



**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 AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET. MODIFICATIONS TO THIS PLAN SHALL BE PER SECTION 6.206(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.
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.
4. UP TO 163 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 N.COLLEGE STREET OR FROM MATHISON 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 MODIFIATION 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. STORMWATER MANAGEMENT:
  - (a) STORMWATER QUALITY SHALL BE MANAGED STRICTLY IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE. IF REQUIRED, THE WATER QUALITY MEASURES MAY BE PLACED WITHIN THE LIMITS OF THE FLOODWAY.
  - (b) STORMWATER DETENTION IS NOT REQUIRED ADJACENT TO A 100 YR. FLOODWAY PER THE CITY OF CHARLOTTE REQUIREMENTS.
9. AN 8 FOOT PLANTING STRIP AND A 5 FOOT SIDEWALK, WILL BE INSTALLED WHERE THE SITE ABUTS N. COLLEGE STREET (CHICK GODLEY DR.).
10. PRIVATE STREETS AND PRIVATE DRIVES WILL NOT BE REQUIRED TO HAVE SIDEWALKS OR PLANTING STRIPS.
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, IF ANY, WILL BE SCREENED WITH SOLID ENCLOSURES WITH GATES.
12. ANY MITIGATION FOR TREE REMOVAL ALONG MATHESON AVE. TO ACCOMMODATE THE CONSTRUCTION OF THE ACCESS WILL BE ADDRESSED IN THE FINAL DEVELOPMENT PLAN.
13. SIGNS:
  - (a) REQUIREMENTS OF THE CITY OF CHARLOTTE SIGN ORDINANCE.
  - (b) A MASTER SIGNAGE AND GRAPHICS SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT THE SITE.
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 EXCEE 20 FEET IN HEIGHT.
  - (b) ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREET LIGHTS WHICH MAY BE ERECTED 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 ANDWITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY, AND SHIELDING SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES.
15. IMPROVEMENTS TO THE COMMON OPEN SPACE WILL INCLUDE PEDESTRIAN PATHS AND LANDSCAPING.
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.

**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 - 163  
 PROPOSED DENSITY - 20.87 DU/A  
 PROPOSED USE - MIXED USE RESIDENTIAL (ATTACHED TOWNHOMES AND FLATS) AND GROUND FLOOR OFFICE AND RETAIL

**REQUIRED YARDS:**

MIN. SETBACK 5'  
 MIN. SIDE YARD 5'  
 MIN. REAR YARD 20'  
 MAX. HEIGHT 60'  
 MIN. SETBACK AT R/R 20'

**PARKING REQUIREMENTS**

**MUTI-FAMILY USES:**

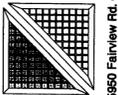
MIN. 1 SPACE PER UNIT  
 MAX. 2 SPACES PER UNIT  
 165 REQUIRED SPACES  
 165 PRIVATE SPACES SURFACE SPACES, MIN.  
 165 TOTAL PARKING SPACES  
 1 OVERALL SPACES PER UNIT

**NON-RESIDENTIONAL USES:**

MIN. 0 REQUIRED APCEs  
 MAX. 1 SPACE / 500 SF (GROSS SF)

18. THE ABANDONMENT REQUEST TO REMOVE 31ST STREET FROM DEDICATION IS IN PROGRESS WITH A TENATIVE MAY OR JUNE 2008 PUBLIC HEARING BEFORE CITY COUNCIL.
19. 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.
20. ALL FINISHED FLOOR ELEVATIONS WILL BE A MINIMUM OF 1' ABOVE THE FUTURE FEMA FLOODWAY ELEVATION.
21. THERE IS A "NO RISE" ON THE FLOODWAY.
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 N. COLLEGE ST. (CHICK GODLEY DR.) FROM MATHESON AVE. , AS WELL AS TO THE GREENWAY AND TO CULMAN AVE.
24. NO SIDEWALK WILL BE PROVIDED ALONG MATHESON AVE. DUE TO THE EXISTING GUARDRAIL AND THE EXTENSIVE SLOPE OUTSIDE OF THE GUARDRAIL.

THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

**BURTON ENGINEERING ASSOCIATES**  
 CIVIL ENGINEERS  
 LAND PLANNERS  
  
 5860 Fairview Rd. - Suite 100 - Charlotte, NC 28210  
 (704) 558-8881 • Fax (704) 558-8880

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

**TECHNICAL DATA SHEET NOTES**

Project

Sheet Title

WGF  
 Engineer  
 WGF  
 Drawn By  
 02/26/08  
 Date

Revisions

---



---



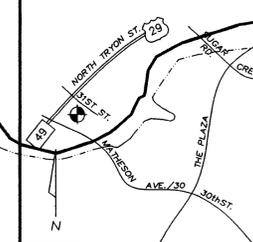
---

Project Number  
 433.004

Sheet of  
 2 3

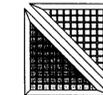
OWNER: FIRST INDUSTRIAL B & L, LLC  
 2420 Bank of America Plaza  
 Charlotte, NC 28280  
 (704) 376-9921

VICINITY MAP



THIS DRAWING IS THE PROPERTY OF BURTON ENGINEERING ASSOCIATES AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.

BURTON ENGINEERING ASSOCIATES  
 ENGINEERS  
 LAND PLANNERS



5650 Fairview Rd. • Suite 100 • Charlotte, NC 28210  
 (704) 553-8881 • Fax (704) 553-8880

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

ILLUSTRATIVE SITE PLAN

Project

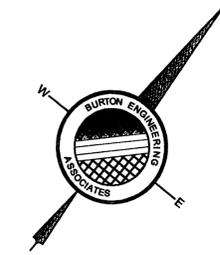
WGF  
 Engineer  
 WGF  
 Drawn By  
 02/26/08  
 Date

Revisions

Project Number  
 433.004

Sheet of  
 3 3

DRAWING INFORMATION



GRAPHIC SCALE

( IN FEET )  
 1 inch = 50 ft.

PETITION NO. 2008-

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.

APPROX. LOCATION OF PATH TO CULMAN AVE. PATH TO FOLLOW EX. GRAVE RAILROAD ACCESS ROAD.

