

# LEGEND:

BFP - BACK FLOW PREVENTOR  
C&G - CURB & GUTTER  
CB - CATCH BASIN  
CI - CURB INLET  
CMP - CORRUGATED METAL PIPE  
CPP - CORRUGATED PLASTIC PIPE  
CO - CLEAN OUT  
DI - DEED  
D.B. - DEED BOOK  
DI - DROP INLET  
DIP - DUCTILE IRON PIPE  
ECM - EXISTING CONCRETE MONUMENT  
EIP - EXISTING IRON PIPE  
EIR - EXISTING IRON ROD  
EMM - EXISTING METAL MONUMENT  
EN - EXISTING NAIL  
EOG - EDGE OF GRAVEL  
EOP - EDGE OF PAVEMENT  
EU - END UNKNOWN  
FC - FIRE CONNECTION  
FH - FIRE HYDRANT  
FY - FIRE VALVE  
GDP - GUARD POST  
GM - GAS METER  
GP - GATE POST  
GT - GAS VALVE  
GUP - GUY WIRE  
HVAC - HEATING, VENTILATION, AIR COND.  
HW - HEADWALL  
ICI - IRRIGATION CONTROL VALVE  
JBX - JUNCTION BOX  
LMP - LAMP POST  
LP - LIGHT POLE  
(M) - MEASURED  
MBX - MAILBOX  
M.B. - MAP BOOK  
M.W. - MONITORING WELL  
N.G.S. - NATIONAL GEODETIC SURVEY  
NR - NEW IRON ROD  
NN - NEW NAIL  
O/HANG - OVERHANG  
(P) - PLATTED  
PB - POWER BOX  
PIN - PARCEL IDENTIFICATION NUMBER  
PM - POWER METER  
PMH - POWER MANHOLE  
PP - POWER POLE  
PG - PIGE  
PIC - PLASTIC PIPE  
(R) - RECORDED  
RW - RIGHT-OF-WAY  
RCP - REINFORCED CONCRETE PIPE  
RW - RETAINING WALL  
SBB - BILL BOARD  
SDMH - STORM DRAIN MANHOLE  
SMP - MULTI-POST SIGN  
SSMH - SANITARY SEWER MANHOLE  
(T) - TOTAL  
TB - TELEPHONE BOX  
TERR - TERRACOTTA PIPE  
TMH - TELEPHONE MANHOLE  
TSB - TRAFFIC SIGNAL BOX  
TVB - CABLE TV BOX  
WB - WATER BOX  
WM - WATER METER  
WSP - WATER SPIGOT  
WV - WATER VALVE

# LINE LEGEND:

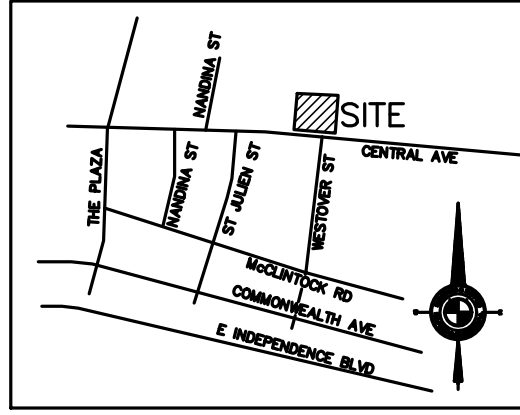
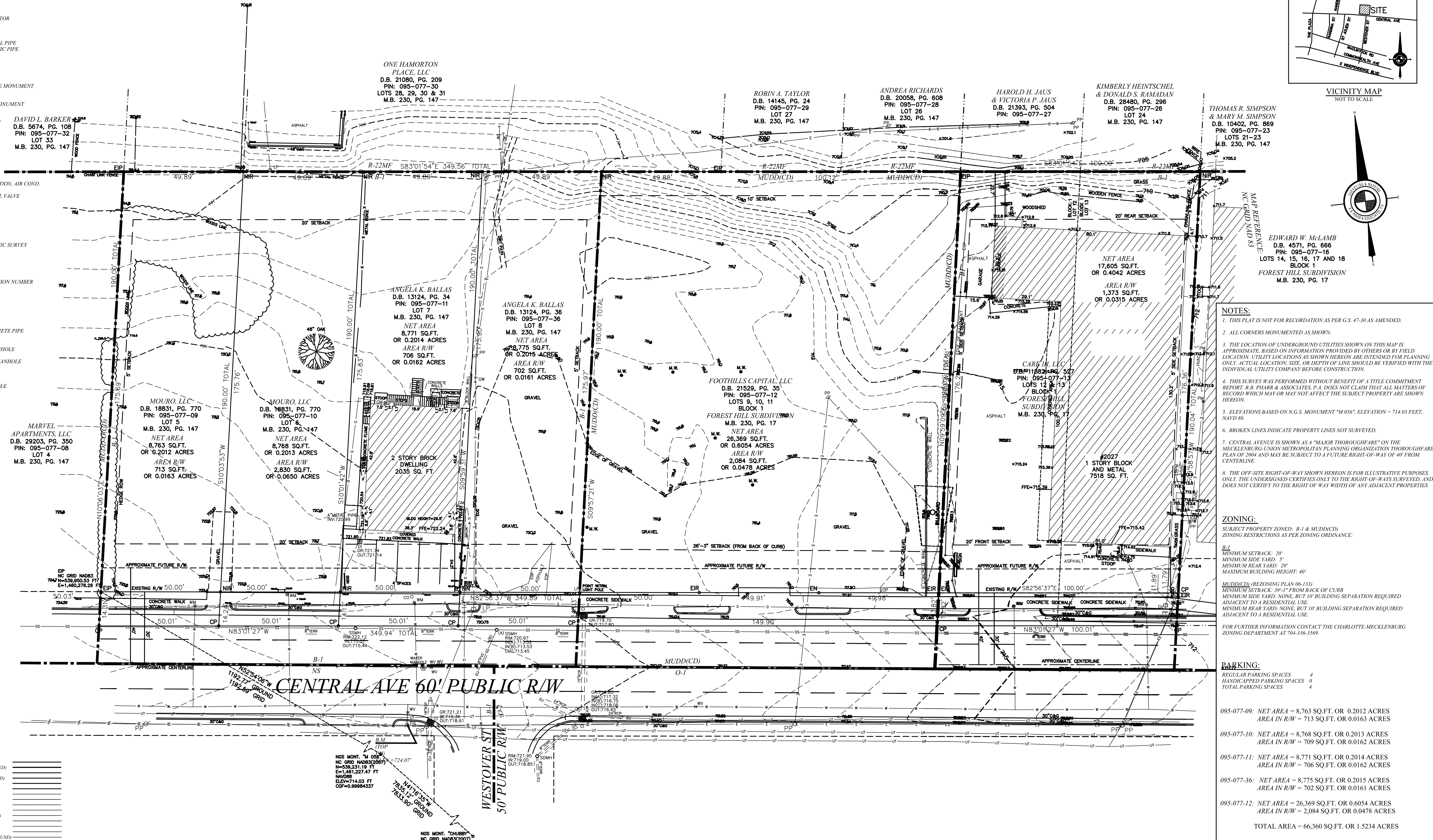
PROPERTY LINE  
PROPERTY LINE (NOT SURVEYED)  
RIGHT-OF-WAY  
RIGHT-OF-WAY (NOT SURVEYED)  
EASEMENT  
SETBACK  
CABLE TV LINE  
FIBER OPTIC LINE  
GAS LINE  
POWER LINE  
POWER LINE (UNDERGROUND)  
SANITARY SEWER PIPE  
STORM DRAIN PIPE  
TELEPHONE LINE  
TELEPHONE LINE (UNDERGROUND)  
WATER LINE  
APPROXIMATE ZONING LINE

# UTILITIES:

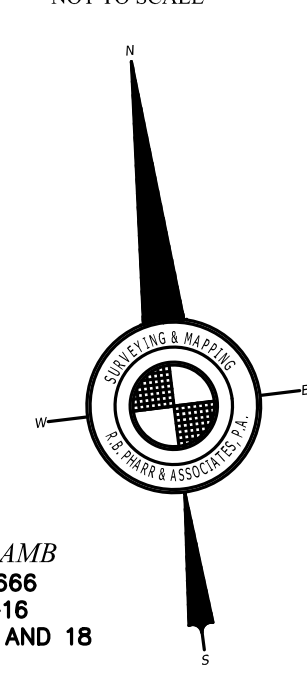
POWER  
DUKE POWER ENERGY  
1-800-777-9898  
TELEPHONE  
BELL SOUTH TELECOMMUNICATIONS  
(704) 337-6974 NEW CONNECTIONS  
(704) 337-9580 EXISTING SERVICES  
WATER & SEWER  
CHAR. MECK. UTILITY DEPT. (CMUD)  
(704) 399-2221  
GAS  
PIEDMONT NATURAL GAS CO.  
(704) 325-5385 NEW CONNECTIONS  
(704) 325-5385 EXISTING CONNECTIONS  
CABLE TELEVISION  
TIME WARNER CABLE  
1-877-566-4892



Know what's below.  
Call before you dig.



VICINITY MAP  
NOT TO SCALE



# NOTES:

1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
4. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "M 056", ELEVATION = 714.03 FEET, NAVD 88.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. CENTRAL AVENUE IS SHOWN AS A "MAJOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.

# ZONING:

SUBJECT PROPERTY ZONED: B-1 & MUDD(CD)  
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:

B-1  
MINIMUM SETBACK: 20'  
MINIMUM SIDE YARD: 5'  
MINIMUM REAR YARD: 20'  
MAXIMUM BUILDING HEIGHT: 40'

MUDD(CD) (REZONING PLAN 06-133)  
MINIMUM SETBACK: 39'-3" FROM BACK OF CURB  
MINIMUM SIDE YARD: NONE, BUT 10' BUILDING SEPARATION REQUIRED ADJACENT TO A RESIDENTIAL USE  
MINIMUM REAR YARD: NONE, BUT 10' BUILDING SEPARATION REQUIRED ADJACENT TO A RESIDENTIAL USE.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3369.

# PARKING:

REGULAR PARKING SPACES 4  
HANDICAPPED PARKING SPACES 0  
TOTAL PARKING SPACES 4

095-077-09: NET AREA = 8,763 SQ.FT. OR 0.2012 ACRES  
AREA IN R/W = 713 SQ.FT. OR 0.0163 ACRES

095-077-10: NET AREA = 8,768 SQ.FT. OR 0.2013 ACRES  
AREA IN R/W = 709 SQ.FT. OR 0.0162 ACRES

095-077-11: NET AREA = 8,771 SQ.FT. OR 0.2014 ACRES  
AREA IN R/W = 706 SQ.FT. OR 0.0162 ACRES

095-077-36: NET AREA = 8,775 SQ.FT. OR 0.2015 ACRES  
AREA IN R/W = 702 SQ.FT. OR 0.0161 ACRES

095-077-12: NET AREA = 26,369 SQ.FT. OR 0.6054 ACRES  
AREA IN R/W = 2,084 SQ.FT. OR 0.0478 ACRES

TOTAL AREA = 66,360 SQ.FT. OR 1.5234 ACRES

# FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 19, 2014.  
COMMUNITY PANEL NO: 370159 4564 K (ZONE X)

THIS IS TO CERTIFY THAT ON THE 10th DAY OF NOVEMBER 20 14, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1600 (21 NCAC 56), AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 30 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

REVISIONS			TOPOGRAPHICAL SURVEY PREPARED FOR:		
			DPJ RESIDENTIAL		
			RE: LOTS 6-11 OF THE FOREST HILL SUBDIVISION BLOCK 1		
			ADDRESS: 1931, 1933, 2007, 2009 & 2017 CENTRAL AVE		
			CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA		
			DEED REFERENCE: 18831-773, 13124-34, 13124-36 & 21529-35		
			TAX PARCEL #: 095-077-09, 10, 11, 12 & 36		
			R.B. PHARR & ASSOCIATES, P.A.		
			SURVEYING & MAPPING		
			420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL: (704) 376-2186		
SCALE: 1"=20'		DATE: NOV. 10, 2014	FILE NO. XX-3266		
CREW: KD		DRAWN: ND	JOB NO. 82211		
			PLOTTER: 4/17/2015		
			PROJECTS-AxiomVA-1417 - DPJ CENTRAL APARTMENTS\REVIEWS\REVISED.DWG		

DPJ CENTRAL AVENUE APARTMENTS

CHARLOTTE, NORTH CAROLINA  
A DPJ RESIDENTIAL DEVELOPMENT

RZ PETITION  
#2015-056

PROJECT A-1417

SITE SURVEY  
EXISTING  
CONDITIONS

APRIL 17, 2015

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

RZ.01



DEVELOPMENT DATA TABLE

- a. SITE AREA: 1.95 ACRES  
b. TAX PARCEL ID NUMBERS: 095-077-09, 095-077-10, 095-077-11, 095-077-12, 095-077-13, and 095-077-36  
c. EXISTING ZONING: B-1, MUDD-CD  
d. PROPOSED ZONING: MUDD (CD)  
e. EXISTING USE = BUSINESS - PROPOSED USE = MULTIFAMILY + GROUND LEVEL LOBBY/FLEX SPACE + GROUND LEVEL COMMERCIAL (FACING CENTRAL AVENUE)  
f. (97) MULTIFAMILY DWELLING UNITS  
g. PROPOSED RESIDENTIAL DENSITY = 50 D.U.A.  
h. NON-RESIDENTIAL SQUARE FOOTAGE - APPROX. 8000 SF  
i. PROPOSED F.A.R.: 2.0  
j. BUILDINGS WILL NOT EXCEED 60' IN HEIGHT  
k. PARKING REQUIRED: 1 CAR PER UNIT (MUDD) = 97 CARS  
1.28 CARS PER UNIT PROVIDED = 124 CARS

- l. URBAN OPEN SPACE = APPROX. 20% OF SITE EXCLUDING PARKING  
- GROSS BLDG SF IS LESS THAN 100,000 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

N/A

PERMITTED USES

- a. ALLOWED USES = MULTIFAMILY RESIDENTIAL WITH ALLOWABLE ACCESSORY USES. SMALL SCALE AMENITY/FLEX USES ALLOWED WITHIN MUDD WILL BE ALLOWED UP TO 3000 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 INTERNAL, SURFACE + ON-STREET  
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 AND ONE NEW 3.5-STORY BUILDING WILL BE ON THE SITE.  
c. URBAN DESIGN AND ARCHITECTURAL ELEMENTS INCLUDE: GROUND LEVEL STOREFRONT COMMERCIAL DOORS WITH CONNECTIVITY TO PUBLIC WALKS/STREETS. COMMON ENTRY WITH LEASING OFFICE AND CLUB ACCESS IS PROVIDED ON INTERIOR RIGHT EDGE OF MAIN BUILDING. 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, MASONRY, STUCCO, AND FIBER CEMENT TRIM, PANELING AND SIDING.  
d. TRASH WILL BE COLLECTED AT ONE ON-SITE COMPACTOR FOR PRIVATE COLLECTION ON-SITE

STREETSCAPE AND LANDSCAPING

- a. PETITIONER WILL PROVIDE STREET TREES AND PLANTING STRIP PER THE CITY OF CHARLOTTE TREE ORDINANCE WITH VARIATIONS PER PLANNING COMMENTS - SEE PLAN AND NOTES

ENVIRONMENTAL FEATURES

- a. PROJECT WILL COMPLY WITH CITY OF CHARLOTTE TREE ORDINANCE. IF PETITION IS APPROVED, IT WILL BE EXEMPT FROM THE COMMERCIAL TREE SAVE AREA REQUIREMENTS; SITE WILL BE A MUDD PARCEL WITH A TRANSIT STATION AREA AS IDENTIFIED ON APPROVED METRO TRANSIT COMMISSION PLAN (PECAN AVE. STATION OF THE LYNX SILVER LINE)

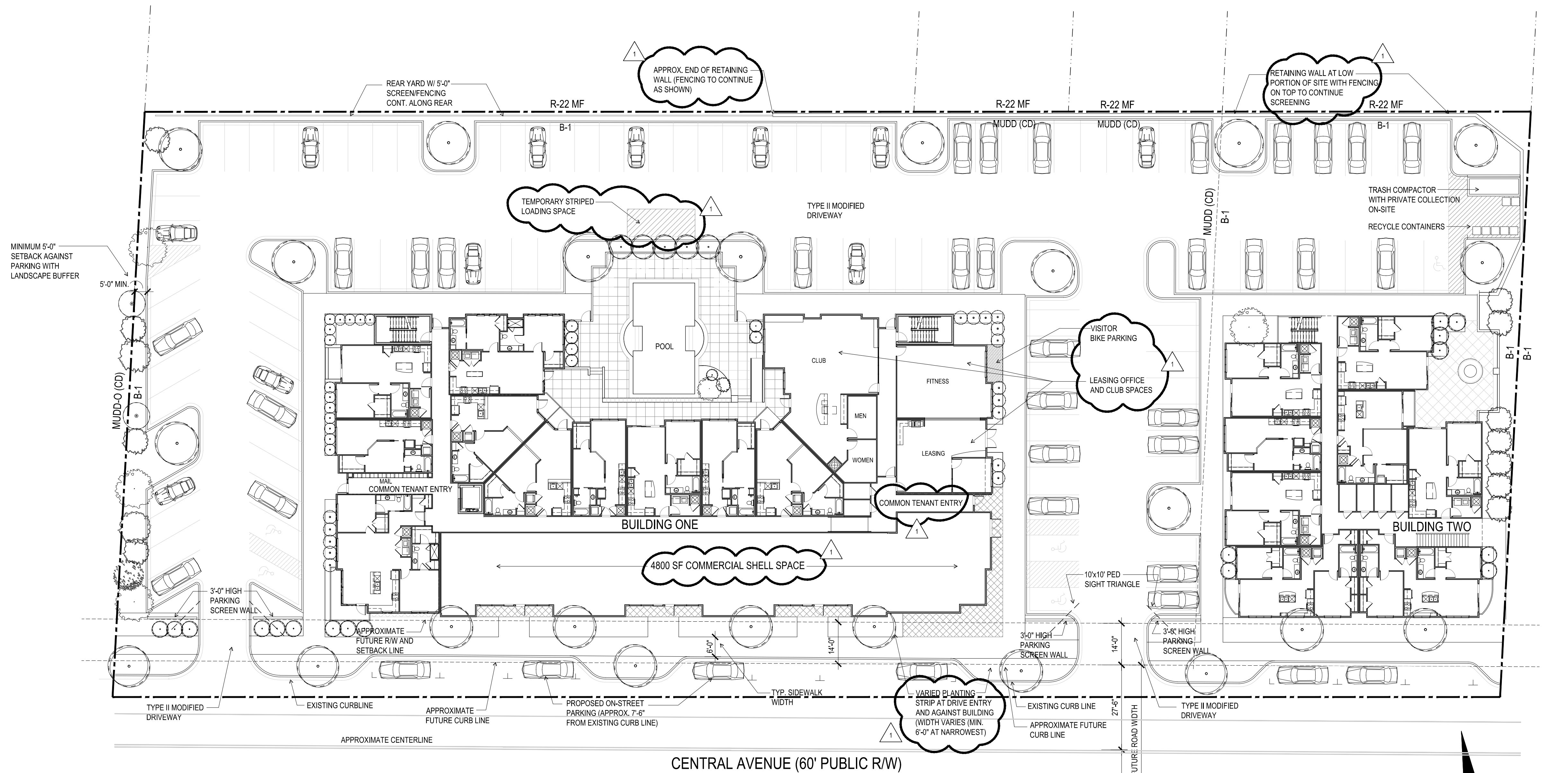
- b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

FIRE PROTECTION

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



1 ARCHITECTURAL SITE PLAN  
RZ.02 1" = 20'-0"

BUILDING MATERIALS KEY

- GROUND LEVEL COMMERCIAL AND UNITS WILL HAVE CLEAR GLAZING THROUGHOUT
- COMMERCIAL STREET FRONT SPACES WILL CONNECT TO PUBLIC WALK AND UTILIZE STOREFRONT GLASS, DOORS AND MASONRY SURROUND/VENEER ELEMENTS
- MASONRY ELEMENTS WILL COMPRISE OF AT LEAST TWO BRICK SIZES AND COLOR VARIATIONS, USED PREDOMINANTLY ON THE CENTRAL AVENUE FACING ELEVATIONS
- PRECAST AND BRICK DETAILING/ACCENTS WILL BE UTILIZED THROUGHOUT
- PREFINISHED METAL RAILINGS AT BALCONIES
- STUCCO AND FIBER CEMENT SIDING, TRIM AND PANELING UTILIZED ON OTHER FACADE ELEMENTS AND BUILDING SIDES ALONG WITH MASONRY VENEER BLEND
- ROOFING WILL BE TPO/FLAT COMMERCIAL AT 4-STORY BLDG. WITH A MIX OF METAL, SLOPED ROOF ELEMENTS. SMALLER BUILDING WILL HAVE PITCHED ROOFS WITH ASPHALT SHINGLES
- WINDOWS WILL BE A MIX OF STOREFRONT, ALUMINUM AND VINYL WITH MULTIPLE PATIO GLASS DOOR ELEMENTS THROUGHOUT



2 CENTRAL AVENUE STREETSCAPE ELEVATION  
RZ.02 1" = 20'-0"