Vicinity Map
Not to scale

CONDITIONAL REZONING REQUESTS & NOTES:

TYPE OF REVIEW REQUESTED: CONDITIONAL REZONING
CARILLON ASSISTED LIVING , LLC, IS MAKING A REQUEST FOR CONDITIONAL REZONING REVIEW TO ALLOW FOR THE CONSTRUCTION OF AN ASSISTED LIVING FACILITY.

SETBACK MODIFICATION REQUEST:
THE PROPOSED PROJECT REQUESTS MODIFICATION OF THE SETBACKS AS REQUIRED PER THE ORDINANCE FOR R ZONING DISTRICT, TO ACCOMMODATE THE PROPOSED USE. THE TOTAL PROPERTY IS APPROXIMATELY 11.98 ACRES WITH A POND LOCATED IN THE CENTER OF THE PROPERTY THUS LIMITING THE LOCATION OF THE PROPOSED PROJECT ON ONE SIDE OF THE POND OR OTHER. IN ORDER TO ACCOMMODATE THE PROPOSED PROJECT DESIGN WE REQUEST MODIFICATION OF THE SETBACKS.

GENERAL NOTES:

- ALL DEVELOPMENT SHOWN ON THIS CONDITIONAL REZONING PLAN DEPICTS THE PROPOSED DEVELOPMENT, BUT MINOR MODIFICATIONS PERTAINING TO THE BUILDING SIZE, LOCATION, WALKWAYS AND OTHER IMPROVEMENTS MAY OCCUR DURING THE CONSTRUCTION DOCUMENT AND PERMITTING PHASE. ANY SUCH MODIFICATIONS WILL CONFORM WITH THE TOWN OF MINT HILL ORDINANCE REQUIREMENTS FOR THE PROPOSED ZONING DISTRICT AND USE.
- THE LANDSCAPE PLAN WILL MEET OR EXCEED ALL THE STREET TREES, INTERNAL PARKING LOT AND ANY OTHER ORDINANCE REQUIREMENTS. THE LANDSCAPING SHOWN ON THIS CONDITIONAL REZONING PLAN IS CONCEPTUAL AND THE FINAL SITE CONSTRUCTION PLAN WILL SHOW LANDSCAPING IN COMPLIANCE WITH THE TOWN OF MINT HILL ORDINANCE.
- ALL SIGNAGE WILL CONFORM WITH THE TOWN OF MINT HILL REQUIREMENTS AND A SEPARATE PERMIT WILL BE OBTAINED FOR THE PROPOSED SIGNAGE.
- **STORMWATER MANAGEMENT:** ALL THE STORMWATER MEASURES SHOWN ON THIS PLAN ARE CONCEPTUAL AND WILL BE SUBJECT TO MINOR MODIFICATIONS DURING THE CONSTRUCTION DOCUMENT AND PERMITTING PHASE. ALL STORMWATER IMPROVEMENTS WILL BE DESIGNED IN ACCORDANCE WITH THE TOWN OF MINT HILL REQUIREMENTS, AS WELL AS THE REQUIREMENTS OF LUESA.

SITE PLAN INFORMATION:

CURRENT OWNER:
VIRGINIA MILLS
5635 MARGARET WALLACE ROAD
MATTHEWS, NC 28105

DEVELOPER/APPLICANT:
CARILLON ASSISTED LIVING, LLC
CONTACT:
BOB STEENSON
VICE PRESIDENT OF DEVELOPMENT
4901 WATERS EDGE DRIVE, SUITE 200
RALEIGH, NC 27606
PHONE: (919) 852-4000
EMAIL:BSTEENSON@CARILLONASSISTEDLIVING.COM

ZONING:
JURISDICTION: TOWN OF MINT HILL, NC
EXISTING ZONING: R (RESIDENTIAL)
PROPOSED ZONING: R (RESIDENTIAL)
PROPOSED USE: ASSISTED LIVING RESIDENCE/HOME FOR THE AGED
USE ALLOWED: YES (CONDITIONAL)

WATERSHED:
THIS SITE IS WITHIN MCALPINE (CATAWBA) WATERSHED AREA

INFRASTRUCTURE:
WATER: PUBLIC
SEWER: PUBLIC
STREET: PUBLIC (STATE)- MARGARET WALLACE ROAD

LANDSCAPE REQUIREMENTS:
STREETYARD: STREET TREES REQUIRED ALONG THE FRONT WITH MAXIMUM SPACING BETWEN TREES TO BE 30'
INTERIOR PARKING: NO PARKING SPACE SHALL BE LESS THAN 60' FROM A CANOPY TREE

SITE SIZE AND COVERAGE:
TOTAL SITE ACREAGE = 11.98 ACRES
EXISTING IMPERVIOUS: 4264 S.F. = 0.098 ACRES
PROPOSED BUILDING SQ. FT. = ± 35,390 S.F. (0.81 ACRES)
OTHER IMPERVIOUS SQ.FT. = 44,760 S.F. (1.03 ACRES)
TOTAL PROPOSED IMPERVIOUS AREA = 80,150 S.F. (1.84 ACRES)
TOTAL OPEN SPACE = 10.14 ACRES
SITE COVERAGE:
BUILDING TO LAND: 7%
OTHER IMPERVIOUS: 9%
OPEN SPACE: 84%
TOTAL: 100%
BUILDING HEIGHT = ± 25' (ONE STORY)

POST CONSTRUCTION ORDINANCE:
TOTAL POST CONSTRUCTION BUA: 80,150 S.F.
TOTAL PRE V/S POST BUA: 75,891 S.F. (1.74 ACRES)
TOTAL PERCENTAGE POST CONSTRUCTION BUA: 15%
PROJECT FALLS UNDER LOW DENSITY

UNDISTURBED OPEN SPACE: TOTAL POST CONSTRUCTION
UNDISTURBED OPEN SPACE= 271,964 S.F. (6.24 ACRES = 52%)

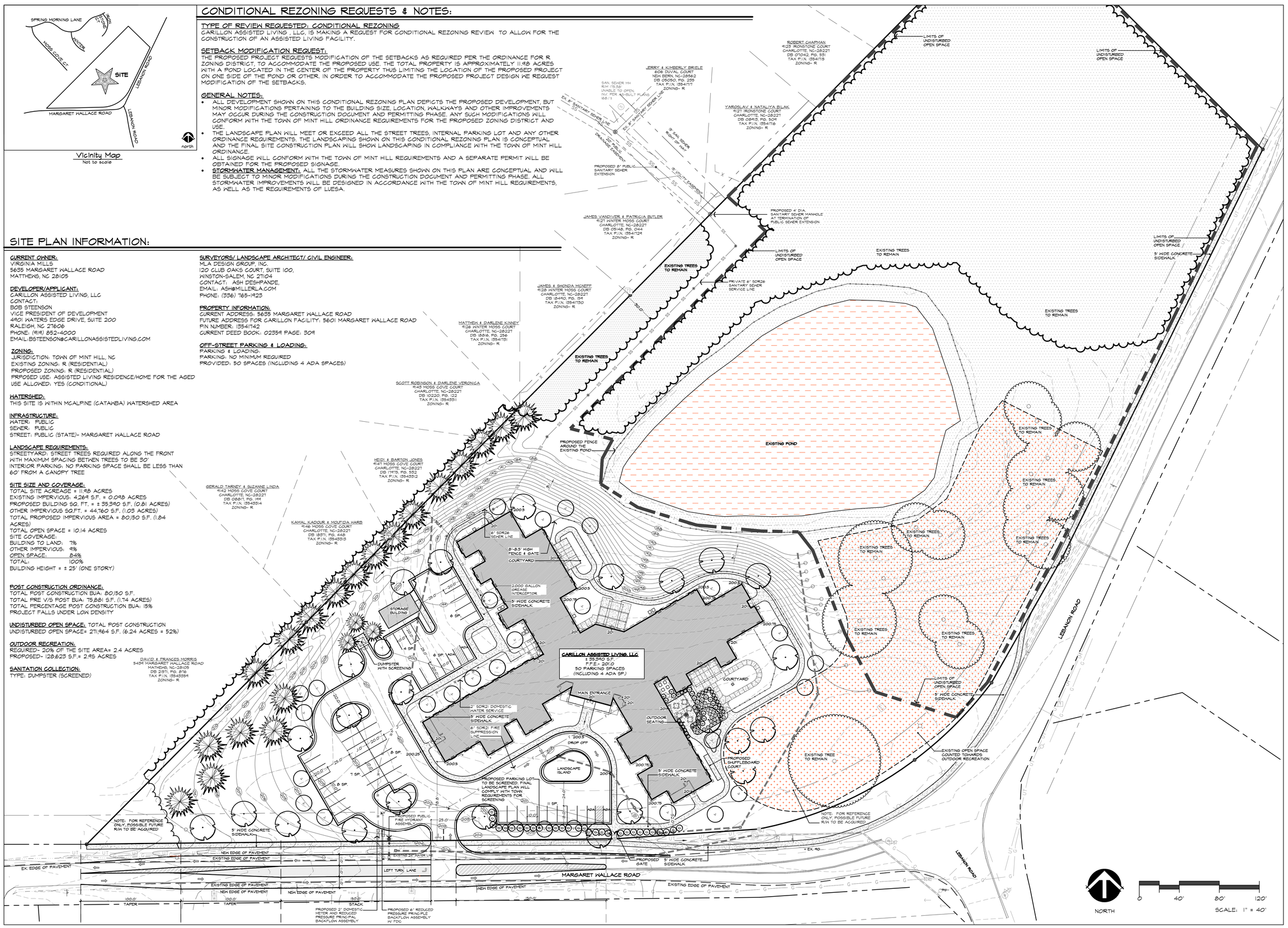
OUTDOOR RECREATION:
REQUIRED- 20% OF THE SITE AREA= 2.4 ACRES
PROPOSED- 128,623 S.F.= 2.95 ACRES

SANITATION COLLECTION:
TYPE: DUMPSTER (SCREENED)

SURVEYORS/ LANDSCAPE ARCHITECT/ CIVIL ENGINEER:
MLA DESIGN GROUP, INC.
120 CLUB OAKS COURT, SUITE 100,
WINSTON-SALEM, NC 27104
CONTACT: ASH DESHPANDE,
EMAIL: ASH@MILLERLA.COM
PHONE: (336) 765-1923

PROPERTY INFORMATION:
CURRENT ADDRESS: 5635 MARGARET WALLACE ROAD
FUTURE ADDRESS FOR CARILLON FACILITY: 5601 MARGARET WALLACE ROAD
PIN NUMBER: 13541742
CURRENT DEED BOOK: 02359 PAGE: 309

OFF-STREET PARKING & LOADING:
PARKING & LOADING:
PARKING: NO MINIMUM REQUIRED
PROVIDED: 50 SPACES (INCLUDING 4 ADA SPACES)



MLA GROUP
CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
120 Club Oaks Ct. Suite 100
Winston-Salem, NC 27104
336.765.1923
WWW.MILLERLA.COM
TURNING LAND INTO LANDMARKS

NORTH CAROLINA 643 REGISTERED LANDSCAPE ARCHITECT G. SCOTT MILLER
8/19/15

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECTURAL CORP C-100 MLA DESIGN GROUP, INC.

CARILLON ASSISTED LIVING
5601 Margaret Wallace Road
Mint Hill, NC

Date:	19 August, 2015 For Conditional Rezoning
NOT RELEASED FOR CONSTRUCTION	
Revisions:	
7/15/15	Concept Plan Review
8/19/15	Conditional Rezoning
9/28/15	Revisions/Building Change
Drawn By	ARD
Checked By	GSM
Project #	

Sheet Title
CONDITIONAL REZONING PLAN

Sheet RZ-1