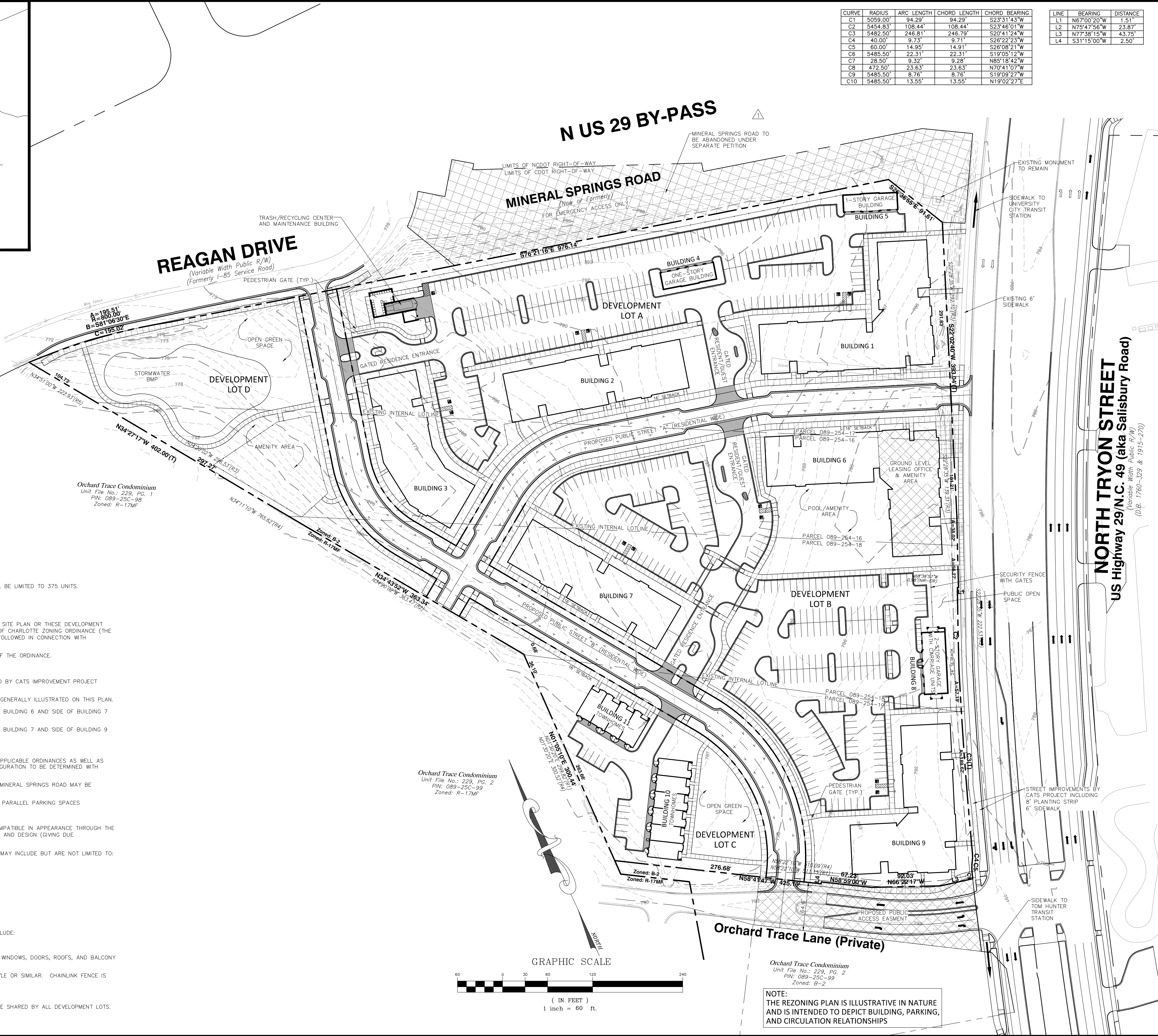


VICINITY MAP  
NOT TO SCALE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	5059.00'	94.28'	94.28'	S23°31'43"W
C2	5454.83'	108.44'	108.44'	S23°46'01"W
C3	5482.50'	246.81'	246.79'	S20°41'24"W
C4	40.00'	9.73'	9.71'	S28°22'23"W
C5	60.00'	14.95'	14.91'	S28°08'21"W
C6	5485.50'	22.31'	22.31'	S19°05'12"W
C7	28.50'	9.32'	9.28'	N85°18'42"W
C8	472.50'	23.63'	23.63'	N70°41'07"W
C9	5485.50'	8.76'	8.76'	S19°09'27"W
C10	5485.50'	13.55'	13.55'	N19°02'27"E

LINE	BEARING	DISTANCE
L1	N6°00'00"W	1.51'
L2	N75°47'56"W	23.87'
L3	N77°38'15"W	43.75'
L4	S31°15'00"W	2.50'

DEVELOPMENT STANDARDS

DEVELOPMENT DATA TABLE

1. SITE AREA: 15.43 ACRES
2. TAX PARCELS: 089-254-16, 089-254-17, 089-254-18, 089-254-19
3. EXISTING ZONING: B-2
4. PROPOSED ZONING: TOD-R(0)
5. EXISTING USE: VACANT
6. PROPOSED USE: ALL USES ALLOWED IN TOD-R EXCEPT MULTI-FAMILY SHALL BE LIMITED TO 375 UNITS.
7. MAXIMUM BUILDING HEIGHT: 50' TO EAVE, NOT INCLUDING SLOPED ROOF

GENERAL PROVISIONS

1. UNLESS MORE STRINGENT STANDARDS ARE ESTABLISHED BY THE SCHEMATIC SITE PLAN OR THESE DEVELOPMENT STANDARDS, ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE") FOR THE TOD-R ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE.
2. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.

OPTIONAL PROVISIONS

1. THE EXISTING 6' SIDEWALK AND PROPOSED 6' SIDEWALK BEING CONSTRUCTED BY CATS IMPROVEMENT PROJECT ALONG NORTH TRYON STREET SHALL REMAIN.
2. PARKING IS ALLOWED BETWEEN THE PROPOSED BUILDINGS AND STREETS AS GENERALLY ILLUSTRATED ON THIS PLAN.
3. PARKING ON DEVELOPMENT LOT B ALONG PUBLIC STREET A TO THE SIDE OF BUILDING 6 AND SIDE OF BUILDING 7 SHALL NOT EXCEED 45% OF LOT FRONTAGE
4. PARKING ON DEVELOPMENT LOT B ALONG PUBLIC STREET B TO THE SIDE OF BUILDING 7 AND SIDE OF BUILDING 9 SHALL NOT EXCEED 45% OF LOT FRONTAGE

TRANSPORTATION

1. PROPOSED INTERNAL STREETS INTENDED TO ILLUSTRATE COMPLIANCE WITH APPLICABLE ORDINANCES AS WELL AS DISCUSSIONS WITH CDOT AND NCDOT STAFF. FINAL LOCATION AND OR CONFIGURATION TO BE DETERMINED WITH STAFF.
2. AT SUCH TIME THAT THE NEW PUBLIC STREETS ARE BUILT AND DEDICATED, MINERAL SPRINGS ROAD MAY BE ABANDONED.
3. ONE PARALLEL ADA PARKING SPACE WILL BE PROVIDED PER 25 ON-STREET PARALLEL PARKING SPACES

ARCHITECTURAL STANDARDS

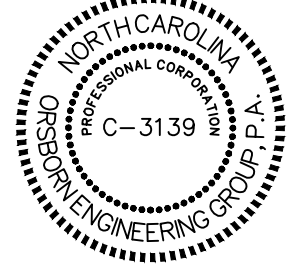
1. ALL BUILDINGS CONSTRUCTED ON THIS SITE SHALL BE ARCHITECTURALLY COMPATIBLE IN APPEARANCE THROUGH THE USE OF SIMILAR, AS WELL AS COMPLEMENTARY BUILDING MATERIALS, COLORS AND DESIGN (GIVING DUE CONSIDERATION TO THE USE OF EACH BUILDING).
2. MATERIALS THAT MAY BE INCLUDED AS PART OF THE BUILDING ELEVATIONS MAY INCLUDE BUT ARE NOT LIMITED TO:
  - A. MASONRY (I.E. BRICK, STONE, GRANITE, CULTURED STONE, ETC.)
  - B. TILE (CERAMIC, PORCELAIN, ETC.)
  - C. STUCCO OR SYNTHETIC STUCCO
  - D. PRECAST CONCRETE
  - E. METAL PANEL
  - F. ALUMINUM STOREFRONT
  - G. FABRIC AWNINGS
  - H. METAL & WOOD CANOPIES
  - I. CEMENTITIOUS PANELS & SIDING SIMILAR TO HARDIE
3. MATERIALS THAT ARE EXCLUDED AS PART OF THE BUILDING ELEVATIONS INCLUDE:
  - A. VINYL SIDING (VINYL WINDOWS MAY BE USED)
4. AT LEAST 30 PERCENT OF THE EXTERIOR OF EACH BUILDING, EXCLUSIVE OF WINDOWS, DOORS, ROOFS, AND BALCONY AREAS, WILL BE CONSTRUCTED OF MASONRY PRODUCTS.
5. PERIMETER SECURITY FENCE AND GATES WILL BE DECORATIVE ALUMINUM STYLE OR SIMILAR. CHAINLINK FENCE IS NOT ALLOWED.
6. PARKS, GREENWAYS, AND OPEN SPACE
  1. PRIVATE OPEN SPACE SHALL BE PROVIDED PER THE ORDINANCE AND WILL BE SHARED BY ALL DEVELOPMENT LOTS.



ORSBORN ENGINEERING GROUP  
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SCHEMATIC SITE PLAN PETITION #2015-020  
FOR  
UNIVERSITY CITY APARTMENTS AT  
TOM HUNTER STATION  
CHARLOTTE, NORTH CAROLINA

CAROLINA STATES  
REGIONAL CENTER, LLC.  
301 MCCULLOUGH DRIVE  
SUITE 400  
CHARLOTTE, NC 28262




NO.	DATE	REVISIONS
1	03/20/15	REVISED PER COMMENTS
2	01/13/15	REVISED PER COMMENTS

JOB #	14030
DATE:	11/18/14
SCALE:	1" = 60'
DRAWN BY:	JAW
APPROVED BY:	JCO

RZ-1





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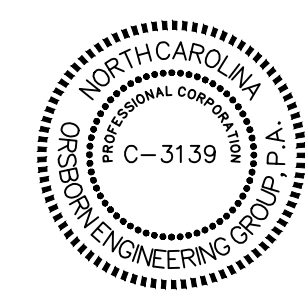
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[illegible]

JOB #	14030
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RZ-2