

CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING	TANGENT
C1	4°12'20"	4673.66	343.06	342.98	S 76°44'38\"/>	

NO.	TREE SPECIES	SIZE	LOCATION
1	OAK	6\"/>	

APPROVED BY CITY COUNCIL  
DATE 4/19/04



UNIVERSITY SQUARE SENIOR APTS  
UNIVERSITY CITY BOULEVARD & HARRIS HOUSTON ROAD  
CHARLOTTE, NORTH CAROLINA  
SCHEMATIC SITE PLAN

OWNER:  
FIRST CENTRUM, LLC.  
6465 EAST JONES CROSSING  
SUITE 400  
DULUTH, GEORGIA 30097

REVISIONS:  
2-16-04 PER PLING CHEN COMMENTS  
4-8-04 PER ZONING CMT APPROVAL

THE JOHN R. McADAMS  
COMPANY, INC.  
ENGINEERS/PLANNERS/SURVEYORS  
RESEARCH TRIANGLE PARK, NC  
P.O. BOX 14005 ZIP 27709-4005  
(919) 361-5000

SITE DEVELOPMENT DATA  
TOTAL EXISTING SITE 6.89 ACRES  
EXISTING ZONING R-15 MF (CD)  
PROPOSED ZONING R-17 MF (CD)(SPA)  
PROPOSED UNITS 90 UNITS  
TYPE OF UNITS AGE RESTRICTED

Development Standards:  
1. Development of the site 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 uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases within the building envelope line as shown on the plan. This plan is an amendment to a conditional multifamily plan approved in 1987 that was modified without a site plan amendment when a portion of the site was acquired and developed for a post office facility.  
2. Any detached lighting on the site will be limited to 20 feet in height and will be copped or aimed into the site away from adjoining properties and public streets. "Mall Pole" lighting will not be used on the site but architectural lighting which may be mounted on the building will be permitted. Pedestrian lighting will be installed in parking and pedestrian areas.  
3. Signage will be permitted in accordance with applicable Zoning standards.  
4. Parking will be provided which will meet or exceed the standards of the Zoning Ordinance for elderly housing. Bicycle parking facilities will be provided as part of the development. Pedestrian amenities such as sidewalks, seating, plantings, and low intensity recreational facilities will be provided on the site. Open space areas on the site will be accessible to the residents.  
5. The use of the site will be for the development of an age-restricted, multifamily residential community consisting of 90 dwelling units within a single building. Occupancy will be limited to residents that are at least 55 years of age. The buildings will be constructed in general conformance with the elevations submitted with the application. The Petitioner will modify the end elevation near NC 49 to add architectural detail and create a sense of entry. Condenser grills will be painted to match the building so as to minimize their appearance on the building facade.  
6. All buildings will be within 750 feet of a fire hydrant as prescribed by the Charlotte Fire Dept. Building height will not exceed 50' for all buildings. Fire extinguishers will be provided for during the design review process. Trash handling facilities will be located within the building and will only be outside of the building during trash pick-up.  
7. Access will be provided by driveway connections to Hedgelawn Dr. as established by the original conditional plan. Pedestrian access will be provided by a series of on-site sidewalks and/or trails that will connect to the public street sidewalks. The Petitioner will install a 5' sidewalk and a 6' planting strip along the site frontage of Hedgelawn Drive and will install a 5' sidewalk and a 6' planting strip along NC 49 subject to the approval of NCDOT and subject to the topography and existing drainage facilities located along NC 49. As requested by CDOT and if approved by NCDOT, the Petitioner will install the sidewalk along NC 49 as far away from the edge of the highway as topography will allow without the need for structural support. A 5' sidewalk will be provided, if allowed by the adjoining property owner, to connect the site to the adjoining shopping center with the exact location to be determined during the site development review.  
8. No storm water detention will be placed in any buffers. In meeting the storm water detention requirements for the site, the Petitioner may utilize a portion of the required setback along NC 49 to provide for the required detention provided that any such detention facility will be designed and constructed so as to be part of the overall landscape plan for the site with slopes not to exceed a 3:1 ratio and such that it will be maintained or moved as part of regular landscaping for the site. The detention will be in to the existing storm water system. The Petitioner will have the receiving drainage system analyzed, including University Blvd., to ensure that it will not be taken out of standard due to the development. If it is found that development will cause the storm drainage system to be taken out of standard, the Petitioner will provide adequate detention to detain the difference between the current R-15MF CD zoning and the proposed R-17MF CD to prevent this from occurring. The University City Blvd. culvert should pass the 50-year storm event without overflowing the road.  
9. The site will comply with Chapter 21 of the City Code. Proposed planting shown is conceptual only and will be subject to change on actual site conditions and Urban Forestry Staff approval for the area of the site within their jurisdiction. Landscaping on the site will be composed of a mixture of lawn, annual and perennial plants, shrubs, and large and small maturing trees. Landscaping at the margins of the site will emphasize the establishment of a visual screen between the site and adjoining uses.  
10. Buffers on the site will comply with the standards of the Charlotte Zoning Ordinance. The Petitioner will not apply to reduce the buffers that adjoin existing single-family uses. However, the Petitioner reserves the right to seek a variance for all or portions of the required buffers that adjoin the non-residential land uses.  
11. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.  
12. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners", shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

**KEY NOTES**

1. CLASS 'A' FIBERGLASS SHINGLES ON 1/2" POUND FELT PAPER OVER FLYWOOD SHEATHING OR OSB SUBSTRATE
2. CONTINUOUS RIDGE VENT
3. 4" BRICK VENEER, REFER TO FINISH SCHEDULE FOR COLOR
4. 6'-0" x 6'-8" SLIDING GLASS DOOR (TYPICAL)
5. CONDENSING UNIT GRILL (TYPICAL)
6. PATIO / BALCONY BOX COLUMN, REFER TO SHEETS A45 AND A46 FOR DETAILS
7. 'BEADED 6.5' VINYL SIDING, REFER TO FINISH SCHEDULE FOR COLOR
8. 4" CONCRETE PAD
9. ALIING
10. FACTORY FINISHED STRUCTURAL GUARDRAIL AND BALISTERS, SPACED TO ALLOW A MAXIMUM OPENING OF 4-INCHES
11. PREFINISHED ALUMINUM GUTTER AND DOWNSPOUT
12. PREFINISHED METAL ROOF
13. 12" DIAMETER COLUMN
14. SINGLE HUNG VINYL WINDOW, SEE WINDOW SCHEDULE SHEET A03
15. ONE(1) ROW ROULLOCK PLUS TWO(2) ROWS SOLDIER COURSE BRICK BAND, REFER TO SHEET A23 FOR DETAIL
16. WINDOW TRIM, REFER TO SHEET A2.1 FOR DETAIL
17. CORNER TRIM, REFER TO SHEET A2.1 FOR DETAIL
18. FASCIA / FRIEZE BOARDS, REFER TO SHEET A2.1 FOR DETAIL
19. 2" x 12" BAND BOARD (WRAPPED)
20. BRICK ROULLOCK COURSE
21. BRICK SOLDIER COURSE
22. PREFABRICATED 24" ROUND LOUVER

- GENERAL NOTES:**
- A. ALL BALCONY FRAMING TO BE PRESSURE TREATED LUMBER
  - B. PROVIDE CONTINUOUS VENTED SOFFIT TYPICAL THROUGHOUT
  - C. REFER TO SHEET A03 FOR WINDOW SCHEDULE
  - D. REFER TO SHEET A02 BUILDING FINISHES FOR ALL EXTERIOR COLOR SELECTIONS



**PARTIAL ELEVATION No. 2**  
SCALE: 1/8" = 1'-0"



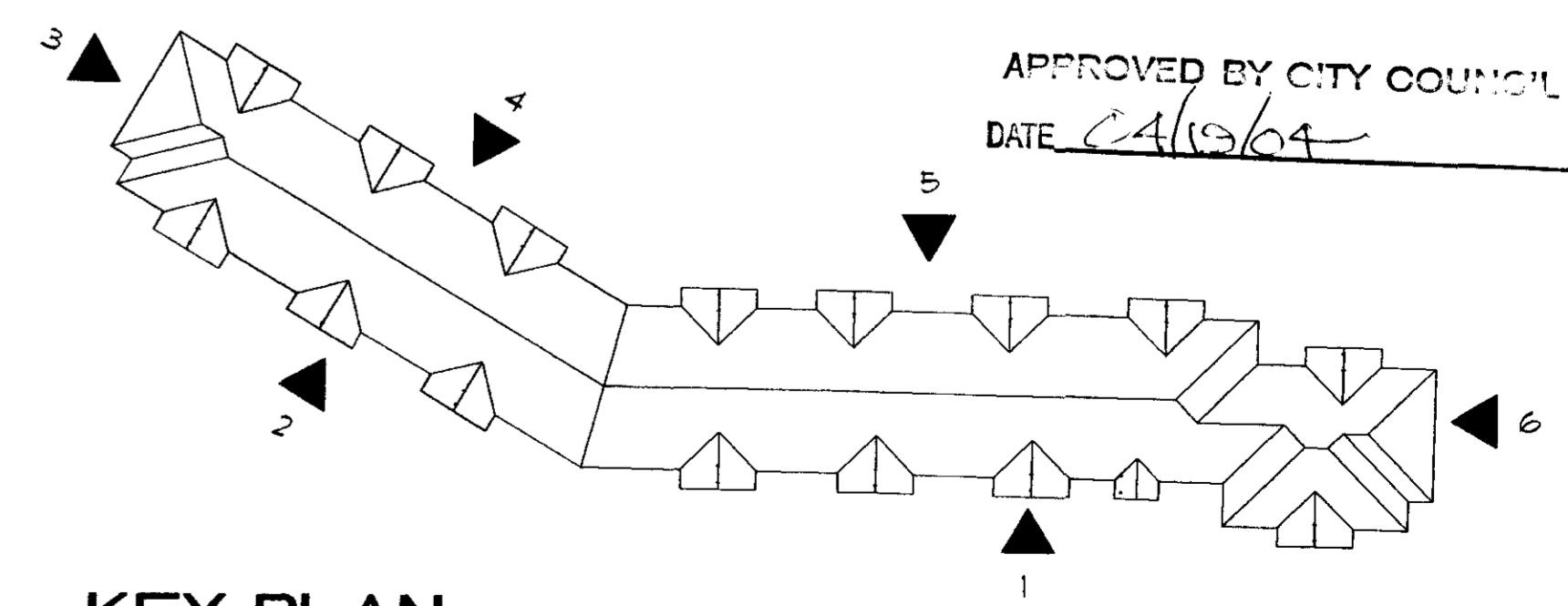
**PARTIAL ELEVATION No. 2**  
SCALE: 1/8" = 1'-0"



**ELEVATION No. 3**  
SCALE: 1/8" = 1'-0"

**EXTERIOR - FINISH SCHEDULE**

- SIDING 'A': "AUTUMNWOOD COLLECTION" BY HEARTLAND 0.042" NOMINAL THICKNESS SOLID VINYL SIDING STYLE - "DOUBLE 5" COLOR - "CLAY" (SECOND & THIRD FLOORS)
- TRIM: "AUTUMNWOOD COLLECTION" BY HEARTLAND 0.042" NOMINAL THICKNESS SOLID VINYL TRIM COLOR - "WHITE"
- SOFFITS: "AUTUMNWOOD COLLECTION" BY HEARTLAND 0.040" NOMINAL THICKNESS TRIPLE 4 CENTER-VENTED COLOR - "WHITE"
- TRIM VINYL: COLOR - "WHITE"
- SHINGLES: "EXTRA TOUGH XT-25" BY CERTANTEED CORPORATION FIBERGLASS CLASS 'A' ASPHALT ROOF SHINGLE COLOR - "MOIRE BLACK"
- PREFINISHED METAL ROOF: "PC SYSTEMS" BY ATAS INTERNATIONAL, INC. SNAP-ON STANDING SEAM FINISH - FLUOROPOLYMER KYNAR 500 TEXTURE - SMOOTH "FOREST GREEN" COLOR #11
- BRICK: BY GENERAL SHALE BRICK TYPE - EXTRUDED (ETD) SIZE - "STANDARD MODULAR" COLOR - "ANNAPOLIS" SW, FBA, ASTM C216 MORTAR - NORVAL NV-15 PORTLAND CEMENT & LIME BLEND
- ALUMINUM GUTTERS AND DOWNSPOUTS: COLOR - "WHITE"
- GALVANIZED METAL FLASHING: COLOR - "WHITE"
- ROOF VENTS AND STACKS: COLOR - "BLACK"
- BALCONY HANDRAILS: BY TEK-RAIL, INC. STYLE - 3-INCH TOP RAIL W/ 1-INCH PICKETS COLOR - "WHITE"



**KEY PLAN**  
SCALE: 1/64" = 1'-0"

ARCHON ASSOCIATES INC.  
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Shering, Virginia 20186  
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UNIVERSITY SQUARE  
SENIOR APARTMENTS  
MECKLENBURG COUNTY  
UNIVERSITY CITY BOULEVARD / HEDGELOWN DRIVE  
CHARLOTTE, NORTH CAROLINA 28262

JOB NO. 04001 USQ  
DATE: 16 JAN 2004  
PRELIMINARY SUBMITTAL  
REVISIONS:

PRELIMINARY 01/16/2004

BUILDING EXTERIOR ELEVATIONS  
A2.2



**ELEVATION No. 4**

SCALE: 1/8" = 1'-0"

**KEY NOTES**

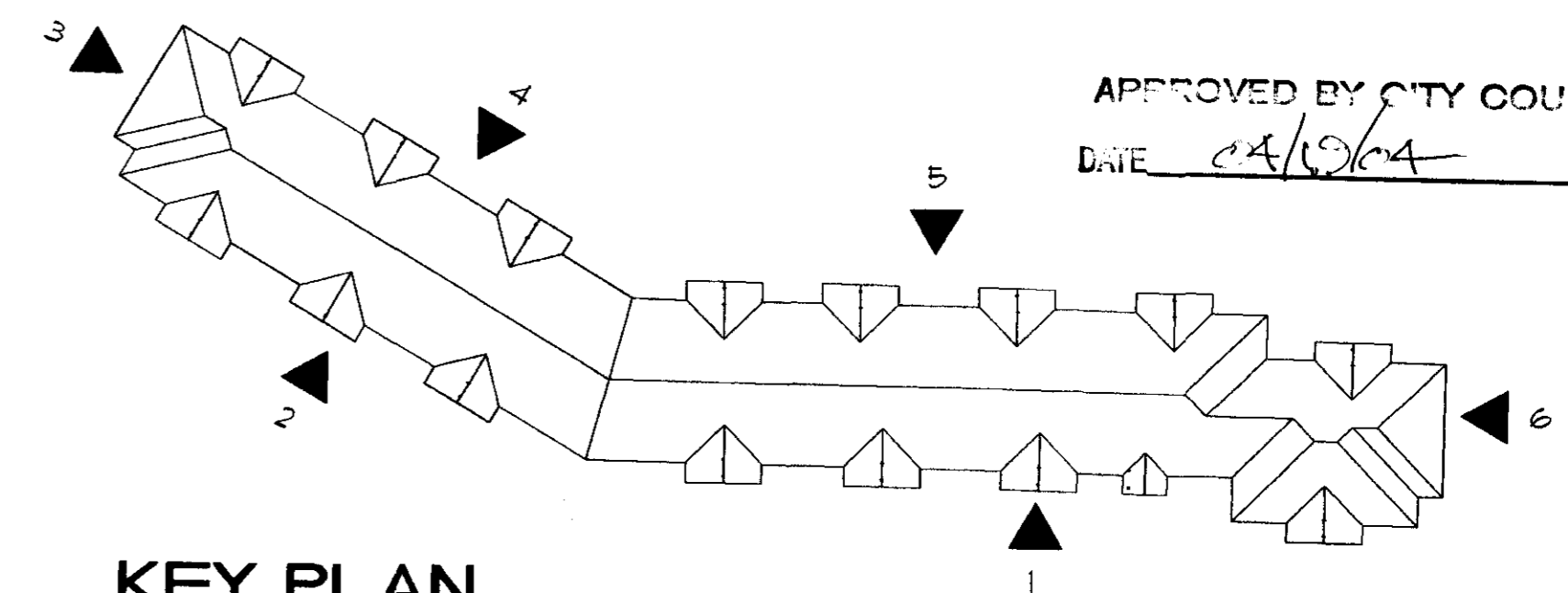
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**GENERAL NOTES:**

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**KEY PLAN**

SCALE: 1/64" = 1'-0"

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BUILDING  
EXTERIOR  
ELEVATIONS

A2.3

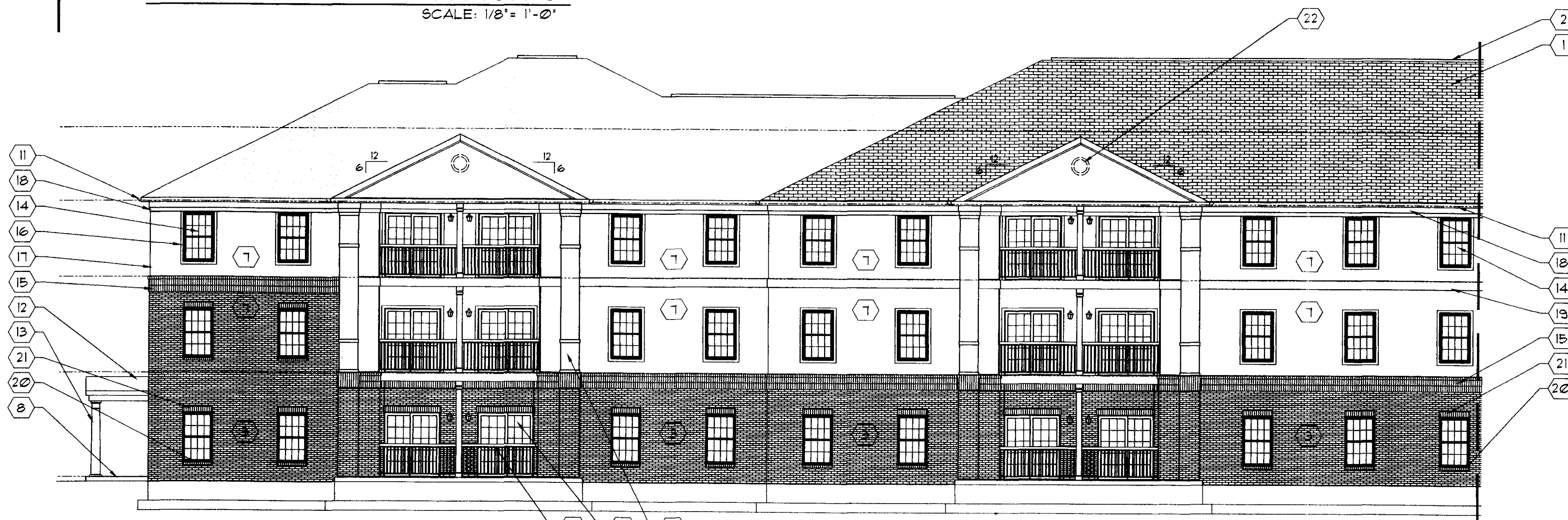
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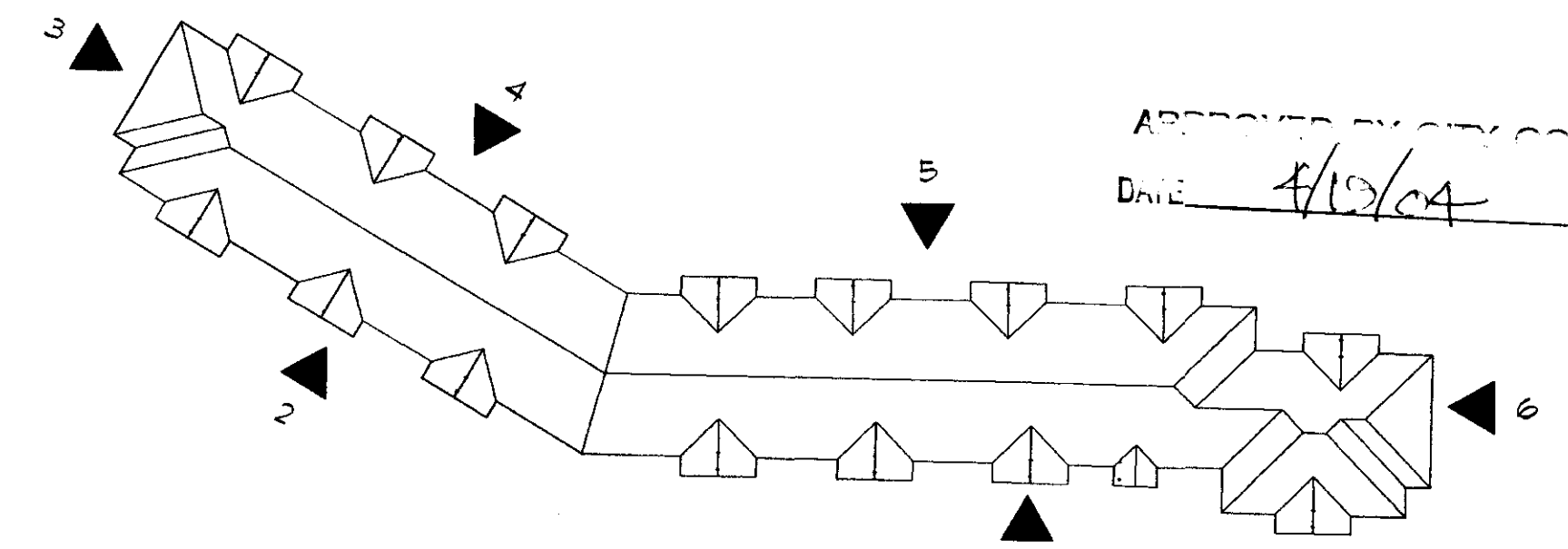
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BUILDING EXTERIOR ELEVATIONS  
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