

APPROVED BY
CITY COUNCIL
MAR 17 2014

Arthur Kuhn
PID: 09507754
DB 17256 PG 244
Lot 55, Block 1
MB 250 PG 35
"Revised Map of Forest Hill"

Arthur F. Dancy, Jr.
Janet B. Dancy
PID: 09507755
DB 5167 PG 599
Lot 54, Block 1
MB 250 PG 35
"Revised Map of Forest Hill"

David L. Parker
David M. Parker
PID: 09507752
DB 5674 PG 108
Lot 55, Block 1
MB 250 PG 147
"Hickland Realty Co's
Map of Forest Hill"

Kelly J. Milton
PID: 09507751
DB 27945 PG 555
Lot 52, Block 1
MB 250 PG 35
"Revised Map of Forest Hill"

Boundary Survey
Gateway Communities LLC
1921 & 1925 Central Avenue
City of Charlotte, Mecklenburg County
NORTH CAROLINA

SCALE	DATE	JOB #	DRAWN
1"=10'	10/24/13	0465	JCA/MCF

Z:\Reference\Allen Geomatics Logo_FINAL(pahop).jpg

Allen Geomatics, P.C. (C-3191)
PO Box 89, Advance, NC 27006
(336) 782-3796
www.AllenGeomatics.com

GATEWAY CENTRAL APARTMENTS
CENTRAL AVENUE
CHARLOTTE, NORTH CAROLINA
GATEWAY COMMUNITIES, LLC

RECEIVED
FEB 24 2014
BY:

PROJECT A-1310

BOUNDARY SURVEY

RZ PET# - 2014-005

NOVEMBER 25, 2013

REVISION 1 - 1/17/14 REZONING REVS
REVISION 2 - 2/21/14 REZONING REVS
REVISION 3 -
REVISION 4 -

RZ.01

North Ref: NC Grid NAD 1983

VFW Post #1160
PID: 09507706
DB 5248 PG 65
Lots 1-2, Block 1
MB 250 PG 17
"Map of Forest Hill"

0.402 Acres
17,508 Sq. Ft.

NOTE: SURVEY HAS BEEN FLIPPED/
MIRRORED TO CONVEY THE ABUTTING
PROPERTIES AND BUILDINGS
APPROPRIATELY

I certify that this map was drawn by me from an actual survey made by me (DB 18674 PG 954); that the ratio of precision does not exceed 1:20,000; and that this map meets the Standards of Practice for Land Surveying in North Carolina (21 NCAC 58.1600); that the Global Positioning System (GPS) survey and the following information was used to perform the "Class A" GPS survey:
RTK Network procedure on 10/23/13;
NAD83 Datum / Epoch 2011 / GEOD12;
Checked Published NCGS Monument "M056"
Positional accuracy < 0.10'; US Survey Feet
Combined Grid Factor 0.99984338

Witness my original signature, registration number and seal this 24th day of October, 2013.

Professional Land Surveyor L-3810

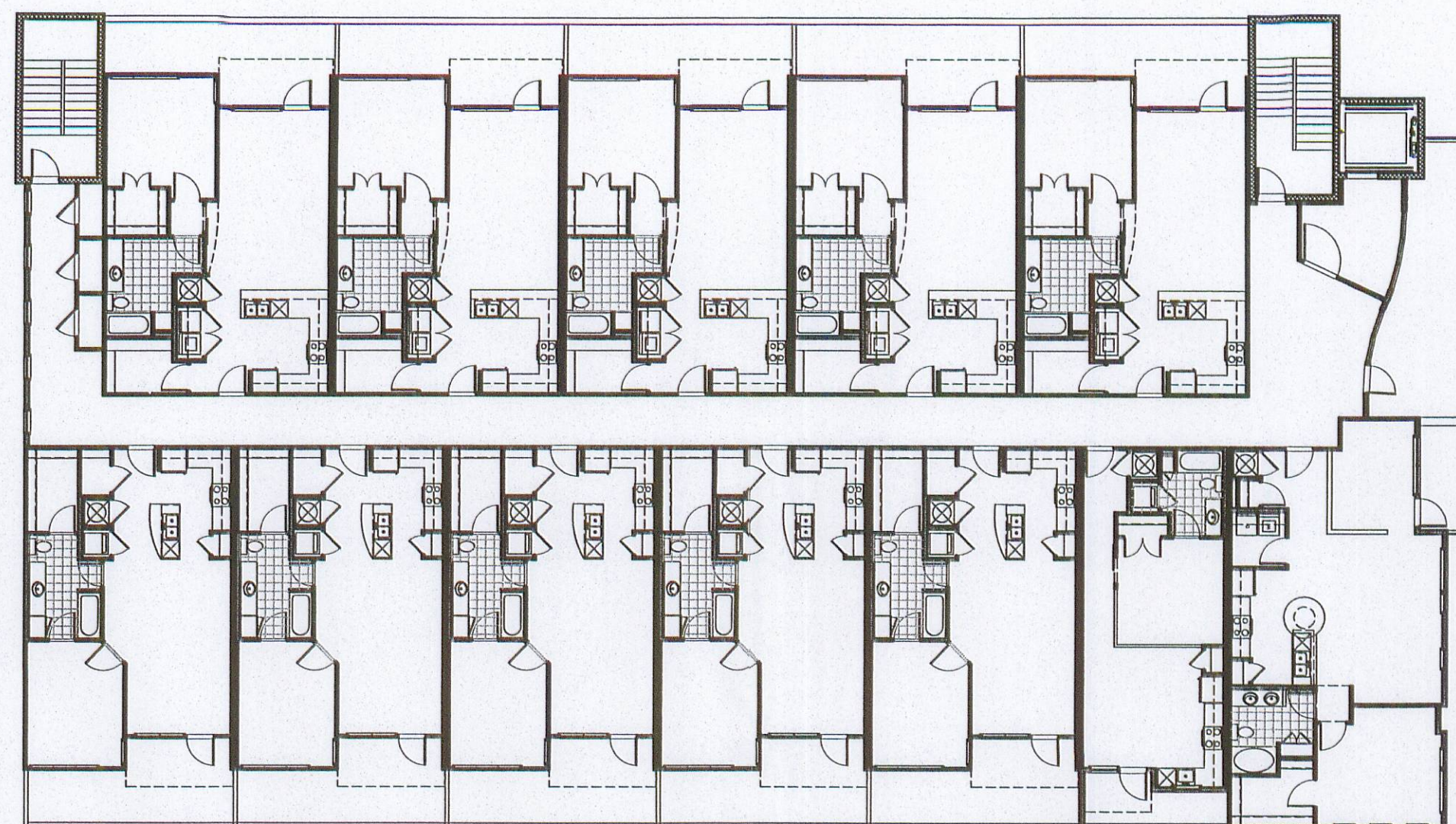
BOUNDARY SURVEY
RZ.01 1"=10'-0"

- NOTES:
- PID: 09507707 and 09507708
 - Deed Reference: DB 19674 PG 954
 - Plat Reference: Lot 3 & 4, PB 250 PG 17
 - Zoned: B-1

- LEGEND
- EIP EXISTING IRON PIPE
 - DIR EXISTING IRON REBAR
 - NGCS NORTH CAROLINA GRID COORDINATES
 - NAD NORTH AMERICAN DATUM
 - EP EDGE OF PAVEMENT
 - BC BACK OF CURB
 - R/W RIGHT-OF-WAY
 - PID PARCEL IDENTIFICATION NUMBER
 - WM WATER METER
 - WV WATER VALVE
 - GM GAS METER
 - CO CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - NTS NOT TO SCALE
 - X- CHAIN LINK FENCE
 - W- WOOD FENCE
 - GAS- UNDERGROUND GAS LINE
 - SS- UNDERGROUND SANITARY SEWER LINE
 - U- OVERHEAD UTILITY
 - S- SHRUBS
 - P- UTILITY POLE
 - L- LIGHT POLE
 - T- TELEPHONE PEDESTAL

NCGS "M056"
N: 539,231.19'
E: 1,481,227.53'
Combined Grid
Factor: 0.99984338

Memo, LLC
PID: 09507709
DB 18831 PG 775
Lot 5, Block 1
MB 250 PG 17
"Map of Forest Hill"



2 TYPICAL UPPER LEVEL/APARTMENT PLAN
RZ.02 1/16\"/>

DEVELOPMENT DATA TABLE	
a. SITE AREA:	0.40 ACRES
b. TAX PARCEL ID NUMBERS:	095-077-07 AND 095-077-08
c. EXISTING ZONING:	B1
d. PROPOSED ZONING:	MUDD-O (CD)
e. EXISTING USE = BUSINESS - PROPOSED USE =	MULTIFAMILY + GROUND LEVEL LOBBY/FLEX SPACE
f. (36) MULTIFAMILY DWELLING UNITS	
g. PROPOSED RESIDENTIAL DENSITY =	90 D.U./A.
h. NON-RESIDENTIAL SQUARE FOOTAGE =	675 SF
i. PROPOSED F.A.R.:	3.14
j. MAXIMUM HEIGHT OF 60' - NOT TO EXCEED FOUR STORIES	
k. PARKING REQUIRED:	1 CAR PER UNIT (MUDD) = 36 CARS 1 CAR PER UNIT PROVIDED = 36 CARS
l. URBAN OPEN SPACE = APPROX. 20% OF SITE EXCLUDING PARKING	
- GROSS BLDG SF IS LESS THAN 50,000 SF.	

GENERAL PROVISIONS

a. THE CONFIGURATION, PLACEMENT, SIZE, AND NUMBER OF INDIVIDUAL BUILDINGS/DWELLING UNITS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ZONING ORDINANCE AS SPECIFIED IN SECTION 6.207.

b. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 - ALTERATIONS TO APPROVAL.

c. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, STORMWATER, TREES, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 17, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW AND SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

OPTIONAL PROVISIONS

a. REQUEST RELIEF FROM LOADING SPACE REQUIREMENT

PERMITTED USES

a. ALLOWED USES = MULTIFAMILY RESIDENTIAL WITH ALLOWABLE ACCESSORY USES. SMALL SCALE COMMERCIAL USES ALLOWED WITHIN MUDD WILL BE ALLOWED UP TO 675 SQUARE FEET.

b. PROHIBITED USES (N/A)

c. OTHER RESTRICTIONS (N/A)

TRANSPORTATION

a. PETITIONER AGREES TO DEDICATE SUFFICIENT R.O.W. TO PROVIDE A WIDTH EQUAL TO 40' FROM CENTERLINE OF CENTRAL AVE AS GENERALLY INDICATED ON REZONING PLAN.

b. TRANSPORTATION IMPROVEMENTS (N/A)

c. PUBLIC/PRIVATE STREETS - NO PUBLIC OR PRIVATE STREETS ARE BEING CONSTRUCTED AS PART OF THIS PROJECT. PROJECT WILL BE SERVED BY A FULL ACCESS DRIVEWAY CONNECTION TO CENTRAL AVE. AS GENERALLY DEPICTED ON THE REZONING PLAN. DRIVE WILL BE TYPE II MODIFIED PER CDOT STANDARDS.

d. PARKING TO BE STRUCTURED - BELOW PRIMARY STRUCTURE

e. TRANSIT FACILITIES (N/A)

f. RIGHT-OF-WAY ABANDONMENT (N/A)

g. PETITIONER WILL PROVIDE A 6' SIDEWALK AND 8' PLANTING STRIP AS MEASURED FROM THE BACK OF FUTURE CURB AND AS GENERALLY DEPICTED ON THE REZONING PLAN.

h. SEE SITE PLAN FOR EXISTING THOROUGHFARES AND PROPOSED DRIVEWAY

ARCHITECTURAL STANDARDS

a. SEE BUILDING MATERIALS KEY NEXT TO BUILDING ELEVATION FOR NOTES.

b. ONE NEW FOUR-STORY BUILDING WILL BE ON THE SITE

c. URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE: GROUND LEVEL, MASONRY PATIO WALLS WITH CONNECTIVITY TO PUBLIC WALKS/STREETS. A CENTRAL COMMON ENTRY WITH GATHERING SPACE IS LOCATED IN THE MIDDLE OF PLAN, FACING CENTRAL - PROVIDING ACCESS TO APARTMENTS ABOVE. ALL UNITS HAVE EXTERIOR BALCONIES AND THEY MAY ENCROACH 2 FEET INTO THE SETBACK PROVIDED THEY ARE 10 FEET MIN. ABOVE GRADE PER SECTION 9.406 OF THE CHARLOTTE ZONING ORDINANCE. OTHER ELEMENTS INCLUDE LARGE WINDOWS, STUCCO AND METAL PANEL CLADDING.

d. TRASH AND RECYCLE BINS WILL BE CONTAINED WITHIN AND MANUALLY ROLLED-OUT TO CURB FOR PRIVATE COLLECTION.

STREETSCAPE AND LANDSCAPING

a. PETITIONER WILL PROVIDE STREET TREES AND PLANTING STRIP PER THE CITY OF CHARLOTTE TREE ORDINANCE.

ENVIRONMENTAL FEATURES

a. PETITIONER WILL PROVIDE TREE SAVE PER CITY OF CHARLOTTE TREE ORDINANCE. SITE IS WITHIN THE SOUTHEAST CORRIDOR, THEREFORE, MAY MEET TREE SAVE REQUIREMENTS THROUGH MITIGATION OPTIONS AS ALLOWED BY THE ORDINANCE.

FIRE PROTECTION

a. FIRE PROTECTION: PRIVATE DRIVE TO BE CONFORM TO ALL NECESSARY DRIVE, SURFACE AND TURN RADIUS STANDARDS.

LIGHTING

a. ALL FREESTANDING AND ATTACHED LIGHTING WILL HAVE FULL CUT-OFF TYPE LIGHTING FIXTURES. FREESTANDING LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED THROUGHOUT THE SITE.

b. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED WITHIN SITE

Kelly J. Melton
PID: 09507731
DB 27943 PG 335
Lot 32, Block 1
MB 230 PG 33
"Revised Map of Forest Hill"

R-22MF

David L. Barker
David M. Barker
PID: 09507732
DB 5674 PG 108
Lot 33, Block 1
MB 230 PG 147
"Hubbard Realty Co's
Map of Forest Hill"

R-22MF

Arthur F. Dancy, Jr.
Janet B. Dancy
PID: 09507733
DB 3787 PG 599
Lot 34, Block 1
MB 230 PG 33
"Revised Map of Forest Hill"

R-22MF

Anthony Kuhn
PID: 09507734
DB 17256 PG 244
Lot 35, Block 1
MB 230 PG 33
"Revised Map of Forest Hill"

R-22MF

NOTE: PETITIONER SHALL PROVIDE EVERGREEN SHRUB OR TREE PLANTINGS AT THE REAR OF THE BUILDING, SUCH PLANTINGS WILL ATTAIN A MINIMUM 10' HEIGHT AT MATURITY. ADDITIONALLY, PETITIONER WILL PROVIDE PLANTINGS UP TO 3 LARGE MATURING TREES ON ADJACENT PROPERTIES TO THE REAR (PARCEL ID #09507733 AND #09507732) IF REQUESTED AND AGREED TO BY THE OWNER OF THOSE PROPERTIES.

Mouro, LLC
PID: 09507709
DB 18831 PG 773
Lot 5, Block 1
MB 230 PG 17
"Map of Forest Hill"

B-1

4' SIDEWALK CONNECTION
TO REAR EGRESS TO PUBLIC WALK -
TO RECEIVE EXTERIOR BLDG. LIGHTING

NOTE: GATE PANEL AND COLUMN
(AT THIS LOCATION) HAS BEEN SHIFTED
2' TO BETTER CLEAR PARKING STALL

NOTE: FIN/PROJECTION ELEMENT
WILL BE FLUSH AT REAR OF SIDEWALK
FOR A MINIMUM OF 8' VERTICALLY.
FIN ELEMENT WILL GRADUALLY SLOPE
OUTWARD ABOVE 8' TO A HORIZONTAL
MAXIMUM DIMENSION OF 4' (AT UPPER
LEVELS)

TRASH COLLECTION
AREA - 2YD.
ROLL-OUT
CONTAINERS

4' SIDEWALK CONNECTION
TO REAR EGRESS TO PUBLIC WALK -
TO RECEIVE EXTERIOR BLDG. LIGHTING

VFW Post #1160
PID: 09507706
DB 3248 PG 63
Lots 1-2, Block 1
MB 230 PG 17
"Map of Forest Hill"

B-1

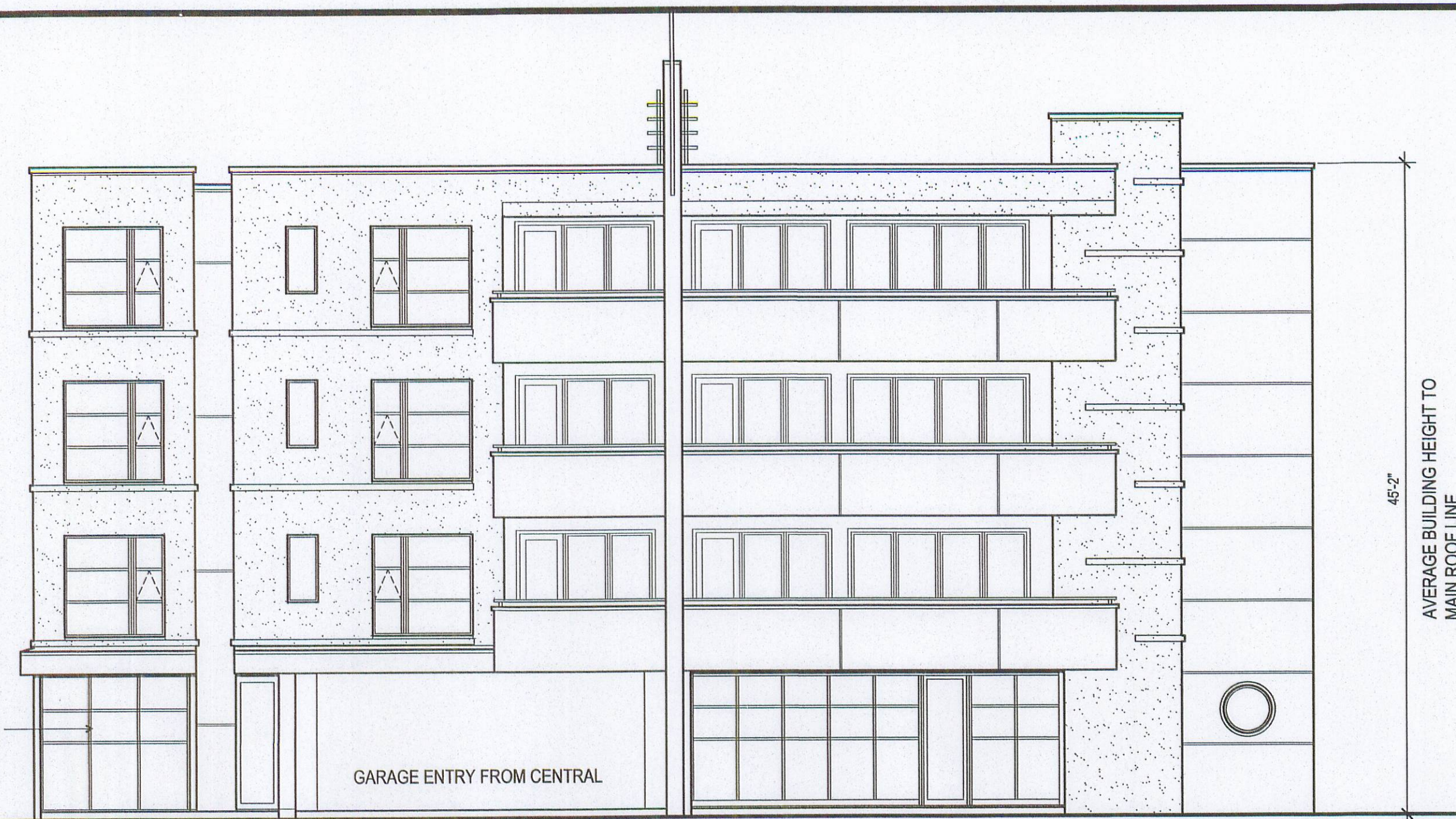
1 ARCHITECTURAL SITE PLAN
RZ.02 1\"/>

**APPROVED BY
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MAR 17 2014

- EXTERIOR BUILDING MATERIAL KEY**
1. CLEAR STOREFRONT GLAZING AT GROUND LEVEL STREET FRONT
 2. WINDOWS: PREFINISHED ALUMINUM OR CLAD
 3. PRIMARY VENEER: STUCCO AND FIBER CEMENT PANELING AND SIDING
 4. MISC. ELEMENTS (SIDE BALCONIES, ETC) - FIBER CEMENT TRIM AND PANELING
 5. FASCIA AND UPPER FRIEZE AREAS: SMOOTH FIBER CEMENT PANELING
 6. BALCONY RAILINGS: PREFINISHED ALUMINUM
 7. ROOFING: TPO FLAT ROOF MEMBRANE
 8. NOTE: SIDE ELEVATIONS WILL ALSO MEET MUDD MINIMUM REQUIREMENTS FOR DOORS, WINDOWS, OPENINGS, AND MINIMIZING BLANK WALLS

NOTE: CLEAR GLAZING AT ALL STREET/GROUND LEVEL STOREFRONT



2 FRONT/CENTRAL AVENUE ELEVATION
 RZ.03 1/8" = 1'-0"



1 ARCHITECTURAL RENDERING
 RZ.03 NOT TO SCALE

GATEWAY CENTRAL APARTMENTS

CENTRAL AVENUE
 CHARLOTTE, NORTH CAROLINA

GATEWAY COMMUNITIES, L.L.C.

PROJECT A-1310

**ARCHITECTURAL
 RENDERING AND
 STREET ELEVATION
 RZ PET# - 2014-005**

NOVEMBER 25, 2013

REVISION 1 - 1/17/14 REZONING REVS
 REVISION 2 - 2/21/14 REZONING REVS
 REVISION 3 -
 REVISION 4 -

RZ.03