

**Vicinity Map**  
Not to Scale

**Site Data**

<b>Parcels:</b>	223-51-198, 223-51-197, 223-51-199, 223-51-196, 223-51-886 (portion of), 223-51-884 (portion of), 223-51-105 (portion of), 223-51-799 (portion of)
<b>Zoning:</b>	
<b>Existing:</b>	MX-2 - Innovative
<b>Proposed:</b>	INST (CD)
<b>Municipality:</b>	City of Charlotte
<b>Site Area:</b>	+/- 13.81 Acres
<b>Total Units:</b>	Up to 322 Units
<b>Senior Living Units:</b>	+/- 200 Units
<b>Senior Condominiums:</b>	+/- 110 Units
<b>Senior Townhomes:</b>	+/- 12 Units
<b>Density:</b>	Up to 24.0 DU/AC

**Development Notes**

- All base information received from drawing titled "McCarley Master.dwg" prepared by ESP Associates, PA.
- All site plan, zoning, and wetland information utilized in the preparation of this sketch plan is considered to be preliminary in nature and subject to final verification.
- Concept Sketch prepared by Calloway Johnson Moore & West, P.A. in a file titled "09-0309 site plan with Notes.pdf" on 03-09-09.

**Wetland Information**

Wetland information obtained from drawing titled "Topographic Survey of 23.837 Acres" dated 1-27-06 prepared by ESP Associates, PA.

**Public Information**

ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

**Conceptual Site Plan**

The Conceptual Site Plan includes design concepts that illustrate the Petitioner's intent in terms of overall development of the site. The Conceptual Site Plan will be used during review in accordance with section 6.2 in the zoning ordinance and also in conjunction with the technical data sheet. The building locations, lot lines, details of the open space area design, entrance locations, or exact private street alignment shown on the Conceptual Site Plan are subject to change pending additional site investigation in respect to topography, wetlands, and site characteristics.

**Note:**

The Conceptual Site Plan is preliminary in nature and is intended to depict general building, parking, and circulation relationships. Refer to the Schematic Site Plan on the Technical Data Sheet for specific uses and development standards.



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**The McAlpine Group, L.L.C.**

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Charlotte, NC 28204  
704.362.2400

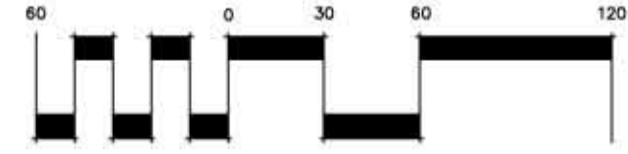
**Conceptual Site Plan**

**FOR PUBLIC HEARING**

**'McCarley'  
Petition 2009-025**

PROJECT LOCATION Charlotte, NC

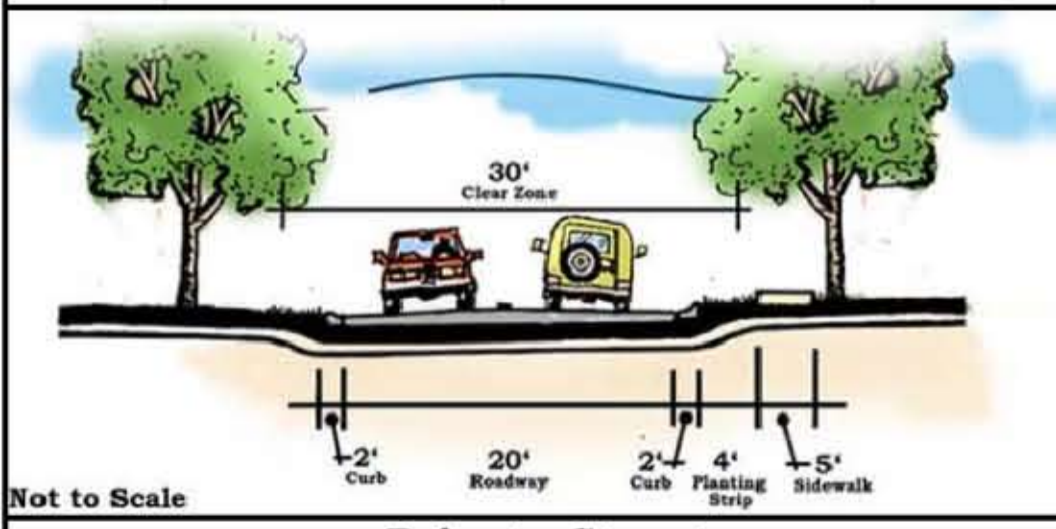
**GRAPHIC SCALE**



( IN FEET )  
1 inch = 60 ft.

PROJECT NO	TH14-150		
DRAWING	TH14- Schematic & TDS.dwg		
DATE	03-11-09		
DRAWN BY	MM		
CHECKED BY	ML/PT		
ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	12/22/08		Initial Rezoning submittal
2	1/16/09		Revised rezoning submittal to CMPC
3	03/20/09		Revisions per staff comments. Revised zoning request to INST(CD)



**Private Street**  
Not to Scale



**Private Street with Parking on One Side**  
Not to Scale

**Conceptual Site Plan**

1"=60'



