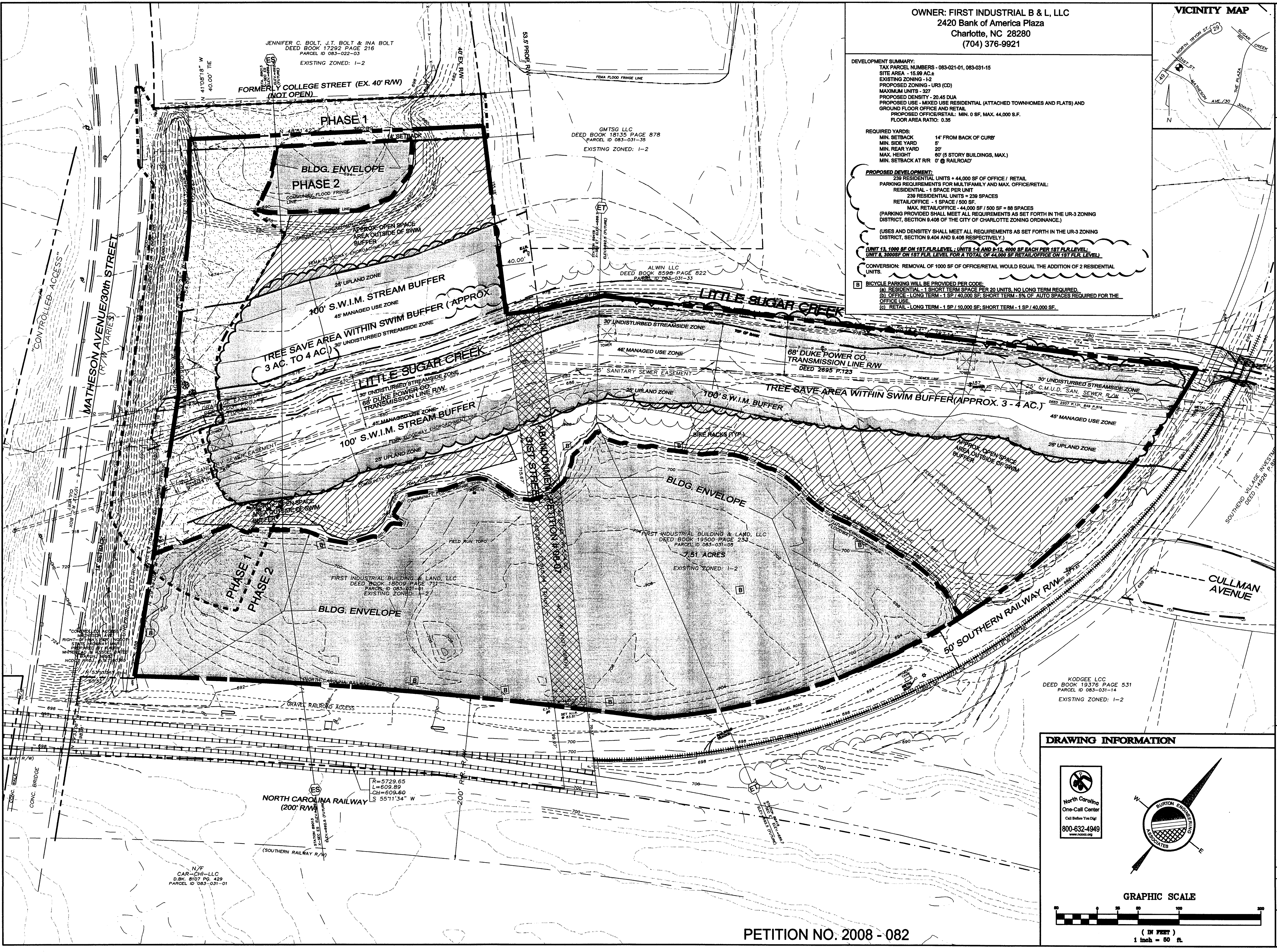




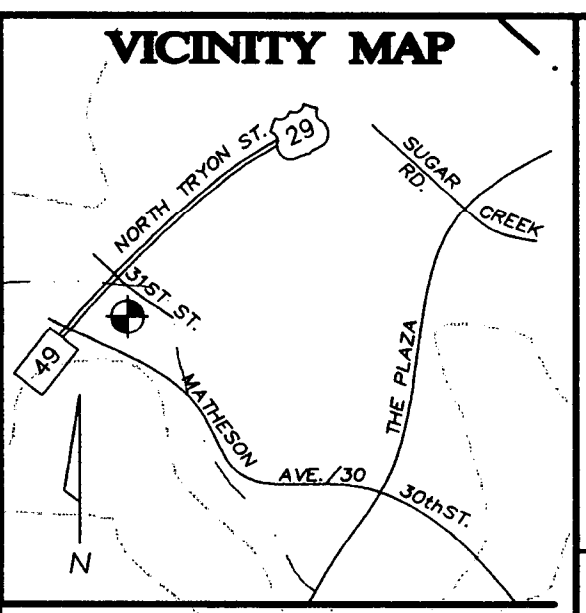
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DEVELOPMENT SUMMARY:
TAX PARCEL NUMBERS - 083-021-01, 083-031-15
SITE AREA - 15.99 AC.
EXISTING ZONING - I-2
PROPOSED ZONING - UR3 (CD)
MAXIMUM UNITS - 327
PROPOSED DENSITY - 20.45 DUA
PROPOSED USE - MIXED USE RESIDENTIAL (ATTACHED TOWNHOMES AND FLATS) 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

PROPOSED DEVELOPMENT:
239 RESIDENTIAL UNITS + 44,000 SF OF OFFICE / RETAIL
PARKING REQUIREMENTS FOR MULTIFAMILY AND MAX. OFFICE/RETAIL:
RESIDENTIAL - 1 SPACE PER UNIT
239 RESIDENTIAL UNITS = 239 SPACES
RETAIL/OFFICE - 1 SPACE / 500 SF
MAX. RETAIL/OFFICE - 44,000 SF / 500 SF = 88 SPACES
(PARKING PROVIDED SHALL MEET ALL REQUIREMENTS AS SET FORTH IN THE UR-3 ZONING DISTRICT, SECTION 9.404 AND 9.406 RESPECTIVELY.)
(USES AND DENSITY SHALL MEET ALL REQUIREMENTS AS SET FORTH IN THE UR-3 ZONING DISTRICT, SECTION 9.404 AND 9.406 RESPECTIVELY.)
(UNIT 13, 1000 SF ON 1ST FLR LEVEL; UNITS 1-4 AND 9-12, 4000 SF EACH PER 1ST FLR LEVEL; UNIT 8, 3000SF ON 1ST FLR LEVEL FOR A TOTAL OF 44,000 SF RETAIL/OFFICE ON 1ST FLR LEVEL)
CONVERSION: REMOVAL OF 1000 SF OF OFFICE/RETAIL WOULD EQUAL THE ADDITION OF 2 RESIDENTIAL UNITS.

B 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.



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

TECHNICAL DATA SHEET
PETITION NO. 2008-082

Project	WGF
Engineer	WGF
Drawn By	02/26/08
Date	
Revisions	
1 - REV. PER CMPC	
2 - REV. PER CMPC	
3 - REV. PER CMPC	
10-22-08	
Project Number	433.004
Sheet	of
1	4

DRAWING INFORMATION

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GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

3:\DWG\433-004_2008\First-Matheson\dwg\433004.dwg, Revision: REVISED-2-08208.dwg, TECHNICAL DATA SHEET, 10/24/2008 7:42:27 AM.
Author: Oca IDS600.pc3, ARCH expand D (35.00 x 24.00 inches), T1, wanda, wanda

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. 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 6.207 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. (PURSUANT TO MEETING ALL REQUIREMENTS IN SECTION 6.207.)

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 4.403(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.

10. A 6' WIDE SIDEWALK WILL BE INSTALLED ON THE WEST SIDE OF THE PRIVATE ACCESS ROAD AT THE BACK OF CURB ALONG THE CULVERT AND THE AREA IMPACTED BY THE FLOODWAY AND THE REQUIREMENTS FOR "NO RISE" WITHIN THE FLOODWAY. A 6' SIDEWALK AND THE 6' 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 REQUIREMENT.

(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.

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 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 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.

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 6.207.) (SOME DATA ON THIS SHEET IS ALSO NOTED ON SHEET 1 UNDER "DEVELOPMENT SUMMARY.")

MAXIMUM UNITS - 327 RESIDENTIAL (245,000 SF MAXIMUM, 5 STORY BUILDINGS)

PROPOSED DENSITY - 20.45 DUA

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 204,000 SF WOULD BE RESIDENTIAL YIELDING 220 RESIDENTIAL UNITS

(REMAINING 201,
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'

239 RESIDENTIAL UNITS + 44,000 SF OF OFFICE / RETAIL
PARKING REQUIREMENTS FOR MULTIFAMILY AND MAX. OFFICE/RETAIL:
RESIDENTIAL - 1 SPACE PER UNIT
239 RESIDENTIAL UNITS = 239 SPACES
RETAIL/OFFICE - 1 SPACE / 500 SF.
MAX. RETAIL/OFFICE - 44,000 SF / 500 SF = 88 SPACE

(PARKING PROVIDED SHALL MEET ALL REQUIREMENTS AS SET FORTH IN THE UR-3 ZONING DISTRICT, SECTION 9.408 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.)

(USES AND DENSITY SHALL MEET ALL REQUIREMENTS AS SET FORTH IN THE UR-3 ZONING DISTRICT, SECTION 9.404 AND 9.406 RESPECTIVELY.)

(UNIT 13 MAY HAVE 1000SF ON THE 1ST FLR.; UNITS 1-8 AND 9-12 MAY HAVE 4000 SF EACH OF RETAIL / OFFICE ON 1ST FLOOR LEVEL AND UNIT 8 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.)

CONVERSION: REMOVAL OF 1000 SF OF OFFICE/RETAIL WOULD EQUAL THE ADDITION OF 2 RESIDENTIAL UNITS.

CONVERSION: REMOVAL OF 1000 OF 37 OF VOLUNTARILY

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 SE; SHORT TERM - 5% OF AUTO SP

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 FLOODPLAIN MINUS ANY STORMWATER FACILITIES LOCATED IN THE FLOODWAY (AN APPROXIMATION IS BETWEEN 64C. AND 8 AC., 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.

GREENWAY DEDICATION WILL BE COORDINATED WITH LUEISA; SWS; AND PARK AND RECREATION DEPT. AND WILL REQUIRE SUBMITTALS TO NCDENR PERMIT SECTION 401 AND US ARMY CORP OF ENGINEERS PERMIT SECTION 404 FOR COMPLIANCE WITH ASSOCIATED PERMITS AND APPROVALS. PATHS TO THE GREENWAY WILL BE PROVIDED AS SHOWN ON PLANS AND WILL CONNECT TO THE GREENWAY SYSTEM UPON COMPLETION OF THE GREENWAY BY PARKS AND RECREATION.

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 MATTHEWSON AVE. RIGHT OF WAY AND ISSUED A CONSTRUCTION EASEMENT FOR THE ACCESS THROUGH THE MATTHEWSON AVE. RIGHT OF WAY TO THE PROPERTY OWNERS. THE EASEMENT FOR THE ACCESS SHALL BE TIED TO THE PROPERTY AND HAVE PERPETUAL RENEWALS. THE MAINTENANCE REQUIREMENTS SET FORTH IN THE EASEMENT SHALL 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.

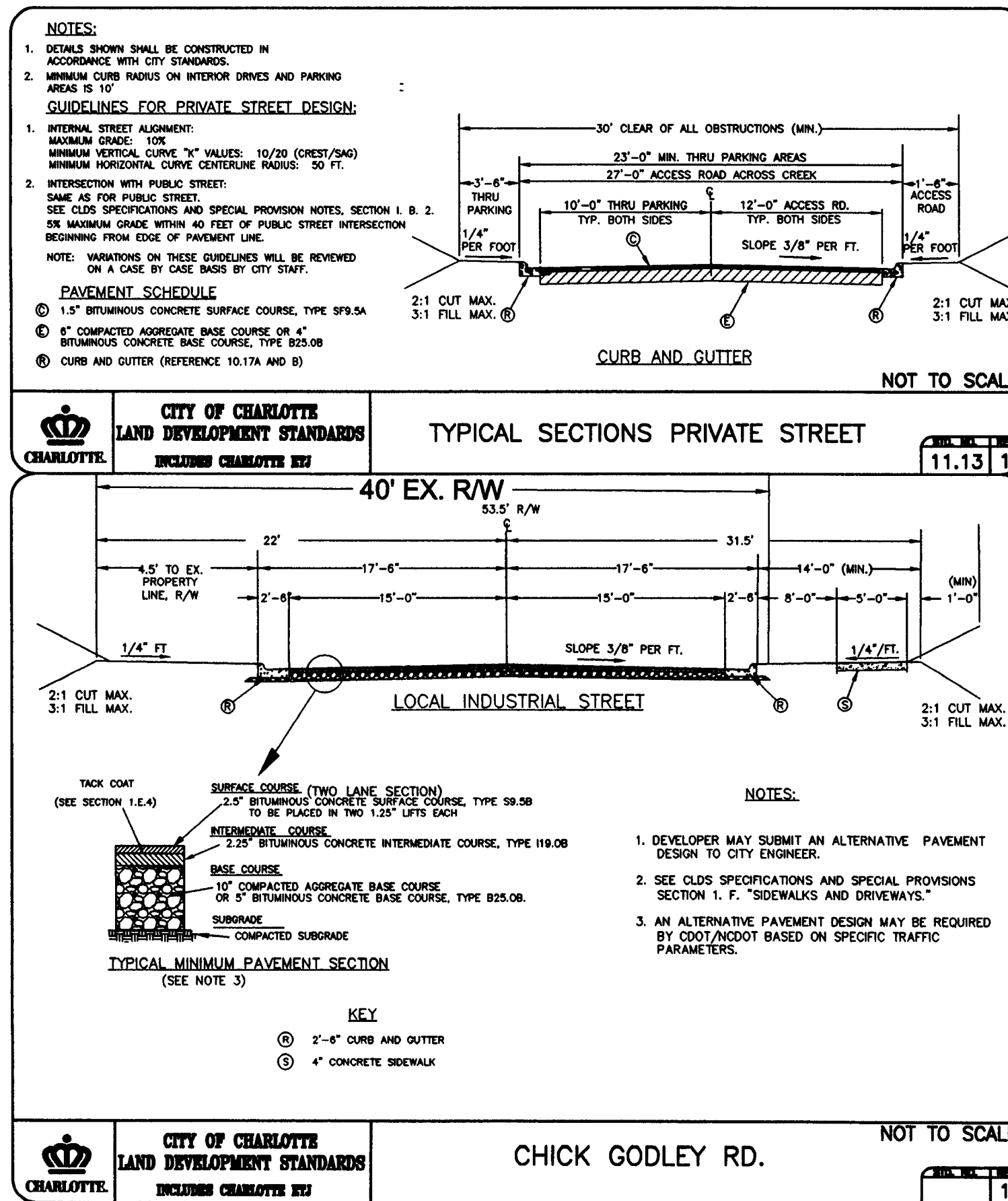
25. PEDESTRIAN ACCESS WILL BE PROVIDED ALONG CHURCH GOSSETT RD. FROM MATHIESON AVE. AND ALONG THE PRIVATE STREET INTO THE PROPOSED DEVELOPMENT AS INDICATED ON THE ILLUSTRATIVE SITE PLAN, SHT. 3

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 16-173 (b) .

25. ALL PARKING AREAS FOR NEW OR SUBSTANTIALLY IMPROVED NON-SINGLE FAMILY HABITABLE BUILDINGS MUST BE AT AN ELEVATION S
SPACE DURING THE OCCURRENCE OF A COMMUNITY BASE FLOOD. (SECTION 8-103 A(12) OF CURRENT CITY OF CHARLOTTE ORDINANCE)

23. THE PRIVATE DRIVEWAY ROAD MUST BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE A 100 YR. FLOOD SPACE DURING THE OCCURRENCE OF A COMMUNITY BASE FLOOD. (SECTION 9-102.A(12) OF CURRENT CITY OF CHARLOTTE ORDINANCE)

27. ILLUSTRATIVE BUILDING ELEVATION DEPICTS A 4 STORY PROPOSED BUILDING. PROPOSED BUILDINGS WILL BE 5 STORIES. RAILROAD ELEVATIONS WILL BE SIMILAR TO ILLUSTRATIVE BUILDING ELEVATION.
ALL RESIDENTIAL BLDGS. WILL NOT HAVE STOREFRONTS AND WILL BE SIMILAR TO THE UPPER FLOORS. BUILDING MATERIALS AND FEATURES WILL BE SIMILAR TO THE ELEVATION USING BRICK AND OTHER MATERIALS



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TECHNICAL DATA SHEET NOTES
PETITION NO. 2008 082

WGF
Engineer
WGF
Drawn By
02/26/0
Date

Revisions

1	- REV.PER CMPC
2	- REV.PER CMPC
09-23-08	
3	- REV.PER CMPC
10-22-08	

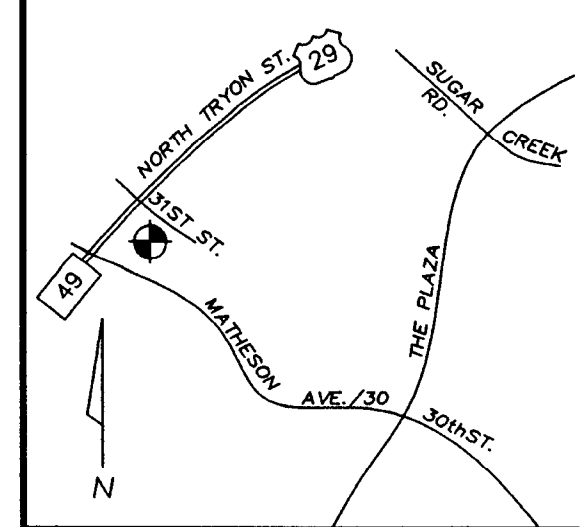
Project Number
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PETITION NO. 2008 - 082

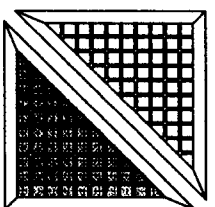
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VICINITY MAP



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MATHESON AVENUE/30th STREET

CHICK GODLEY RD. AND DRIVEWAY ACCESS PLAN

ILLUSTRATIVE SITE PLAN

PETITION NO. 2008-082

Project

Sheet

Title

WGF

Engineer

WGF

Drawn By

02/26/08

Date

Revisions

1 - REV. PER CMPC

2 - REV. PER CMPC

09-23-08

3 - REV. PER CMPC

10-22-08

Project Number

433.004

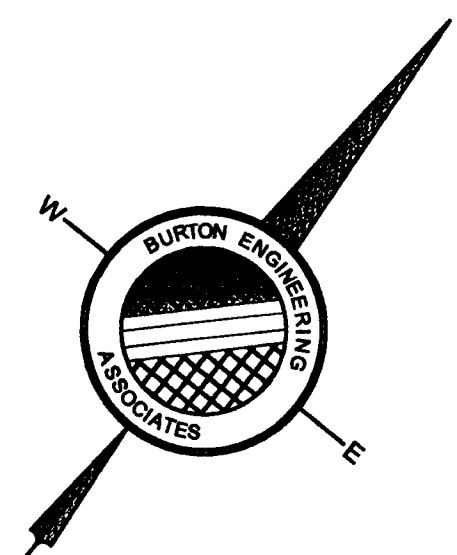
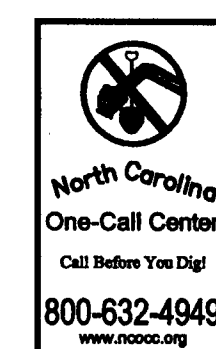
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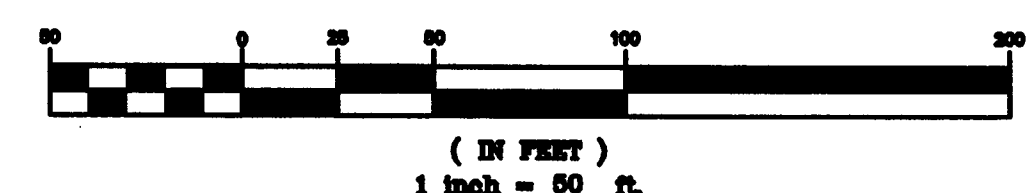
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DRAWING INFORMATION



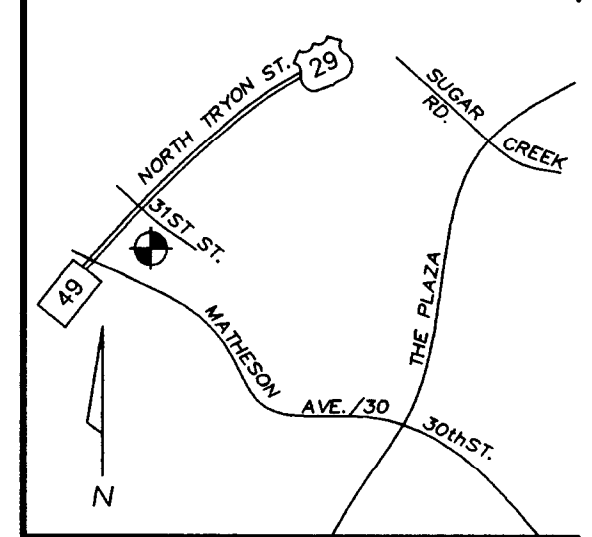
GRAPHIC SCALE



PETITION NO. 2008 - 082

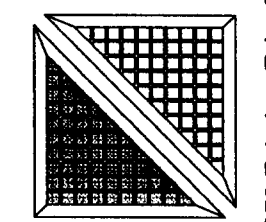
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MATHESON AVENUE/30th STREET
CHICK GODLEY RD. AND DRIVEWAY ACCESS PLAN

ILLUSTRATIVE LANDSCAPE PLAN
PETITION NO. 2008-082

Project
Title

WGf
Engineer
WGf
Drawn By
02/26/08
Date

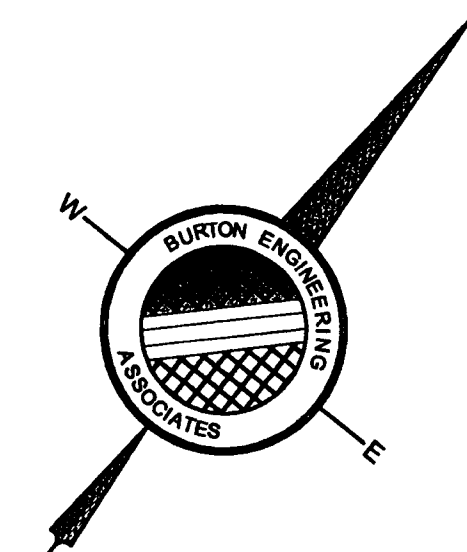
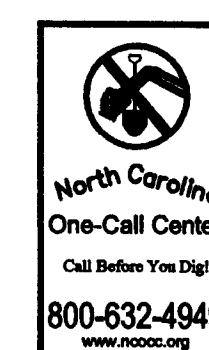
Revisions
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Project Number
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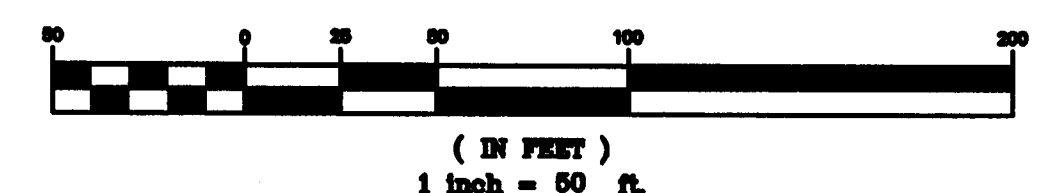
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DRAWING INFORMATION



GRAPHIC SCALE



PETITION NO. 2008 - 082

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.