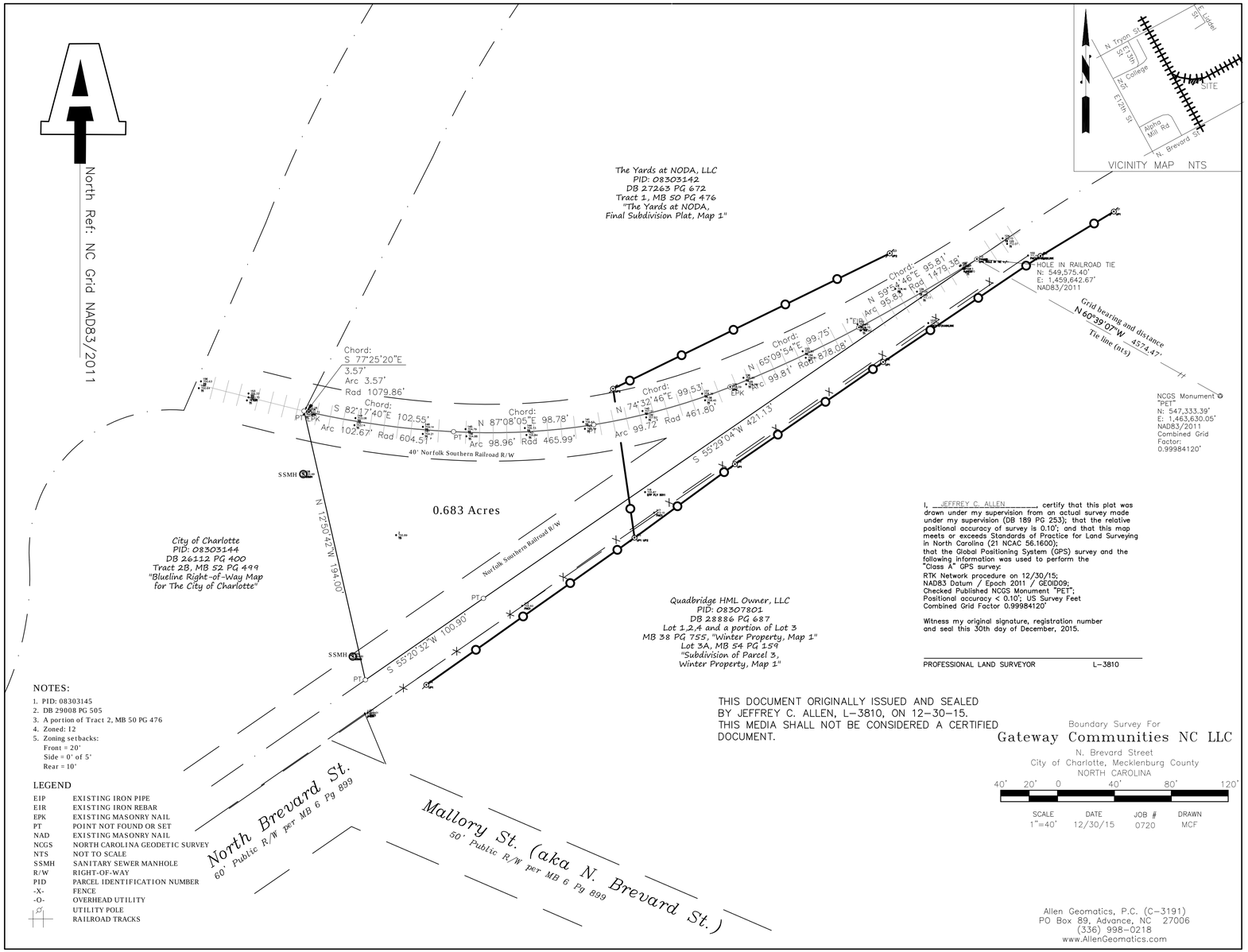

I, JEFFREY C. ALLEN, certify that this plat was drawn under my supervision from an actual survey made under my supervision (DB 189 PG 253); that the relative positional accuracy of survey is 0.10'; and that this map meets or exceeds Standards of Practice for Land Surveying in North Carolina (21 NCAC 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 12/30/15;
NAD83 Datum / Epoch 2011 / GEOID09;
Checked Published NCGS Monument "PET";
Positional accuracy < 0.10'; US Survey Feet
Combined Grid Factor 0.99984120'

Witness my original signature, registration number and seal this 30th day of December, 2015.

PROFESSIONAL LAND SURVEYOR L-3810

THIS DOCUMENT ORIGINALLY ISSUED AND SEALED BY JEFFREY C. ALLEN, L-3810, ON 12-30-15. THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT.

Boundary Survey For
Gateway Communities NC LLC
N. Brevard Street
City of Charlotte, Mecklenburg County
NORTH CAROLINA

40' 20' 0 40' 80' 120'

SCALE	DATE	JOB #	DRAWN
1"=40'	12/30/15	0720	MCF

NOTES:

1. PID: 08303145
2. DB 29008 PG 505
3. A portion of Tract 2, MB 50 PG 476
4. Zoned: I2
5. Zoning setbacks:
   Front = 20'
   Side = 0' of 5'
   Rear = 10'

LEGEND

EIP	EXISTING IRON PIPE
EIR	EXISTING IRON REBAR
EPK	EXISTING MASONRY NAIL
PT	POINT NOT FOUND OR SET
NAD	EXISTING MASONRY NAIL
NCGS	NORTH CAROLINA GEODETIC SURVEY
NTS	NOT TO SCALE
SSMH	SANITARY SEWER MANHOLE
R/W	RIGHT-OF-WAY
PID	PARCEL IDENTIFICATION NUMBER
-X-	FENCE
-O-	OVERHEAD UTILITY
	UTILITY POLE
	RAILROAD TRACKS

Allen Geomatics, P.C. (C-3191)
PO Box 89, Advance, NC 27006
(336) 998-0218
www.AllenGeomatics.com

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urbandesignpartners.com

Gateway Communities
6701 Carmel #118
Charlotte, NC 28226

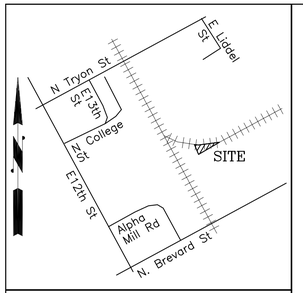
NoDa 40

Survey
Charlotte, North Carolina

NO.	DATE:	BY:	REVISIONS:

Project No: 16-041
Date: August 22, 2016
Designed by: udp
Drawn By: udp
Scale: 1" = 40'
Sheet No:

SU-1.0



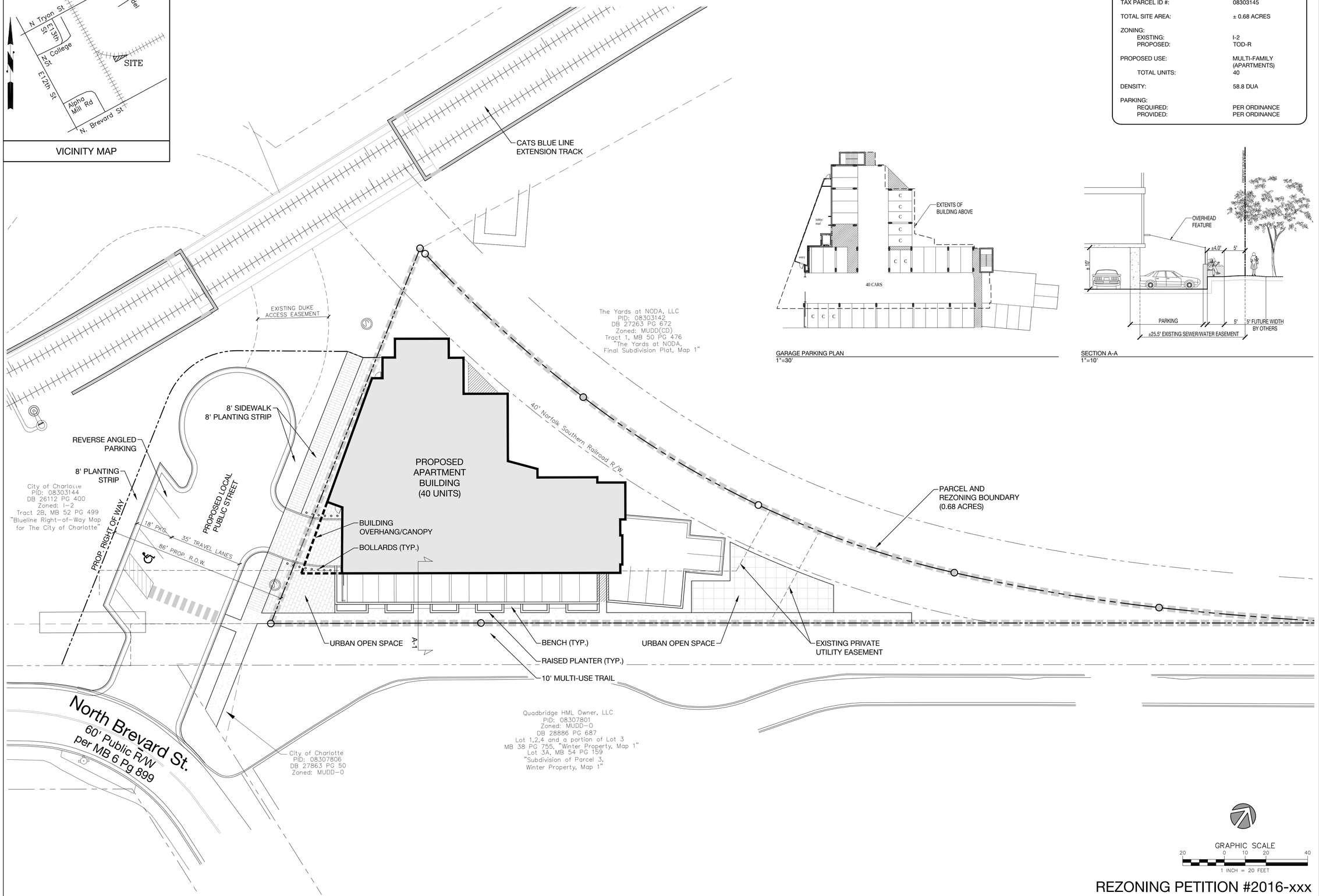
VICINITY MAP

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	08303145
TOTAL SITE AREA:	± 0.68 ACRES
ZONING:	
EXISTING:	I-2
PROPOSED:	TOD-R
PROPOSED USE:	MULTI-FAMILY (APARTMENTS)
TOTAL UNITS:	40
DENSITY:	58.8 DUA
PARKING:	
REQUIRED:	PER ORDINANCE
PROVIDED:	PER ORDINANCE

GARAGE PARKING PLAN
1"=30'

SECTION A-A
1"=10'



REZONING PETITION #2016-xxx

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Rezoning Site Plan
Charlotte, North Carolina

NO.	DATE:	BY:	REVISIONS:

Project No: 16-041
Date: August 22, 2016
Designed by: udp
Drawn By: udp
Scale: 1"=30'
Sheet No:

RZ-1.0

DEVELOPMENT STANDARDS

1. GENERAL PROVISIONS

A. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Gateway Communities NC, LLC (the "Petitioner") for an approximately 0.68 acre site located north of North Brevard Street northeast of the intersection of North Brevard Street and Faison Avenue, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the "Site"). The Site is comprised of Tax Parcel No. 083-031-45.

B. The development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Subject to the optional provisions set out below, the regulations established under the Ordinance for the TOD-RO zoning district shall govern the development and use of the Site.

C. The development and uses depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the requirements set forth on this Rezoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Rezoning Plan.

D. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner or owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance. Alterations to the Rezoning Plan are subject to Section 6.207 of the Ordinance.

2. OPTIONAL PROVISIONS

The optional provisions set out below shall apply to the development of the Site.

A. Outdoor lighting fixtures shall be permitted to provide lighting on the proposed multi-use trail along the southeastern boundary of the property. This lighting may extend across the property line to illuminate the future full width of the proposed trail.

B. The development shall not be required to meet street wall requirements of use of clear glass windows and doors on at least 25% of the length of the first floor of the proposed building along the proposed multi-use trail frontage. However, a combination of design elements shall be used on the building façade, or included into the site design, to animate and enliven the streetscape. These design elements may include but are not limited to the following: ornamentation; molding; string courses; changes in material or color; architectural lighting; works of art; fountains and pools; street furniture; stoops, landscaping and garden areas; and display areas.

C. The development shall not be required to provide an operable pedestrian entrance on the façade closest to the proposed multi-use trail. However, a pedestrian access point will be provided from the parking garage directly to the multi-use trail.

3. PERMITTED USES

A. The Site may be devoted only to a residential building containing a maximum of 40 for-rent apartment units and to any incidental and accessory uses relating thereto that are allowed in the TOD-R zoning district. Incidental and accessory uses may include, without limitation, amenities for residents such as a business center, fitness center, and similar facilities.

B. In addition to the uses set out above, Development Area B1, Development Area B2 and Development Area C may be devoted to temporary surface parking lots as permitted under Section 9.1205(18) of the Ordinance.

4. TRANSPORTATION

A. Vehicular access to the Site shall be from a newly constructed street as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation and/or the North Carolina Department of Transportation.

B. A minimum of 40 vehicular parking spaces shall be provided within an integral parking garage as generally depicted on the Rezoning Plan.

D. Petitioner shall construct and install a local public street which will provide frontage on a public street and a connection from the North Brevard Street as generally depicted on the Rezoning Plan. This local public street shall be built on City of Charlotte owned property through a development agreement with the City. The street will be designed and constructed as a modified version the typical local residential wide street section as specified in the Charlotte Land Development Standards and more particularly illustrated on the Rezoning Plan. Modifications to the street design shall be allowed to accommodate the existing access easement in place. The Petitioner will work with CATS and CDOT to determine the final layout and geometry of the street.

6. ARCHITECTURAL AND DESIGN STANDARDS

A. The maximum height of the building shall be 5 stories (including parking level) or 60 feet, whichever is greater, as measured from the average grade at the base of the building.

B. Exterior building materials may include brick and/or masonry and/or fiber cement siding and/or glazing and/or windows and/or concrete or a combination thereof. Vinyl is not allowed as a materials except on windows and soffits.

C. All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.

7. STREETSCAPE/LANDSCAPING/OPEN SPACE

A. An 8 foot planting strip and an 8 foot sidewalk shall be installed along the Site's frontage on the Proposed Public Street.

B. The development of the Site shall comply with the applicable landscaping and screening requirements of the Ordinance.

C. Petitioner shall install a 5 foot wide section of concrete or asphalt multi-use trail within the Site that will provide a portion of the proposed Cross Charlotte Trail Spur as generally depicted on the Rezoning Plan. The City of Charlotte or others shall be responsible for the installation of the remaining width of the trail which is not located within the Site. The City of Charlotte shall be responsible for maintenance of the multi-use trail. Petitioner shall install this 5 foot wide multi-use trail prior to the issuance of the certificate of occupancy.

D. Urban open space will be provided as required by the Ordinance.

E. Petitioner shall install a curbless driveway entry into the proposed parking garage of the development. Surfacing materials for the drive and adjacent sidewalk may include, without limitation, scored, patterned or decorative concrete, pavers, or other specialty hardscape. Standard asphalt or concrete with typical curb and gutter shall not be allowed. The driveway will be bordered with bollards to provide safety to pedestrians.

8. ENVIRONMENTAL FEATURES

A. Development of the Site shall comply with the requirements of the City of Charlotte Tree Ordinance.

B. Development of the Site shall comply with the requirements of the City of Charlotte Post Construction Ordinance.

9. LIGHTING

A. All outdoor lighting fixtures for parking lots and pedestrian activity areas shall be classified as full cut-off, cutoff or semi-cutoff. In addition, any building light fixtures used to illuminate parking and pedestrian areas and service areas shall be classified as full cutoff, cutoff or semi-cutoff.

C. The maximum height of any new freestanding lighting fixture installed on the Site, including its base, shall be 25 feet.

D. The lighting of signs shall be in accordance with standards of Chapter 13 of the Ordinance.

10. BINDING EFFECT OF THE REZONING DOCUMENTS AND DEFINITIONS

A. If this Rezoning Petition is approved, all conditions applicable to the use and development of the Site imposed under these Development Standards and the Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

B. Throughout these Development Standards, the term "Petitioner" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Petitioner or the owner or owners of the Site from time to time who may be involved in any future development thereof.

C. Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

REZONING PETITION #2016-xxx

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NoDa 40

Development Standards and Notes
Charlotte, North Carolina

NO. DATE: BY: REVISIONS:

Project No: 16-041
Date: August 22, 2016
Designed by: udp
Drawn By: udp
Scale:
Sheet No:

RZ-2.0