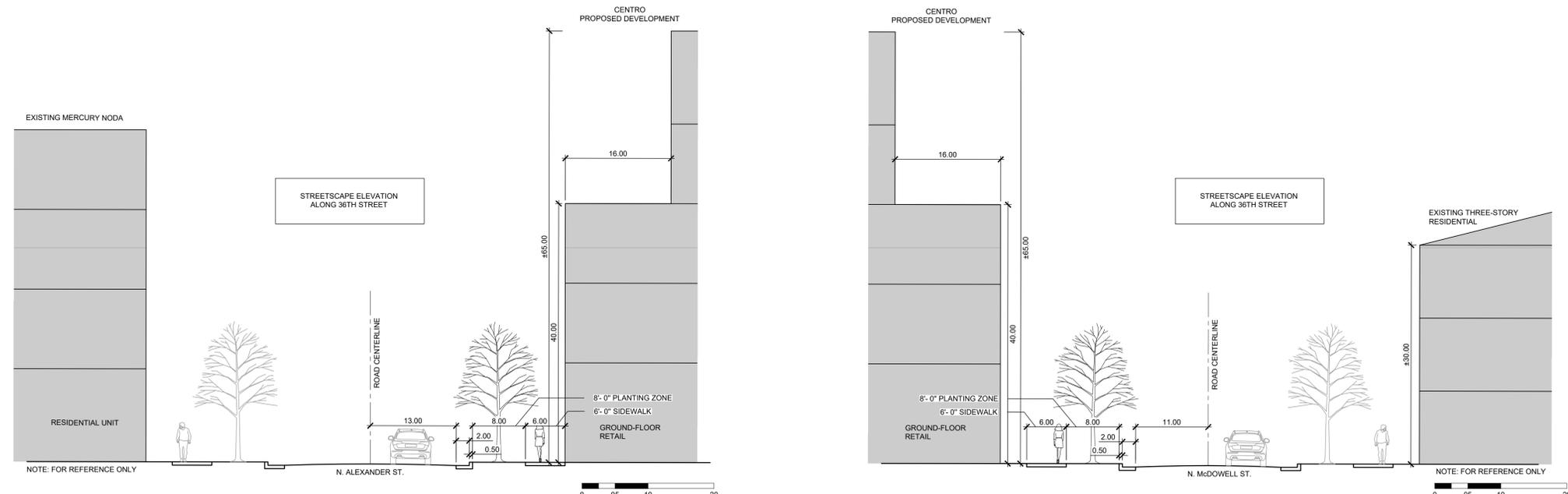
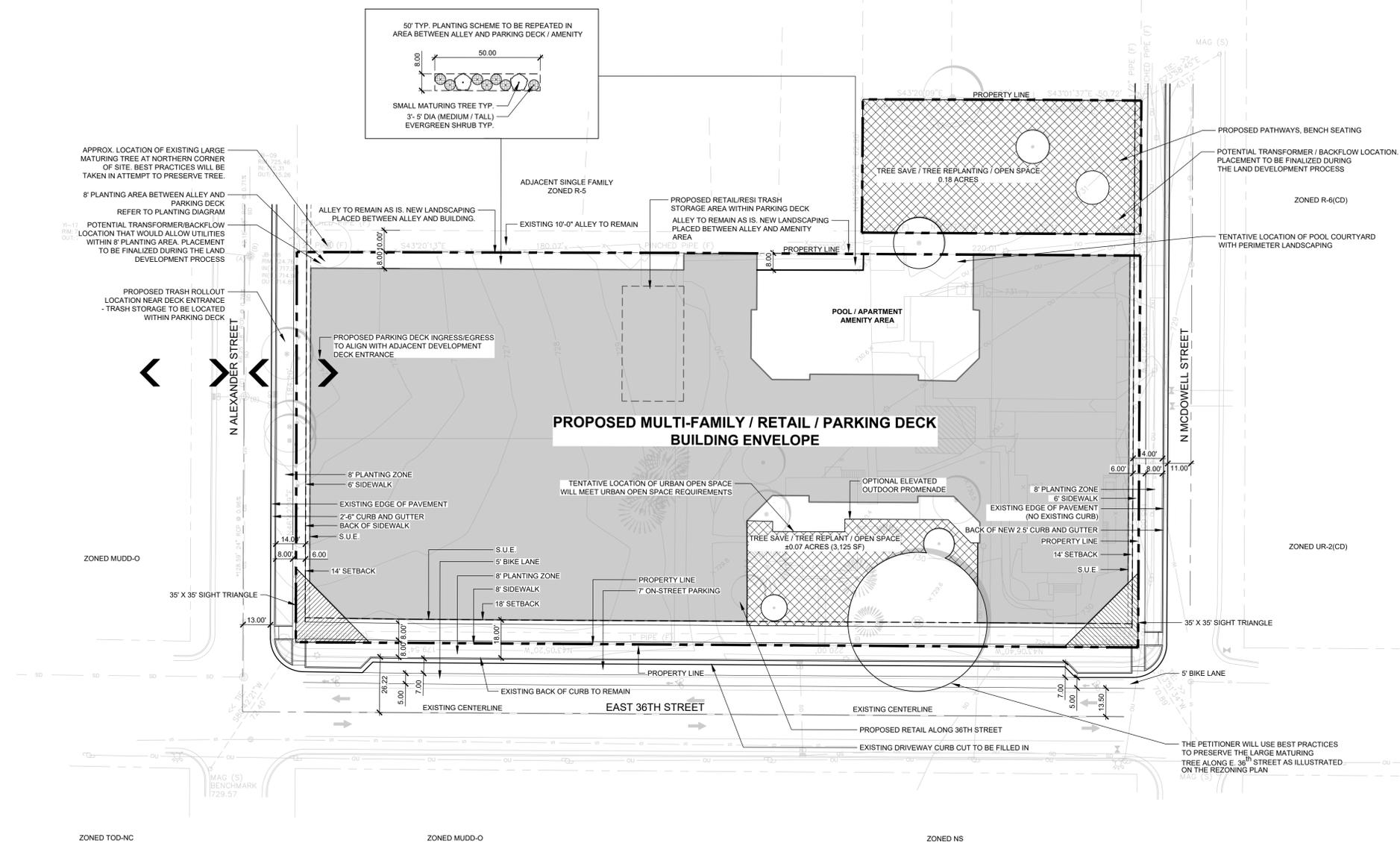
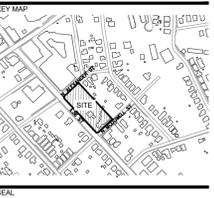


Site Development Data:

- Acreage: ± 1.89 acres
- Tax Parcels: 091-104-01 and 091-104-02
- Existing Zoning: R-5
- Proposed Zoning: MUDD-O
- Existing Uses: Institutional/Religious, Vacant
- Proposed Uses: Uses permitted by right and under prescribed conditions together with accessory uses, as allowed in the MUDD zoning district not otherwise limited in the Rezoning Plan.
- Maximum Development, subject to conversion rights:
 - a. 211 Multi-family residential units; and
Up to 11,100 square feet of retail, EDEE, personal service or other non-residential uses.
 - b. Up to 11,000 square feet of retail, EDEE, personal service or other non-residential uses
- Maximum Building Height: 65 feet
- Parking: As described in the Optional Provision



REZONING PETITION # 2021-096

CENTRO NODA
729 E 36 ST
CHARLOTTE, NC 28205

REZONING

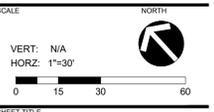
ASCENT REAL ESTATE CAPITAL
2100 CRESCENT AVENUE
SUITE 200
CHARLOTTE, NC 28207

LANDDESIGN PROJ.# 1021016

REVISION / ISSUANCE

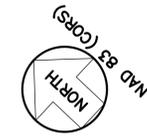
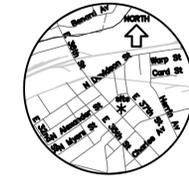
| NO. | DESCRIPTION | DATE |
|-----|------------------------------|------------|
| △ | REVISIONS PER STAFF COMMENTS | 09-13-2021 |
| △ | REVISIONS PER STAFF COMMENTS | 10-11-2021 |
| △ | REVISIONS PER STAFF COMMENTS | 11-15-2021 |
| △ | REVISIONS PER STAFF COMMENTS | 12-22-2021 |

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

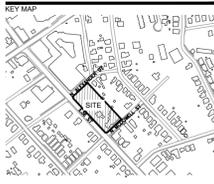
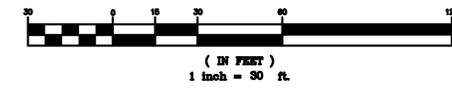


TECHNICAL DATA

SHEET NUMBER RZ-1



GRAPHIC SCALE



REAL

PROJECT

CENTRO NODA
729 E 36th ST
CHARLOTTE, NC 28205

REZONING

**ASCENT
REAL ESTATE CAPITAL**

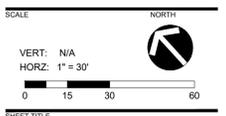
2100 CRESCENT AVENUE
SUITE 200
CHARLOTTE, NC 28207

LANDDESIGN PROJ.#
1021016

REVISION / ISSUANCE

| NO. | DESCRIPTION | DATE |
|-----|------------------------------|------------|
| 1 | REVISIONS PER STAFF COMMENTS | 09-13-2021 |
| 2 | REVISIONS PER STAFF COMMENTS | 10-11-2021 |
| 3 | REVISIONS PER STAFF COMMENTS | 11-15-2021 |
| 4 | REVISIONS PER STAFF COMMENTS | 12-22-2021 |

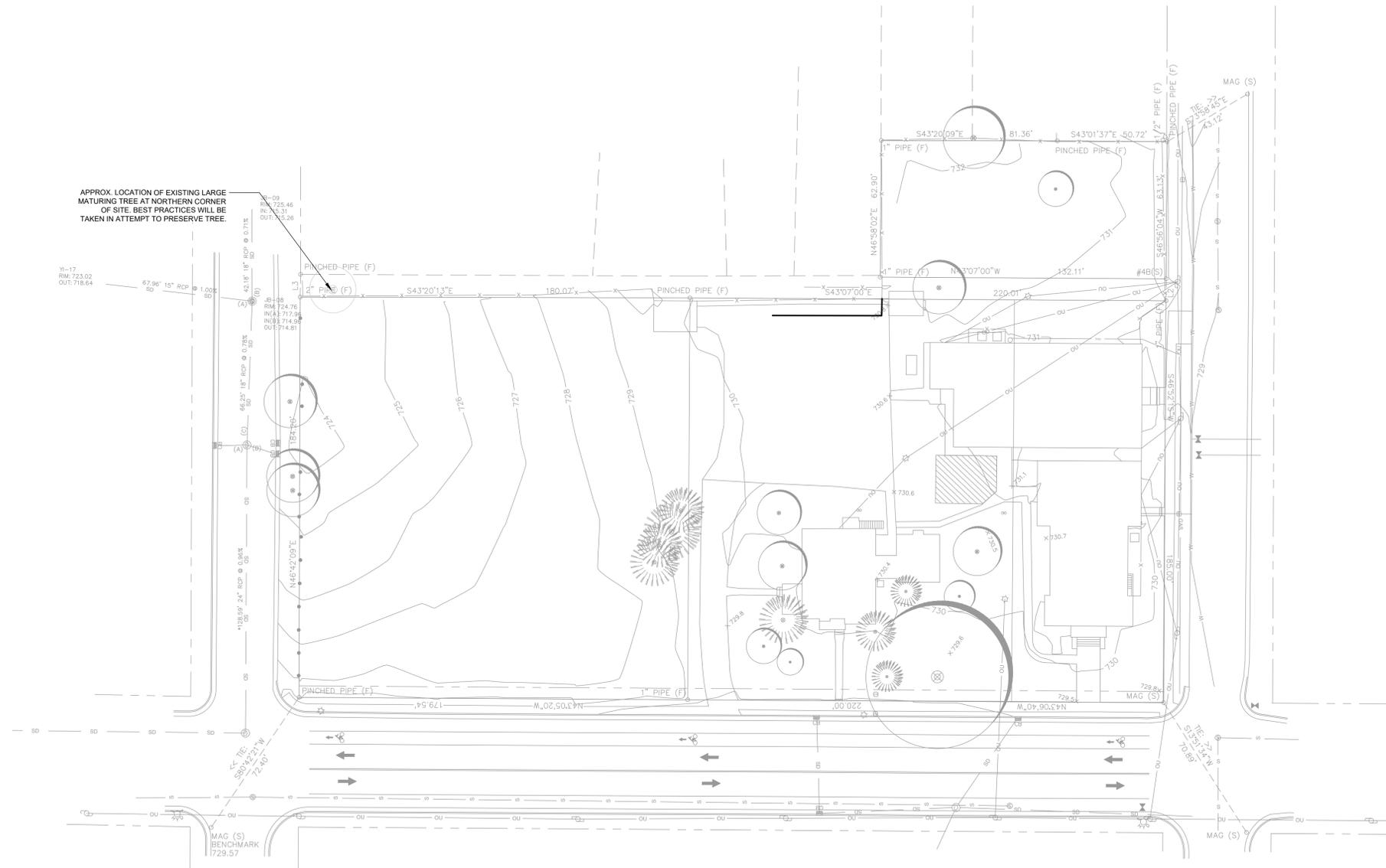
DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD



EXISTING CONDITIONS

SHEET NUMBER

RZ-3



APPROX. LOCATION OF EXISTING LARGE MATURING TREE AT NORTHERN CORNER OF SITE. BEST PRACTICES WILL BE TAKEN IN ATTEMPT TO PRESERVE TREE.

NOTES & REFERENCES:

SUBJECT TRACTS:

TAX ID 09110401: 719 AND 729 E. 36TH ST. LOTS 1-8, BLOCK 8, MAP BOOK 230 PAGE 14
OWNER: NORTH CHARLOTTE PRESBYTERIAN CHURCH
DEED BOOK 691 PAGE 300
DEED BOOK 1171 PAGE 132
DEED BOOK 1886 PAGE 247

TAX ID 09110402: 3315 N. MCDOWELL ST. LOT 1, MAP BOOK 6 PAGE 903
OWNER: JACK M. MERRITT AND H.B. GRICE, TRUSTEES OF JOHNSTON MEMORIAL PRESBYTERIAN CHURCH
DEED BOOK 3633 PAGE 35

ZONING:

R-5 PER MECKLENBURG COUNTY GIS
CITY OF CHARLOTTE ZONING ORDINANCE SECTION 9.205
DEVELOPMENT STANDARDS FOR SINGLE FAMILY DISTRICTS:

MINIMUM SETBACK E. 36th ST.: 20' FROM FUTURE RAW
MINIMUM SETBACK N. ALEXANDER ST.: 20' FROM EXISTING R/W
MINIMUM SETBACK N. MCDOWELL ST.: 20' FROM EXISTING R/W
MINIMUM SIDE YARD = 5' (RESIDENTIAL) OR 20' (NON-RESIDENTIAL)
MINIMUM REAR YARD = 35'

PARKING SUMMARY:

NO STRIPED PARKING SPACES
ONE ACCESSIBLE SIGN AS SHOWN

F.E.M.A.-F.I.R.M. INFORMATION:

COMMUNITY 370159 (CHARLOTTE, CITY OF)
MAP NUMBER 3710456400K
ZONE X
EFFECTIVE FEBRUARY 19, 2014

EAST 36TH STREET IS A MINOR THOROUGHFARE AND MAY BE SUBJECT TO FUTURE RIGHT-OF-WAY ACQUISITION BY CITY OF CHARLOTTE. CURRENT LAND DEVELOPMENT STANDARDS REQUIRE A MINIMUM 70' RIGHT-OF-WAY FOR MINOR THOROUGHFARES (35' FROM CENTER).

VERTICAL DATUM IS NAVD '88

THIS PROPERTY MAY BE SUBJECT TO EASEMENTS AND/OR RIGHTS-OF-WAY EITHER RECORDED OR IMPLIED.

SURVEYOR'S CERTIFICATE

TO ASCENT REAL ESTATE CAPITAL, LLC, ITS SUCCESSORS AND ASSIGNS, (LENDER TBD), AND FIRST AMERICAN TITLE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(b), 13, 14, 16, & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 15, 2021.

DATE OF PLAT OR MAP: MARCH 23, 2021

CHARLES H. HODGE,
NC PLS L-3975



LEGAL DESCRIPTION

LYING IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 1:

BEING ALL OF LOTS 1 THROUGH 8, BLOCK 8, OF THE PROPERTY OF NORTH CHARLOTTE REALTY COMPANY AS SHOWN ON A MAP THEREOF RECORDED IN MAP BOOK 230 PAGE 14 OF THE MECKLENBURG COUNTY REGISTRY, CONTAINING 1.696 ACRES, MORE OR LESS.

THIS PROPERTY WAS ACQUIRED BY GRANTOR BY THREE INSTRUMENTS RECORDED IN DEED BOOK 691 PAGE 300, DEED BOOK 1171 PAGE 132 AND DEED BOOK 1186 PAGE 247.

TRACT 2:

BEING ALL OF LOT 1 OF THE PROPERTY OF JOHNSTON MANUFACTURING COMPANY AS SAME IS SHOWN ON A MAP THEREOF RECORDED IN MAP BOOK 6, ON PAGE 903 OF THE MECKLENBURG COUNTY REGISTRY, CONTAINING 0.191 ACRES, MORE OR LESS.

THIS PROPERTY WAS ACQUIRED BY GRANTOR BY INSTRUMENT RECORDED IN DEED BOOK 3633 PAGE 35.

Lucas-Forman Incorporated
Land Surveying
Planning & Engineering
4000 Stuart Andrew Boulevard
Charlotte, North Carolina 28217
P.O. Box 11386 28220-1386
(704) 527-6626 Fax 527-9640
email: postmaster@lucas-forman.com

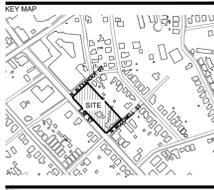
ALTA/NSPS LAND TITLE SURVEY
of
FOREST HILL CHURCH
729 E. 36TH ST.
City of Charlotte, Mecklenburg County, NC
for: ASCENT REAL ESTATE CAPITAL, LLC

| SURVEYED BY | DESIGNED BY | DRAWN BY | DATE |
|-------------|-------------|------------------|------------|
| CHH/LHH | | CHH | 03/15/2021 |
| CHECKED BY | JOB NUMBER | TOPO FILE NUMBER | |
| | 18113 | 41 | |

| LEGEND | | | |
|--------|--------------------------|-----|------------------------|
| A/C | A/C CONDENSING UNIT | F | FOUND |
| POB | POINT OF BEGINNING | S | SET |
| WM | WATER METER | R/W | RIGHT-OF-WAY |
| WV | WATER VALVE | -F- | FENCE LINE |
| UFT | UNDERGROUND FUEL TANK | • | WOOD BOLLARD |
| DT | DECIDUOUS TREE | □ | CURB INLET |
| ET | EVERGREEN TREE | ⊗ | FIRE HYDRANT |
| NMFS | NO MONUMENT FOUND OR SET | ⊗ | SANITARY SEWER MANHOLE |
| OU | OVERHEAD UTILITIES | ⊗ | STORM DRAIN MANHOLE |
| SD | STORM DRAIN LINE | ☆ | LIGHT POLE |
| WL | WATER LINE | ⊗ | UTILITY POLE |
| FOC | FIBER OPTIC CABLE | □ | DROP INLET |
| E | ELECTRIC FENCE | — | NATURAL GAS LINE |
| | | — | SANITARY SEWER LINE |

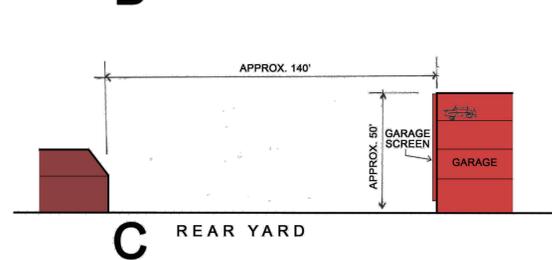
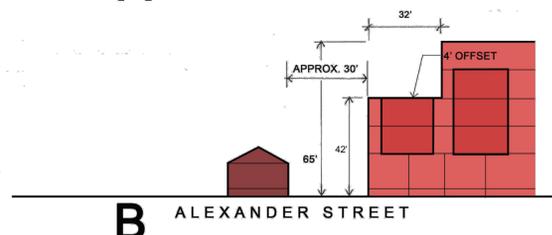
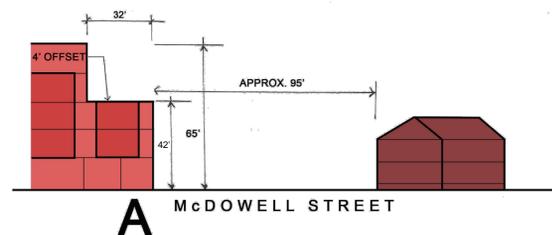
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 21-0876
COMMITMENT DATE: 03/02/2021
ISSUE DATE: 03/02/2021
SCHEDULE B - SECTION II - EXCEPTIONS

| ITEM # | DESCRIPTION | INSTRUMENT REFERENCE | LOCATION |
|--------|--|---|--|
| 3 | BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON RECORDED PLATS | MAP BOOK 230 PAGE 14 MAP BOOK 6 PAGE 903 | AS SHOWN ON SURVEY AS SHOWN ON SURVEY |



1 DECK SCREEN OPTIONS
RZ-4

2 ARCHITECTURAL BIRD'S-EYE PERSPECTIVE
RZ-4



■ APARTMENTS ■ SINGLE-FAMILY HOUSE

CENTRO NODA



CENTRO NODA

■ 3 STORY ■ EXISTING 3 STORY BUILDING
■ 5 STORY ■ EXISTING 4 STORY BUILDING
■ SINGLE-FAMILY HOUSE
■ LEVEL 2 PODIUM TERRACE

NOTE: ARCHITECTURAL FOOTPRINT AS SHOWN ABOVE IS SCHEMATIC IN NATURE AND MAY BE REVISED DURING FINAL DESIGN.

3 ARCHITECTURAL SIDE PERSPECTIVE
RZ-4

3 SITE SECTIONS
RZ-4 N.T.S.

4 KEY PLAN
RZ-4

PROJECT
CENTRO NODA
729 E 36 ST
CHARLOTTE, NC 28205

REZONING
ASCENT REAL ESTATE CAPITAL
2100 CRESCENT AVENUE
SUITE 200
CHARLOTTE, NC 28207

LANDDESIGN PROJ.# 1021016

REVISION / ISSUANCE

| NO. | DESCRIPTION | DATE |
|-----|------------------------------|------------|
| △ | NEW SHEET | 10-11-2021 |
| △ | REVISIONS PER STAFF COMMENTS | 11-15-2021 |
| △ | REVISIONS PER STAFF COMMENTS | 12-22-2021 |

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD

SCALE: NORTH

VERT: N/A
HORZ: N.T.S. #

SHEET TITLE

SUPPLEMENTAL GRAPHICS

SHEET NUMBER

△ RZ-4