

Vicinity Map	
Not to Scale	
Site Data	
Parcels:	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)
Zoning:	
Existing:	MX-2 - Innovative
Proposed:	INST (CD)
Municipality:	City of Charlotte
Site Area:	+/-13.81 Acres
Total Units:	Up to 322 Units
Senior Living Units:	+/-200 Units
Senior Condominiums:	+/-110 Units
Senior Townhomes:	+/-12 Units
Density:	Up to 24.0 DU/AC

Development Notes

1. All base information received from drawing titled "McCarley Master.dwg" prepared by ESP Associates, PA.

2. 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.

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ESP Associates is not responsible for plan deficiencies created by incorrect, incomplete, missing or outdated information derived from public sources such as GIS, Planning and Zoning departments.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

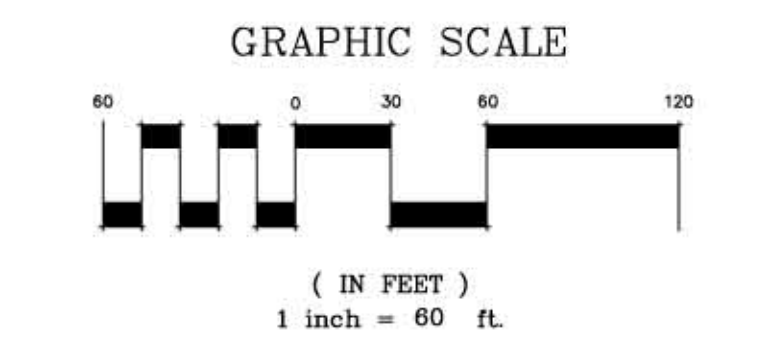
The McAlpine Group, L.L.C.
1329 East Morehead Street
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Conceptual Site Plan

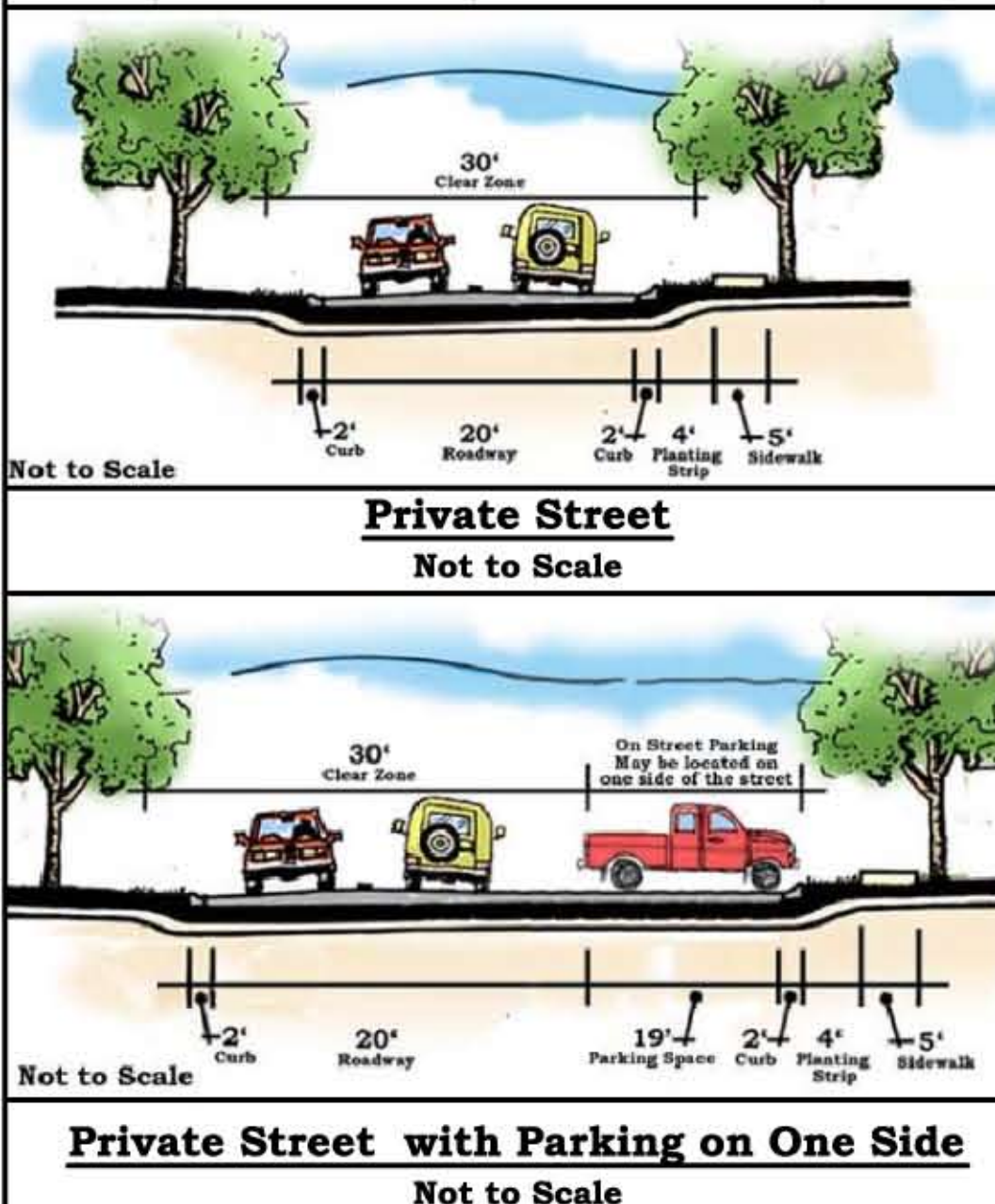
FOR PUBLIC HEARING

'McCarley' Petition 2009-025

PROJECT LOCATION Charlotte, NC



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)



Conceptual Site Plan
1"=60'



Development Standards

General Provisions
It is the petitioners intent to incorporate the development of the site with the development of previously approved Petition 2006-013. The proposed Adult Care/Senior Living facility is considered to have similar characteristics and style to match the existing McCarley community.
Development of the site will be controlled by the standards depicted on this Schematic Site Plan, Technical Data Sheet and standards of the Charlotte Zoning Ordinance ("Ordinance"). The development depicted on the Schematic Site Plan is intended to reflect the general arrangement of the proposed uses on site, but the exact configurations, placement, and size of the 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 Schematic Site Plan per Section 6.2 of the Ordinance. Parking layouts may also be modified to accommodate final building locations. The petitioner reserves the right to reallocate unit types within the building & parking envelopes depicted on the Schematic Site Plan, provided the total number of units does not exceed the maximum total number permitted.

Permitted Uses
Use of the site will consist of an Adult Care/Senior Living Facility with Services along with related accessory uses which are customarily associated with servicing the residents of the facility.

- Uses will consist of:
 - Up to 12 Senior Townhome Units
 - Up to 110 Senior Condominium units,
 - Up to 200 Senior Living units registered with the State of North Carolina as Multi-unit Assisted Housing with Services. Multi-unit Assisted Housing with Services is described by the North Carolina Division of Aging and Adult Services as "a category of units or other independent living residential arrangements where services are offered to enable residents with special needs to live in an independent, multi-unit setting. Senior Living Units may be for sale and/or rent. At a minimum, one meal a day, housekeeping services and personal care services are available. Hands-on personal care and nursing care, which are arranged by housing management, are provided by a licensed home care provider, through a written care plan. Residents must not be in need of 24-hour supervision."
 - Other additional permitted uses may include but are not limited to: administrative offices, resident dining areas, kitchen, maintenance and housekeeping areas, a laundry, a branch bank (with limited operating hours), cafe, bar, arts and crafts room, fitness and exercise rooms, indoor swimming pool, hair salon, spa with rooms for manicure, pedicure and massage, meeting rooms, storage and staff support areas, a small clinic, and therapy rooms in support of the community residents. Along with any incidental or accessory uses in connection therewith, which are permitted by right or under prescribed conditions in the Institutional Zoning District and detailed in Chapter 11 Conditional Zoning District. Petitioner reserves the right to reallocate unit types, increase or decrease the size of units, provided the total number of units does not exceed the total amount of units specified on the Technical Data Sheet. (Example: Townhomes for Seniors may be converted into Senior Living units or into Condominiums for Seniors.)

Density
Gross Residential density for the project will not exceed 24.0 dwelling units per acre. Open space areas shall be included in the calculations for gross residential density.

Buffers
There is a 50' Class "C" buffer shown adjacent to existing single family zoning and land use. Existing infrastructure improvements within the required buffer installed to satisfy stormwater requirements for Petition 2006-013 shall be allowed to remain in the buffer area. The petitioner reserves the right to grade within the buffer area and maintain existing detention and BMP's. Petitioner may supplement buffer planting requirements with existing vegetation as necessary. Buffers may be reduced as established in Chapter 12, Part 3 of the Ordinance.

Landscaping
Landscaping for newly developed areas shall be provided to meet or exceed the standards of the existing Ordinance at time of approval. Existing landscaping may be utilized to satisfy these requirements.

Parking

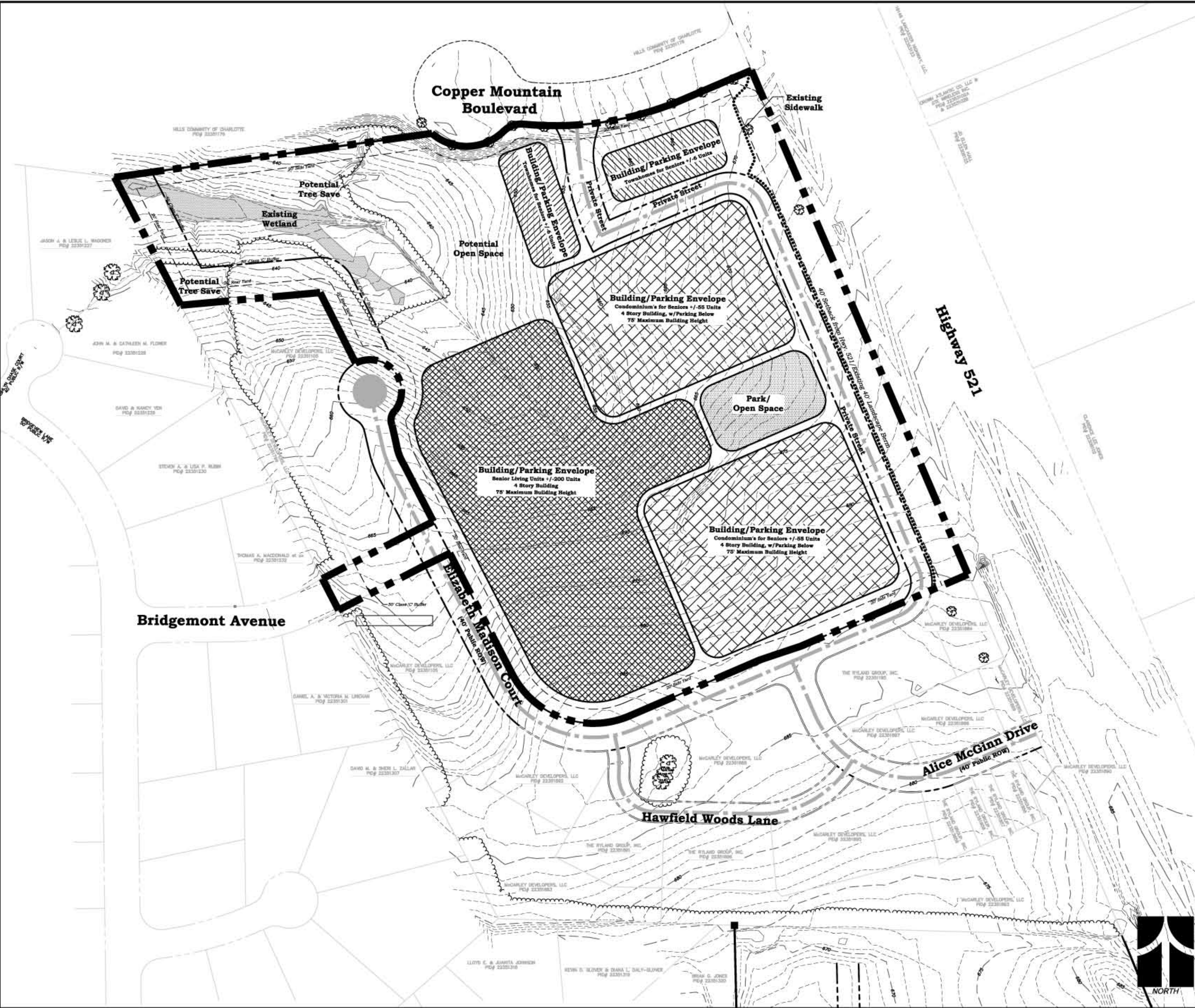
- Parking may be provided through on-street parking, surface parking, and/or structural parking.
- Parking will be provided at a rate of 1.5 spaces per unit.
- Vehicular and bicycle parking will be provided to meet or exceed the provisions outlined in Section 12 of the Ordinance. Parking provided along Highway 521 shall be allowed provided it is screened in accordance with required landscaping for parking areas per Section 12 of the Ordinance.

Signs
Signage for the Senior Living Facility shall be permitted in accordance with applicable zoning standards of Chapter 13 of the Ordinance.

Tree Save Areas
Tree save areas exist on site. A minimum of 10% tree save are shall be provided on site. Tree save areas have been calculated based on the overall project area since existing tree canopy is limited to specific areas of the site. Tree save areas may be located within common open space. Petition 2006-013 acknowledges how tree save areas and BMP's were approved. Petitioner proposes to provide similar methods for satisfying these requirements. Refer to petition 2006-013 for specific details. Since development occurring on the site is part of a unified Master Planned Development, the tree save requirements established and defined under petition # 2006-013 may be satisfied in reference to all parcels of the site taken together including parcels in petition # 2009-025. By way of example tree save areas in the adjacent petition # 2006-013, which is MX-2 zoning, may be used to satisfy the tree save requirements associated with petition # 2009-025.

Common Open Space Area
Common open space areas exist on site. Petitioner proposes to provide additional open space areas in locations illustrated on the Schematic Site Plan. The location of open space areas are considered to be preliminary based on the proposed Schematic Plan layout and may be subject to further verification and/or configuration as more detailed design information is collected. Open spaces areas may include one or more of the following types of improvements: benches, arbors, plantings, and paved surfaces. Petitioner reserves the right to amend and modify improvements to open space areas based on market conditions and final design criteria. Since development occurring on the site is part of a unified Master Planned Development, the open space requirements established and defined under petition # 2006-013 may be satisfied in reference to all parcels of the site taken together including parcels in petition # 2009-025. By way of example open space areas in the adjacent petition # 2006-013, which is MX-2 zoning, may be used to satisfy the open space requirements associated with petition # 2009-025.

Site Access
Access to the site will be provided by private drive connections out to Highway 521 and from Copper Mountain Boulevard. The exact location and design of these access points will be subject to approval by the transportation authorities.



Schematic Site Plan

Stormwater
The McCarly site is an existing project with substantial storm water / BMP water quality infrastructure improvements that have already been constructed. These existing improvements have been installed and accepted by the City of Charlotte. The approved storm water / BMP water quality infrastructure improvements have been designed and permitted in general accordance with the Post Construction Stormwater ordinance review criteria and requirements that were in effect at the time these approvals were granted. During the final design and construction permitted process, the Petitioner agrees to conduct an evaluation of the proposed site plan (parking areas, buildings, etc.) to determine the extent that these newly proposed areas will influence the design of any previously permitted storm water/ BMP improvements. This evaluation will be conducted to determine suitability of these existing improvements in relationship to the previously approved design requirements.

Streetscape Treatment
The McCarly site is an existing project with substantial road and streetscape infrastructure improvements that have already been approved and constructed pursuant to requirements outlined and specified in Zoning Petition 2006-13. These existing improvements have been installed and accepted by the City of Charlotte. Any redesign or modification of roadway and streetscape areas, or any proposed connections or extensions to these existing road and streetscape infrastructure improvements will need to match the existing previously approved design, in order to maintain consistency throughout the project.

Transportation Improvements
Transportation improvements associated with the McCarley site have been implemented in accordance with previous requirements stipulated for petition 2006-013. The site described and depicted on the Technical Data Sheet and Conceptual Site Plan as the adult care / senior living facility (Petition 2009-025) has been determined to have marginal traffic impacts, which have already been mitigated by improvements previously installed and required by petition 2006-013. No additional transportation improvements are necessary to mitigate any aspects of petition 2009-025.

Public Transportation
Public transportation requirements have been satisfied by Petition 2006-013 for this site through the reservation of an area to support a future CATS bus stop.

Building Height
The maximum building height shall not exceed 75'.

Gated Entrances
Petitioner proposes a gated community. Proposed gate locations shown on the Conceptual Site Plan are preliminary in location and may be adjusted as long as gates are not located on public streets. Ownership and Maintenance of the gates and entrance features shall be the responsibility of the Homeowners Association. Coordination for operations and access to the gated areas of the site with the various service providers for routine public services, maintenance and to coordinate emergency access will be the responsibility of the Developer.

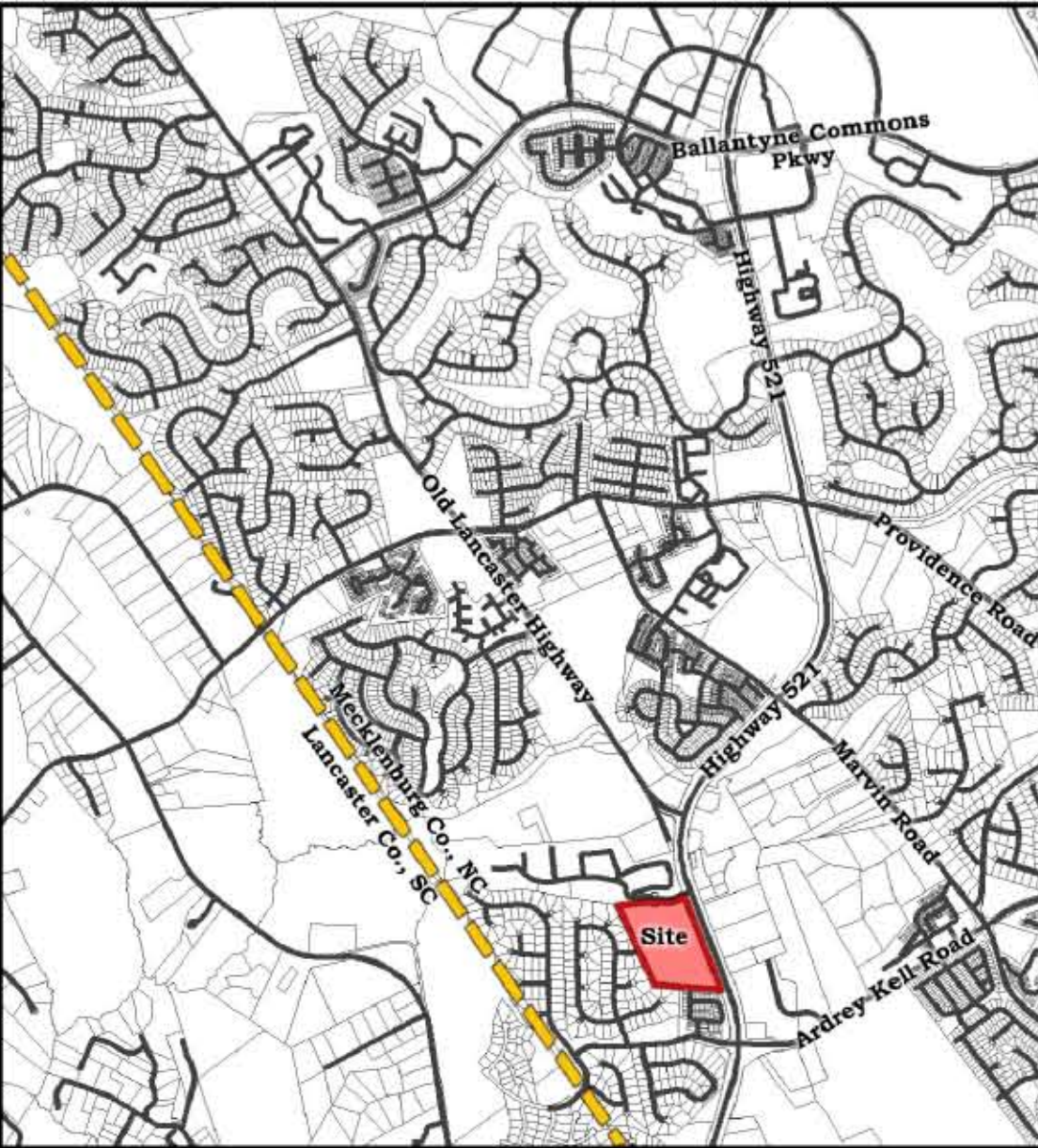
Lighting
Any detached lighting on the site will be limited to 30 feet in height unless City standards require streetlights to be higher. Lighting on the site shall be "fully shielded and no Wal-Pak lighting shall be used.

Binding Effect of the Rezoning Petitions
If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

Vesting
The petitioner requests a 5 year vesting of approval of rezoning. It is the Petitioner's intent to construct a high quality community.

Solid Waste
Petitioner shall provide a solid waste plan as described in a document titled "Solid Waste Management Plan Guidance." The solid waste plan will depict the general location(s) and quantity of proposed refuse & recycling facilities.

Right of Way Abandonment
Petitioner intends to abandon certain platted right of ways associated with previously approved Petition 2006-013. The abandonment process shall be completed prior to platting any portion of Petition 2009-025.



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Density:	Up to 24.0 DU/AC

Legal Description of Subject Site
All that tract or parcel of land located and lying within the City of Charlotte, Mecklenburg County, North Carolina being tax parcels 22351196, 22351197, 22351198, 22351199, 22351797, 22351798 and portions of tax parcels 22351884, 22351186, 22351105 and 22351799 shown as blocks 6,7,8,9,19 and 20, portions of common open space 5, Elizabeth Madison Court and Alice McGinn Drive on Map Book 50 Page 11 and a portion of common open space 4 on Map Book 49 Page 513 of the Mecklenburg County Public Registry and more particularly described as follows:

Beginning at punch hole in concrete at the intersection of the southern Right of Way of Copper Mountain Boulevard and the western Right of Way of Lancaster Highway (N.C. 521), thence with the western Right of Way of Lancaster Highway S 23-14-28 E 778.30 feet to a set iron pin, thence with a new line through the common open space #5 and across Elizabeth Madison Court, both as shown on Map Book 50 Page 11 of the Mecklenburg County Public Registry S 66-45-32 W 111.00 feet to a point on the southern line of Block 7 also shown on Map Book 50 Page 11, thence with the southern line of Blocks 7 and 8 S 66-45-32 W 147.00 feet to a scribed "X" in concrete, thence with a new line crossing Alice McGinn Drive S 71-31-21 W 60.21 feet to a set iron pin on the northern Right of Way of Elizabeth Madison Court and the southern line of Block 19 as shown on the aforementioned Map Book 50 Page 11, thence with the Right of Way of Elizabeth Madison Court and the southern line of Blocks 19 and 20 two (2) courses as follows; 1.) S 66-45-32 W 201.99 feet to an iron pin, 2.) with a curve to the right having a radius of 130.00 feet, an arc length of 153.46 feet and a chord bearing and distance of N 79-25-25 W 144.70 feet to a point, thence with a new line within the McCarley Developers Property as recorded in Deed Book 20277 Page 800 of the Mecklenburg County Public Registry, three (3) courses as follows; 1.) with a curve to the right having a radius of 130.00 feet an arc length of 41.42 feet and a chord bearing and distance of N 36-28-43 W 41.24 feet to a set iron pin, 2.) N 27-21-04 W 192.01 feet to a set iron pin, 3.) S 63-04-01 W 177.17 feet to an iron pin at the end of the right of way of Bridgemont Avenue as recorded in Map Book 37 Page 53 of the Mecklenburg County Public Registry, thence with the right of way of Bridgemont Avenue N 27-21-04 W 50.00 feet to an iron pin, thence with a new line within the aforementioned McCarley Developers property six (6) courses as follows; 1 N 63-04-01 E 177.17 feet to a set iron pin, 2.) N 27-21-04 W 91.40 feet to a set iron pin, 3.) with a curve to the right having a radius of 130.00 feet an arc length of 32.85 feet and a chord bearing and distance of N 20-06-41 W 32.77 feet to a set iron pin, 3.) N 12-52-18 W 26.41 feet to a set iron pin, 4.) with a curve to the right having a radius of 25.00 feet an arc length of 21.81 feet and a chord bearing and distance of N 12-07-33 E 21.13 feet to a set iron pin, thence with a curve to the left having a radius of 45.00 feet an arc length of 76.43 feet and a chord bearing and distance of N 11-31-55 W 67.57 feet to a point on the southern line of Common Open Space #4 as recorded on Map Book 49 Page 513 of the Mecklenburg County Public Registry, thence with the line of Common Open Space #4 along a curve to the left having a radius of 45.00 feet an arc length of 45.62 feet and a chord bearing and distance of N 89-13-38 W 43.69 feet to a set iron pin, thence with a new line within the Common Open Space #4 two (2) courses as follows; 1.) N 26-43-48 W 112.65 feet to a set iron pin, 2.) S 84-48-56 W passing through a set iron pin at 192.00 feet, a total length of 197.00 feet to a point on the eastern line of lot 135 of Bridgehampton as recorded in Map Book 37 Page 53 of the Mecklenburg County Public Registry, thence with the eastern line of lot 135 and 136 N 27-21-04 W 204.26 feet to a found 1" pipe on the southern line of the Copper Ridge Condominium as recorded in the Mecklenburg County Public Registry beginning with Unit File 572 Page 1, thence with the southern boundary of the Copper Ridge Condominium N 82-07-59 E 454.26 feet to an iron pin on the southern Right of Way of Copper Mountain Boulevard, thence with said Right of Way four (4) courses as follows; 1.) with a curve to the left having a radius of 75.00 feet an arc length of 112.15 feet and a chord bearing and distance of N 88-12-14 E 101.99 feet to an iron pin, 2.) with a curve to the right having a radius of 35.00 feet an arc length of 30.71 feet and a chord bearing and distance of N 70-29-59 E 29.73 feet to an iron pin, 3.) with a curve to the left having a radius of 460.00 feet an arc length of 230.84 feet and a chord bearing and distance of N 81-15-19 E 228.43 feet, 4.) N 66-51-41 E 106.01 feet to the point and Place of Beginning containing 13.814 acres of land.



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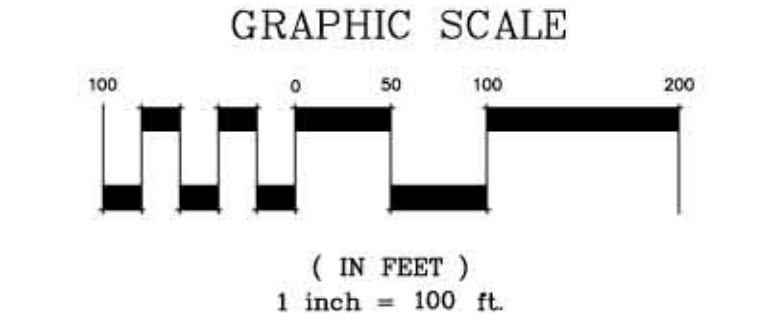
Technical Data Sheet

FOR PUBLIC HEARING

'McCarley'

Petition 2009-025

PROJECT LOCATION Charlotte, NC



PROJECT NO		TH14.150	
DRAWING		TH14- Schematic & TDS.dwg	
DATE		03--11--09	
DRAWN BY		MM	
CHECKED BY		ML/PT	
ESP / CLIENT REVISION			
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1	12/22/08		Initial Rezoning submittal
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