5. Streetscape and Landscaping

a. The overall site design will encourage pedestrian connectivity between the development site and adjacent residential sites, and University City Area Streetscape Plan. Petitioner agrees to install an 8-foot-wide planting strip and six-foot sidewalk along Mallard Creek Church Rd. The City of Charlotte ordinance requires signage, screening, and landscaping. The proposed sign will be 10 feet wide and will be 10 feet from the existing Right-of-Way along Mallard Creek Church Road. The City of Charlotte ordinance requires that the proposed 10-foot-wide shared-use path (along NC-49) and from the existing Right-of-Way along Mallard Creek Church Road to 10 feet from future road realignment at the intersection of Mallard Creek Road and Highway 49. Driveways may be slightly shifted during review per CDOT and NCDOT during driveway permits.

b. The exterior building materials for all four sides will be primarily of brick, precast concrete, and/or stone, EIFS, stucco, metal panel windows, doors, soffits, gables and trim), hardiplank, masonite and energy efficient lighting and including in the design plantings may be planted on the property of University Terrace and/or University Terrace North. Petitioner shall plant evergreen trees and shrubs on the property of University Terrace and/or University Terrace North. Petitioner shall submit a Parking Study to CDOT for approval.

c. The Development will follow University City Design Guidelines, Homeowners Association of University Terrace, Inc and University Terrace North Homeowners Association, Inc dated April 13, 2012. The Development will be a maximum of 5 stories in height and will meet the current Tree Ordinance and tree save requirement of 15%, and will meet or exceed Post Construction Control Ordinance.

d. The developed site will connect to the City installed 10-foot walk and bike path between the development site and adjacent residential sites. The Development will meet or exceed the current Tree Ordinance.

6. Environmental Features

a. This plan proposes to provide a student oriented atmosphere with the following possible amenities: pool, study room, residence cafe, exercise/yoga studio, fitness center, media room, card access, onsite staff and guards, etc.

b. Rights of Way: The Petitioner agrees to reserve a maximum of 55 feet Right of Way from the future back of curb at both Mallard Creek Road and Highway 49. The Petitioner agrees to continue to the future road realignment at the intersection of Mallard Creek Road and Highway 49. Driveways may be slightly shifted during review per CDOT and/or NCDOT during driveway permits.

c. Proposed Zoning - MUDD (CD)

<table>
<thead>
<tr>
<th>Property Line</th>
<th>Tax Parcel 05133209</th>
<th>Site Area (approx.) 1.00 Acres</th>
<th>Existing Zoning: R-10MF (CD)</th>
<th>Proposed Zoning: MUDD (CD)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Tax Parcel 05133209</td>
<td>Site Area (approx.) 1.00 Acres</td>
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<td>Tax Parcel 05133207</td>
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<td>Proposed Zoning: MUDD (CD)</td>
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</tbody>
</table>

Multi-Family Development

University Investments Group, LLC
1329 E. Morehead St
Charlotte, NC 28204

Rezoning Site Plan

PETITION # 2011-072

As indicated

RZ1.00
LARGE MATURING STREET TREES (IE. OAK)

PEDESTRIAN LIGHTING TO MATCH UNCC DESIGN STANDARD FOR LIGHTING. SEE DETAIL 2 FOR TYPICAL PEDESTRIAN LIGHT

PAINTED METAL FENCE POST
PAINTED METAL PICKETS
GRADE
PAINTED METAL RAIL

NOTE: PERIMETER FENCE TO BE OF DURABLE HEAVY GAUGE COMMERCIAL GRADE MATERIALS RESISTANT TO BENDING AND DEFORMATION

5 STORY RESIDENTIAL
EIFS/ BRICK
MASONRY/ EIFS BASE

NOTE: THESE ELEVATIONS ARE SCHEMATIC IN NATURE AND INTENDED TO ONLY DEPICT THE SCALE AND DESIGN QUALITY OF THE DEVELOPMENT. THESE ELEVATIONS ARE SUBJECT TO MODIFICATION DURING PREPARATION OF THE FINAL DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS.

FURTHER, THE FINAL DESIGN WILL REQUIRE MUDD-O REVIEW PRIOR TO ISSUANCE OF BUILDING PERMITS. A COMBINATION OF MATERIALS WILL BE USED AS LISTED IN THE ARCHITECTURAL STANDARDS ON SHEET RZ1.00 AND ARE SUBJECT TO MODIFICATION DURING PREPARATION OF THE FINAL DESIGN DEVELOPMENT.

DECORATIVE METAL SPIRE
PRECAST CONCRETE/ EIFS ACCENT
PRECAST CONCRETE/ EIFS LINTEL

EXISTING CURB LINE
ESTIMATED FUTURE CURB LINE
10' PEDESTRIAN WALK PROVIDED BY CITY
FACE OF BUILDING
UNCC STYLE PEDESTRIAN PATH LIGHTING
LARGE MATURING TREES ALONG PEDESTRIAN PATH
ACCENT LANDSCAPING AT BUILDING PEDESTRIAN ENTRANCES

07.26.12
1120601

PETITION # 2011-072

Sample Concept Elevations

No. Description Date

RZ2.00

As indicated