

MUDD (CD) - Proposed Site Plan Notes

- 1. Development Data Table**
- a. Acreage: 6.078AC
- b. Tax Parcel 05133201, 05133202, 05133203, 05133206, 05133215
- c. Existing Zoning: MUDD (CD)
- d. Proposed Zoning: MUDD (CD) S.P.A.
- e. Existing Use: Vacant
- f. Proposed Use: Multi-Family Development
- g. Project Density: Total Maximum 300 Units - 725 beds
- h. Maximum Building Height: Development will be a maximum of 5 stories and no more than 90' in height (as measured/ defined in the ordinance)
- i. Parking: Parking will be provided in accordance with the ordinance 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, 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.
- 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 R22.00. 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 R22.00

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

KEY

▲ INDICATES POSSIBLE PEDESTRIAN ENTRANCE INTO BUILDING

▼ INDICATES POSSIBLE PEDESTRIAN CONNECTION

HATCHING INDICATES POSSIBLE TREE SAVE AREA

ESTIMATED FUTURE CURB LINE

PROPERTY LINE

10' WIDE PEDESTRIAN WALKWAY PROVIDED BY CITY

10x70' CLEAR SIGHT TRIANGLE AT PROPOSED STREET ENTRANCE

DASHED LINE INDICATES POSSIBLE PERIMETER FENCE AND GATES AT VEHICULAR ENTRANCES

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

LANDSCAPING/ SCREENING AS REQUIRED

DASHED LINE INDICATES PERIMETER FENCE

POSSIBLE TRASH COLLECTION AREAS WITH SCREENING (AT GRADE OR WITHIN PARKING STRUCTURE)

POSSIBLE AREA OF SURFACE PARKING

POSSIBLE AREA OF PARKING STRUCTURE

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

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



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 05133209
North Carolina NU Chapter of
Sigma Phi Epsilon Housing
C/O Alan Lovette
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

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 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 - MUDD (CD)
Proposed Zoning - MUDD (CD)

POSSIBLE OPEN SPACE AREA

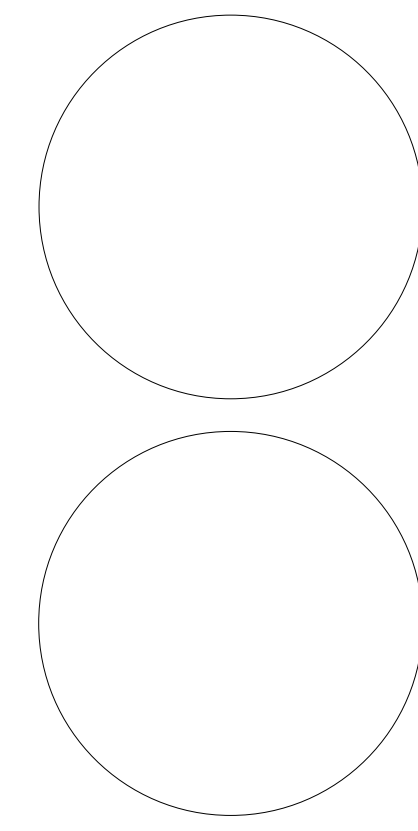
ESTIMATED FUTURE CURB LINE

POSSIBLE ACTIVE AND PASSIVE OPEN SPACE AREA

35'x35' CLEAR SIGHT TRIANGLE AT EXISTING STREET INTERSECTION

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

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
2	Review Comments	09.07.12

Rezoning Site Plan

PETITION # 2012-089

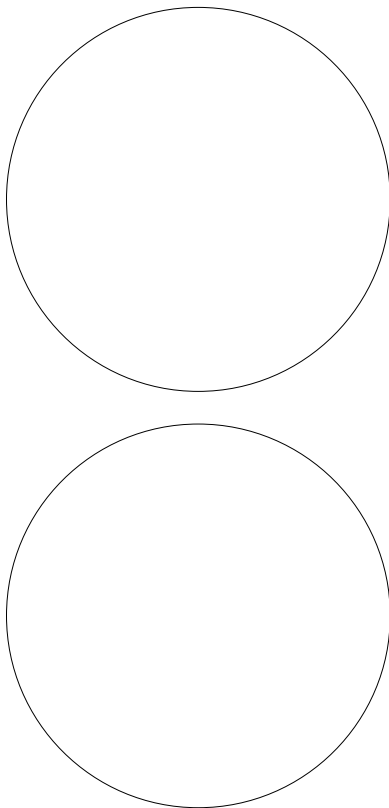
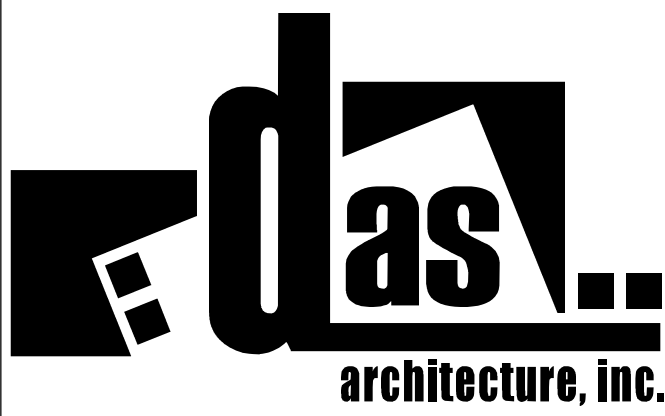
Project Number 1120601

Date 07.26.12

RZ1.00

Scale As indicated

RECEIVED
By mcataldo at 2:01 pm, Sep 14, 2012



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

construction@dasarchitecture.com

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

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	09.07.12

Sample Concept Elevation

PETITION # 2012-089	
Project Number	1120600
Date	06.08.11

RZ2.01

Scale NEW SHEET
NTS