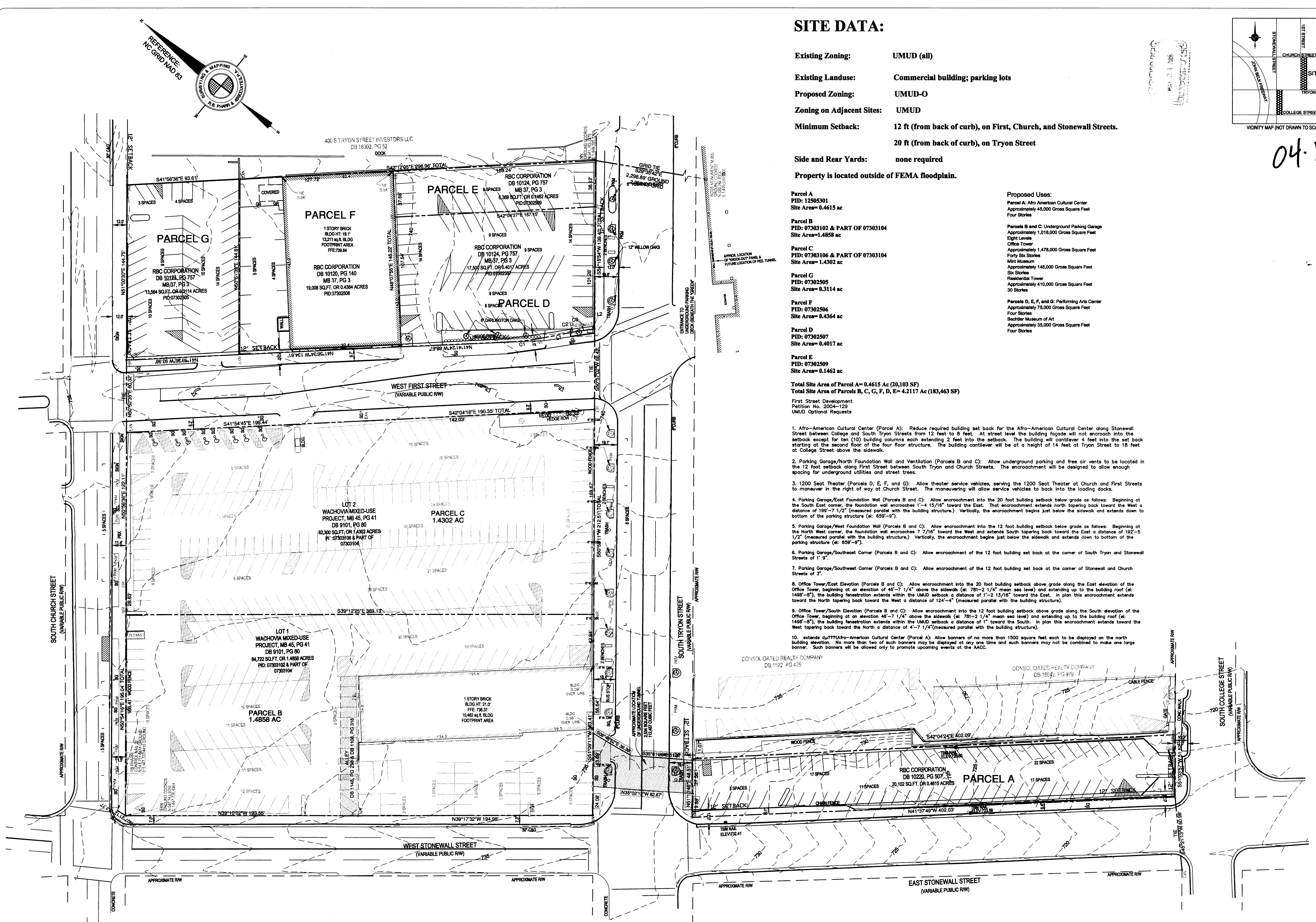
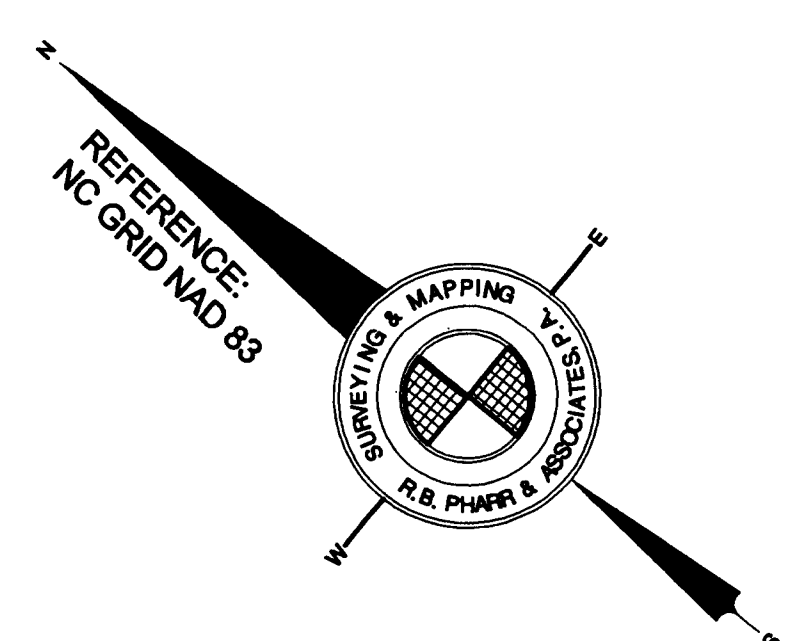


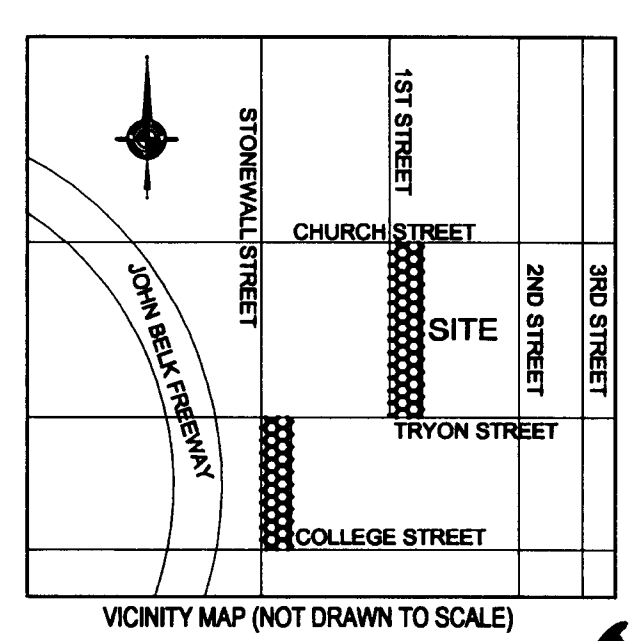


SITE DATA:

Existing Zoning: UMUD (all)
Existing Landuse: Commercial building; parking lots
Proposed Zoning: UMUD-O
Zoning on Adjacent Sites: UMUD
Minimum Setback: 12 ft (from back of curb), on First, Church, and Stonewall Streets.
20 ft (from back of curb), on Tryon Street
Side and Rear Yards: none required
Property is located outside of FEMA floodplain.

Parcel A
PID: 12505301
Site Area=0.4615 ac
Parcel B
PID: 07303102 & PART OF 07303104
Site Area=1.4858 ac
Parcel C
PID: 07303106 & PART OF 07303104
Site Area=1.4302 ac
Parcel G
PID: 07302505
Site Area=0.3114 ac
Parcel F
PID: 07302506
Site Area=0.4364 ac
Parcel D
PID: 07302507
Site Area=0.4017 ac
Parcel E
PID: 07302509
Site Area=0.1462 ac
Total Site Area of Parcel A= 0.4615 Ac (20,103 SF)
Total Site Area of Parcels B, C, G, F, D, E= 4.2117 Ac (183,463 SF)
First Street Development
Petition No. 2004-129
UMUD Optional Requests

1. Afro-American Cultural Center (Parcel A): Reduce required building set back for the Afro-American Cultural Center along Stonewall Street between College and South Tryon Streets from 12 feet to 8 feet. At street level the building facade will not encroach into the setback except for ten (10) building columns each extending 2 feet into the setback. The building will cantilever 4 feet into the set back starting at the second floor of the four floor structure. The building cantilever will be at a height of 14 feet at Tryon Street to 18 feet at College Street above the sidewalk.
2. Parking Garage/North Foundation Wall and Ventilation (Parcels B and C): Allow underground parking and free air vents to be located in the 12 foot setback along First Street between South Tryon and Church Streets. The encroachment will be designed to allow enough spacing for underground utilities and street trees.
3. 1200 Seat Theater (Parcels D, E, F, and G): Allow theater service vehicles, serving the 1200 Seat Theater at Church and First Streets to maneuver in the right of way at Church Street. The maneuvering will allow service vehicles to back into the loading docks.
4. Parking Garage/East Foundation Wall (Parcels B and C): Allow encroachment into the 20 foot building setback below grade as follows: Beginning at the South East corner, the foundation wall encroaches 1'-4 15/16" toward the East. That encroachment extends north tapering back toward the West a distance of 195'-7 1/2" (measured parallel with the building structure.) Vertically, the encroachment begins just below the sidewalk and extends down to bottom of the parking structure (at: 659'-9").
5. Parking Garage/West Foundation Wall (Parcels B and C): Allow encroachment into the 12 foot building setback below grade as follows: Beginning at the North West corner, the foundation wall encroaches 7 7/16" toward the West and extends South tapering back toward the East a distance of 192'-5 1/2" (measured parallel with the building structure.) Vertically, the encroachment begins just below the sidewalk and extends down to bottom of the parking structure (at: 659'-9").
6. Parking Garage/Southeast Corner (Parcels B and C): Allow encroachment of the 12 foot building set back at the corner of South Tryon and Stonewall Streets of 1' 9".
7. Parking Garage/Southwest Corner (Parcels B and C): Allow encroachment of the 12 foot building set back at the corner of Stonewall and Church Streets of 3".
8. Office Tower/East Elevation (Parcels B and C): Allow encroachment into the 20 foot building setback above grade along the East elevation of the Office Tower, beginning at an elevation of 46'-7 1/4" above the sidewalk (at: 781'-2 1/4" mean sea level) and extending up to the building roof (at: 1498'-8"), the building fenestration extends within the UMUD setback a distance of 1'-2 13/16" toward the East. In plan this encroachment extends toward the North tapering back toward the West a distance of 124'-4" (measured parallel with the building structure).
9. Office Tower/South Elevation (Parcels B and C): Allow encroachment into the 12 foot building setback above grade along the South elevation of the Office Tower, beginning at an elevation 46'-7 1/4" above the sidewalk (at: 781'-2 1/4" mean sea level) and extending up to the building roof (at: 1498'-8"), the building fenestration extends within the UMUD setback a distance of 1" toward the South. In plan this encroachment extends toward the West tapering back toward the North a distance of 4'-7 1/4" (measured parallel with the building structure).
10. extends duTTTA Afro-American Cultural Center (Parcel A): Allow banners of no more than 1500 square feet each to be displayed on the north building elevation. No more than two of such banners may be displayed at any one time and such banners may not be combined to make one large banner. Such banners will be allowed only to promote upcoming events at the AACCC.



04-129

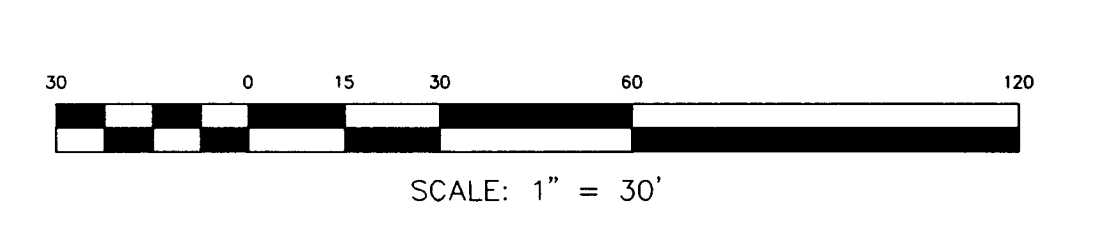
WACHOVIA GROUP

PROJECT NUMBER: 07303102 & PART OF 07303104
PROJECT NAME: WACHOVIA GROUP
PROJECT ADDRESS: 1200 SE 1ST STREET, SUITE 100, WACHOVIA, NC 27601
PROJECT PHONE: 704.261.1200
PROJECT FAX: 704.261.1201
PROJECT EMAIL: wachovia@wachovia.com
PROJECT WEBSITE: www.wachovia.com

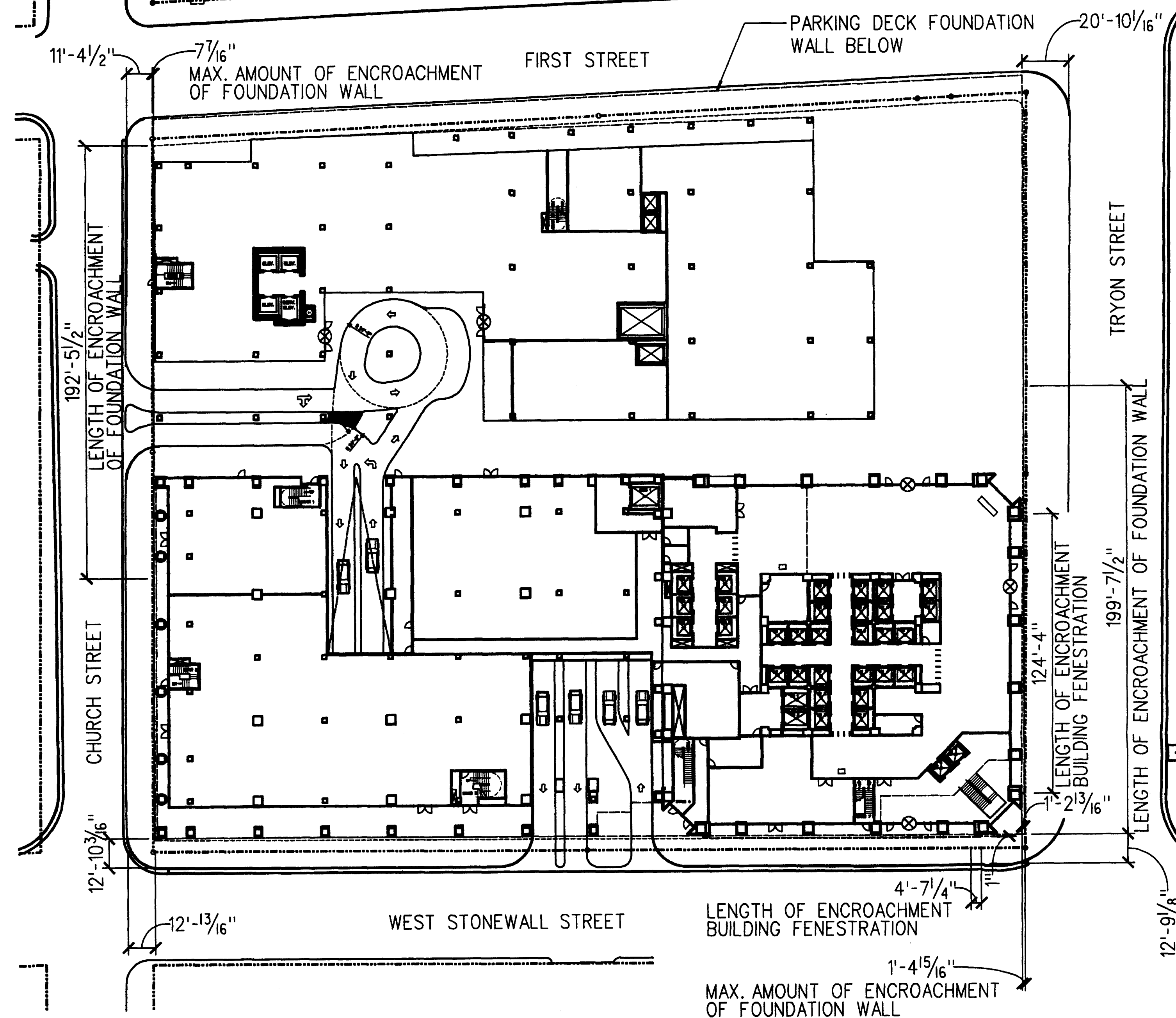
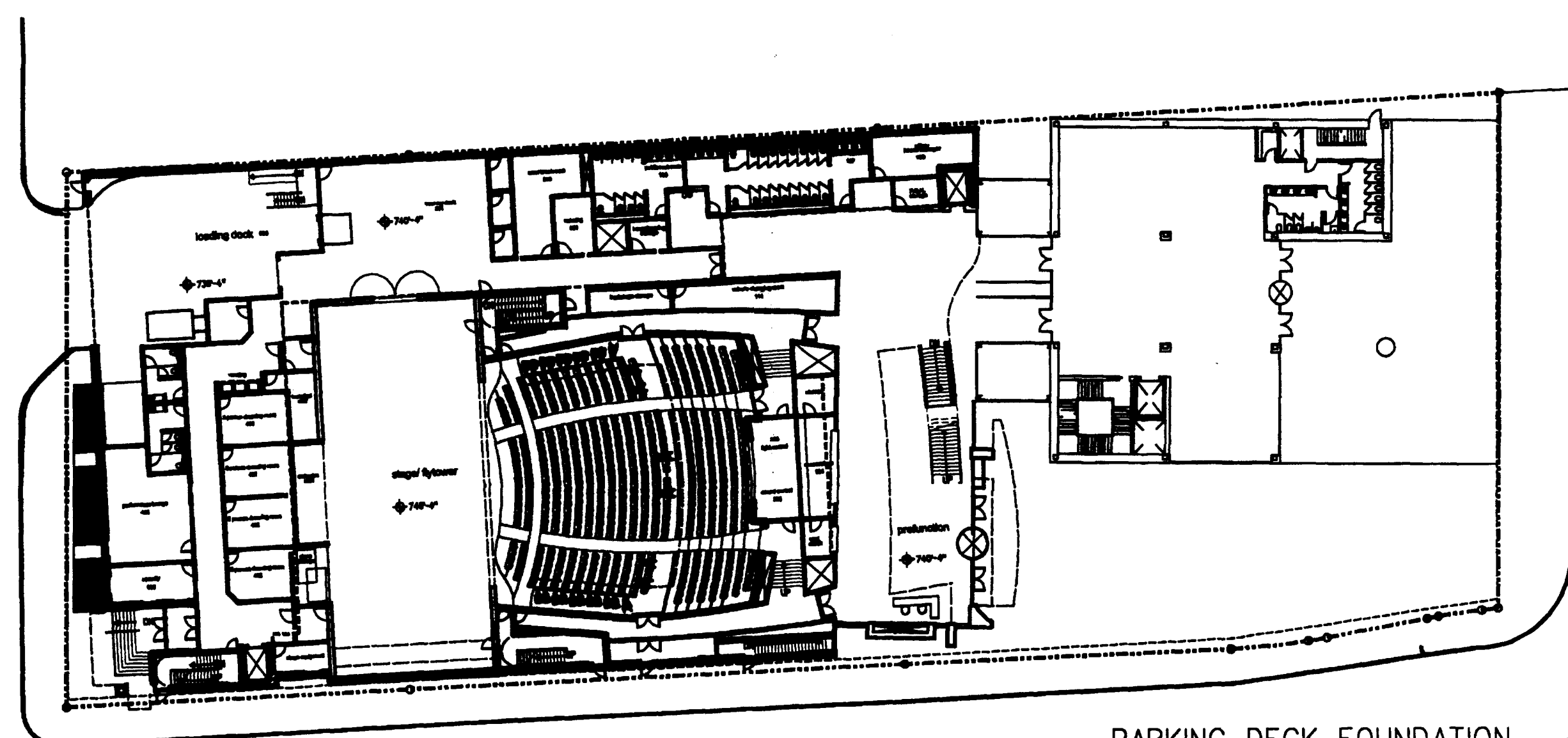
WACHOVIA MIXED USE
CHARLOTTE, NORTH CAROLINA

TECHNICAL DATA SHEET

FOR PUBLIC HEARING:
PETITION NUMBER: 2004-129



SURVEY BY:
R.B. PHARR & ASSOCIATES, P.A.

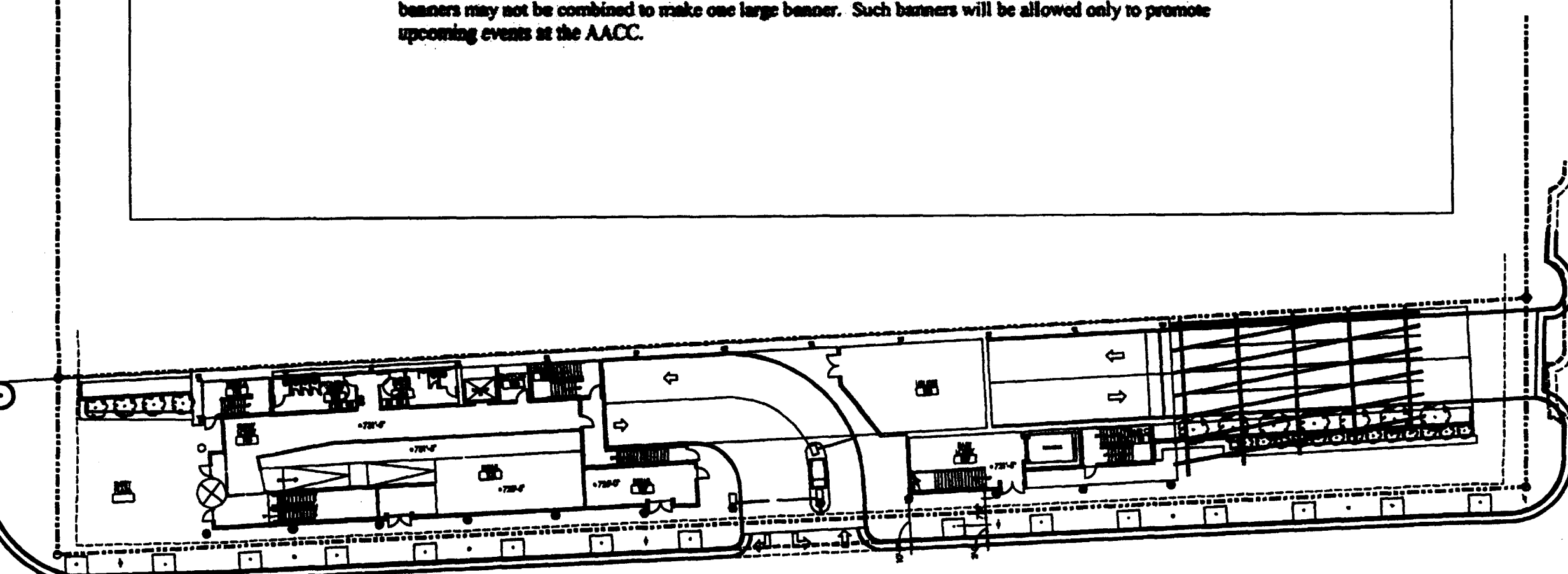


**Wachovia First Street Development
Petition No. 2004-129
UMUD Optional Requests**

1. **Afro-American Cultural Center:** Reduce required building set back for the Afro-American Cultural Center along Stonewall Street between College and South Tryon Streets from 12 feet to 8 feet. At street level the building facade will not encroach into the setback except for ten (10) building columns each extending 2 feet into the setback. The building will cantilever 4 feet into the set back starting at the second floor of the four floor structure. The building cantilever will be at a height of 14 feet at Tryon Street to 18 feet at College Street above the sidewalk.
2. **Parking Garage/North Foundation Wall and Ventilation:** Allow underground parking and free air vents to be located in the 12 foot setback along First Street between South Tryon and Church Streets. The encroachment will be designed to allow enough spacing for underground utilities and street trees.
3. **1200 Seat Theater:** Allow theater service vehicles, serving the 1200 Seat Theater at Church and First Streets to maneuver in the right of way at Church Street. The maneuvering will allow service vehicles to back into the loading docks.

Additional Requests to be introduced at the Public Hearing

4. **Parking Garage/East Foundation Wall:** Allow encroachment into the 20 foot building setback below grade as follows: Beginning at the South East corner, the foundation wall encroaches 1'-4 15/16" toward the East. That encroachment extends north tapering back toward the West a distance of 199'-7 1/2" (measured parallel with the building structure.) Vertically, the encroachment begins just below the sidewalk and extends down to bottom of the parking structure (at: 659'-9").
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10. **Afro-American Cultural Centers** Allow banners of no more than 1500 square feet each to be displayed on the north building elevation. No more than two of such banners may be displayed at any one time and such banners may not be combined to make one large banner. Such banners will be allowed only to promote upcoming events at the AACC.



First Street Development

UMUD Schematic Masterplan tvS

1/32"=1'-0"

May 23, 2006