

DEVELOPMENT DATA TABLE

- SITE AREA: 1.95 ACRES
- TAX PARCEL ID NUMBERS: 095-077-09, 095-077-10, 095-077-11, 095-077-12, 095-077-13, and 095-077-36
- EXISTING ZONING: B1, MUDD-CD
- PROPOSED ZONING: MUDD (CD)
- EXISTING USE = BUSINESS - PROPOSED USE = MULTIFAMILY + GROUND LEVEL LOBBY/FLEX SPACE
- (105) MULTIFAMILY DWELLING UNITS
- PROPOSED RESIDENTIAL DENSITY = 53 D.U./A.
- NON-RESIDENTIAL SQUARE FOOTAGE - 3000 SF
- PROPOSED F.A.R.: 2.0
- MAXIMUM HEIGHT OF 60' - NOT TO EXCEED FOUR STORIES
- PARKING REQUIRED: 1 CAR PER UNIT (MUDD) = 105 CARS
1.33 CARS PER UNIT PROVIDED = 140 CARS
- URBAN OPEN SPACE = APPROX. 20% OF SITE EXCLUDING PARKING - GROSS BLDG SF IS LESS THAN 100,000 SF.

GENERAL PROVISIONS

- 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.
- ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 - ALTERATIONS TO APPROVAL.
- 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

- PERMITTED USES

- ALLOWED USES = MULTIFAMILY RESIDENTIAL WITH ALLOWABLE ACCESSORY USES. SMALL SCALE AMENITY/FLEX USES ALLOWED WITHIN MUDD WILL BE ALLOWED UP TO 3000 SQUARE FEET.
- PROHIBITED USES (N/A)
- OTHER RESTRICTIONS (N/A)

TRANSPORTATION

- 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.
- TRANSPORTATION IMPROVEMENTS (N/A)
- 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.
- PARKING TO BE INTERNAL, SURFACE + ON-STREET
- TRANSIT FACILITIES (N/A)
- RIGHT-OF-WAY ABANDONMENT (N/A)
- 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.
- SEE SITE PLAN FOR EXISTING THOROUGHFARES AND PROPOSED DRIVEWAY

ARCHITECTURAL STANDARDS

- SEE BUILDING MATERIALS KEY NEXT TO BUILDING ELEVATION FOR NOTES.
- ONE NEW FOUR-STORY BUILDING AND ONE NEW THREE-STORY BUILDING WILL BE ON THE SITE
- 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 ENCRUCH 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.
- TRASH WILL BE COLLECTED AT ONE ON-SITE COMPACTOR FOR PRIVATE COLLECTION ON-SITE

STREETScape AND LANDSCAPING

- PETITIONER WILL PROVIDE STREET TREES AND PLANTING STRIP PER THE CITY OF CHARLOTTE TREE ORDINANCE.

ENVIRONMENTAL FEATURES

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

FIRE PROTECTION

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

LIGHTING

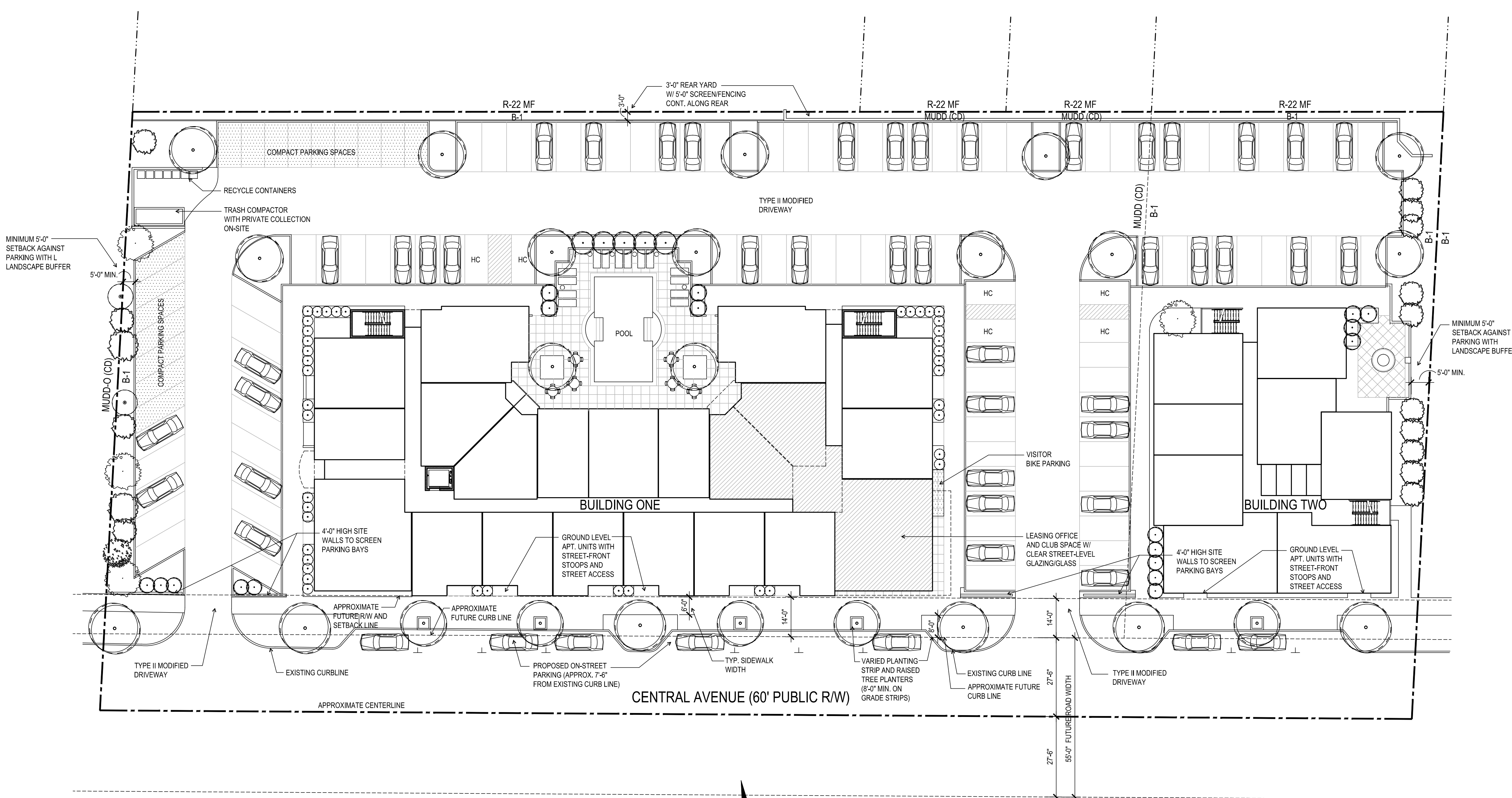
- ALL FREESTANDING AND ATTACHED LIGHTING WILL HAVE FULL CUT-OFF TYPE LIGHTING FIXTURES. FREESTANDING LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT. PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED THROUGHOUT THE SITE.
- PEDESTRIAN SCALE LIGHTING WILL BE INSTALLED WITHIN SITE

DPJ CENTRAL AVENUE APARTMENTS
 CHARLOTTE, NORTH CAROLINA
 A DPJ RESIDENTIAL DEVELOPMENT

RZ PETITION # - - - -
 PROJECT A-1417
ARCHITECTURAL SITE PLAN, DEVELOPMENT DATA AND NOTES
 FEBRUARY 23, 2014

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

RZ.02



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