

Anthony Kahn
PID: 09507754
DB 17256 PG 244
Lot 35, Block 1
NB 250 PG 35
"Revised Map of Forest Hill"

Arthur F. Dancy, Jr.
James B. Dancy
PID: 09507755
DB 3787 PG 599
Lot 34, Block 1
NB 250 PG 35
"Revised Map of Forest Hill"

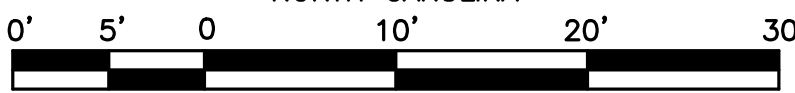
David L. Barker
David M. Barker
PID: 09507752
DB 5674 PG 108
Lot 35, Block 1
NB 250 PG 147
"Hubbard Reath, LLC
Map of Forest Hill"

Kelly J. Milton
PID: 09507731
DB 27949 PG 559
Lot 32, Block 1
NB 250 PG 35
"Revised Map of Forest Hill"

I certify that this map was drawn by me from an actual survey made by me (DB 19674 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 56.1600); 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 / GEOID12;
Checked Published NGS 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



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

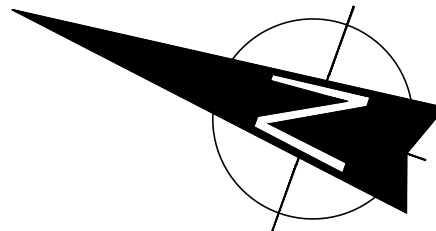
Boundary Survey
Gateway Communities LLC
1921 & 1925 Central Avenue
City of Charlotte, Mecklenburg County
NORTH CAROLINA

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

VFW Plot #1160
PID: 09507706
DB 9248 PG 69
Lot 1-2, Block 1
NB 250 PG 17
"Map of Forest Hill"

Maro, LLC
PID: 09507709
DB 18891 PG 775
Lot 5, Block 1
NB 250 PG 17
"Map of Forest Hill"

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



Central Avenue
Public R/W

NOTES:

- PID: 09507707 and 09507708
- Deed Reference: DB 19674 PG 954
- Plat Reference: Lot 3 & 4, FB 230 PG 17
- Zoned: B-1

LEGEND

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REDAR
NCGS	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-	SANITARY SEWER LINE
-O-	OVERHEAD UTILITY
SHRUBS	SHRUBS
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL

GATEWAY CENTRAL APARTMENTS

CENTRAL AVENUE
CHARLOTTE, NORTH CAROLINA

GATEWAY COMMUNITIES, LLC

PROJECT A-1310

BOUNDARY SURVEY

RZ PET# - 2014-005

NOVEMBER 25, 2013

REVISION 1 - 1/17/14 REZONING REV'S
REVISION 2 -
REVISION 3 -
REVISION 4 -

RZ.01

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

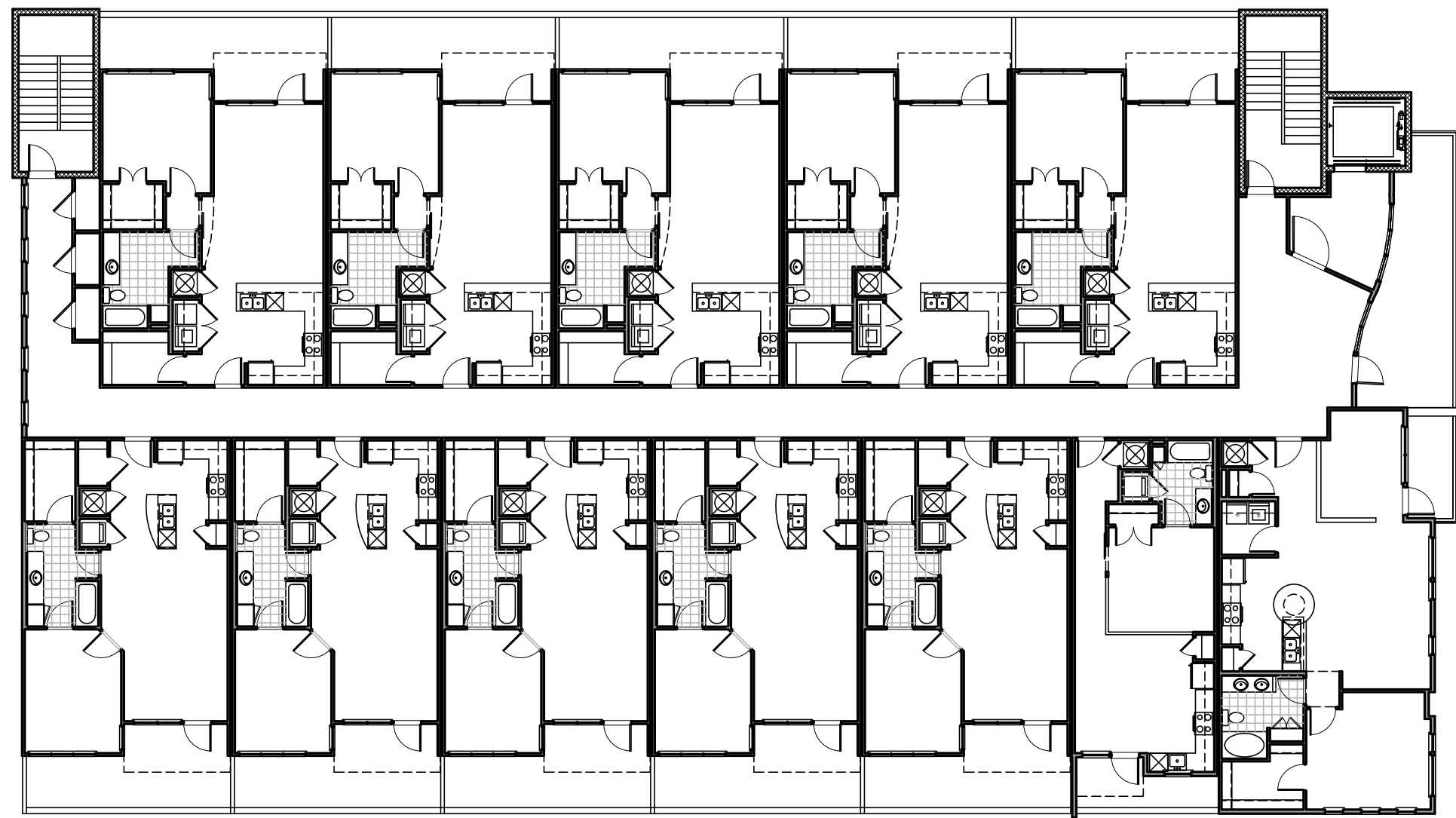
- a. PETITIONER WILL PROVIDE TREE SAVE PER CITY OF CHARLOTTE
TREE ORDINANCE. SITE IS WITHIN THE SOUTHEAST CORRIDOR,
THEREFORE, MAY MEET TREE SAVE REQUIREMENTS THROUGH
MITIGATION OPTIONS AS ALLOWED BY THE ORDINANCE.
b. SITE CREATES LESS THAN 20,000 SF OF IMPERVIOUS AREA,
THEREFORE IS EXEMPT FROM PCCO REQ.

FIRE PROTECTION

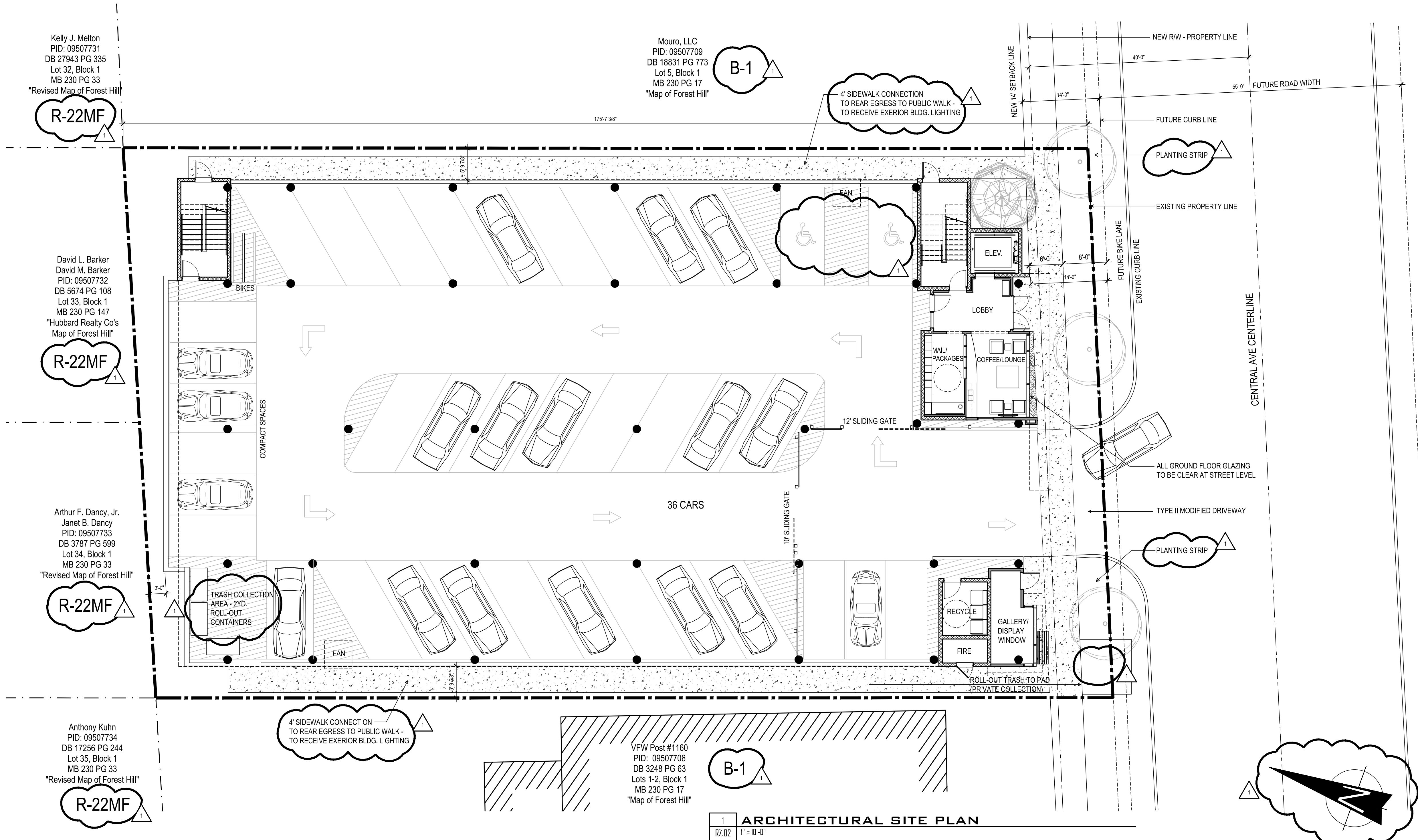
- a. FIRE PROTECTION: PRIVATE DRIVE TO BE CONFORM TO ALL
NECESSARY DRIVE, SURFACE AND TURN RADIUS STANDARDS.

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



2 TYPICAL UPPER LEVEL/APARTMENT PLAN
RZ.02 1/16" = 1'-0"



1 ARCHITECTURAL SITE PLAN
RZ.02 1" = 10'-0"

EXTERIOR BUILDING MATERIAL KEY

1. CLEAR STOREFRONT GLAZING AT GROUND LEVEL STREET FRONT

2. WINDOWS: PREFINISHED ALUMINUM OR CLAD

3. PRIMARY VENEER: STUCCO AND METAL PANELS

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



2 FRONT/CENTRAL AVENUE ELEVATION

RZ.03 1/8" = 1'-0"



1 ARCHITECTURAL RENDERING

RZ.03 NOT TO SCALE