

UR-3 - Proposed Site Plan Notes

SITE DATA

- **Acreage:** +/- 5.88
- **Tax Parcel #s:** 05133201
- **Existing Zoning:** NS
- **Proposed Zoning:** MUDD-O
- **Existing Use:** Vacant
- **Proposed Use:** Multi-Family Residential for UNC Charlotte Student Housing
- **Maximum Building Area:** 46,000 x 4 stories = 184,000 plus basement @ 52,000 = 236,000 total square feet. (See Development Standards below for additional information on optional Future Phase Construction)
- **Maximum Building Height:** Maximum Building Height 75' along Mallard Creek Church Rd and HWY 49. (See Development Standards below for additional information on optional Future Phase Construction)
- **Parking:** Parking will be provided which meets or exceeds the requirements of the Ordinance and will primarily be located at grade. (approximately 175 spaces proposed)
- **Setbacks:** 14 feet from back of curb as indicated in Rezoning Plan and in accordance with Zoning Ordinance.

GENERAL PROVISIONS

1. Development of this site(s) will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed buildings and uses on the site. The exact configuration, placement and size of individual site elements including building(s) may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases.
2. Proposed use of the property will be for the redevelopment of the site for multi-family residential use with associated parking and service areas.

ARCHITECTURAL AND SITE STANDARDS

1. Project Density :Phase I - Maximum 115 units.
2. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping.
3. Access to the development will be provided by right in/ right out only driveway connections at Mallard Creek Church Rd and Hwy 49. Access location and number may be modified during later phases of the project.
4. The overall site design will encourage pedestrian connectivity between the development site and adjacent residential sites, and will provide connectivity to the UNCC campus and the 10' sidewalk leading to the campus that is proposed to be installed by the City of Charlotte.
5. The exterior building materials for the primary elevations oriented towards the public streets will be primarily of brick, precast concrete, and/ or stone, with accented areas of EIFS, stucco, and metal panel or cementitious panel (excluding windows, doors, soffits, gables, roof, and architectural detail or trim). All other elevations, not oriented towards the public streets, will be primarily of EIFS, stucco, metal panel or cementitious panel with some brick, precast concrete and/ or stone accents and will complement the primary elevation materials.
6. For purposes of security to students residing in this development, perimeter fencing and gated entries may be provided for resident only access.

PHASING

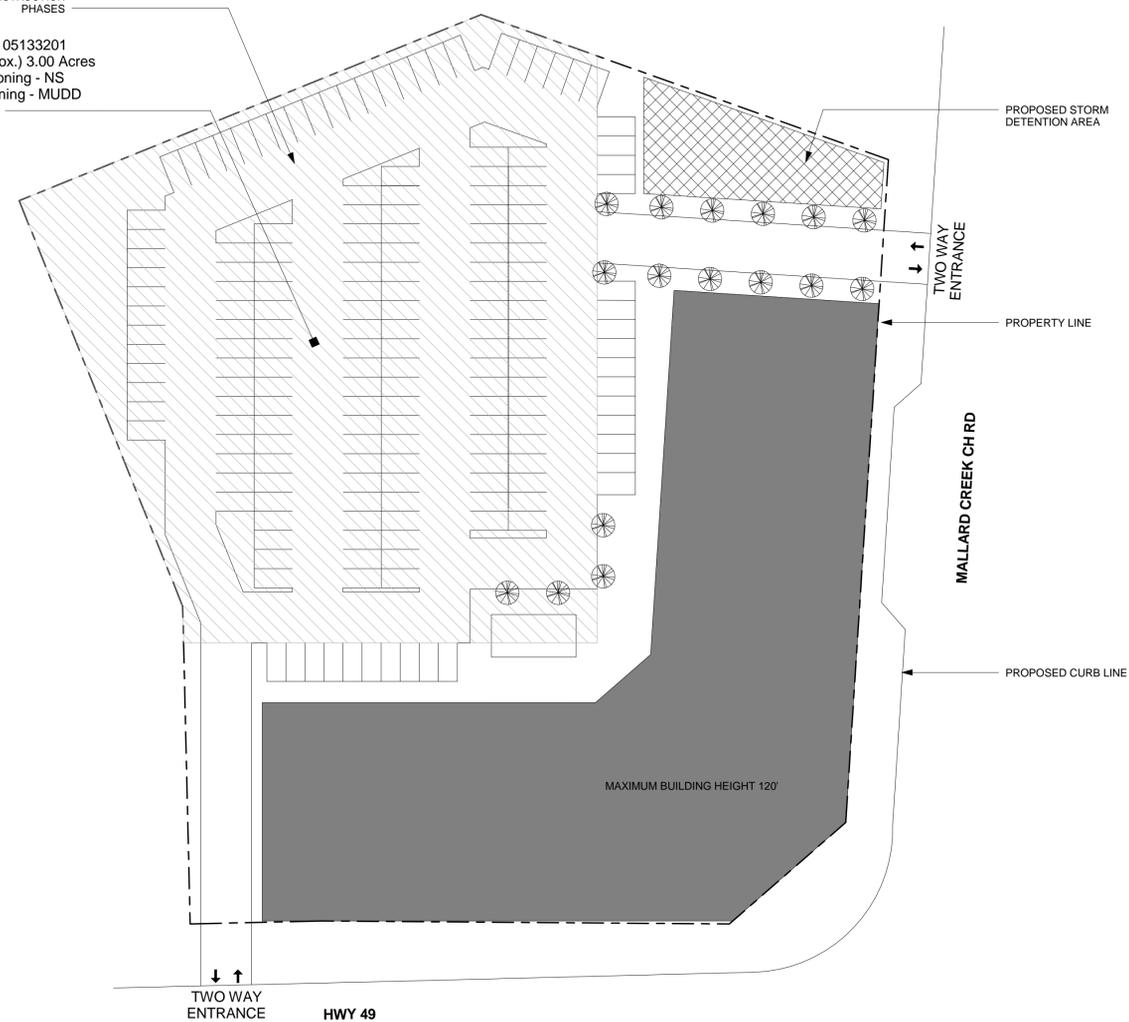
1. The Petitioner reserves the right to build additional phases on the site in the zone to the rear of the primary building.
2. The future phases may include additional residential units and structured parking.
3. The petitioner reserves the right to build additional phases of up to a total of 215 units over the entire site.
4. Any construction in the future phase areas will be limited to a height of 120' in accordance with the Zoning Ordinance.



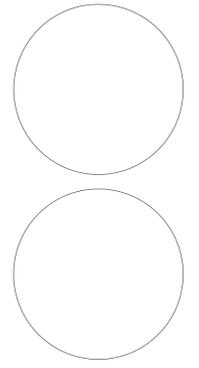
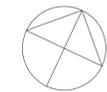
UNC CHARLOTTE SITE

3 location map 12" = 1'-0"

HATCHING INDICATES AREA OF FUTURE CONSTRUCTION PHASES
 Tax Parcel 05133201
 Site Area (approx.) 3.00 Acres
 Existing Zoning - NS
 Proposed Zoning - MUDD



1 Architectural Site Plan 1" = 40'-0"



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UNCC Student Housing
 9807 University City Blvd
 Charlotte, NC 28262
University Investments Group, LLC
 1329 E. Morehead St
 Charlotte, NC 28204

No.	Description	Date

Site Information for Rezoning

Project Number 1120600
 Date 06.08.11

RZ1.00
 Scale As indicated