

Vicinity Map
 Not To Scale

Site Data

Parcel Number:	223-51-105
Zoning:	MX-2 - Innovative
Existing:	MX-2 - Innovative SPA
Proposed:	
Municipality:	City of Charlotte
Site Acreage:	+/-23.83 Acres
Road Frontage:	+/-1,250 L.F. (Highway 521)
Total Units:	+/-418 Units
Townhomes Age Restricted:	+/-26 Units
Independent Living Unit for Seniors (ILU):	+/-160 Units
Multi-Unit Assisted Housing w/Services (MUA):	+/-50 Units
Age Restricted Condominiums:	+/-156 Units
Existing Approved Townhomes:	+/-26 Units
Total Density:	+/-17.54 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.

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

Access Points Driveway/Streets

- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
- All roadway and street systems are considered to be preliminary and will need to be verified for sufficiency to satisfy or exceed minimum requirements established in the City of Charlotte Zoning and Subdivision Ordinances and applicable standards identified in the Char-Meck Land Development Standards Manual. Street connections are conceptual and may be subject to change based on agency input and review.

Open Space
 Open space and tree preservation areas are conceptual and preliminary. The exact location of these areas may change as the client finalizes decisions regarding final yield, product allocation, and as other spatially dependent project components such as detention, wetland areas, utility features, and buffers, (as applicable) for this project are better defined. Trees on this plan are illustrative in nature and do not represent actual tree plantings or tree save areas.

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 ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.

Schematic Site Plan
 The Schematic Site Plan includes design concepts that illustrate the Petitioner's intent in terms of overall development of the site. The Schematic 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 Schematic Site Plan are subject to change pending additional site investigation in respect to topography, wetlands, and site characteristics.

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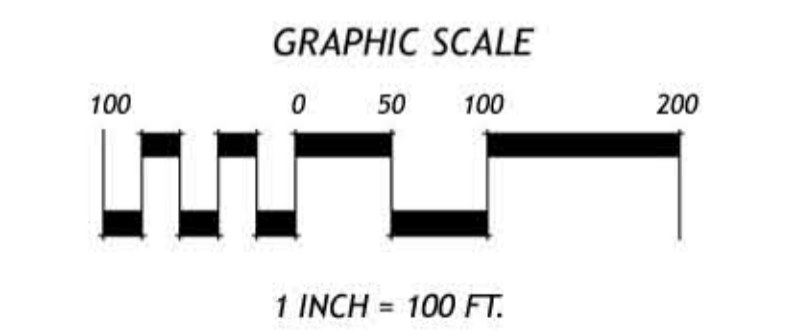
The McAlpine Group, L.L.C.
 1329 East Morehead Street
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Schematic Site Plan

Petition #2006-013 SPA

McCarley

PROJECT LOCATION Charlotte, NC



PROJECT NUMBER	TH14
DRAWING NAME	TH14 - Rezoning Plan.psd
DATE	December 18, 2008
DRAWN BY	MM
CHECKED BY	ML/PT
ESP / CLIENT REVISION	

NO.	DATE	BY	REVISION

AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	2/20/06		Original MX-2 Rezoning Approval
2	12/22/08		Rezoning Submittal for Site Plan Amendment

