

G. M. MCKAY
3422-37 & 1914-628
051-011-09

University City Blvd - NC Hwy 49

SITE DEVELOPMENT NOTES

EXISTING ZONING - INSTITUTIONAL WITH MF S.U.P.
PROPOSED ZONING - R - 12MF(CD)

GROSS SITE ACREAGE -	13.07
NET SITE ACREAGE -	12.69
MAXIMUM NUMBER OF DWELLING UNITS -	180
UNITS PER ACRE -	14.2
UNOBSTRUCTED OPEN SPACE -	10.9 ACRES (86%)
USEABLE OPEN SPACE -	7.5 ACRES (59%)



WILLIAM E. BRUCE, PE, AIA
Professional Engineer
212 Providence Road
Charlotte, NC 28207
(704) 334-8022

GENERAL NOTES

- WHILE THIS PLAN DEPICTS A FIRM CONCEPT OF DEVELOPMENT, MINOR CHANGE MAY OCCUR AS PART OF FINAL SITE DETERMINATION, ESPECIALLY TO PRESERVE EXISTING TREES.
- TWENTY FEET OF ADDITIONAL RIGHT-OF-WAY ALONG MALLARD CREEK CHURCH ROAD SHALL BE DEDICATED FOR FUTURE WIDENING PURPOSES.
- IMPROVEMENTS TO MALLARD CREEK CHURCH ROAD SHALL BE AS INDICATED INCLUDING SOME WIDENING AND INSTALLATION OF A LEFT TURN LANE.
- EXTENSIVE SCREENING AND BUFFERING ALONG MALLARD CREEK CHURCH ROAD SHALL BE INSTALLED AS SHOWN ON SECTION A-A, INCLUDING BERTING AND LANDSCAPING. OTHER EXTERIOR BOUNDARIES SHALL BE SCREENED WITH SUPPLEMENTAL LANDSCAPING. EXISTING TREES INDICATED ON PLAN SHALL BE PRESERVED.
- PARKING AND SIGNAGE SHALL MEET OR EXCEED APPLICABLE STANDARDS.
- MAXIMUM HEIGHT OF BUILDINGS SHALL BE THREE STORIES.
- THIS PLAN DEPICTS DESIGN SIMILAR TO THAT PREVIOUSLY SUBMITTED TO AND APPROVED BY THE CHARLOTTE - MECKLENBURG PLANNING COMMISSION.

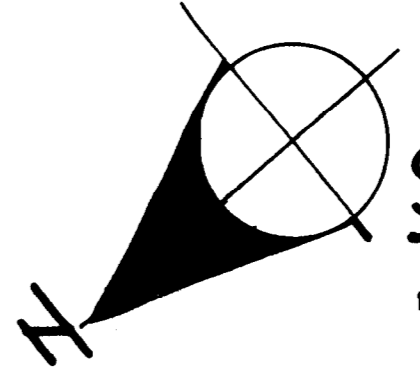
marion bass companies
4000 PARK ROAD CHARLOTTE, NC 28209 / PH. 770.4123.9407

UNIVERSITY CROSSING ON MALLARD CREEK
MALLARD CREEK CHURCH RD. CHARLOTTE, NC
REZONING PLAN

- PRIVATE STREET SHALL CONFORM TO SIGHT DISTANCE REQUIREMENT OF MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
- ALL DUMPSTERS SHALL BE SCREENED FULL HEIGHT BY FENCE AND LANDSCAPING.
- ENTRANCE IMPROVEMENTS TO MALLARD CREEK CHURCH ROAD TO BE COORDINATED WITH THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
- ALL SPECIMIN TREE DESIGNATED TO REMAIN SHALL BE PROTECTED BY A BARRIER AT THE LINE OF CANOPY TO PROHIBIT GRADING WITHIN THIS AREA.

REVISIONS

APPROVED BY COUNTY COMMISSION
DATE 1/17/89

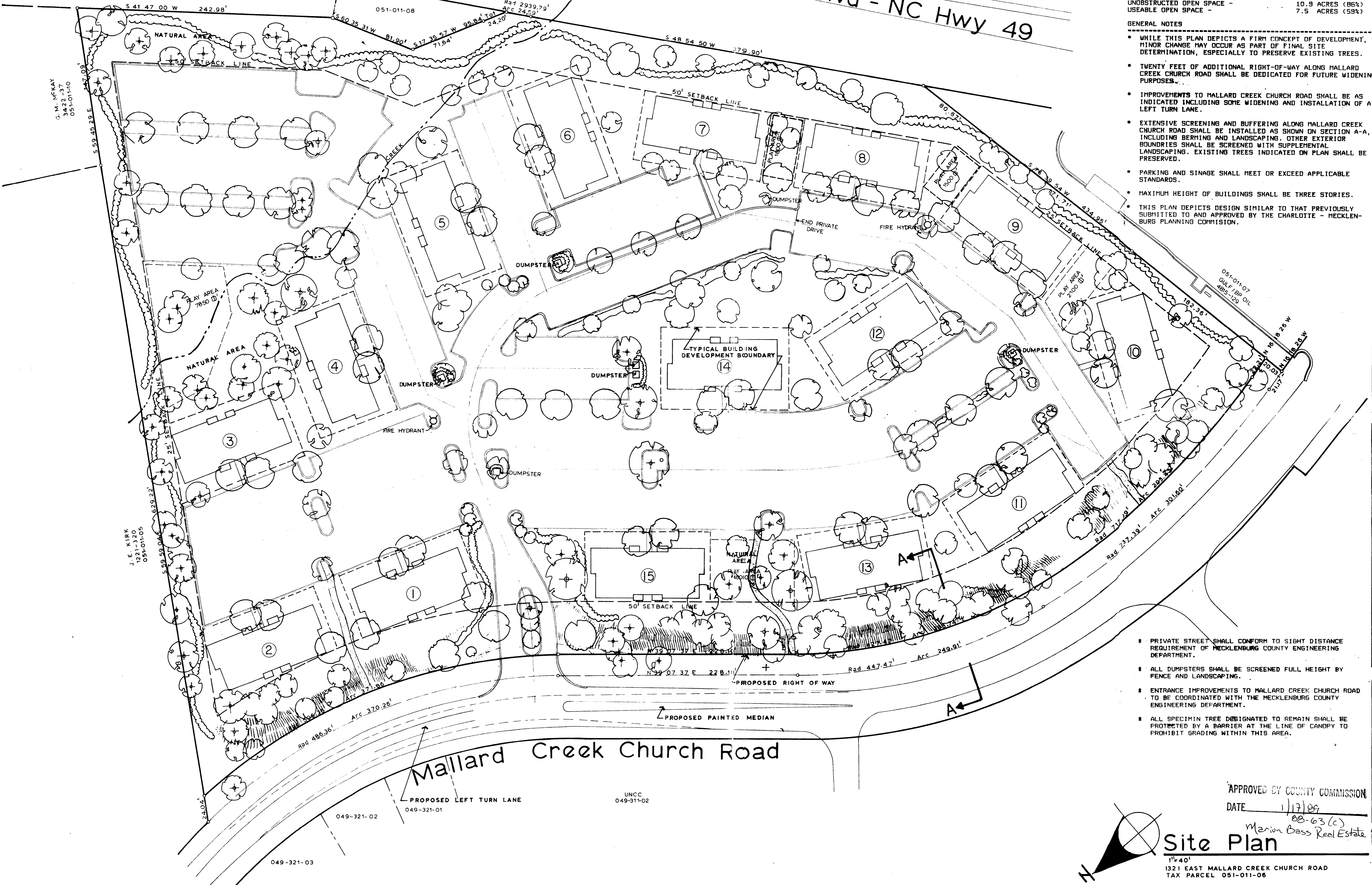


Site Plan

1"=40'
1321 EAST MALLARD CREEK CHURCH ROAD
TAX PARCEL 051-011-06

Marion Bass Reel Estate

JOB NO.	8882
SHEET	1 OF 2



J. E. KIRK
1321-320
051-011-05

UNCC
049-311-02

049-321-02

049-321-01

049-321-03