



NOTE "A"

DEDICATION COMMITMENT

The Petitioner agrees to dedicate a portion of its property along the southern margin of Second Street to the City of Charlotte for right-of-way purposes. The dedicated portion will consist of a strip of land running between South Tryon Street and South College Street that is located north of a line which lies 6 feet south of the relocated southern curb line for Second Street, as depicted on page 2A-1.5 of the Plans. This dedication commitment is subject to an easement and encroachment agreement between the Petitioner and the City with respect to the transformer vaults, electrical switch gear and related or accessory equipment for three First Union Center (the "equipment") which will be located within a portion of the dedicated strip (as depicted on page 2A-1.5 of the Plans). This agreement will authorize the equipment to be installed within the dedicated strip and will further provide that if the City at some subsequent date requires the equipment or any portion thereof to be moved to another location, the City will be responsible for the payment of all costs associated with any such removal and relocation. This agreement will also contain a commitment on the part of the City to refrain from widening Second Street beyond the relocated southern curb line depicted on page 2A-1.5 of the Plans until after such widening proposal shall have been approved through the City's Capital Investment Program Process. The Petitioner agrees on its behalf, and on behalf of its successors and assigns, that should the City at some future date conclude that it is necessary to move all or any part of the equipment, then the City may do so without any obligation to the Petitioner for the payment of just compensation for any interest in land conferred by the easement and encroachment (other than its obligation as mentioned above, to reimburse the Petitioner for all costs and expenses associated with any such removal and relocation of the equipment).

The combined easement and encroachment agreement will take such form and contain such content as is mutually agreeable between the City Attorney's office and counsel for the Petitioner.

Ret. No. 1997-84

APPROVED BY CITY COUNCIL

DATE 10/22/97

REVISIONS

No.	REVISIONS/SUBMISSIONS	Date
	PRELIMINARY DESIGN PACKAGE	05/29/97
	SCHEMATIC DESIGN PACKAGE	06/04/97
	SCHEMATIC DESIGN - FIRST UNION	06/17/97
	DESIGN DEVELOPMENT - COORDINATION PRINTING	06/24/97
	DESIGN DEVELOPMENT - CODE REVIEW	07/07/97
	UMUD-O SUBMITTAL	07/18/97
	UMUD-O SUBMITTAL REVISION	08/15/97
	REVISED SCHEMATIC DESIGN PACKAGE	08/25/97
	UMUD-O SUBMITTAL REVISION	09/15/97
	UMUD-O SUBMITTAL REVISIONS	10/22/97

F,1 REFERENCE PLAN - ELEVATION 746'-6" LOWER LOBBY / PARKING LEVEL 5

1" = 20'

UPTOWN MIXED USE DISTRICT (OPTIONAL) APPLICATION

Section 9.909 (1) Access to Site for Adjacent Rights-of-Way and Arterial:
All ingress and egress serving the parking facility and the service areas are placed at a single location on the perimeter to limit conflicts with pedestrian movement and provide maximum stacking for traffic movement to the College Street and East Second Street intersection.

Section 9.909 (2) Parking and Vehicular Circulation:
Reference sheets 2A1.1 through 2A1.7 in their entirety for all schematic design for vehicular circulation areas.

Parking Required: 700 spaces
Parking Provided: 925 spaces

Section 9.909 (3) Location and Size of Building Signs:
First Union will have signage at the top of the building which is currently under review. There is signage that will be provided with the retail tenants and the branch bank at the street level.

Section 9.909 (4) Entrances and Exits Relative to Vehicular and Pedestrian Circulation:
Reference sheets 2A1.5 for all pedestrian and vehicular circulation.

Section 9.909 (5) Enclosed, Sheltered and Unenclosed Urban Open Spaces and Plazas:
Reference sheet 2A1.5 for location of the opened arcade, bank entrance and lobby. Please note reference to the Urban Open Space requirement in the Supporting Text for the Narrative.

Section 9.909 (6) Pedestrian Circulation:
Reference sheet 2A1.5 for pedestrian circulation around the entire site into street level retail, branch bank and into the building lobby. The main access into the building lobby is at the corner of East Second Street and Tryon Streets. Additional access is provided from mid-block on East Second Street into the building lobby near the base of the escalators. The escalators lead to the bridge level which is an overstreet connection across Second Street. Pedestrians will arrive into the building through the existing parking structure through the overstreet connection.

Access to the retail is directly from the open arcades along Second Street. Access into the branch bank is from the podium entry located on Tryon Street.

The development of the north side of East Second Street is intended to further develop the pedestrian connection between Tryon Street and College Street. Widening of the north sidewalk and provision for street trees is intended to correspond to the sidewalk and street tree development provided on the Three First Union Center site.

The project is sited to take advantage of the First Union Plaza at the corner of Tryon and Second Streets.

Section 9.909 (7) Service Area for uses such as Mail Delivery, Trash Disposal, Aboveground Utilities, Loading and Delivery:
Reference sheet 2A1.1 which indicates the main building service area located below street level and completely screened. At this location most building trash disposal, loading and delivery will occur.

Loading Berths Required: 3 large
5 small
Loading Berths Provided: 3 large
5 small

Reference sheet 2A1.4 which indicates retail with a service corridor behind for deliveries.

Reference sheet 2A1.5 which indicates the building mailroom which will be served from the loading dock by the service elevator and into the mailroom.

Above ground utilities will be serviced from the street level.

Section 9.909 (8) Urban Open Space, Trees, Street Trees and other Plantings, including Types, Placement and Maintenance System:
Please note reference to the Urban Open Space and Trees requirement in the Supporting Text of the Narrative.

Reference sheet 2A1.5 for the schematic design of the street tree placement. Street trees will be located over the building transformer vault using UMUD's standards for tree planter design.

Plant types will be specified to conform to the "American Standard for Nursery Stock" and as required by the Uptown Mixed Use Ordinance. Street trees proposed are Laurel Oaks.

Section 9.909 (9) Paving Systems Used on Private Plazas and Walkways:
Reference sheet 2A1.5 for the extent of the paving systems at the private plazas and walkways. The system will be a 2 cm to 3 cm paver in a thick set bed. Where pavers are placed on an elevated slab, a cleavage membrane will be recommended. The paver module will be approximately 4" x 9" along Tryon and College and interspersed with granite pavers along East Second Street. The interior pavers are approximately 24" x 24".

Section 9.909 (10) Areas to be Landscaped or Screened:
Reference sheets 3A1.1 (Base Elevations) and (Base Section at Retail for information concerning the screening of the parking structure. No landscaping is being used to create screening for service or parking area.

Section 9.909 (11) Exterior Lighting:
The building exterior will be illuminated in the evening, particularly at the building cap. The cap has been designed specifically to be enhanced by the use of lighting at night.

There will be pedestrian lighting provided at the street level to match the existing pedestrian street lighting.

Section 9.909 (12) Any Information Regarding Proposed Sublots or Subdivisions:
Reference attachments.

Section 9.909 (13) Signs, Banners, Flags and Pennants to be Used:
Signage will be used in conjunction with the retail uses and the branch bank. No banners, flags or pennants are planned at this time.

Section 9.909 (14) Seating Plans:
Reference sheet 2A1.5 for location and extent of seating provided.

Section 9.909 (15) Reflectivity Studies:
Reference sheet 3A1.1 which indicates the types and Reflectivity characteristics of glass types to be used on the building facade.

Section 9.909 (16) Other Information:
Reference sheet 3A2.1 which shows a section through East Second Street, sidewalks and open arcades.

Section 9.906 (2) Minimum setback provided - 12'-0"

Section 9.905 (2)(a) Paving provided at exterior sidewalks and arcades is 4" x 9" concrete paver "Queen City Blend," interspersed with granite pavers along East Second Street. The pattern will match existing pattern along Tryon Street.

Section 9.905 (2)(b) Street walls have 50% or more transparent windows. Expanses of blank walls are 20 feet or less. Structured parking has screening of automobiles.

Section 9.906 (4)(d) Seating:
Seating Required: 9,237 sf + 30 sf/ff seating = 308 ff
Areas Provided: Base of Lobby Window: 80 ff
Base of Retail Window: 80 ff
Lobby Seating: 30 ff
Cafe Seating: 120 ff
Total Linear Feet Provided: 310 ff

The urban open space seating will meet the minimum amount and width requirement.

Section 9.906 (2)(k) Base of Highrise Building:
Reference sheet 3A1.1 for detail information showing the first three floors and specific details.

Section 9.906 (2)(l) Overstreet Connections:
Reference sheets 2A1.7 and 3A2.1 for information describing the overstreet connection across East Second Street.

Section 9.906 (4)(a) Urban Open Space:
Requires: 923,716 GSF office space/100 = 9,237 sf
Provides: Open Arcade: 6,945 sf (72%)
Lobby: 2,465 sf (28%)
Total Square Feet Provided: 9,410 sf

Section 9.906 (4)(a) Trees:
Requires: 1/500 sf UOS for 1st 2,000 sf UOS: 4 trees
1/1,000 sf UOS for each 1,000 over 2,000: 12 trees
Total Trees Required: 16 trees
Provides: Lobby: 6 trees
Street: 8 trees
Total Trees Provided: 14 trees

Section 9.906 (8) First Floor Retail:
Requires: 54,835 sf x 50% = 27,417 sf
5% reduction per retail entrance = 25%
2,417 sf x .75 = 20,563 sf
Provides: Retail: 7,000 sf
Branch Bank: 4,645 sf
Total Square Feet Provided: 11,645 sf

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THOMPSON VENTULETT STAINBACK & ASSOCIATES

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Scale as stated unless otherwise noted on the original drawing. The dimensions of which are shown on this drawing are the dimensions of the original drawing. This drawing is the property of Thompson Ventulett Stainback & Associates, Inc. and is to be used only for the project and site specifically identified herein and is not to be used on any other project. It is to be returned upon request.

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CHILDRESS KLEIN PROPERTIES

Three First Union Center

Drawing Title: **REFERENCE PLAN- ELEV. 746'-6" LOWER LOBBY/PARKING LEVEL**

Project No. 9734.000 Drawing No. 2A-1.5

Date

REVISIONS: 10/22/97
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NOT RELEASED FOR CONSTRUCTION