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SHEET TITLE

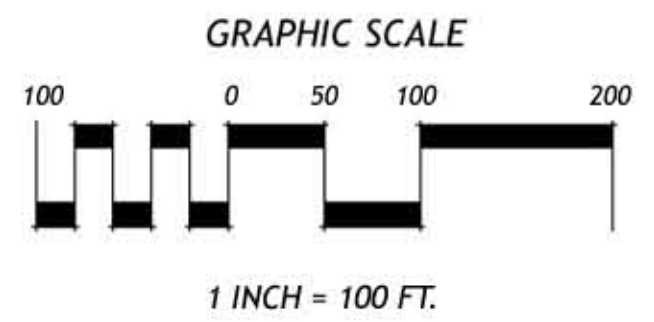
Schematic Site Plan

Petition #2006-013 SPA

PROJECT

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	

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



Vicinity Map	
Not To Scale	
Site Data	
Parcel Number:	223-51-105
Zoning:	
Existing:	MX-2 - Innovative
Proposed:	MX-2 - Innovative SPA
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.



Development Standards

General Provisions
Unless more specific standards are established by the Technical Data Sheet or the Development Standards, all development standards established under the City of Charlotte Zoning Ordinance (the "Ordinance") for the MX-2 Residential Mixed Use Zoning District classification shall be followed in connection with development taking place on the Site subject to the Innovative Development Standards set out below. The petitioner requests a 5 year vesting of approval of rezoning. The configurations, placements and sizes of the buildings outlined on the Site Site Plan accompanying this Rezoning Petition are schematic in nature and, subject only to the provisions set forth below, may be altered or modified during design development and construction document phases. Parking layouts may also be modified to accommodate final building locations. It is the Petitioner's intent to construct a high quality community.

Permitted Uses
•26 'for sale' market free single family attached town homes
Remaining Areas will consist of:
•160 age-restricted independent living units,
•156 age-restricted condominium units,
•26 age restricted single family attached town homes,
•50 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. 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 MX-2, Residential Mixed Use Zoning District and detailed in Chapter 11 Conditional Zoning Districts, Part 2 Section 11.2 of the City of Charlotte Zoning Ordinance. Petitioner reserves the right to change products, increase or decrease the size of units, which are currently specified during design process, provided total product mix does not exceed the total allowed unit count. Products contiguous or backing up to the property line between the single family home portion of BridgeHampton Subdivision and McCarley will be limited to 2 stories.

Density
Gross Residential density for the project will not exceed 18.0 dwelling units per acre. Open space areas shall be included in the calculations for gross residential density.

Landscaping and Buffers
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. Internal landscaping shown on the plan is Site and the exact design will be determined during the detailed design and development process. Perimeter buffers will be installed in accordance with Chapter 3, Part 3 Section 12.302 of the City of Charlotte Zoning Ordinance. The 40' landscaped berm along Highway 521 will be approximately 5'-6' in height and consistent with a 40' Class "C" buffer. Petitioner will not be reducing buffers by use of a fence, wall , or berm. The 40' required rear yards on exterior units can be included in the buffers.

Parking
Parking will be provided which will meet or exceed applicable standards set forth in Chapter 12 of the City of Charlotte Zoning Ordinance. For parking at townhome units there will be a 20' setback between the sidewalk and the face of garage and where there will not be a sidewalk there will be a 20' setback from the back of curb to the face of garage.

Signs
All signs placed on the Site will be erected in accordance with the requirements of Chapter 13 of the City of Charlotte Zoning Ordinance.

Tree Save Areas
A minimum of 17.5 percent tree save area shall be provided on the site. All BMP's, storm water treatment, and 85% TSS removal can be included and built within this 17.5 percent tree save area as long as there is a minimum of 10% tree save coverage provided after BMP's, storm water treatment and run off requirements, and 85% TSS removal are developed. Within the 17.5 percent tree save the site's existing vegetation shall be identified and preserved to satisfy the tree save requirements specified in the City of Charlotte Tree Ordinance. Tree save areas may be located within common open space. Plantings may not be used to satisfy the tree save requirements. This tree save area will generally be located in the north-west portion of the site and along the buffer adjacent to BridgeHampton. Petitioner will commit to a tree preservation for the specific protection of the trees within "Alice McGinn Garden" petitioner requests that they reserve the right to remove the center cherry tree should a certified arborist determine that its removal is warranted for the protection and health of the oak trees located within the garden. This garden is not subject to market conditions and will be constructed.

Common Open Space Areas
A minimum of 15 percent of the Site shall be devoted to open space. All common open space will be maintained by a Homeowners Association to be established by the Petitioner. Open space areas depicted on the Site Schematic Plan represent the approximate location and extent of areas set aside to provide a minimum of 15 percent open space. The location of open space areas are considered to be preliminary based on the proposed Site Schematic Plan layout and may be subject to further verification and/or configuration as more detailed design information is collected. "Alice McGinn Garden" will be constructed by preserving existing trees in that location along with benches, walkway, and commemorative plaque honoring the history of the property. Other open spaces areas will include one or more of the following types of improvements. Benches, arbors, plantings, and paved trails. Petitioner reserves the right to amend and modify improvements to open space areas based on market conditions and final design criteria. Petitioner will provide 400 square feet of private open space per unit. This 400 square feet of private open space per unit will not be included in the 40' landscape berm or buffers. Patios for each unit can be included in this private open space.

Amenity Features
Common areas which will serve only the residents of the project and will not be open to the general public. The common areas may include 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, meetings rooms, storage and staff support areas, a small medical clinic, and therapy rooms.

Streetscape Treatment
Petitioner shall comply with street tree planting requirements specified in Chapter 21 of the City Code. Petitioner shall install 5' sidewalks and a 4' planting strip along one side of all internal private streets of the project. Petitioner shall install sidewalks and a 4' planting strip on both sides of all internal public streets of the project per street sections "A" and "B" on the Site Schematic Plan.

Lighting
Any detached lighting on the site will be limited to 20 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.

Site Access
Access to the site will be provided by street connections to Copper Mountain Boulevard and NC Highway 521. Adjustments to the locations of street and driveway entrances may occur, as required to meet state and local agency standards and coordinate with final subdivision and site plan design requirements. Petitioner shall not use Bridgemount Avenue for a Construction entrance. Construction traffic will not be allowed to utilize the road system of the BridgeHampton subdivision. Petitioner/developer shall lengthen the left turn lane on US 521 to provide a minimum of 150 feet of storage and a 15:1 bay taper. Petitioner requested connection to BridgeHampton Townhomes and request was rejected by owner of the BridgeHampton Town Homes development. Therefore a connection will not be made to the BridgeHampton Town Homes. Proposed trees, berms, walls, fences, and/or identification signs will not interfere with site distance at street connections. Adequate sight triangles will be reserved at the proposed street connections in accordance with approved standards and ordinances.

Amendments to Zoning Plan
Future amendments to the Technical Data Sheet and these Development Standards may be applied for by the then Owner or Owners of the Site in accordance with the provisions of Chapter 6 of the Ordinance.
Innovative Development Standards
The petitioner, in accordance with the provisions of Section 11.208, "Innovative Development Standards", may propose modifications to the following standards:
1. Street type, dimensions, and construction standards
2. Sidewalk, curbs, and gutters
3. Minimum lot size and lot width
4. Setbacks, side, front, and rear yards for principle and accessory structures.
5. Building separation
6. Gated Entrances

It is the petitioners intent to create the opportunity to seek modification of any or all of these standards, but the details of any such proposed modification will be established and reviewed in accordance with the standard innovative process after more detailed and specific engineering of the site. 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 the site. These are not zoning regulations, are not administered by the zoning Administrator, and are not separate zoning conditions imposed by the site plan.

Binding Effect of the Reasoning 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.

Site Acreage
The site acreage was determined to be 23.83 acres as provided by the ESP Associates boundary survey dated 9-15-05, this acreage supersedes the GIS calculated acreage of 22.9 acres.

Public Transportation
Petitioner will comply with reserving an area for CATS and the construction of the concrete pad. CATS will be responsible for locating pad during engineering plan review and constructing shelter.

Fire Department
Petitioner will meet or exceed all current approved ordinances and codes of the Charlotte fire department as of date of approval. Min. water supply for two story town homes is 1500 gpm@20 psi. Dead end travel limited to 150 feet without a means to turn fire apparatus. Access required within 150 feet of all exterior walls. All buildings required to have 12 feet clear for ladder rescue. Hydrant required within 750 feet of most remote point of building as truck travels.

Gated Entrances
Gated entrances shall be allowed at the locations shown on the Schematic Site Plan. 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.

Storm Water
Petitioner will meet or exceed all current approved ordinances for Storm water volume and peak controls, solid waste, air quality, and groundwater / wastewater services as of date of approval. The petitioner shall tie-in to the existing storm water system(s). The petitioner shall have the receiving drainage system(s) analyzed 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(s) to be taken out of standard, the petitioner shall provide alternate methods to prevent this from occurring. The petitioner shall control and treat the entire runoff volume for the post-development 1-year 24-hour storm. Runoff draw down time shall be a minimum of 24 hours, but not more than 120 hours. Peak storm water release rates should match pre-development rates for the 2-year and 10-year 6-hour storm events. The use of structural storm water treatment systems (wet ponds, extended detention wetlands, bio-retention, etc) shall be incorporated into the site and designed to have an 85% average annual removal for Total Suspended Solids generated from the development according to specifications in the most recent version of the N.C. Department of Environment and Natural Resources Best Management Practices Manual (Design Standards shall be met according to the City of Charlotte BMP Manual, when available). The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria, (for example those that regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. Conditions set forth in this petition are supplementary requirements imposed on the development in addition to other standards. Where conditions on this plan differ from ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission the stricter condition or existing requirements shall apply. Where it is related to Right of Way the petitioner will be utilizing private roads in this development.



Vicinity Map
Not To Scale

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Proposed:	MX-2 - Innovative SPA
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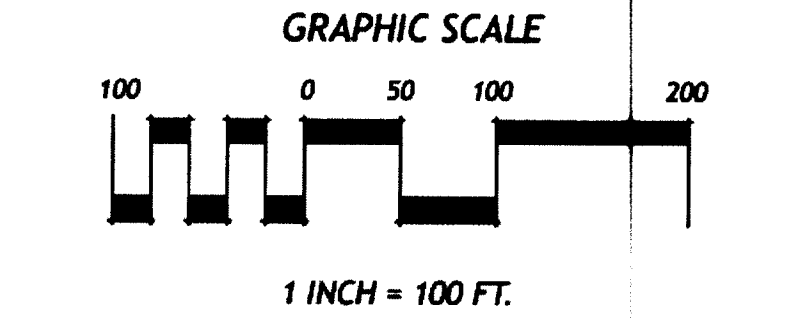


Technical Data Sheet

Petition #2006-13 SPA

McCarley

PROJECT LOCATION Charlotte, NC



PROJECT NUMBER	TH14
DRAWING NAME	TH14 - TDS.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
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