

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
ICT - 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
NIR - 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 - PILE
PIC - PLASTIC PIPE
(R) - RECORDED
RW - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SBB - BILLBOARD
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 (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETRACK
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

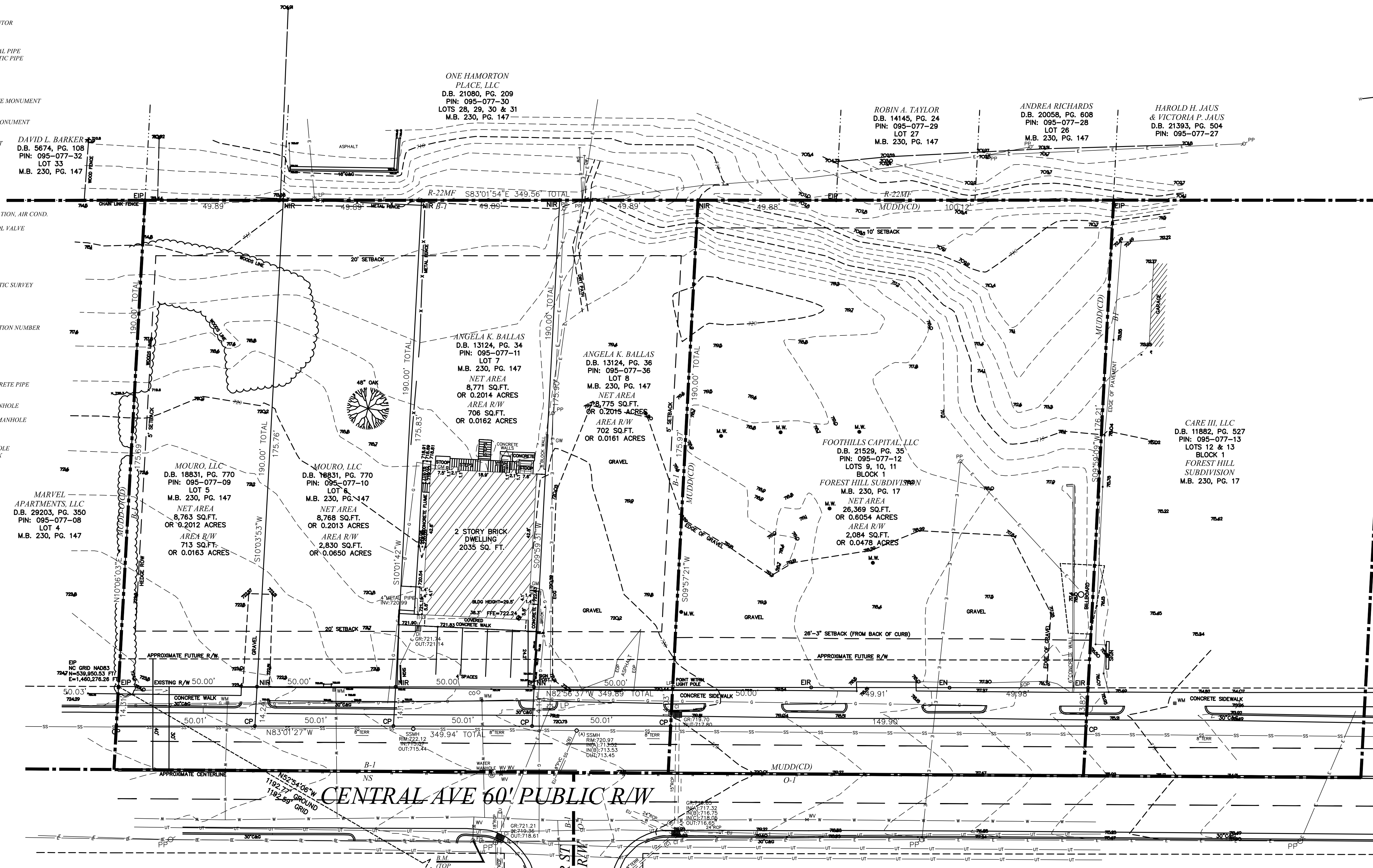
WATER & SEWER
CHAR. MECK. UTILITY DEPT. (CMUD)
(704) 399-2221

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.



NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- 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.
- 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.
- ELEVATIONS BASED ON N.G.S. MONUMENT "M 056", ELEVATION = 714.03 FEET, NAD 83.
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
- 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.
- 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: 35'-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 1609 (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 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED

REVISIONS			TOPOGRAPHICAL SURVEY PREPARED FOR:		
			DPJ RESIDENTIAL		
			RE: LOTS 5-11 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		
CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. XX-3266
KD	ND		1"=20'	NOV. 10, 2014	JOB NO. 82211

PLOTTED: 2/22/2015
P:\PROJECTS\AXIOM\A-1417 - DPJ CENTRAL APARTMENTS\VIEW\REZONING SURVEY.DWG

DPJ CENTRAL AVENUE APARTMENTS

CHARLOTTE, NORTH CAROLINA
A DPJ RESIDENTIAL DEVELOPMENT

RZ PETITION # - - - -

PROJECT A-1417

SITE SURVEY
EXISTING
CONDITIONS

FEBRUARY 23, 2014

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: B1, MUDD-CD
d. PROPOSED ZONING: MUDD (CD)
e. EXISTING USE = BUSINESS - PROPOSED USE = MULTIFAMILY + GROUND LEVEL LOBBY/FLEX SPACE
f. (105) MULTIFAMILY DWELLING UNITS
g. PROPOSED RESIDENTIAL DENSITY = 53 D.U./A.
h. NON-RESIDENTIAL SQUARE FOOTAGE - 3000 SF
i. PROPOSED F.A.R.: 2.0
j. MAXIMUM HEIGHT OF 60' - NOT TO EXCEED FOUR STORIES
k. PARKING REQUIRED: 1 CAR PER UNIT (MUDD) = 105 CARS
1.33 CARS PER UNIT PROVIDED = 140 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

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 THREE-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 9.406 OF THE CHARLOTTE ZONING ORDINANCE. OTHER ELEMENTS INCLUDE LARGE WINDOWS, MASONRY, FIBER CEMENT AND METAL PANEL CLADDING.
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.

ENVIRONMENTAL FEATURES

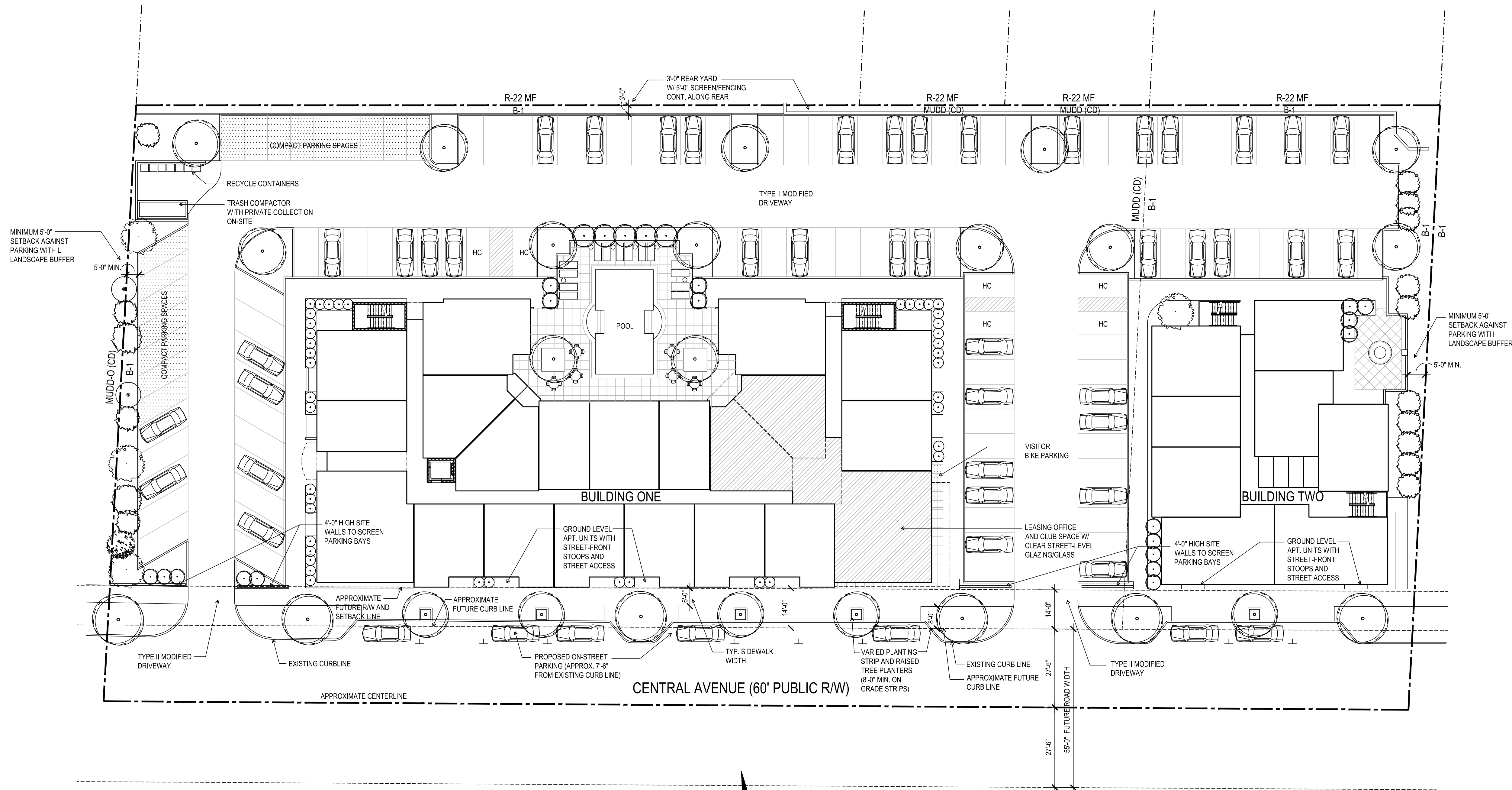
- a. PROJECT WILL COMPLY WITH CITY OF CHARLOTTE TREE ORDINANCE.
b. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.

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