

MUDD (CD) - Proposed Site Plan Notes

- 1. Development Data Table**
  - Acreage:** 6.078AC
  - Tax Parcel #s:** 05133201, 05133202, 05133203, 05133206, 05133215
  - Existing Zoning:** NS
  - Proposed Zoning:** MUDD (CD)
  - Existing Use:** Vacant
  - Proposed Use:** Multi-Family Development
  - Project Density:** Total Maximum 250 units
  - Maximum Building Height:** Development will be a maximum of 5 stories and no more than 90' in height (as measured/ defined in the ordinance)
  - Parking:** Parking will meet the Ordinance. Parking will be provided as indicated on the site plan. However, if the Developer determines that additional parking is needed, the Developer may submit a Parking Study to CDOT for approval. Approval will allow up to a maximum of 50 additional spaces in the areas indicated on the site plan and titled "Possible Future Optional Parking"
- 2. General Provisions**
  - 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.
  - 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.
  - Proposed use of the proposed development for the redevelopment of the site for multi-family residential use with associated parking and service areas.
  - 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**
  - 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.
  - Petitioner agrees to install a concrete passenger shelter pad per CATS standards.
  - 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.
  - 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**
  - The exterior building materials for the primary elevations oriented towards the public streets 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). All other elevations, not oriented towards the public streets, will be primarily of EIFS, stucco, metal panel or with some brick, precast concrete and/ or stone accents and will complement the primary elevation materials. The use of vinyl/ aluminum siding (excluding windows, doors, soffits, gables and trim), hardiplank, masonite 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.
  - 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.
  - 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**
  - The proposed development will comply with all applicable Ordinance requirements for signage, screening, and landscaping.
  - 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. 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.
  - 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.
  - Petitioner agrees to plant large maturing trees (ie. oaks) and install pedestrian lighting along the Highway 49 street frontage in a manner that will complement the streetscape requirements for the UNCC campus.
  - 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.
- 6. Environmental Features**
  - 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**
  - 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.
  - Open space may be provided at the perimeter of the building or within a courtyard.
- 8. Other**
  - 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. Stormwater Detention and Water Quality may be provided under ground as required and will meet the Ordinance requirements. Trash/ Recycling collection will be provided within a screened area on site, or within the parking structure.

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- KEY**
- INDICATES POSSIBLE PEDESTRIAN ENTRANCE INTO BUILDING
  - INDICATES POSSIBLE PEDESTRIAN CONNECTION

HATCHING INDICATES POSSIBLE TREE SAVE AREA

Tax Parcel 05133206  
Site Area (approx.) 1.00 Acres  
Existing Zoning - NS  
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 05133C98  
Multiple Land Ownership (Condominium)  
Zoning = R12-MF(CD)

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

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

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

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

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

HATCHING INDICATES POSSIBLE TREE SAVE AREA  
PROPOSED CURB LINE

TWO WAY ENTRANCE

10'x70' CLEAR SIGHT TRIANGLE AT PROPOSED STREET ENTRANCE  
PROPERTY LINE

55' RIGHT OF WAY RESERVED FOR FUTURE ROADWAY REALIGNMENT  
SEE DEVELOPMENT NOTES

MALLARD CREEK CHRD

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 - NS  
Proposed Zoning - MUDD (CD)

POSSIBLE OPEN SPACE AREA  
ESTIMATED FUTURE CURB LINE

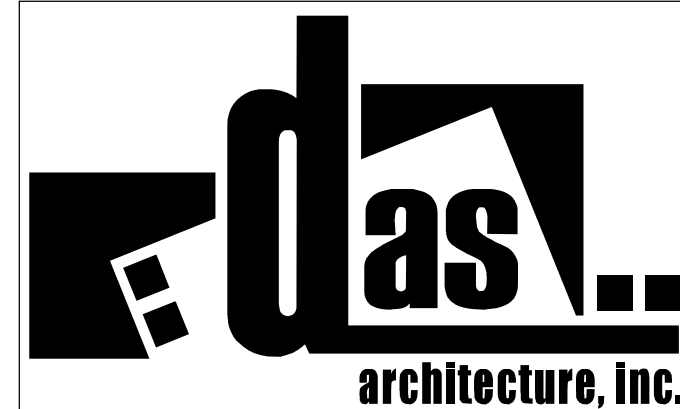
POSSIBLE ACTIVE AND PASSIVE OPEN SPACE AREA

35'x35' CLEAR SIGHT TRIANGLE AT EXISTING STREET INTERSECTION

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

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

ENTIRE DETAIL REVISED



101 West Worthington Avenue  
Suite 202  
Charlotte, NC 28203  
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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	Planning Comments	11.16.11
2	Planning Comments	12.19.11
3	Planning/ UCP Comments	01.17.12
4	Planning comments	02.24.12

## Rezoning Site Plan

PETITION # 2011-072

Project Number	1120600
Date	06.08.11

# RZ1.00

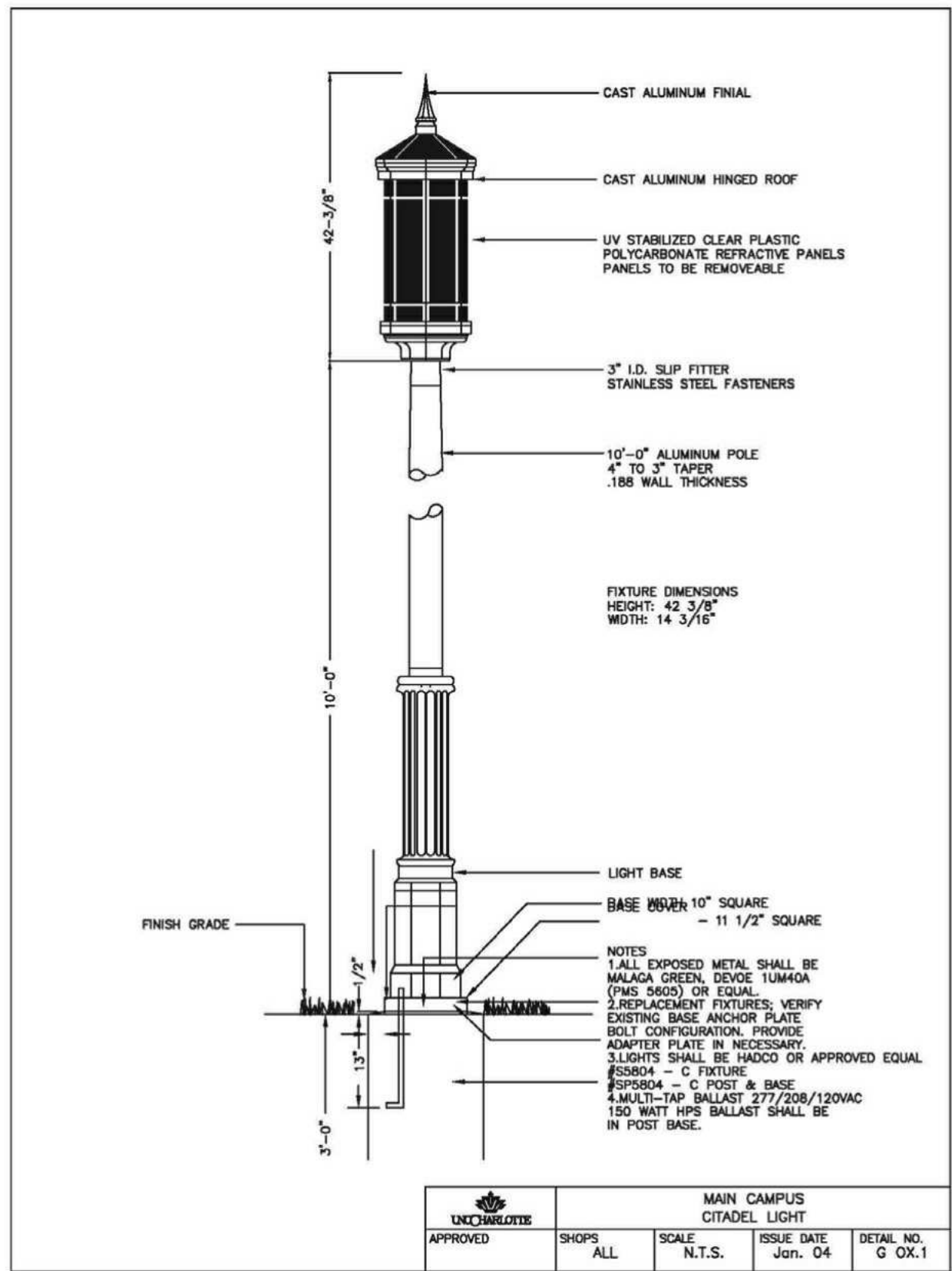
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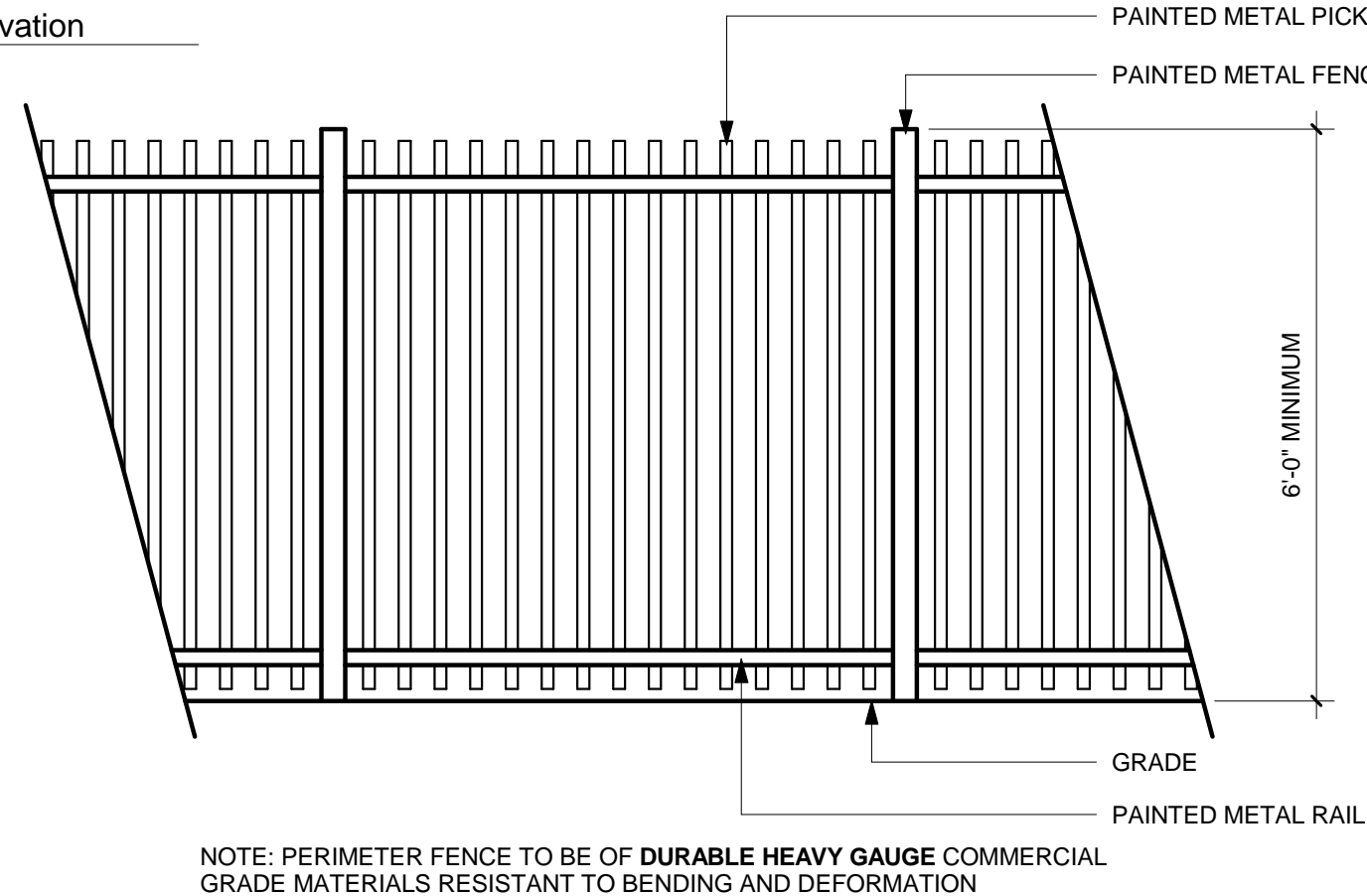
LARGE MATURING  
STREET TREES (IE. OAK)

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



2 Typical Pedestrian Light  
NTS

3 Tree and Lighting Elevation  
NTS



4 Sample Perimeter Fence Elevation  
NTS



5 Sample Elevation Concepts  
NTS

DECORATIVE METAL SPIRE

EIFS

EIFS/ BRICK

EIFS

PRECAST CONCRETE/  
EIFS ACCENT

PAINTED METAL RAILING

EIFS/ BRICK

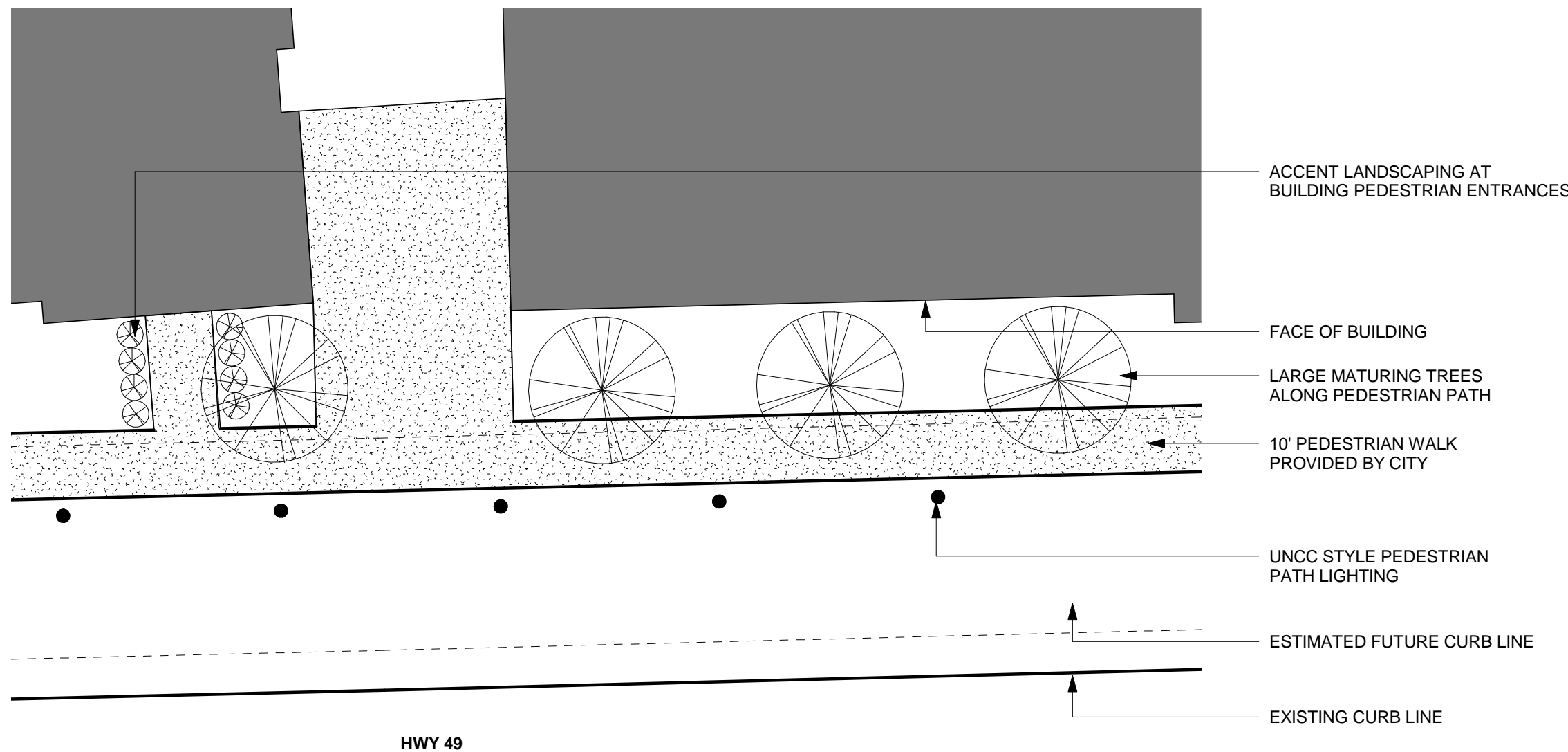
PRECAST CONCRETE/  
EIFS LINTEL

MASONRY/ EIFS BASE

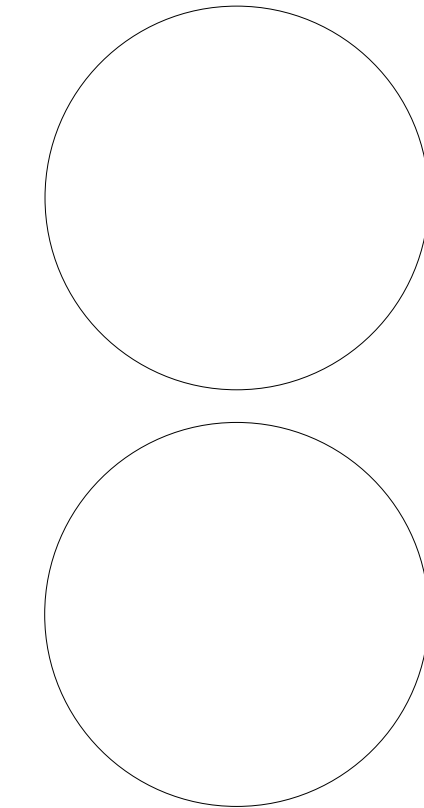
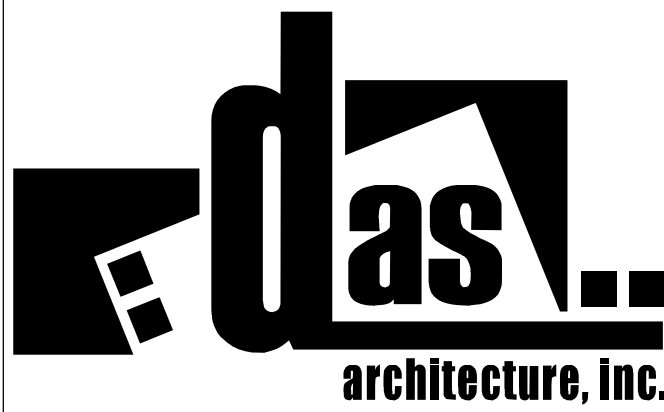
PRECAST CONCRETE/  
EIFS ACCENT

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"



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## Sample Concept Elevations

PETITION # 2011-072

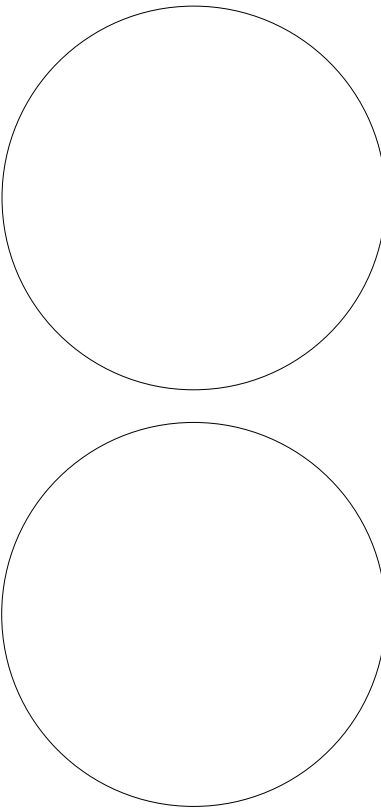
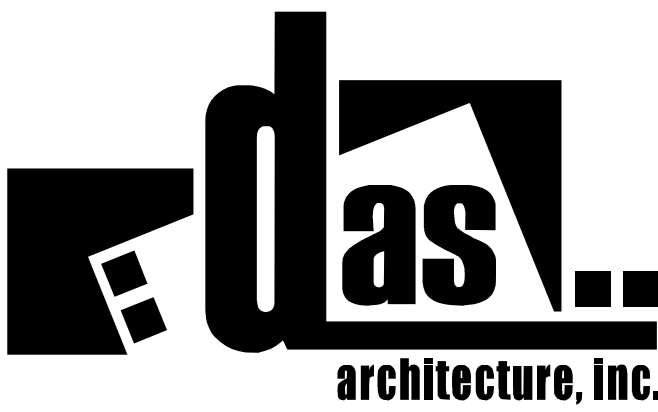
Project Number 1120600

Date 06.08.11

ENTIRE SHEET  
REVISED  
**RZ2.00**

Scale As indicated





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No.	Description	Date
1	Planning comments	02.24.12

## Sample Concept Elevation

Project Number 1120600

Date 06.08.11

RZ2.01

Scale

NTS

NEW SHEET

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.  
BUILDING MASSING, LOCATION OF COURTYARD ENTRY, OTHER ARCHITECTURAL ELEMENTS MAY BE ALTERED IN THE FINAL DESIGN.  
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.



University City Boulevard

1 Sample Concept Elevation  
NTS