

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

PARKING REQUIREMENTS:
 MULTIFAMILY USES:
 MIN. 1 SPACE PER UNIT; MAX. 2 SPACES PER UNIT
 327 MAX. RESIDENTIAL UNITS - 327 REQUIRED SPACES, MIN.
 327 TOTAL PARKING SPACES PROVIDED, MIN.

PARKING REQUIREMENTS IF MULTIFAMILY AND OFFICE/RETAIL OPTION 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.
 (UNITS 13, 11, 10, AND 5 MAY HAVE RETAIL / OFFICE ON 1ST FLOOR LEVEL)

OFFICE USE:
 (b) BICYCLE PARKING WILL BE PROVIDED PER CODE:
 (c) 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.
 (e) RETAIL - LONG TERM - 1 SP / 10,000 SF; SHORT TERM - 1 SP / 40,000 SF.



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MATHESON AVENUE/30th STREET
 COLLEGE STREET EXT. AND DRIVEWAY ACCESS PLAN
TECHNICAL DATA SHEET

DRAWING INFORMATION

North Carolina One-Call Center
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 www.nccoc.org

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

Project	WGf
Engineer	WGf
Drawn By	02/26/08
Date	
Revisions	
	REV.PER CMPC
Project Number	433.004
Sheet	of
1	4

PETITION NO. 2008 - 082

I:\WORK\10-13-04\30thstreet-matheson.dwg (33333333-rezoning-REVISED) D:\UTILS\DWG\10110110.dwg I:\WORK\10-13-04\30thstreet-matheson.dwg (33333333-rezoning-REVISED) D:\UTILS\DWG\10110110.dwg I:\WORK\10-13-04\30thstreet-matheson.dwg (33333333-rezoning-REVISED) D:\UTILS\DWG\10110110.dwg

CONDITIONAL NOTES

- 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.
- 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.
- MODIFICATIONS TO THIS PLAN SHALL BE PER SECTION 8.206(2) OF THE CITY ZONING ORDINANCE. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING CONFIGURATIONS AND IN ACCORDANCE WITH SECTION 9.408 OF THE ORDINANCE.
- 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, PER SECTION 8.207.
- 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.
- 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 CDDT.
- 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.
- OFF STREET PARKING SHALL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE UR-3 REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- STORMWATER MANAGEMENT:
 - STORMWATER QUALITY SHALL BE MANAGED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE. REQUIRED, THE WATER QUALITY MEASURES MAY BE PLACED WITHIN THE LIMITS OF THE FLOODWAY.
 - STORMWATER DETENTION IS NOT REQUIRED ADJACENT TO A 100 YR. FLOODWAY PER THE CITY OF CHARLOTTE REQUIREMENTS.
- ~~DELETED.~~
- A 5' WIDE SIDEWALK WILL BE INSTALLED ON THE WEST SIDE OF THE PRIVATE ACCESS ROAD. INTERNAL MIN. 5' WIDE SIDEWALK WILL BE PROVIDED INTERNALLY FOR PEDESTRIAN CONVEYANCE AND ACCESS TO BUILDINGS AND PARKING. AN 8' TO 10' WIDE PAVED WALK SHALL BE PROVIDED TO THE GREENWAY.
- LANDSCAPING AND SCREENING:
 - LANDSCAPING AND SCREENING SHALL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.
 - LANDSCAPING WILL BE INSTALLED IN PHASES IN ACCORDANCE WITH THE ORDINANCE, AS EACH PHASE OF THE SITE IS DEVELOPED.
 - COMMON DUMPSTERS, WILL BE SCREENED WITH SOLID ENCLOSURES WITH GATES, PER SCREENING CODE REQUIREMENTS.
 - PARKING WILL BE SCREENED FROM ALL PUBLIC RIGHT OF WAYS, PER CODE.
- ANY MITIGATION FOR TREE REMOVAL ALONG MATHESON AVE. TO ACCOMMODATE THE CONSTRUCTION OF THE ACCESS WILL BE ADDRESSED IN THE PHASE 1 DEVELOPMENT.
- A MASTER SIGNAGE AND GRAPHICS SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT THE SITE MEETING SECTION 9.407(5) OF THE CITY OF CHARLOTTE ORDINANCE E.
- LIGHTING
 - 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.
 - 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.
 - NO WALL PAKS WILL BE ALLOWED.
- IMPROVEMENTS TO THE COMMON OPEN SPACE MAY INCLUDE, BUT NOT BE LIMITED TO PEDESTRIAN PATHS, LANDSCAPING, PICNIC TABLES, PICNIC SHELTER, BENCHES, FOUNTAIN.
- FIRE HYDRANTS SHALL BE LOCATED WITHIN 750 FEET OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAVELS.
- 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.

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 S.F. (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'

PARKING REQUIREMENTS:

MULTI-FAMILY USES:
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327 TOTAL PARKING SPACES PROVIDED, MIN.

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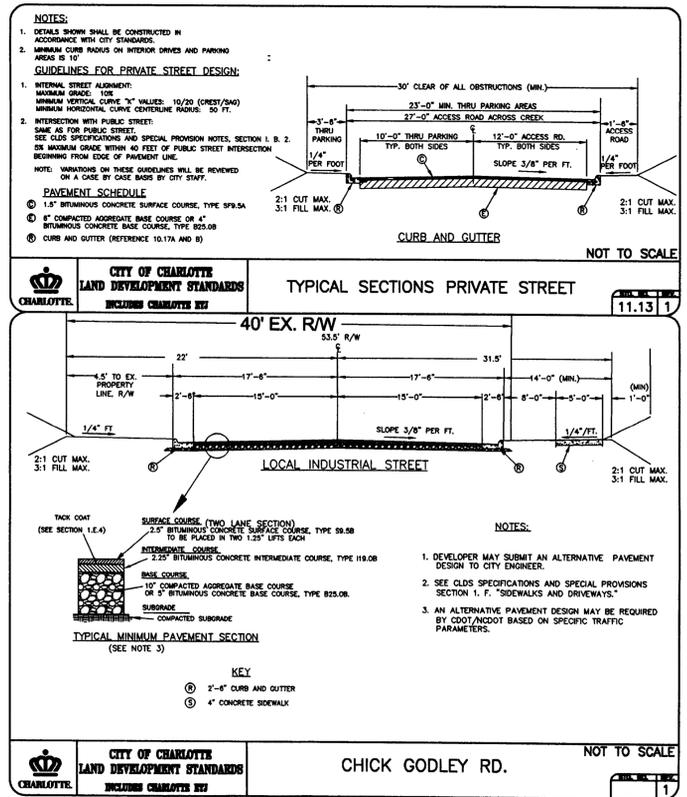
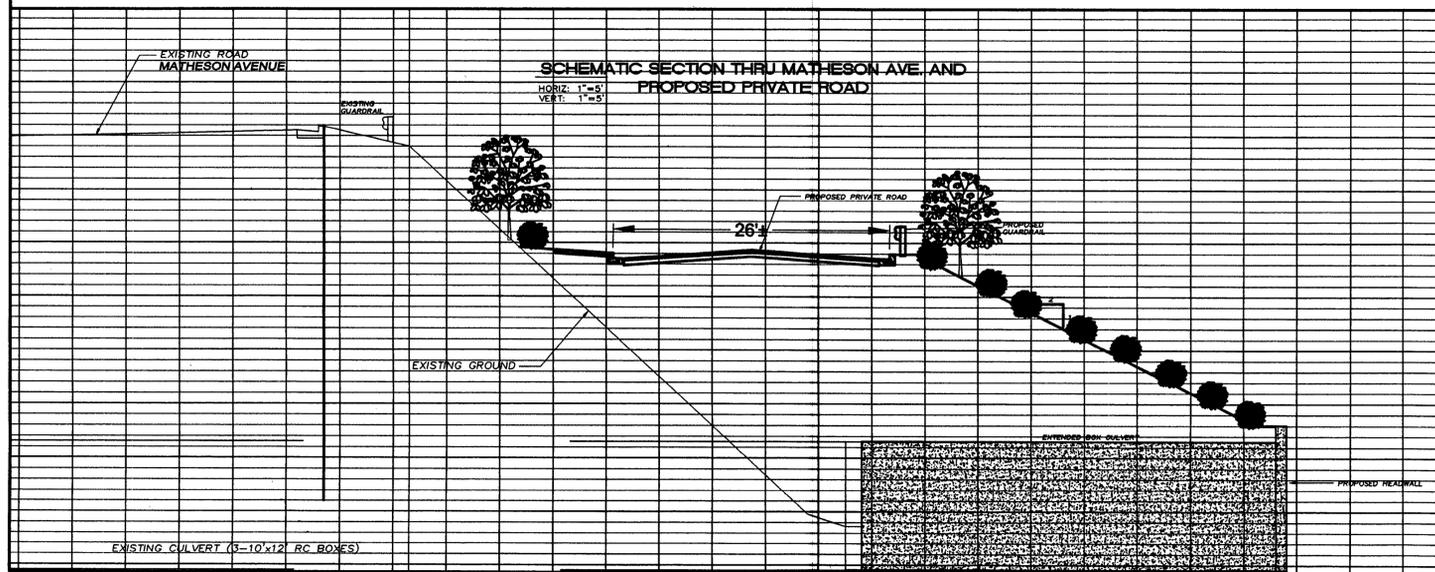
(UNITS 13, 1, 11, 10, AND 5 MAY HAVE RETAIL / OFFICE ON 1ST FLOOR LEVEL)

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.

- 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.
- DEDICATION OF THE GREENWAY SHALL BE UPON DEVELOPMENT OF THE SITE. GREENWAY SHALL ENCOMPASS THE SWIM BUFFER PLUS 50% OF THE FEMA FLOODWAY. THE 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.
- GREENWAY DEDICATION WILL BE COORDINATED WITH LUESA, SWS, AND PARK AND RECREATION DEPT.
- ALL FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 1' ABOVE THE FUTURE FEMA FLOODWAY ELEVATION.
- ~~DELETED.~~
- 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.
- 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.
- NO SIDEWALK WILL BE PROVIDED ALONG MATHESON AVE. DUE TO THE EXISTING GUARDRAIL AND THE EXTENSIVE SLOPE OUTSIDE OF THE GUARDRAIL. A VARIANCE TO ELIMINATE THE SIDEWALK REQUIREMENT ALONG MATHESON AVE. WILL BE APPLIED FOR IF APPROVAL FROM CITY OF CHARLOTTE ENGINEERING DEPT. DOES NOT APPROVE THE SIDEWALK ELIMINATION.
- 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 A(12) OF CURRENT CITY OF CHARLOTTE ORDINANCE)
- THE PRIVATE ACCESS ROAD MUST BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE A 100 YR. FLOOD.

REVISED NOTES ARE UNDERLINED.



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MATHESON AVENUE/30th STREET
 COLLEGE STREET EXT. AND DRIVEWAY ACCESS PLAN
TECHNICAL DATA SHEET NOTES

Project: **WGF**
 Engineer: **WGF**
 Drawn By: **02/26/08**
 Date:

Revisions:
 1 - REV. PER CMPC

Project Number: **433.004**
 Sheet: **2** of **4**

PETITION NO. 2008 - 082

2:\DWG\433-004_30thStreet-Matheson.dwg \43300-base-Resoning-REVISED 081108.dwg ILLUSTRATIVE SITE PLAN, 8/15/2008 4:25:13 PM.
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CENTER OF MATHESON TO CENTER OF PROPOSED PRIVATE ROAD
171.85'

FORMERLY COLLEGE STREET (EX. 40' RW)
(NOT OPEN)

CHICK GODLEY RD.
PHASE 1

PHASE 2

100' S.W.I.M. STREAM BUFFER
45' MANAGED USE ZONE

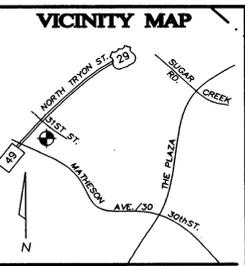
LITTLE SUGAR CREEK

100' S.W.I.M. STREAM BUFFER
45' MANAGED USE ZONE

88' DUKE POWER CO.
TRANSMISSION LINE R/W
DEED 2695 P.723

50' SOUTHERN RAILWAY R/W

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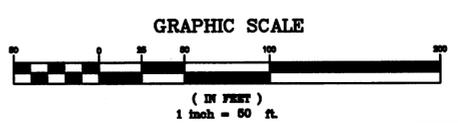
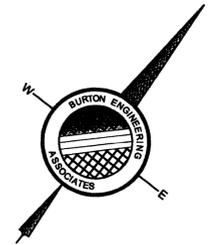
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GREENWAY DEDICATION TO BE PART OF FINAL DEVELOPMENT PLANS. GREENWAY TO ENCOMPASS THE SWIM BUFFER PLUS 50% OF THE FEMA FLOODWAY. GREENWAY DEDICATION MAY NOT INCLUDE ANY WATER QUALITY FEATURES REQUIRED FOR THE SITE DEVELOPMENT. NOR SHALL IT ENCOMPASS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

MATHESON AVENUE/30th STREET
 COLLEGE STREET EXT. AND DRIVEWAY ACCESS PLAN
 ILLUSTRATIVE SITE PLAN

DRAWING INFORMATION

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Project: WGF
 Engineer: WGF
 Drawn By: 02/26/08
 Date:

Revisions:
 1 - REV.PER CMPC

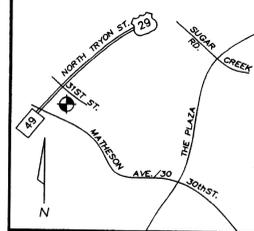
Project Number: 433.004

Sheet 3 of 4

PETITION NO. 2008 - 082

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VICINITY MAP



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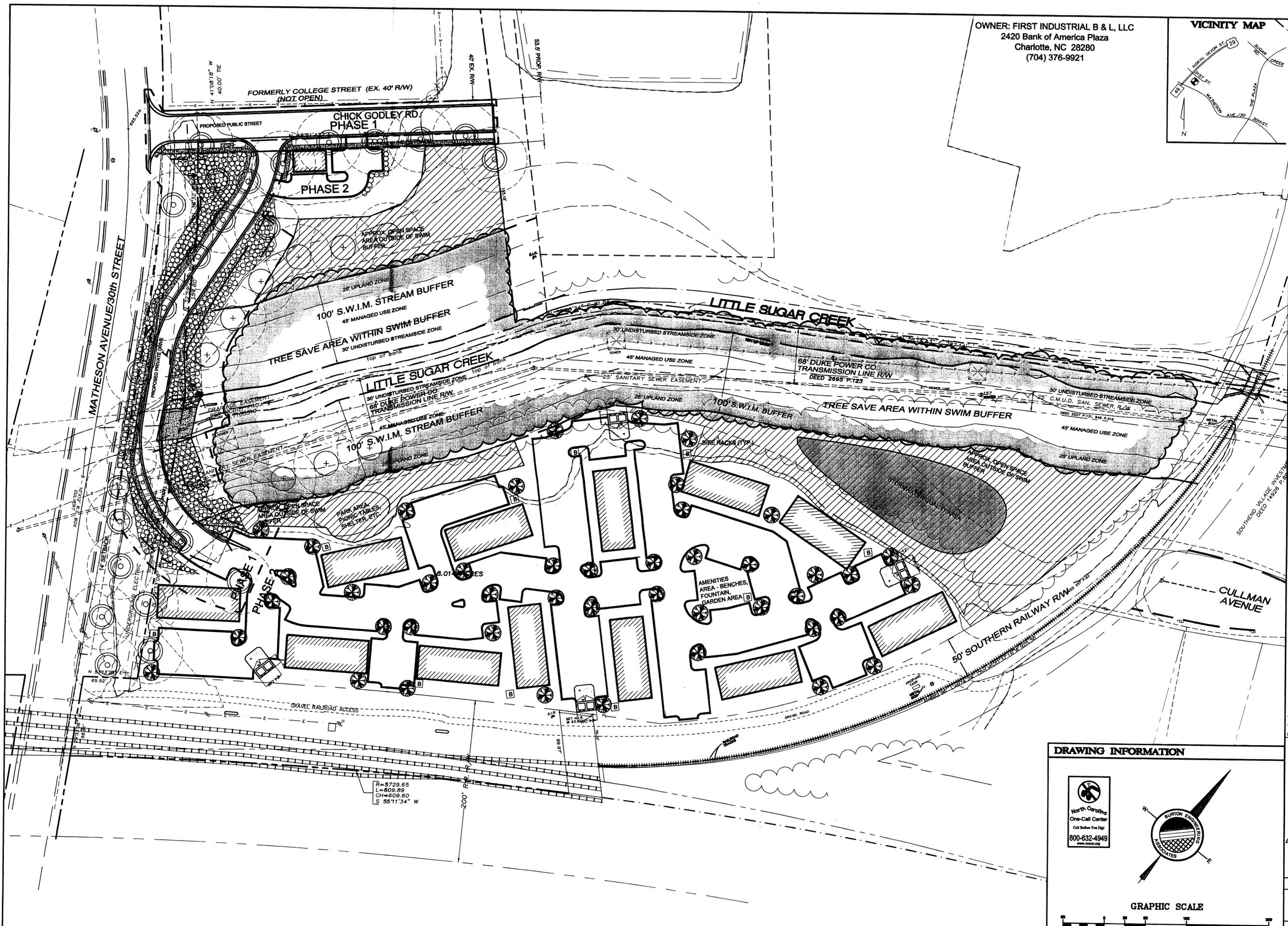
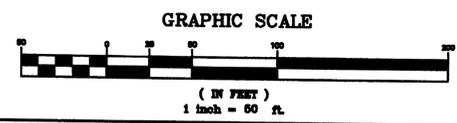
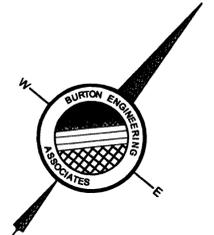
5650 Fairview Rd., Suite 100, Charlotte, NC 28210
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MATHESON AVENUE/30th STREET
 COLLEGE STREET EXT. AND DRIVEWAY ACCESS PLAN
ILLUSTRATIVE LANDSCAPE PLAN

Project	WGF
Engineer	WGF
Drawn By	02/26/08
Date	
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Project Number	433.004
Sheet	of
4	4

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4 STORY SCHEMATIC ELEVATION OF PROPOSED BUILDING
(PROPOSED BUILDINGS WILL BE 5 STORIES)
RAILROAD ELEVATIONS WILL BE SIMILAR.

ALL RESIDENTIAL BLDGS. WILL NOT HAVE STOREFRONTS AND WILL BE SIMILAR TO THE UPPER FLOORS.
BUILDING MATERIALS AND FEATRUES WILL BE SIMILAR TO THE ELEVATION USING BRICK AND OTHER MATERIALS.



Matheson St./30th St.