

Anthony Kim
 PID: 09507754
 DB 17286 PG 244
 Lot 35, Block 1
 MB 250 PG 35
 "Revised Map of Forest Hill"

Arthur F. Pancy, Jr.
 Janet B. Pancy
 PID: 09507755
 DB 3787 PG 699
 Lot 34, Block 1
 MB 250 PG 35
 "Revised Map of Forest Hill"

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

Kelli J. Milton
 PID: 09507731
 DB 27949 PG 559
 Lot 32, Block 1
 MB 250 PG 55
 "Revised Map of Forest Hill"

VFW Post #1160
 PID: 09507706
 DB 2245 PG 69
 Lots 1-2, Block 1
 MB 250 PG 17
 "Map of Forest Hill"

Maro LLC
 PID: 09507709
 DB 1882 PG 775
 Lot 5, Block 1
 MB 250 PG 17
 "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 NCOS 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.

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

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

Professional Land Surveyor L-3810

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

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

- 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 REBAR
 - NCGS NORTH CAROLINA GRID COORDINATES
 - NAD NORTH AMERICAN DATUM
 - EP EDGE OF PAVEMENT
 - BC BACK OF CURB
 - RW 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
 - U- UNDERGROUND WATER LINE
 - 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

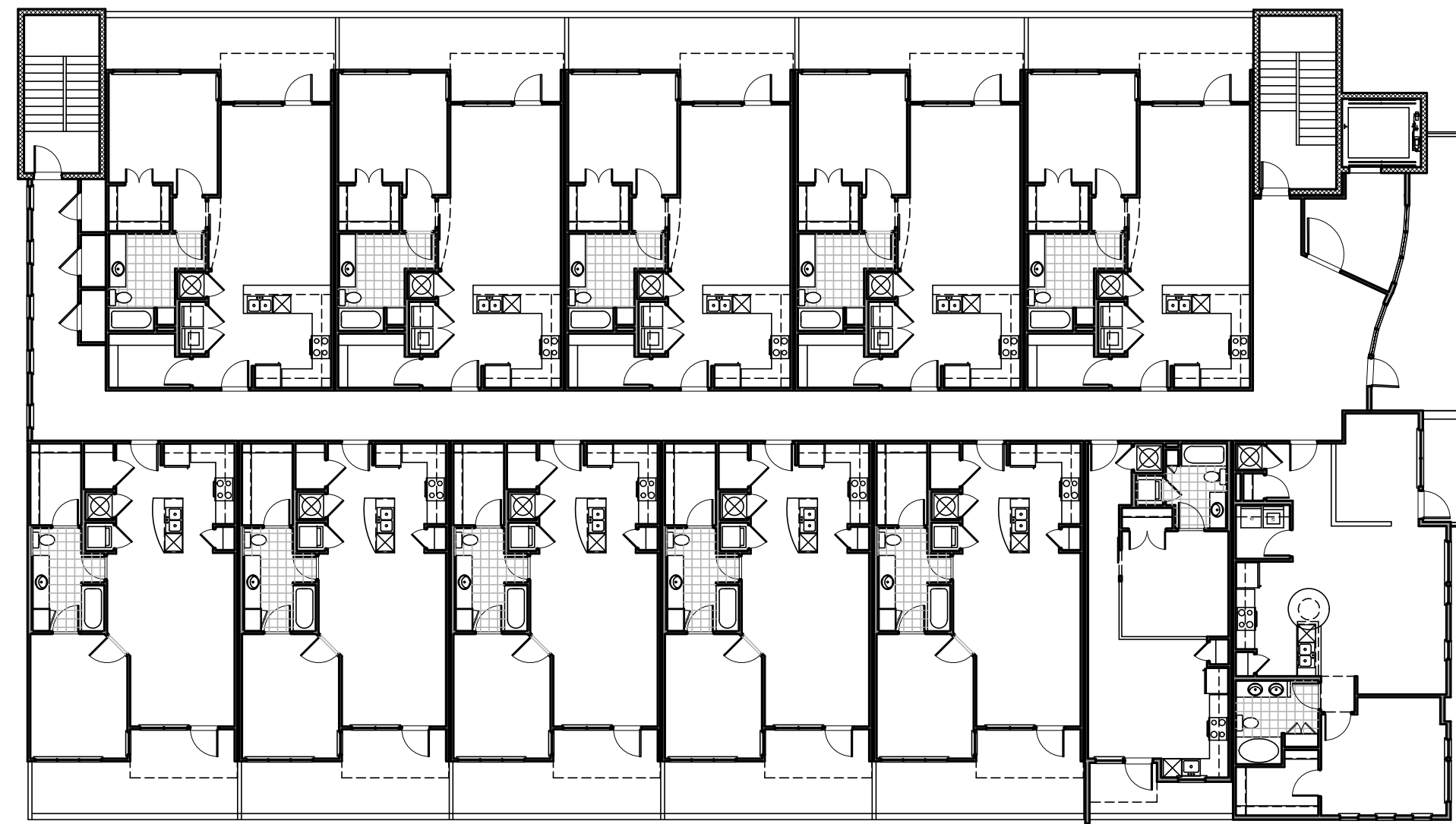
PROJECT A-1310
BOUNDARY SURVEY

RZ PET# - 2013-000

NOVEMBER 25, 2013

- REVISION 1 -
- REVISION 2 -
- REVISION 3 -
- REVISION 4 -

RZ.01



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

- DEVELOPMENT DATA TABLE**
- a. SITE AREA: 0.40 ACRES
 - b. TAX PARCEL ID NUMBERS: 121-056-04 AND 121-056-05
 - 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
 - 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. OPEN SPACE = APPROX. 20% OF SITE EXCLUDING PARKING

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.

OPTIONAL PROVISIONS (N/A)

PERMITTED USES

- a. ALLOWED USES = MULTIFAMILY AND MIXED-USE RESIDENTIAL
- b. PROHIBITED USES = NON-RESIDENTIAL
- c. OTHER RESTRICTIONS (N/A)

TRANSPORTATION

- a. DEDICATED AND RESERVATION OF STREET R/W TO CITY
- b. TRANSPORTATION IMPROVEMENTS (N/A)
- c. PUBLIC/PRIVATE STREETS - PRIVATE DRIVE ADDED WITHIN DEVELOPMENT TO CONNECT CENTRAL TO STRUCTURED PARKING GARAGE. DRIVE TO BE DESIGNED/CONSTRUCTED AS A CMLD STANDARD TYPE TWO DRIVEWAY.
- d. PARKING TO BE STRUCTURED - BELOW PRIMARY STRUCTURE
- e. TRANSIT FACILITIES (N/A)
- f. RIGHT-OF-WAY ABANDONMENT (N/A)
- g. SIDEWALKS AND PLANTING STRIPS ALONG THE SITE'S PUBLIC STREET FRONTAGE SHALL BE ESTABLISHED AS INDICATED ON SITE 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 9.408 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.
- e. 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.

STREETScape AND LANDSCAPING

- a. SEE PLANS FOR STREETScape (SIDEWALK/PLANTING STRIP) DIMENSIONS PER CITY OF CHARLOTTE ORDINANCES
- b. SEE PLANS FOR NOTES ON SPECIAL BUFFER/FENCE SCREENING

ENVIRONMENTAL FEATURES

- a. TREE SAVE - PER ORDINANCE
- b. POCO TREATMENT - PER ORDINANCE
- c. ENVIRONMENTAL PROVISIONS (N/A)

PARKS GREENWAYS AND OPEN SPACE

- a. RESERVATION/DEDICATION OF PARK OR GREENWAY (N/A)
- b. PARK AND/OR GREENWAY IMPROVEMENTS (N/A)
- c. CONNECTIONS TO PARK AND/OR GREENWAYS (N/A)
- d. PRIVATELY CONSTRUCTED OPEN SPACE (N/A)

FIRE PROTECTION

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

SIGNAGE

- a. SIGN LIMITATIONS (N/A)

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

PHASING

- a. DEVELOPMENT PHASING (N/A)

OTHER

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

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

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"

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"

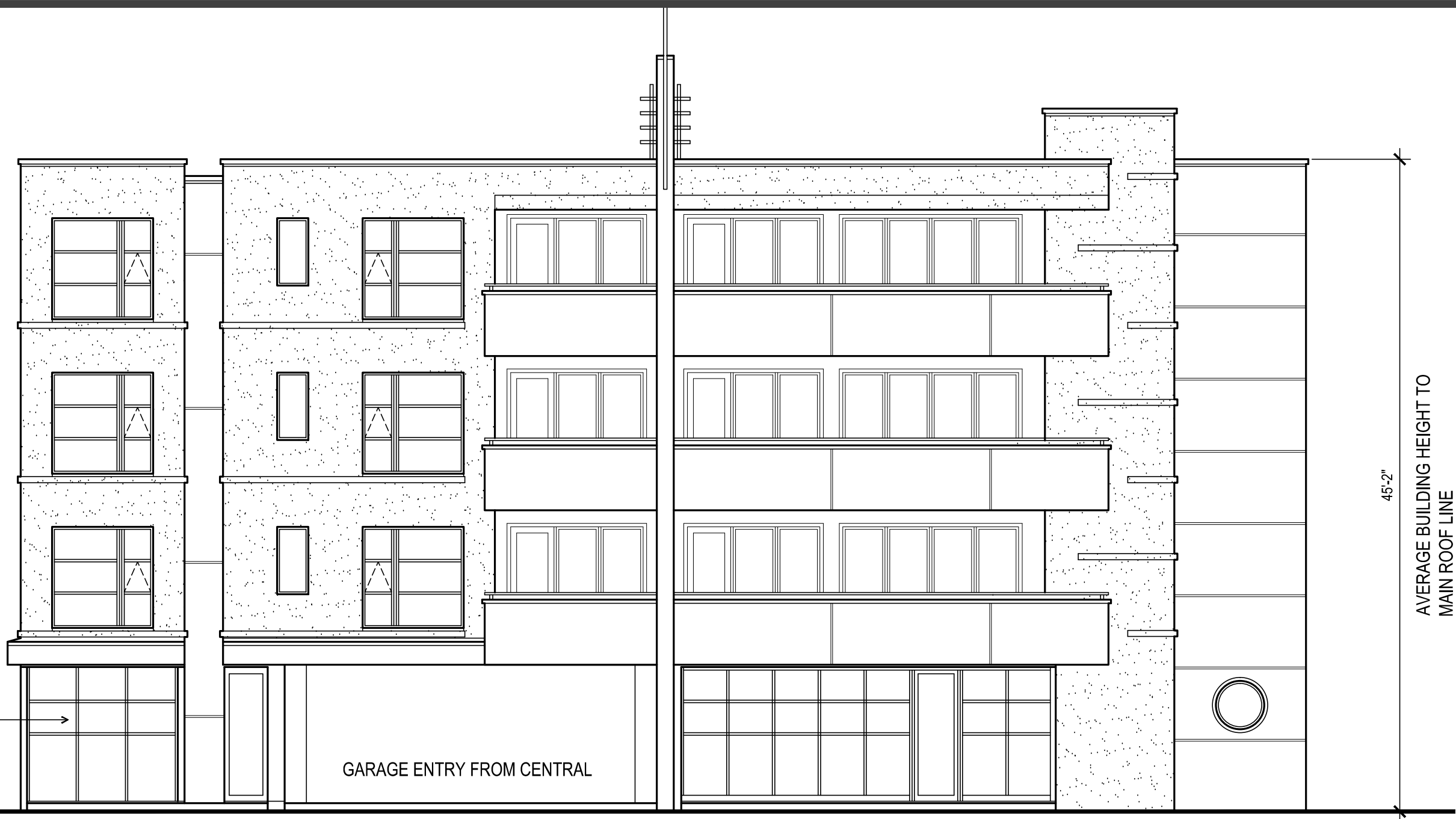
Anthony Kuhn
PID: 09507734
DB 17256 PG 244
Lot 35, Block 1
MB 230 PG 33
"Revised Map of Forest Hill"

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

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

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, LLC

PROJECT A-1310
ARCHITECTURAL RENDERING AND STREET ELEVATION
 RZ PET# - 2013-000
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 REVISION 1 -
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RZ.03