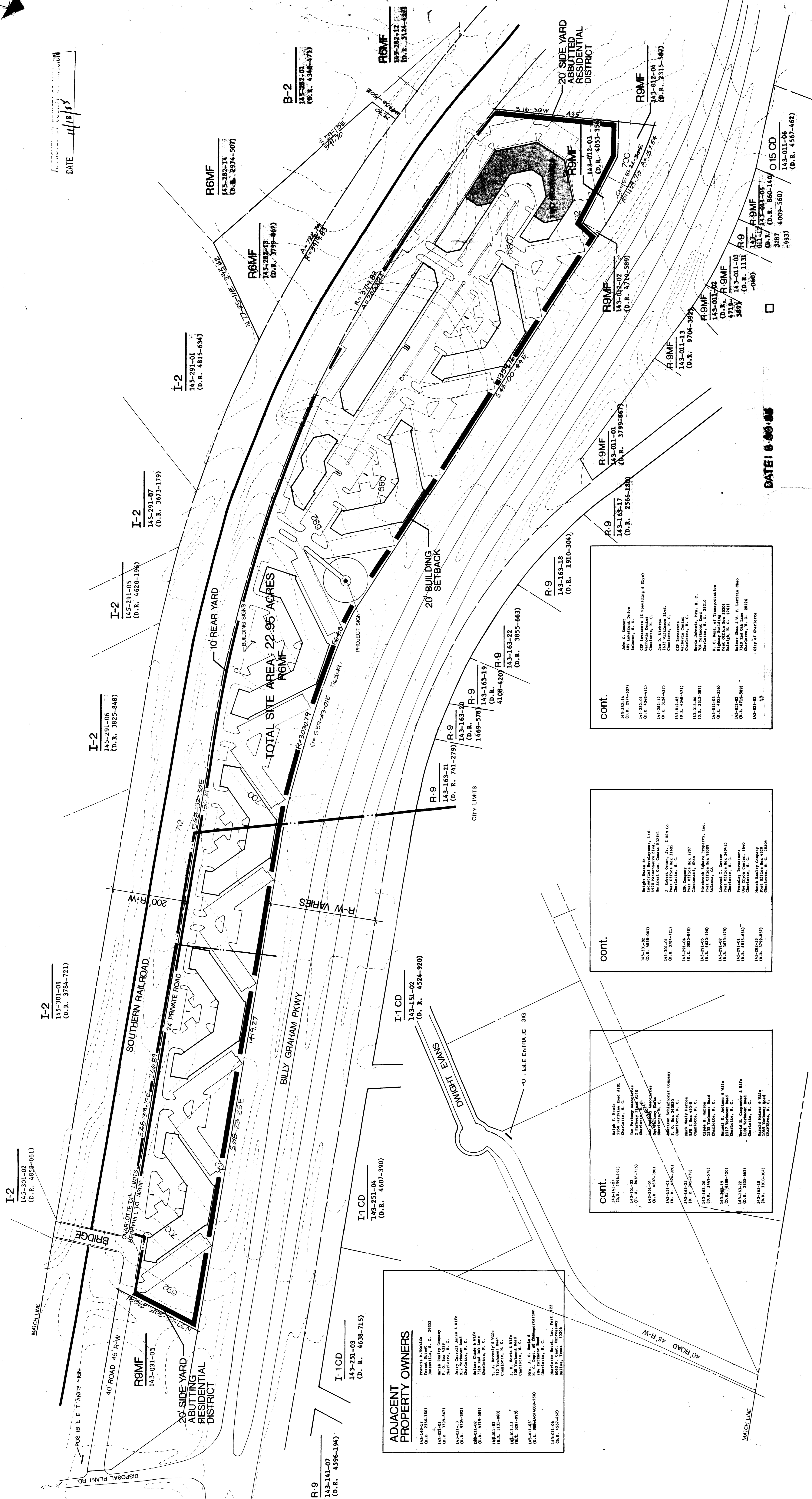


DATE: 11/18/15



**ADJACENT PROPERTY OWNERS**

143-152-17 (D.R. 2146-180)	Francis & Marjorie Forest Street Charlotte, N.C. 28203
143-152-18 (D.R. 2146-181)	Charlotte City
143-152-19 (D.R. 2146-182)	Charlotte City
143-152-20 (D.R. 2146-183)	Charlotte City
143-152-21 (D.R. 2146-184)	Charlotte City
143-152-22 (D.R. 2146-185)	Charlotte City
143-152-23 (D.R. 2146-186)	Charlotte City
143-152-24 (D.R. 2146-187)	Charlotte City
143-152-25 (D.R. 2146-188)	Charlotte City
143-152-26 (D.R. 2146-189)	Charlotte City
143-152-27 (D.R. 2146-190)	Charlotte City
143-152-28 (D.R. 2146-191)	Charlotte City
143-152-29 (D.R. 2146-192)	Charlotte City
143-152-30 (D.R. 2146-193)	Charlotte City
143-152-31 (D.R. 2146-194)	Charlotte City
143-152-32 (D.R. 2146-195)	Charlotte City
143-152-33 (D.R. 2146-196)	Charlotte City
143-152-34 (D.R. 2146-197)	Charlotte City
143-152-35 (D.R. 2146-198)	Charlotte City
143-152-36 (D.R. 2146-199)	Charlotte City
143-152-37 (D.R. 2146-200)	Charlotte City

**cont.**

143-152-38 (D.R. 2146-201)	Charlotte City
143-152-39 (D.R. 2146-202)	Charlotte City
143-152-40 (D.R. 2146-203)	Charlotte City
143-152-41 (D.R. 2146-204)	Charlotte City
143-152-42 (D.R. 2146-205)	Charlotte City
143-152-43 (D.R. 2146-206)	Charlotte City
143-152-44 (D.R. 2146-207)	Charlotte City
143-152-45 (D.R. 2146-208)	Charlotte City
143-152-46 (D.R. 2146-209)	Charlotte City
143-152-47 (D.R. 2146-210)	Charlotte City
143-152-48 (D.R. 2146-211)	Charlotte City
143-152-49 (D.R. 2146-212)	Charlotte City
143-152-50 (D.R. 2146-213)	Charlotte City

**cont.**

143-152-51 (D.R. 2146-214)	Charlotte City
143-152-52 (D.R. 2146-215)	Charlotte City
143-152-53 (D.R. 2146-216)	Charlotte City
143-152-54 (D.R. 2146-217)	Charlotte City
143-152-55 (D.R. 2146-218)	Charlotte City
143-152-56 (D.R. 2146-219)	Charlotte City
143-152-57 (D.R. 2146-220)	Charlotte City
143-152-58 (D.R. 2146-221)	Charlotte City
143-152-59 (D.R. 2146-222)	Charlotte City
143-152-60 (D.R. 2146-223)	Charlotte City
143-152-61 (D.R. 2146-224)	Charlotte City
143-152-62 (D.R. 2146-225)	Charlotte City
143-152-63 (D.R. 2146-226)	Charlotte City
143-152-64 (D.R. 2146-227)	Charlotte City
143-152-65 (D.R. 2146-228)	Charlotte City
143-152-66 (D.R. 2146-229)	Charlotte City
143-152-67 (D.R. 2146-230)	Charlotte City

**cont.**

143-152-68 (D.R. 2146-231)	Charlotte City
143-152-69 (D.R. 2146-232)	Charlotte City
143-152-70 (D.R. 2146-233)	Charlotte City
143-152-71 (D.R. 2146-234)	Charlotte City
143-152-72 (D.R. 2146-235)	Charlotte City
143-152-73 (D.R. 2146-236)	Charlotte City
143-152-74 (D.R. 2146-237)	Charlotte City
143-152-75 (D.R. 2146-238)	Charlotte City
143-152-76 (D.R. 2146-239)	Charlotte City
143-152-77 (D.R. 2146-240)	Charlotte City
143-152-78 (D.R. 2146-241)	Charlotte City
143-152-79 (D.R. 2146-242)	Charlotte City
143-152-80 (D.R. 2146-243)	Charlotte City
143-152-81 (D.R. 2146-244)	Charlotte City
143-152-82 (D.R. 2146-245)	Charlotte City
143-152-83 (D.R. 2146-246)	Charlotte City
143-152-84 (D.R. 2146-247)	Charlotte City
143-152-85 (D.R. 2146-248)	Charlotte City
143-152-86 (D.R. 2146-249)	Charlotte City
143-152-87 (D.R. 2146-250)	Charlotte City

**DEVELOPMENT DATA**

Existing Zoning	R-9MF
Proposed Zoning	I-1CD
Total Site Area	22.96 ACRES
Building Square Footage First Floor	280,000 Square Feet
Building Square Footage Second Floor	25,000 Square Feet
Total Building Square Footage	305,000 Square Feet
Parking Required (0.331/1000SF)	1016 Spaces
Parking Provided	1016 Spaces
Building Use	Office/Business

\* 80% of the parking spaces shall be wheelchair accessible in accordance with the Americans with Disabilities Act (ADA).

**CONDITIONAL REQUIREMENTS**

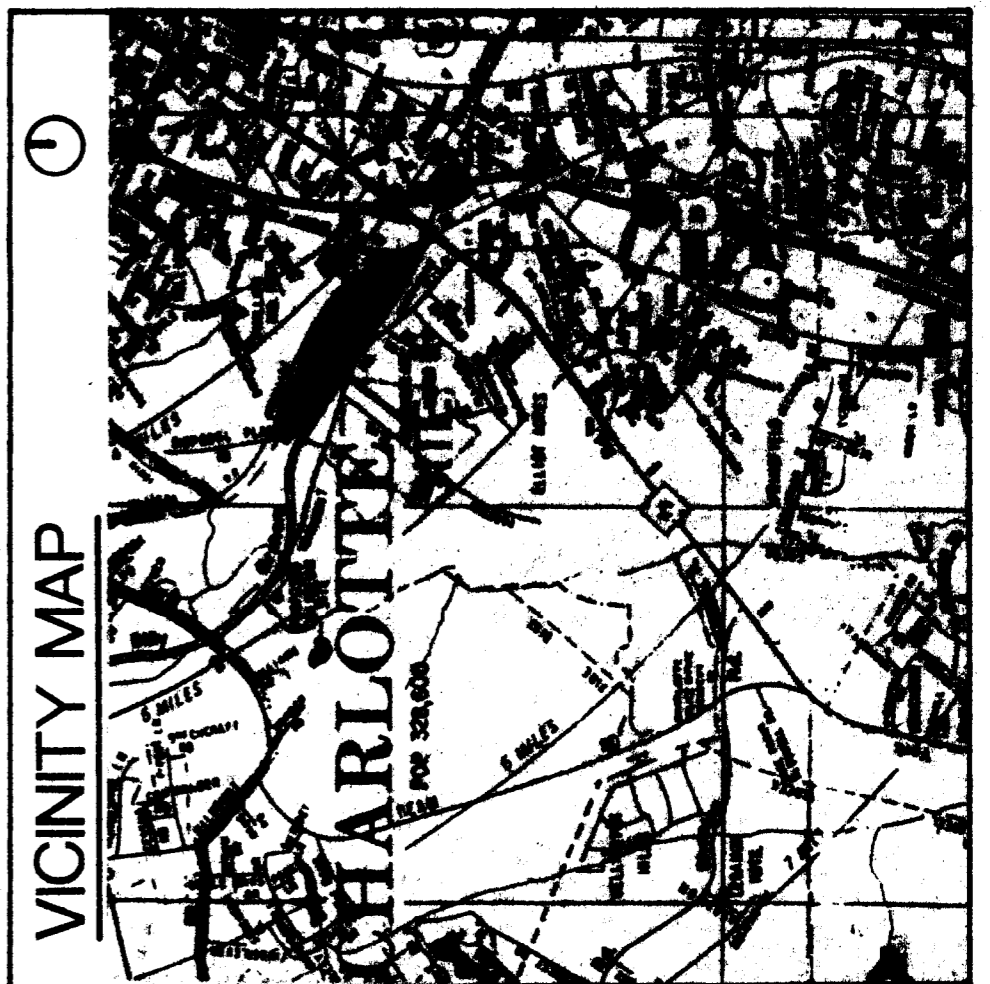
- The zoning application shall be accompanied by a site plan showing the proposed development and the location of the parking spaces and the location of the building.
- The new street will be constructed to Charlotte Engineering Standards (CES) and shall be dedicated to the City of Charlotte.
- Unless otherwise noted, all construction shall be in accordance with the City of Charlotte Engineering Standards (CES).
- All efforts will be made to fit the proposed buildings into the existing street grid and to maintain the character of the neighborhood.
- Where possible, existing natural vegetation will remain undisturbed.
- Where possible, building floor elevations will be established lower than existing floor elevations to minimize the need for flood protection.

**cont.**

- Areas without existing natural vegetation will be revegetated with native plant species.
- Individual buildings, drives and parking areas will be landscaped with evergreen and flowering trees and shrubs. All landscaping shall be installed and maintained in accordance with the City of Charlotte Engineering Standards (CES).
- An extensive vegetation buffer will be established along existing streets and parking areas.
- All buildings will be constructed of brick and stone in order to provide a high quality appearance.
- A large fence may be located adjacent to the right-of-way for public safety.
- No billboards will be located on this site.
- Signage shall be located as indicated on the drawings. Signs will be designed to be aesthetically pleasing and shall be visible from the street.
- There will be one four-sided main gateway sign 8 feet square by 8 feet high. This sign will be visible from the Billy Graham Parkway.
- Entrance signs will be located at each entrance to the site.
- Increased signage will be provided for the site. Signs will be designed to be aesthetically pleasing and shall be visible from the street.
- All signage and sign locations represent landscape and color approximations which may vary somewhat when actually designed.

**GENERAL NOTES**

- The proposed development is shown on the site plan. It is intended to be a permanent improvement to the site. It is intended to be a permanent improvement to the site.
- Parking, circulation, and building locations are subject to future adjustment at final design as necessary to meet street, vehicle, and pedestrian requirements.
- The total development shall meet the requirements of the City of Charlotte Engineering Standards (CES).
- All easements, rights-of-way, set backs, side and rear yards, and other restrictions shall be shown on the site plan. It is intended to be a permanent improvement to the site.
- The total site is not within a regulatory floodplain.
- Fire hydrants will be located in accordance with code.

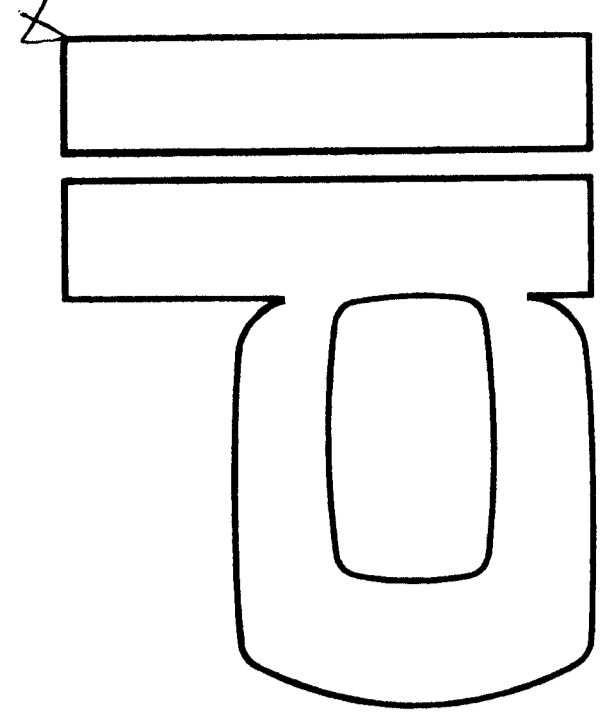


**GATEWAY PARK DEVELOPMENT FOR CHARTER PROPERTIES**  
 CHARLOTTE, NC

**DELINGER/LEE ASSOCIATES architects and planners**

85-057(c)



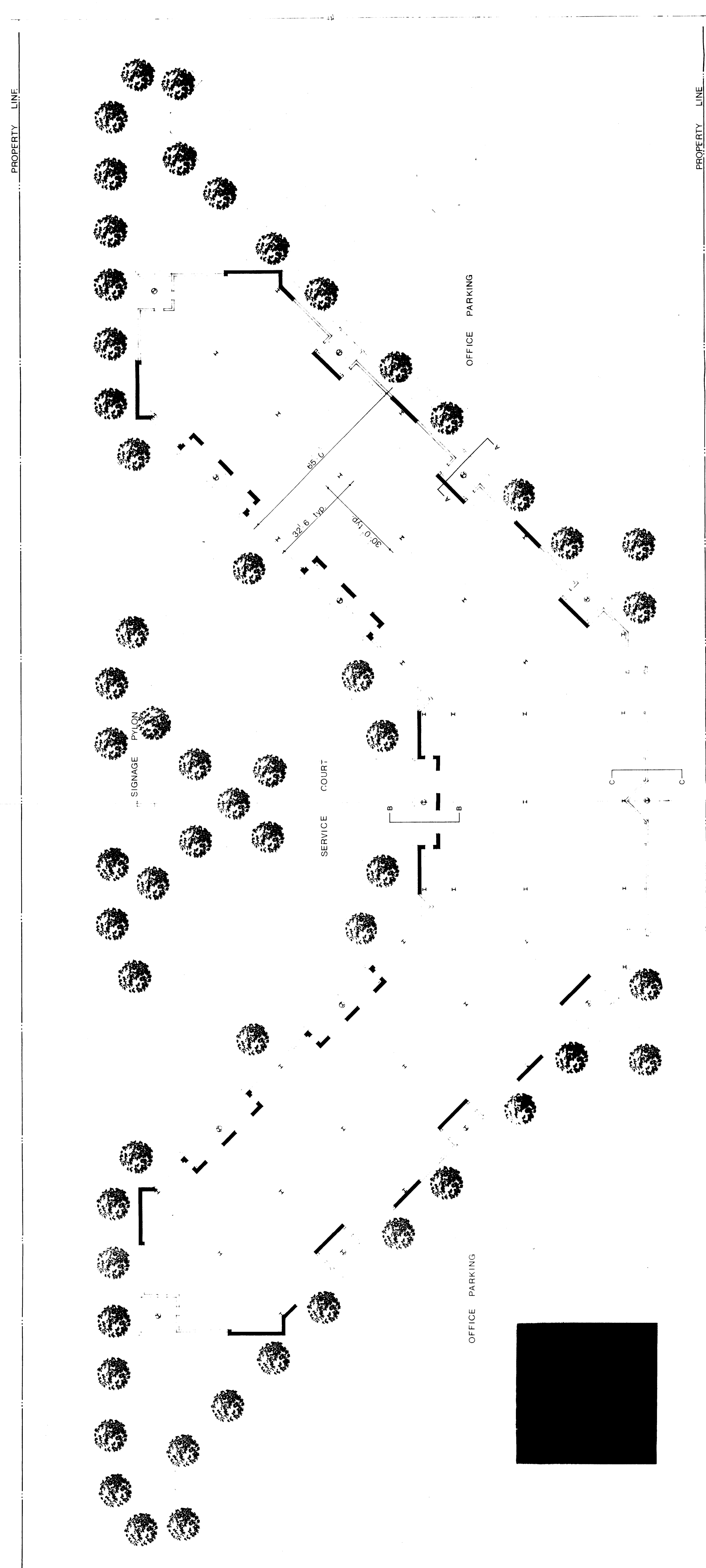


**DELINGER/LEE ASSOCIATES**  
**architects and planners**  
 1000 W. Trade Street, Suite 408, Charlotte, NC 28202  
 North Carolina 28210, telephone 704-523-2446

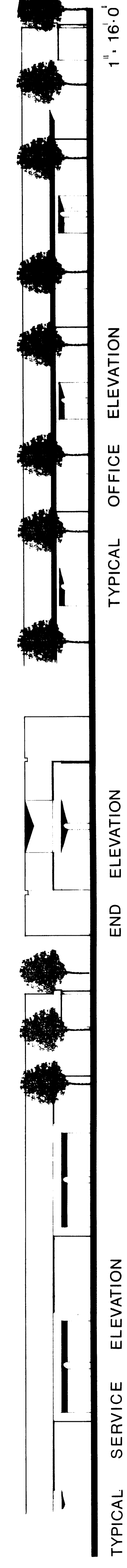
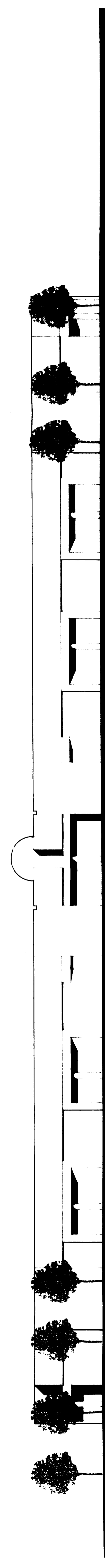
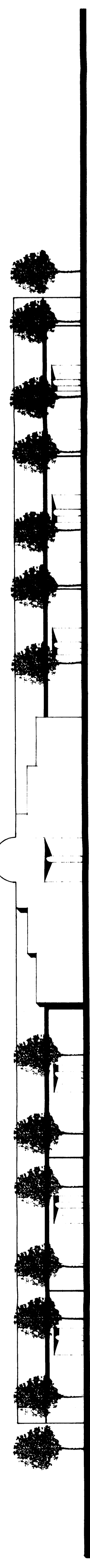
These Drawings and Project Manual and the design shown hereon are instruments of service of Delinger/Lee Associates. The reproduction or unauthorized use of these documents without written consent of Delinger/Lee Associates is prohibited.

**GATEWAY  
 PARK  
 DEVELOPMENT**  
 FOR  
**CHARTER  
 PROPERTIES**  
 CHARLOTTE, N.C.

project number  
 date  
 not intended for construction  
 revisions



TYPICAL FLOOR PLAN 1" = 16'0"



TYPICAL SERVICE ELEVATION END ELEVATION