENSIVE SLOPE OUTSIDE OF THE GUARDRAIL PER CITY CODE ARTICLE VI-SECTION 19-173 (b).
25. ALL PARKING AREAS FOR NEW OR SUBSTANTIALLY IMPROVED NON-SINGLE FAMILY HABITABLE BUILDINGS MUST BE AT AN ELEVATION SUCH THAT WATER DEPTHS WOULD BE LESS THAN 6" DEEP IN ANY PARKING SPACE DURING THE OCCURRENCE OF A COMMUNITY BASE FLOOD. (SECTION 9-102.4(12) OF CURRENT CITY OF CHARLOTTE ORDINANCE)
26. THE PRIVATE ACCESS ROAD MUST BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE A 100 YR. FLOOD.
27. ILLUSTRATIVE BUILDING ELEVATION DEPICTS A 4 STORY PROPOSED BUILDING. PROPOSED BUILDINGS WILL BE 3 STORIES. RAILROAD ELEVATIONS WILL BE SIMILAR TO ILLUSTRATIVE BUILDING ELEVATION.
28. ALL RESIDENTIAL BLDGS. WILL NOT HAVE STOREFRONTS AND WILL BE SIMILAR TO THE ELEVATION USING BRICK AND OTHER MATERIALS.



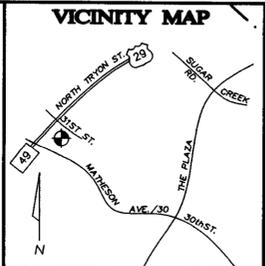
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MATHESON AVENUE/30th STREET
 CHICK GODLEY RD. AND DRIVEWAY ACCESS PLAN
TECHNICAL DATA SHEET NOTES
 PETITION NO. 2008-082

Project: WGF
 Engineer: WGF
 Drawn By: 02/26/08
 Date:
 Revisions:
 - REV. PER CMPC
 - REV. PER CMPC
 09-23-08
 Project Number: 433.004
 Sheet: 2 of 4

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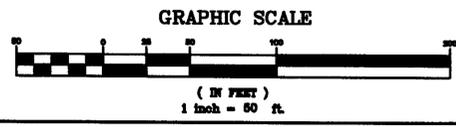
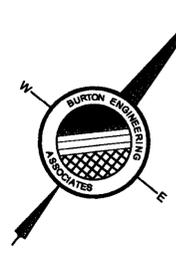
GREENWAY DEDICATION TO BE PART OF FINAL DEVELOPMENT PLANS. GREENWAY TO ENCOMPASS THE SWIM BUFFER PLUS 50% OF THE FEMA FLOODWAY. GREENWAY DEDICATION MAY NOT INCLUDE ANY WATER QUALITY FEATURES REQUIRED FOR THE SITE DEVELOPMENT, NOR SHALL IT ENCOMPASS ANY OPEN SPACE REQUIREMENTS TO MEET THE DEVELOPMENT STANDARDS.

MATHESON AVENUE/30th STREET
 CHICK GODLEY RD. AND DRIVEWAY ACCESS PLAN

ILLUSTRATIVE SITE PLAN
 PETITION NO. 2008-082

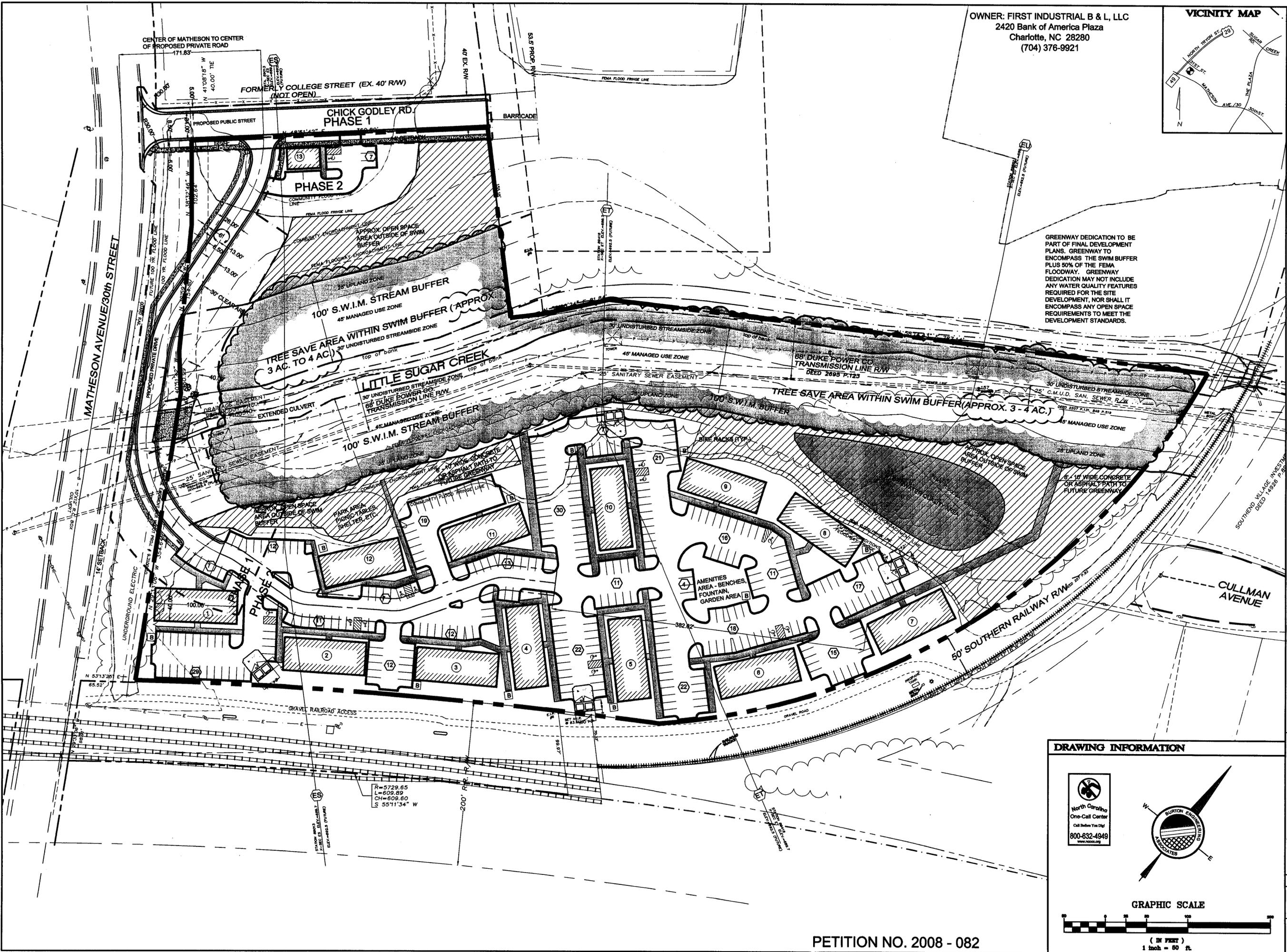
DRAWING INFORMATION

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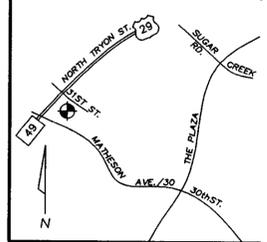
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PETITION NO. 2008 - 082



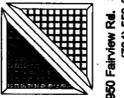
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VICINITY MAP



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MATHESON AVENUE/30th STREET

CHICK GODLEY RD. AND DRIVEWAY ACCESS PLAN

ILLUSTRATIVE LANDSCAPE PLAN

PETITION NO. 2008-082

Project

WGF
 Engineer
 WGF
 Drawn By
 02/26/08
 Date

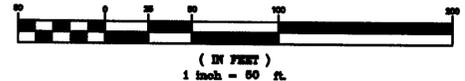
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DRAWING INFORMATION



PETITION NO. 2008 - 082

