

MUDD (CD) - Proposed Site Plan Notes

1. Development Data Table

- a. Acreage: 6.078AC
- b. Tax Parcel #s: 05133201, 05133202, 05133203, 05133206, 05133215
- c. Existing Zoning: MUDD (CD)
- d. Proposed Zoning: MUDD (CD)
- e. Existing Use: Vacant
- f. Proposed Use: Multi-Family Development
- g. Project Density: Total Maximum 725 Beds
- h. Maximum Building Height: Buildings shall not be a maximum of 5 stories and no more than 90' in height (as measured/defined in the ordinance)
- i. Parking: Parking will meet the Ordinance. Parking will be provided as indicated on the site plan. The maximum number of resident parking spaces is the total number of beds less 25. However, if the Developer determines that additional parking is needed, the Developer may submit a Parking Study to CDOT for approval.

2. General Provisions

- a. The Development will follow University City Design Guidelines, including but not limited to utilizing sustainable principles, using varying building materials, and using quality and durable materials, encouraging pedestrian activity, using architectural and energy efficient lighting and including in the design building materials and character to resemble campus buildings.
- b. 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. The exact configuration and placement of buildings may be modified per section 6.207 of the Zoning Ordinance.
- c. Proposed use of the property will be for the redevelopment of the site for multi-family residential use with associated parking and service areas.
- d. Setbacks: 24 feet from future back of curb at Mallard Creek Rd. and 32 feet from future back of curb at Highway 49.

3. Transportation

- a. Rights of Way: The Petitioner agrees to reserve a maximum of 55' Right of Way from the future back of curb at both Mallard Creek Rd. and Highway 49. The Petitioner agrees to continue to work with CDOT, NCDOT, and MUMPO to finalize the details of the future road realignment at the intersection of Mallard Creek Rd. and Highway 49 to establish a required Right of Way for the road and to address elevation changes between the Development and the future road. The Petitioner agrees to construct retaining walls at the time of the road construction as required to mitigate the elevation changes that result from the final design and finished elevations established for the future road and the Development. The Petitioner also agrees to apply any reduction in the dimension of the Right of Way that may result to the rear yard as a rear buffer by shifting the development towards the newly defined Right of Way. Should this be the case, the Development will in no way encroach beyond the established Setbacks as defined above.
- b. Petitioner agrees to install a concrete passenger shelter pad per CATS standards.
- c. Access to the development will be provided by right in/ right out only driveway connections at Mallard Creek Church Rd and Hwy 49. Driveways may be slightly shifted during review per CDOT and/or NCDOT during driveway permits.
- d. Petitioner shall dedicate Right-of-Way conveyed in fee simple from the existing right-of-way along NC-49 to 1' back of the proposed 10' wide shared-use path (along NC-49) and from the existing Right-of-Way along Mallard Creek Church Road to 1' back of the proposed 6' sidewalk (along Mallard Creek Church Road).

4. Architectural Standards

- a. The exterior building materials for all four sides will be primarily of brick, precast concrete, and/or stone, EIFS, stucco, metal panel (excluding windows, doors, soffits, gables, roof, and architectural detail or trim). The use of vinyl aluminum siding (excluding windows, doors, soffits, gables and trim), hardiplank, masonry and similar materials will not be permitted. Where pitched roofs occur, the roofs shall be architectural grade shingles, standing seam metal or other durable/lasting roof materials.
- b. Building Elevations for all sides of the building will be provided during the design process. The building shall be developed in the same architectural style and character as shown on sheet RZ2.00. Structured parking adjacent to residential zoning will be screened with a combination of tree plantings and decorative grilles.
- c. For purposes of security to students residing in this development, perimeter fencing and gated entries may be provided for resident only controlled access; vehicle stacking requirements will be met. Perimeter fencing and gates will be decorative in design and made of painted metal, wood or other similar materials and will not be of chain link. See sample concept fence elevation on RZ2.00

5. Streetscape and Landscaping

- a. The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping.
- b. The overall site design will encourage pedestrian connectivity between the development site and adjacent residential sites, and will provide connectivity to sidewalks leading to the campus.
- c. Petitioner is voluntarily participating in multi-facet pedestrian connections including connecting to a City installed 10' walk and providing pedestrian lighting and trees along the walk that is compatible with UNC Charlotte's design standards and the University City Area Streetscape Plan.
- d. The petitioner agrees to provide pedestrian access from the main building (for residents) along University City Blvd every 250 feet or less to connect with the pedestrian walk along University City Blvd.
- e. Petitioner agrees to plant large maturing trees (ie. oaks) and install pedestrian lighting along the Highway 49 street frontage in a manner that will compliment the streetscape requirements for the UNCC campus.
- f. Petitioner agrees to install an 8 foot wide planting strip and six foot sidewalk along Mallard Creek Church Rd. The City of Charlotte will install a 10' asphalt walk along Highway 49 to which this development will connect.
- g. Along the common property lines between Petitioner's property (only tax parcels 05133201, 05133203 and 05133206) and property of University Terrace and/or University Terrace North (only tax parcel 05133C98). Petitioner shall plant evergreen trees 4ft-6ft in height and a maximum distance of 12 feet apart. Such plantings may be planted on the property of University Terrace and/or University Terrace North (only tax parcel 05133C98), as per Agreement between Petitioner and University Terrace Homeowners Association, Inc and University Terrace North Homeowners Association of Charlotte, Inc dated April 13, 2012.

6. Environmental Features

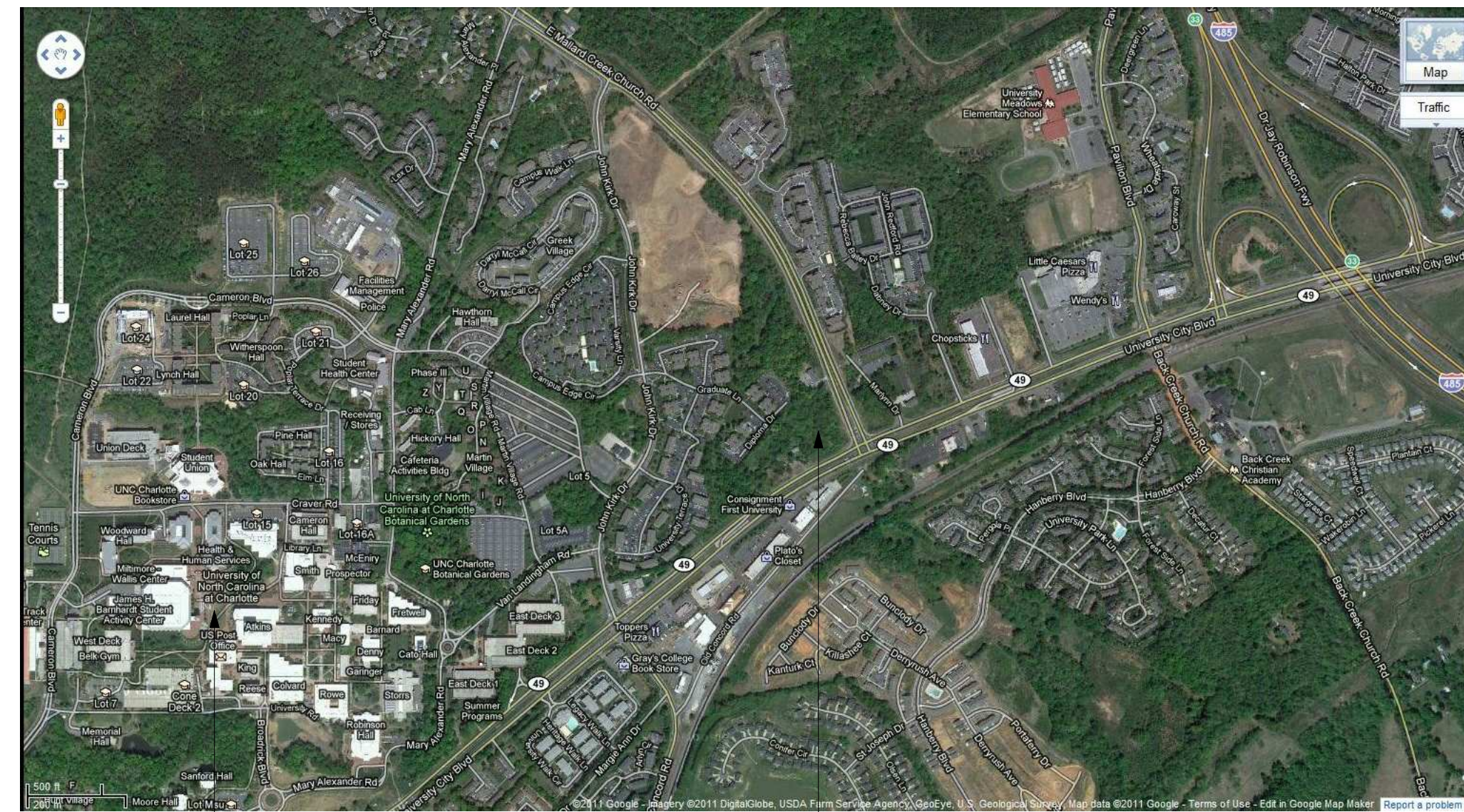
- a. The proposed Development will meet or exceed the current Tree Ordinance and tree save requirement of 15%, and will meet or exceed Post Construction Control Ordinance.

7. Open Space

- a. The development will meet or exceed all requirements for open space and agrees to articulate the building massing in a manner so as to provide open space.
- b. Open space may be provided at the perimeter of the building or within a courtyard.

8. Other

- 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, sports media room, billiards/ game room, barbecue, fire pit, gated security, secure card access, onsite staff and guards, etc.
- b. Stormwater Detention and Water Quality may be provided under ground as required and will meet the Ordinance requirements.
- c. Trash/ Recycling collection will be provided within a screened area on site, or within the parking structure.



location map
12" = 1'-0"

Tax Parcel 05133C98
Multiple Land Ownership (Condominium)
Zoning = R12-MF(CD)

Tax Parcel 05133201
Site Area (approx.) 3.00 Acres
Existing Zoning - MUDD (CD)
Proposed Zoning - MUDD (CD)

Tax Parcel 05133203
Site Area (approx.) 1.15 Acres
Existing Zoning - MUDD (CD)
Proposed Zoning - MUDD (CD)

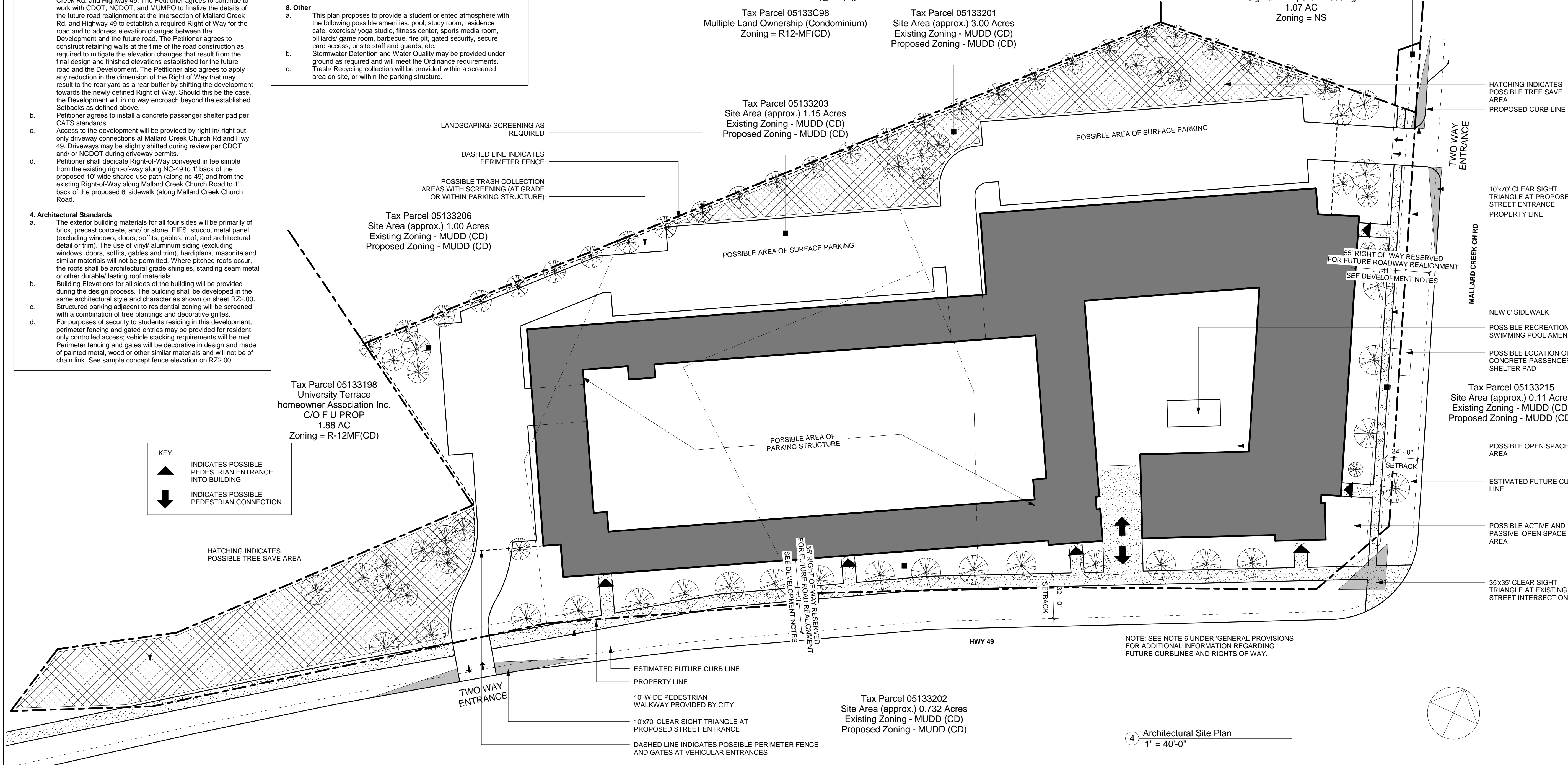
Tax Parcel 05133206
Site Area (approx.) 1.00 Acres
Existing Zoning - MUDD (CD)
Proposed Zoning - MUDD (CD)

Tax Parcel 05133198
University Terrace
homeowner Association Inc.
C/O F U PROP
1.88 AC
Zoning = R-12MF(CD)

Tax Parcel 05133202
Site Area (approx.) 0.732 Acres
Existing Zoning - MUDD (CD)
Proposed Zoning - MUDD (CD)

Tax Parcel 05133209
North Carolina NU Chapter of
Sigma Phi Epsilon Housing
1.07 AC
Zoning = NS

Tax Parcel 05133207
North Carolina NU Chapter of
Sigma Phi Epsilon Housing
C/O Alan Lovette
0.01 AC
Zoning = NS



KEY
▲ INDICATES POSSIBLE PEDESTRIAN ENTRANCE INTO BUILDING
⇄ INDICATES POSSIBLE PEDESTRIAN CONNECTION

HATCHING INDICATES POSSIBLE TREE SAVE AREA

TWO WAY ENTRANCE

HATCHING INDICATES POSSIBLE TREE SAVE AREA

PROPOSED CURB LINE

TWO WAY ENTRANCE

10'x70' CLEAR SIGHT TRIANGLE AT PROPOSED STREET ENTRANCE

PROPERTY LINE

MALLARD CREEK CH RD

NEW 6' SIDEWALK

POSSIBLE RECREATIONAL SWIMMING POOL AMENITY

POSSIBLE LOCATION OF CONCRETE PASSENGER SHELTER PAD

Tax Parcel 05133215

Site Area (approx.) 0.11 Acres

Existing Zoning - MUDD (CD)

Proposed Zoning - MUDD (CD)

POSSIBLE OPEN SPACE AREA

ESTIMATED FUTURE CURB LINE

POSSIBLE ACTIVE AND PASSIVE OPEN SPACE AREA

35'x35' CLEAR SIGHT TRIANGLE AT EXISTING STREET INTERSECTION

24'-0" SETBACK

SEE DEVELOPMENT NOTES

55' RIGHT OF WAY RESERVED FOR FUTURE ROADWAY REALIGNMENT

SEE DEVELOPMENT NOTES

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

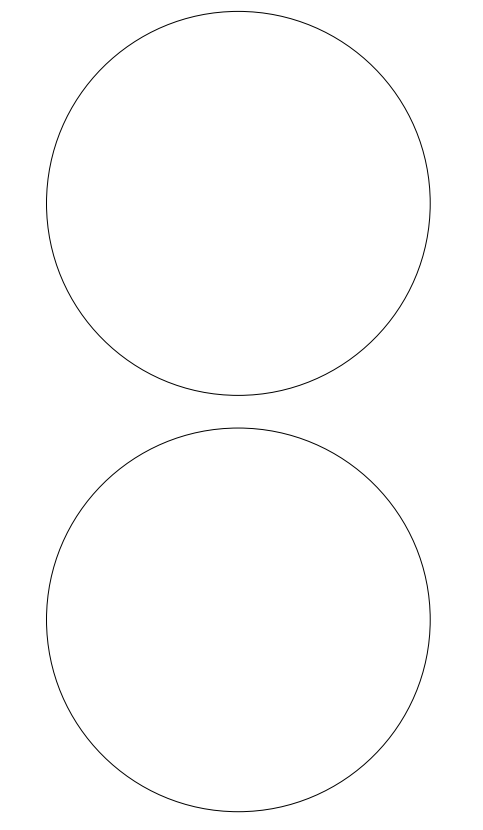
POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF SURFACE PARKING

NOTE: SEE NOTE 6 UNDER 'GENERAL PROVISIONS FOR ADDITIONAL INFORMATION REGARDING FUTURE CURBLINES AND RIGHTS OF WAY.'

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



101 West Worthington Avenue
Suite 202
Charlotte, NC 28203
phone: (704) 333-3360
fax: (704) 333-3362

construction@dasarchitecture.com

Multi-Family Development
University City Blvd
Charlotte, NC 28262

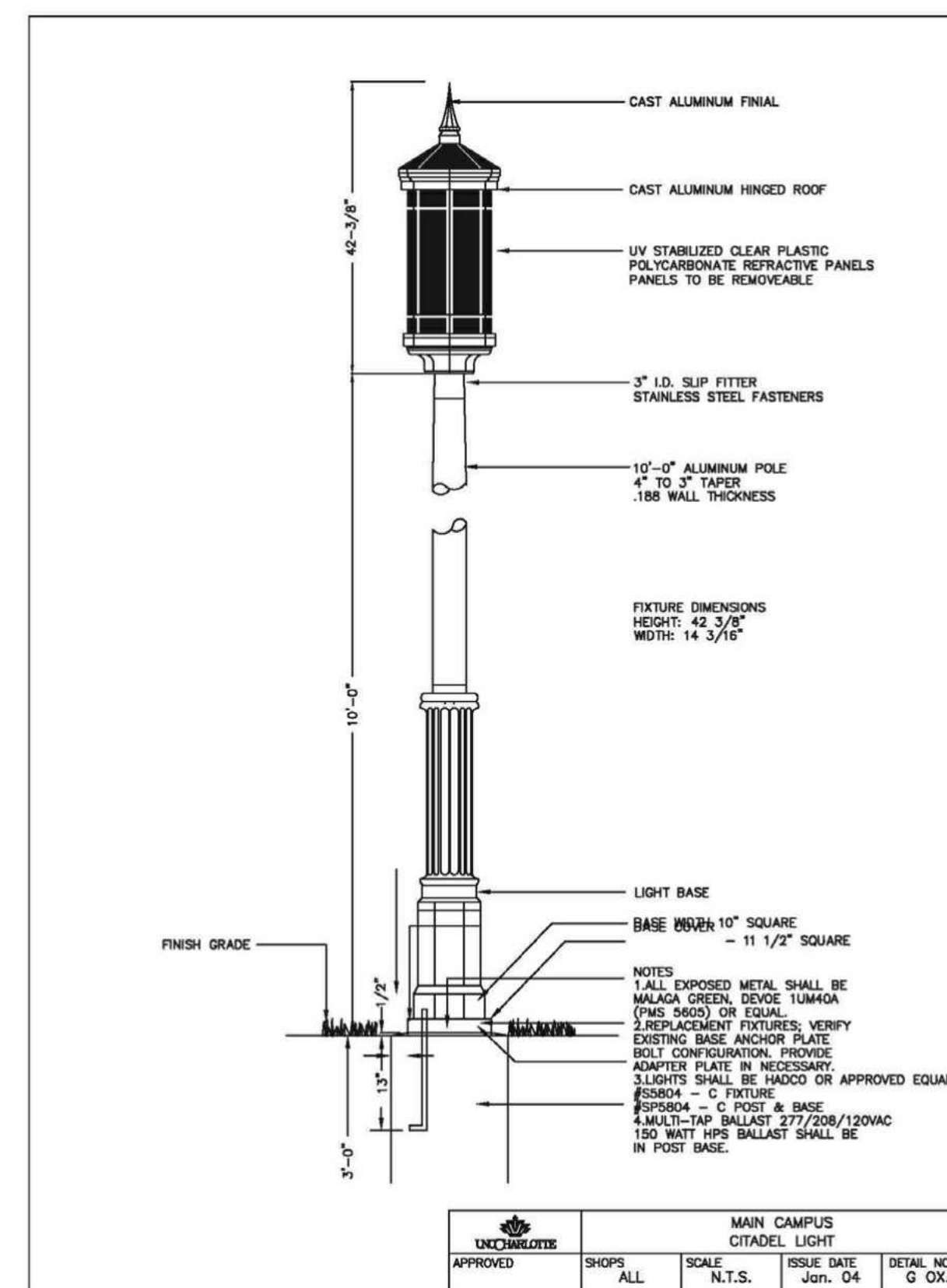
University Investments Group, LLC
1329 E. Morehead St
Charlotte, NC 28204

No.	Description	Date
1	Reduction in Bedrooms	07.26.12

Rezoning Site Plan

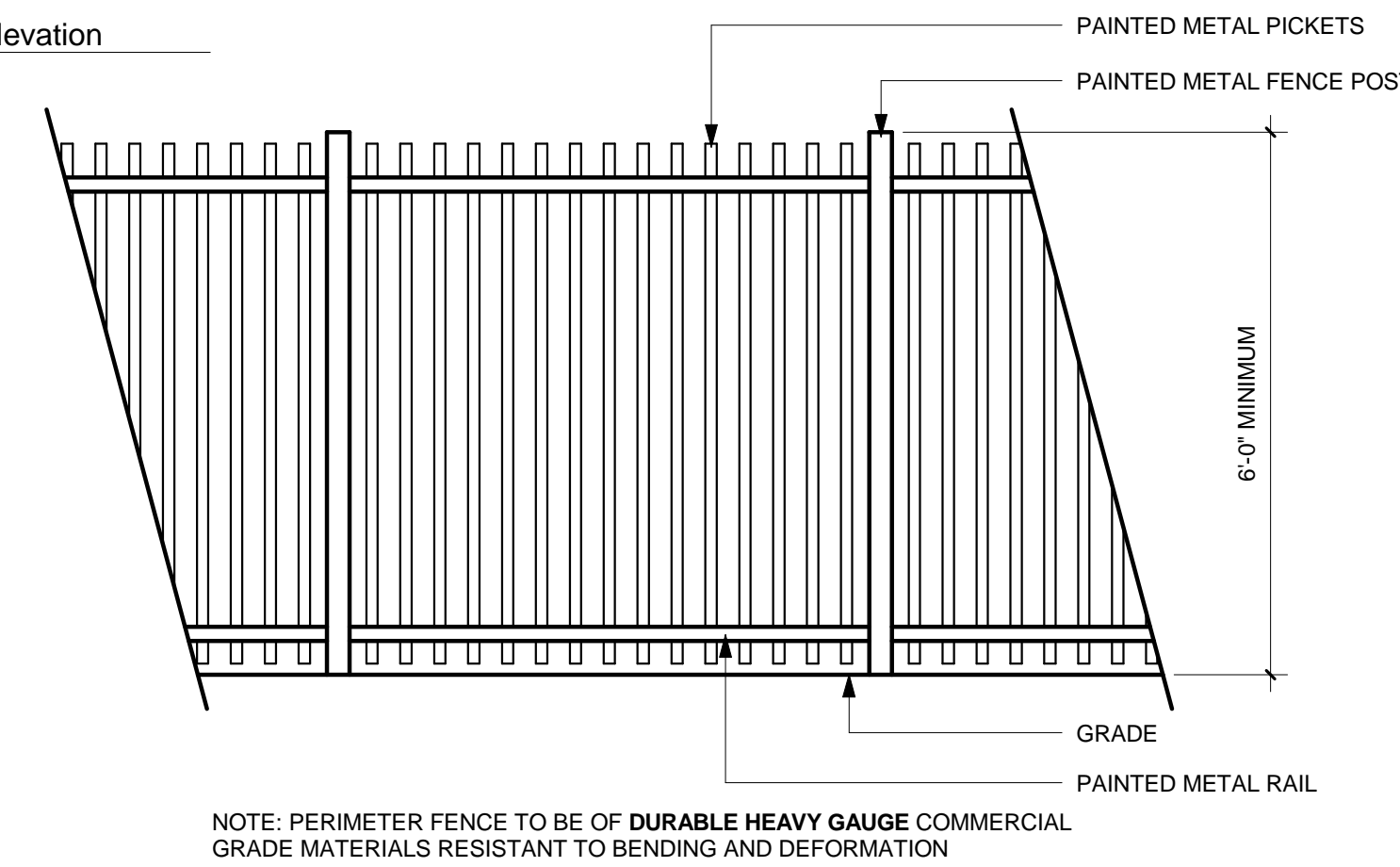
PETITION # 2011-072
Project Number 1120601
Date 07.26.12

RZ1.00
Scale As indicated

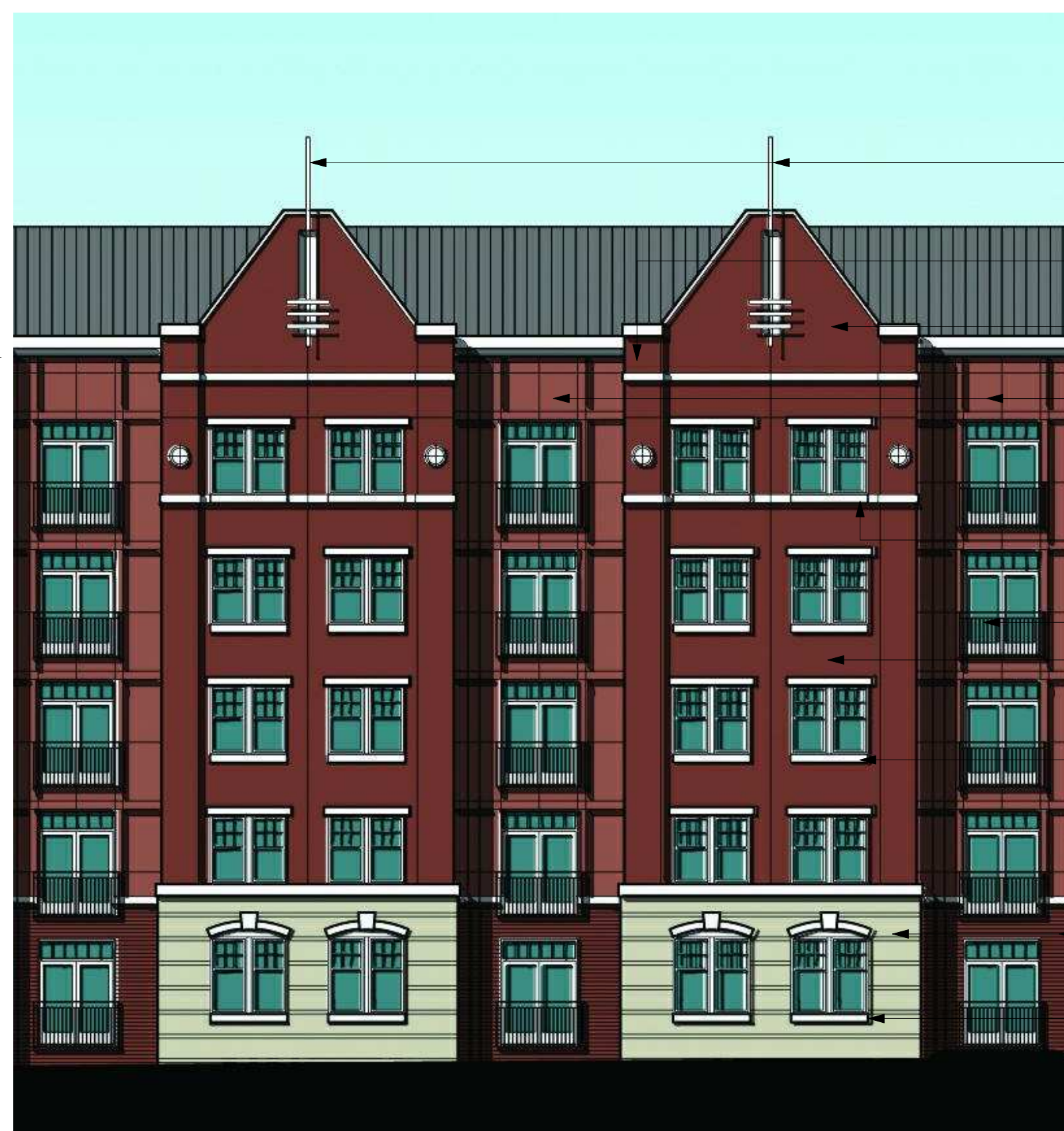


3 Tree and Lighting Elevation
NTS

2 Typical Pedestrian Light
NTS

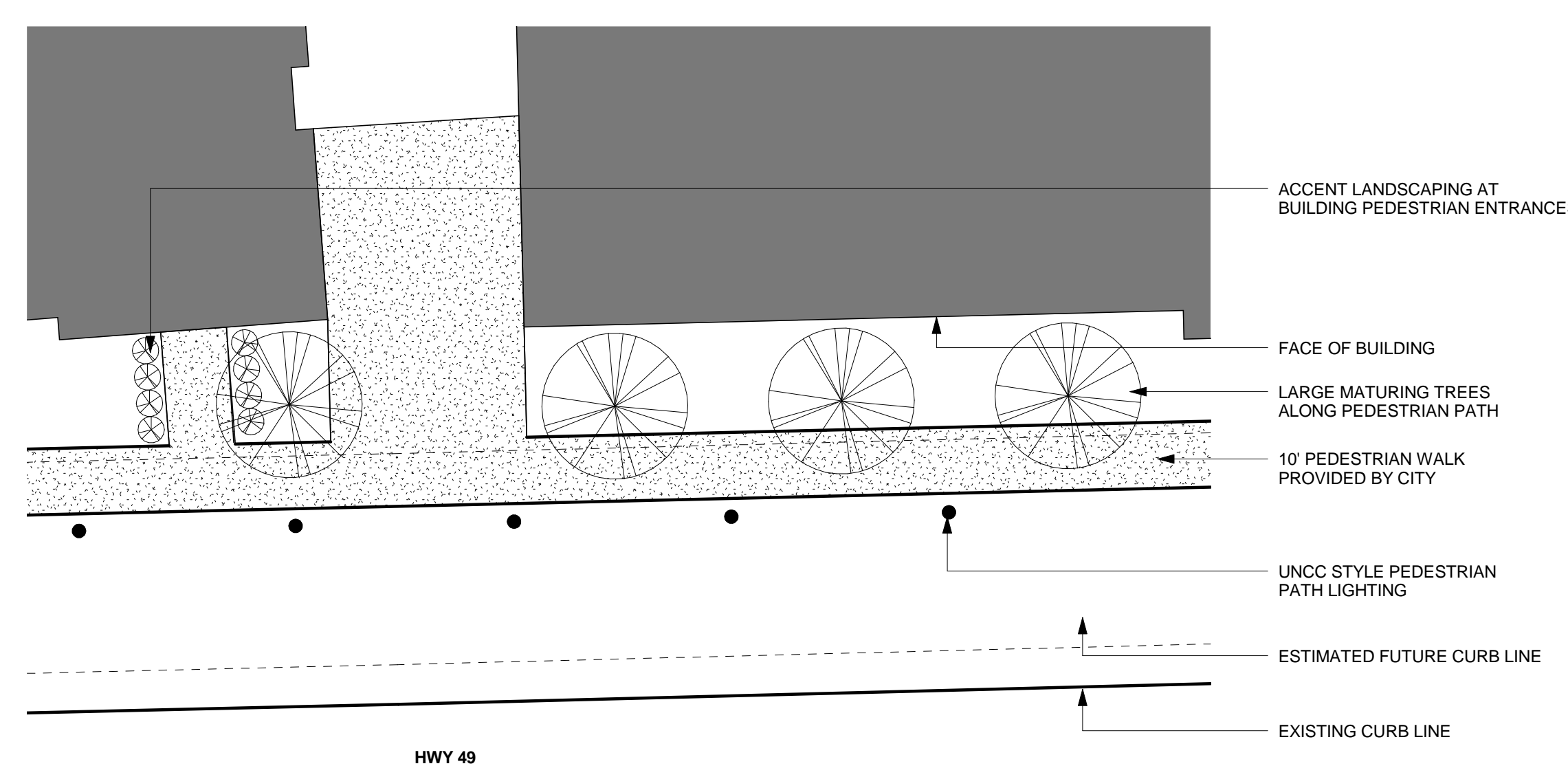


4 Sample Perimeter Fence Elevation
NTS

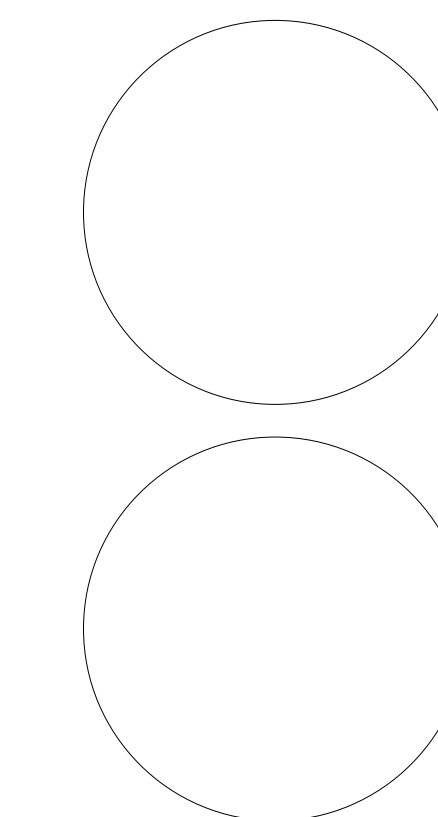
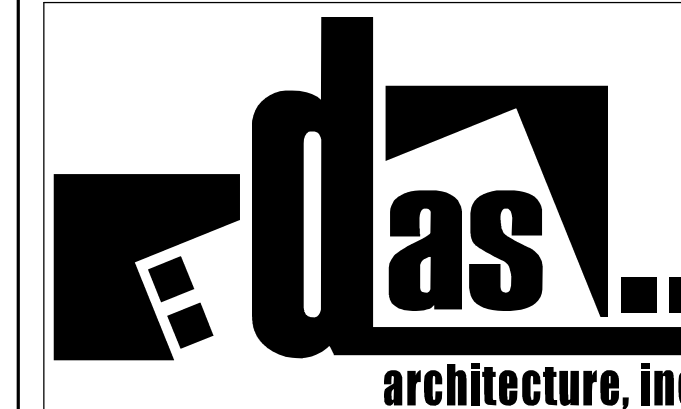


5 Sample Elevation Concepts
NTS

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.



1 Enlarged Landscaping Concept Plan
1" = 20'-0"



101 West Worthington Avenue
Suite 202
Charlotte, NC 28203
phone: (704) 333-3360
fax: (704) 333-3362

construction@dasarchitecture.com

Multi-Family Development

University City Blvd
Charlotte, NC 28262

University Investments Group, LLC

1329 E. Morehead St
Charlotte, NC 28204

No.	Description	Date

Sample Concept Elevations

PETITION # 2011-072

Project Number 1120601

Date 07.26.12

RZ2.00

Scale As indicated