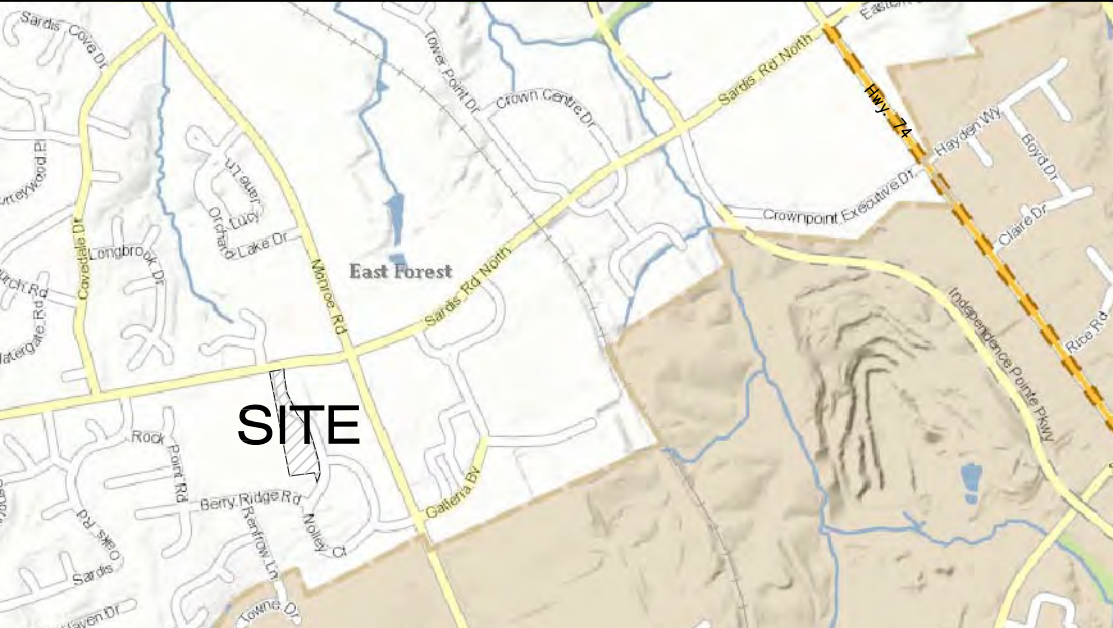
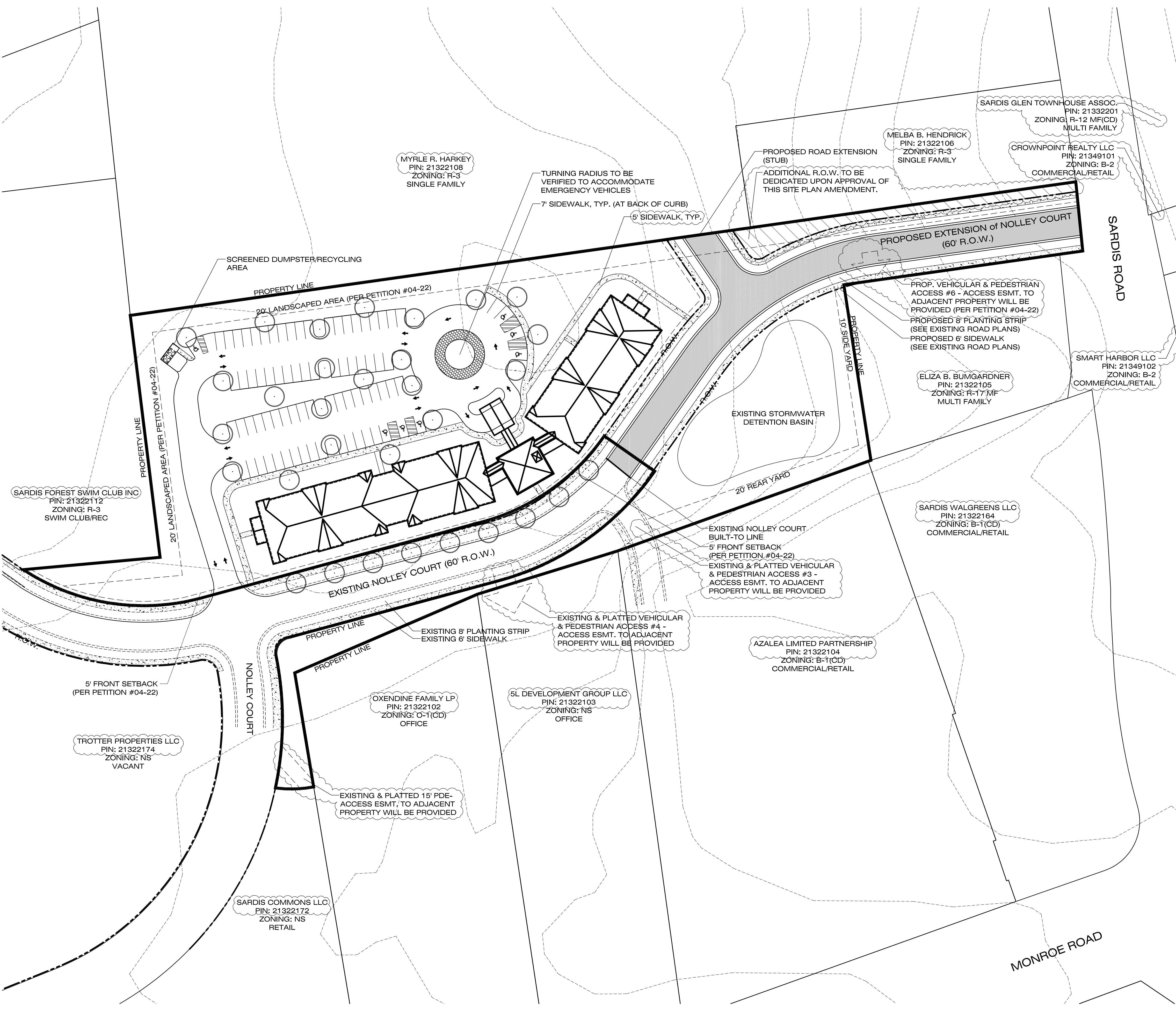


Sheet Name	Sheet #
Conceptual Site Plan	RZ-0
Technical Data Sheet	RZ-0.1
Illustrative Master Plan	RZ-0.2
Rendered View	TS 1
Exterior Elevations	A-3.1



Vicinity Map  
Not to Scale

Site Data

Location:	Charlotte, North Carolina
Parcel #	21322171 (Tract 'C')
Total Site Acreage:	+/- 5.09 Acres
Existing Zoning:	NS Petition #2004-22
Proposed Zoning:	NS (SPA)
Total Units	80 Units Maximum
Density:	+/- 15.72 Units/Acre
Parking:	Required: 80 Spaces (1 Space/Unit) Provided: 80 Spaces
Building Height:	45' Maximum
Yards/Setbacks Required:	(per Petition #2004-22) Setback: (Min) 5' from R.O.W. Rear Yard: 20' Rear Yard Side Yard: 10' Side Yard
Permitted Uses:	

Tract C of the Site may be devoted to any use permitted in the R-17MF zoning classification (that is also permitted in the NS zoning classification) together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the R-17MF zoning classification. A rental apartment community may be constructed on the Site. The Site may be developed with independent senior living apartments.

General Notes

- Base Information obtained from approved Petition #2004-22 titled 'Site Plan' prepared by The Isaacs Group dated 2/16/2006 and Mecklenburg County GIS.
- Building footprint provided by Ross/Deckard Architects, P.A., file titled 12-400.00Site-PT.dwg.

Stream/Wetland Information

No streams or wetland areas have been identified on site per Mecklenburg County GIS, or per Petition #04-22 per referenced consultant letter.

Utilities

Applicant proposes to hook-up to public water and sewer services with CMUD.

Tree Save

The site has been previously cleared & rough graded under prior approvals. This project was approved by City of Charlotte, City Council on March 5, 2005.

Access Points/Driveways/Streets

- Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
- Nolley Court is an existing 60' R.O.W. constructed to the built-to line located on this Preliminary Sketch Plan. Proposed extension of Nolley Court to connect to Sardin Road as shown on this Conceptual Site Plan. Alignment depicted on this Plan is based on Petition #04-22 and approved Engineering Drawings prepared by The Isaacs Group titled 'Site Plan', dated 2/15/2006. Street connections and locations are preliminary and may be subject to change based on agency input and review.

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, or other consultant information.

RECEIVED  
By mcataldo at 11:48 am, Sep 14, 2012

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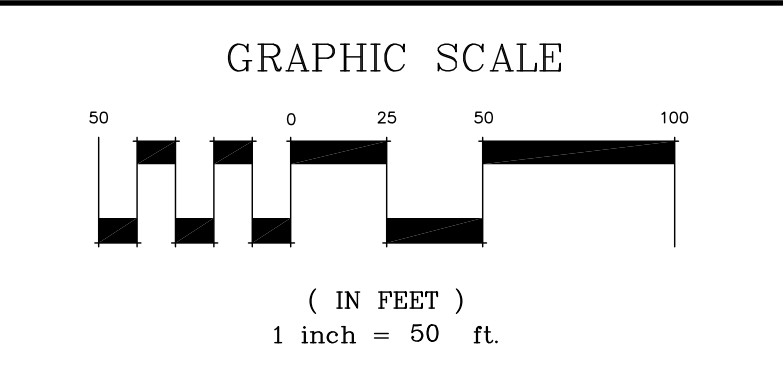
**PIRHL**  
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(252) 558-0207

SARDIS SENIOR APARTMENTS

CONCEPTUAL SITE PLAN

Zoning Petition #:2012-88

PROJECT LOCATION CHARLOTTE, NC



PROJECT NO		A033.100	
DRAWING			
DATE		07.20.2012	
DRAWN BY		JP	
CHECKED BY		PT/MM	
ESP / CLIENT REVISION			
NO.	DATE	BY	REVISION
AGENCY / SUBMITTAL REVISION			
NO.	DATE	BY	REVISION
1	9/12/12	JP	REVISIONS PER STAFF COMMENTS
RZ-0		5	
	OF		SHT



DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Site Plan Amendment Application (SPA) filed by PIRHL Developers to allow development of a Senior Independent Living "rental" apartment complex to be constructed on Tract C, a 5.0-acre parcel located within the Commons at Monroe and Sardis Site (Petition#2004-022/#2012-088). Development of the Site will be governed by the Technical Data Sheet, the Conceptual Site Plan, these Development Standards and the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Neighborhood Services (NS) zoning classification shall govern all development taking place on the Site.

The development depicted on the Conceptual Site Plan is schematic in nature and intended to describe the general arrangement of uses/ buildings on the Site. Accordingly, the configurations, placements, and sizes of the building footprints outlined on the Conceptual Site Plan are schematic in nature, and subject to the provisions set forth below under Design and Performance Standards, may be altered or modified during design development and construction phases within the maximum development area boundaries established on the Technical Data Sheet. Parking and vehicular circulation layouts may also be modified to accommodate final building locations and parking spaces may be located inside or outside development area boundaries to the extent permitted by the Ordinance.

1. Permitted Uses

C. Tract C of the Site may be devoted to any use permitted in the R-17MF zoning classification (that is also permitted in the NS zoning classification) together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the R-17MF zoning classification. A rental apartment community may be constructed on the Site. The Site may be developed with independent senior living apartments.

2. Maximum Development

C. Tract C may be developed in accordance with the density and development standards permitted under the Ordinance for the R-17MF Zoning Classification with following exceptions:

i. The setback along the internal public street and the side and rear yards shall conform to the regulations established under the Ordinance for Neighborhood Service (NS) zoning classification.

ii. The treatment of the project edge shall be as generally depicted on the Technical Data Sheet.

iii. The setback along the internal public street "Nolley Court" for the Tract C shall be follows: Building & Parking setback 12' from back of curb or 5' from RW (whichever is greater).

3. Setbacks, Side Yards and Rear Yards

B. Buildings and parking areas may be located within the development area boundaries depicted on the Technical Data Sheet.

4. Design and Performance Standards

A. Architectural Controls-Tract C

ii. Buildings throughout the Site, with the exception of tract C, will be constructed of at least 75% brick materials, not including doors and windows. Buildings within Tract C will be constructed of at least 50% brick materials, not including doors and windows. Architectural accent features may be composed of materials other than brick.

iii. All buildings throughout the Site will contain windows or faux window treatments as replacement for windows which face the internal public street and any large expanses of uninterrupted walls for these buildings will be avoided through the introduction of articulated facades and/or other specially designed architectural elements. The major building materials on all sides of the building will be the same.

iv. The elevations included on Sheet 3 are examples of the architectural concept for the Site and intended portray the basic character of the front, rear and side elevations of the buildings to be located within Tract A, Tract B and Tract D. Although it is not possible to dictate the exact design of the each building, the character will be generally consistent with that shown in the elevations. Elevations on sheet A-3.1 are examples of the buildings to be located within Tract C.

v. Dumpster areas will be enclosed on all four sides by an opaque wall with one side being a hinged opaque gate. If one or more sides of a dumpster area adjoin a side or rear wall of a building, then the side or rear wall may be substituted for a side.

vi. No building located on Tract A or Tract C of the Site shall exceed 45 feet in height or contain more than three stories.

viii. The height of any building located on Tract C of the Site shall conform to the development standards of the R-17MF zoning classification, except exceed 45 feet in height. The height of any building located on Tract C within 40 feet of the exterior property line shall not exceed 30 feet in height or contain more than three stories. For the purposes of this provision, building height shall be measured from average grade to the median height of a sloping roof or from average grade to the top of a parapet on a non-sloping roof.

ix. Detached signage throughout the Site shall be limited to monument or ground mounted signage of no more than 8 feet in height.

x. All buildings located on the Site will have a doorway oriented to the respective abutting proposed public street.

B. Landscaping and Screening

i. Landscaping areas shall be provided along the exterior project edges of Tract B, Tract C and Tract D where they abut residential zoning, as generally depicted on the Technical Data Sheet. These landscape areas shall meet the following criteria:

TRACT C: A 20 foot landscape area shall be provided along the exterior western property lines. Within this landscape area, existing trees 3 inch or larger in diameter shall be preserved (except as noted below), and a minimum of 4 trees and 20 shrubs per 100 linear feet shall be provided. Where the number of existing trees and shrubs does not meet this standard, additional trees and shrubs will be planted to the meet the standard. New planted trees shall be 2 inch caliper minimum at planting. New planted trees will be large maturing trees, except where overhead electric lines occur, small maturing trees will be planted. Shrubs shall be evergreen and at least 2 ½ feet tall when planted. The specified landscape area may be disturbed as required to accommodate grading to construct the proposed public streets shown on the Technical Data Sheet. The specified landscape area along the west side of Tract C may be eliminated if the adjacent property is rezoned for multi-family or single family attached residential use.

ii. Selective Clearing of Undergrowth: Within the specified exterior landscape areas, existing vines, undergrowth, small trees less than 3 inches in diameter, and dead vegetation may be removed using hand held tools.

iii. Where existing trees do not exist within exterior landscape areas, earth berms may be installed, with maximum height not exceeding 4 feet, and maximum slopes not exceeding 3 horizontal to 1 vertical. A minimum of 4 trees per 100 linear feet shall be provided upon the berm. Trees shall be 2 inch caliper minimum at planting. Trees will be large maturing trees, except where overhead electric lines occur, small maturing trees will be planted.

v. Internal areas of the Site shall be landscaped in accordance with the requirements of the City Code.

vi. All roof mounted mechanical equipment will be screened from view from adjoining public right-of-ways and abutting properties as view from grade.

The applicant/ developer may elect to install a fence, berm or wall in designated areas along the western property line to supplement the 20 foot landscape area. Grading shall be permitted within the 20 landscape area to accommodate topographic transitions necessary to design proposed site improvements. Existing vegetation that may be removed to accommodate transitional grading or due to installation of a fence, berm or wall will be supplemented with new landscape materials in remaining non landscaped areas along the western property line. Trees removed due to grading transitions within the 20 foot landscape area may be replaced with new trees as specified by the landscaping and screening standards provided herein.

D. Lighting

ii. The parking lot lighting shall be capped and not exceed 20 feet in height as measured from grade within Tract B, Tract C and Tract D. The parking lot lighting shall be capped and not exceed 25 feet in height as measured from grade within Tract A.

E. Parking

iv. Within in Tract C on-site parking requirement is one parking space per dwelling unit according to NS Zoning Ordinance.

5. Vehicular Access and Phasing

G. Petitioner agrees to dedicate the convey (by quitclaim deed and subject to a reservation for any necessary utility easements) right-of-way along Sardis Road North required to provide for a minimum of 35 feet of right-of-way from the centerline along the Site's frontage, if such right-of-way does not exist already, prior to the issuance of any building permit.

I. The design and construction standards of the internal public and private streets shall be in accordance with the regulations in effect at the time of the associated site plan review and approval process.

J. Certificates of occupancy for development taking place on the various tracts within the Site shall not be issued unless and until the following roadway improvements associated with the Tract or Tracts involved have been made:

With respect to Tract C

Construction of Public Streets B from Sardis Road North to Berry Ridge Drive, with an exclusive right-turn lane on Public Street B at Sardis Road North consisting of 150 feet of storage. If residential development on this tract is to be for individual ownership, building permits shall not be issued until this road construction is completed or bonded.

As the Applicant/ Developer is required to construct a right turn lane improvement at Nolley Court and Sardis Road North to mitigate and satisfy requirements associated with this development, , requirements specified as part of Zoning Petition #2004-022, or as further required as part of this Site Plan Amendment/ Petition #2012-088, whereby in the event the design of turn lane improvements that may require the acquisition of additional off site right-of-way, not under the control or ownership of the applicant/ developer, or existing Tract "C" property owner. It is agreed between the City or its assignee that the applicant shall make a "good faith effort" to acquire such right-of-way from adjoining land owners. Applicants efforts to satisfy this requirement shall include an offer to the adjoining landowner(s) based on an appraised value for the additional right-of-way along with appropriate documentation describing such efforts. In the event that the applicant/ developer is unsuccessful in acquiring necessary right-of-way to accommodate the design of the required turn lane improvements, the City of Charlotte and for NCDOT (as applicable) agrees to work in conjunction with owner/developer to provide relief, either by waiving the requirement for the turn lane or by exercising its power of eminent domain to provide adequate area to construct the requested improvements.

Right-of-Way Dedication

Subsequent to the construction and continuation of Nolley Court (Public Street B - Petition# 2004- 022) to Sardis Road North, as illustrated on the Conceptual Site Plan, the Applicant agrees to dedicate, via final Plat additional ROW in crosshatched areas denoted along the westernmost property line, adjacent to the proposed extension of Nolley Court

Traffic Calming

Applicant proposes to install an approved traffic calming device within the proposed extension of Nolley Court ROW based on acceptable determination and acceptance of an approved design by the Charlotte Department of Transportation (CDOT). Traffic Calming device may include a single speed hump or speed table based on a CDOT approved standard design detail for this type of improvements. A right of way encroachment agreement will be applied for to allow the installation of an approved Traffic Calming Device. Installation to be concurrent with proposed future Nolley Court Road construction.

Pedestrian Refuge Island

Applicant/ developer agrees to implement an approximate 40' x 8' wide raised pedestrian island near the intersection of Sardis Road North and Maple Shade Lane ( east of Maple Shade Ln). Intended to enhance pedestrian crossing of Sardis Road. Proposed island shall not block the existing driveway access to parcel # 21322107. Details of the Proposed Pedestrian Refuge Island will be evaluated during the construction document design and permitting phases of the project.

8. Buffers

Zoning Ordinance buffers are not required between dissimilar land uses with the sites.

9. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, the Schematic Plan and these Development Standards may be applied for the then Owner or Owners of the Tract or Tracts within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

10. Binding Effect of the Rezoning Documents and Definitions

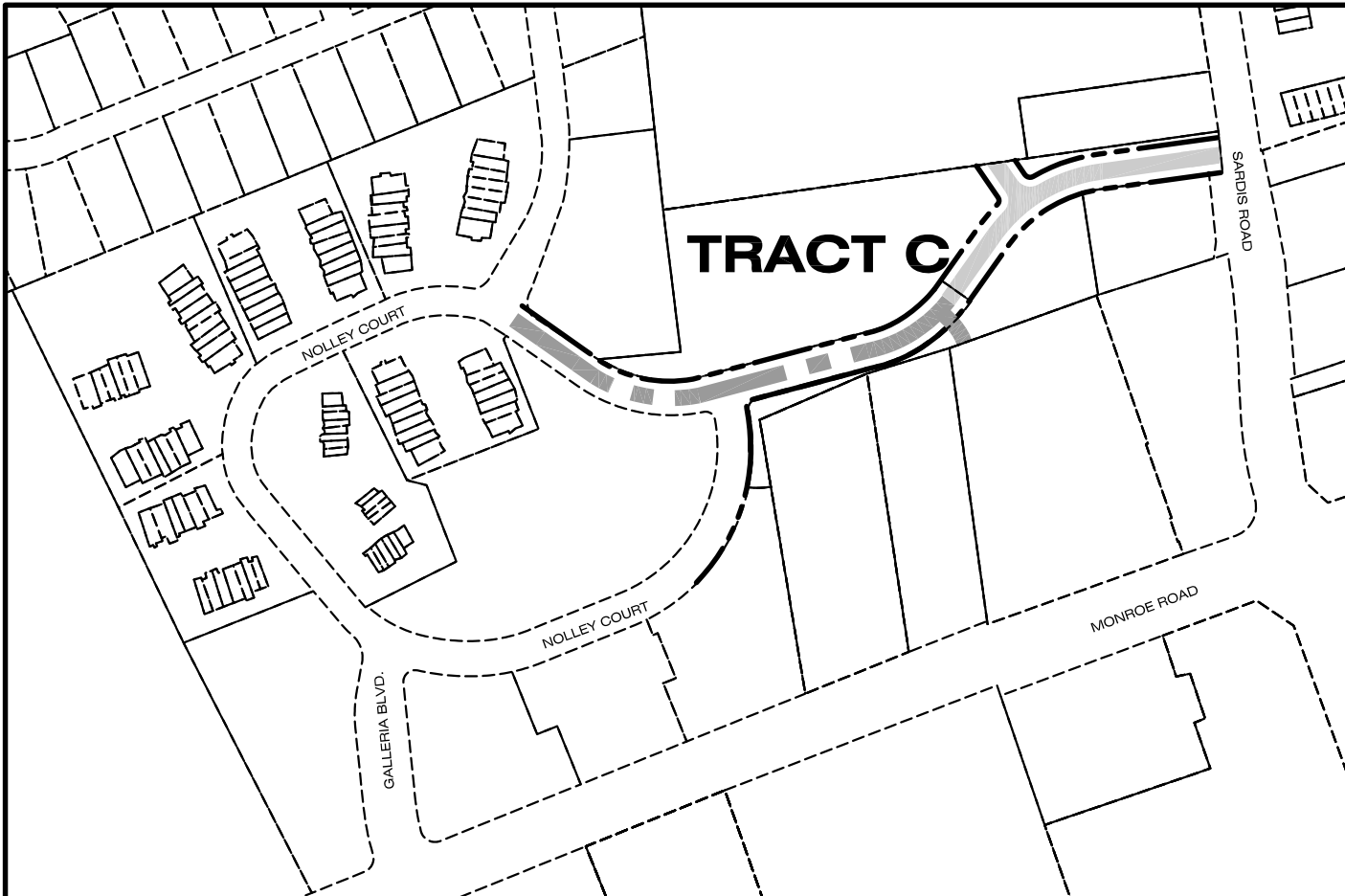
A. If this Rezoning Petition is approved, all conditions applicable to develop of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.

B. Throughout these Development Standards, the terms, "Petitioners", "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest, assigns or agents of the Petitioners or the owner or owners of the Site from time to time who may be involved in any future development thereof.

11. Site Amenities

The Applicant/Developer proposes to include the following outdoor amenities for Senior residents as part of the overall project development program:

- Covered picnic area with two tables and one grill
- Gazebo with sidewalk access to main entry of the building,
- Three (3) independent seating areas each with one bench and decorative planter
- Covered drive-thru area for resident pick-up and drop-off



The Commons at Monroe & Sardis (Petition # 2004-22)

Scale: NTS

Site Data

Location: Charlotte, North Carolina

Parcel # 21322171 (Tract C)

Total Site Acreage: +/- 5.09 Acres

Existing Zoning: NS  
Petition #2004-22

Proposed Zoning: NS (SPA)

Total Units 80 Units Maximum

Density: +/- 15.72 Units/Acre

Parking:  
Required: 80 Spaces (1 Space/Unit)  
Provided: 80 Spaces

Building Height: 45' Maximum

Yards/Setbacks Required: (per Petition #2004-22)  
Setback Min. 5' from R.O.W.  
Rear Yard 20' Rear Yard  
Side Yard 10' Side Yard

Permitted Uses:  
Tract C of the Site may be devoted to any use permitted in the R-17MF zoning classification (that is also permitted in the NS zoning classification) together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the R-17MF zoning classification. A rental apartment community may be constructed on the Site. The Site may be developed with independent senior living apartments.



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CLIENT



PIRHL Southeast, LLC  
3107 Evans Street, Suite G  
Greenville, NC 27858  
(252) 558-0207

PROJECT

SARDIS SENIOR APARTMENTS

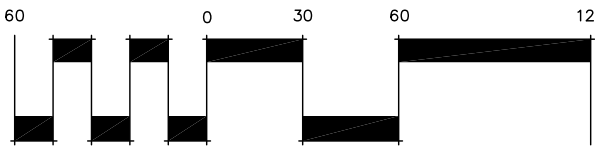
SHEET TITLE

TECHNICAL DATA SHEET

Zoning Petition #:2012-88

PROJECT LOCATION CHARLOTTE, NC

GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

PROJECT NO A033.100

DRAWING

DATE 07.20.2012

DRAWN BY JP

CHECKED BY PT

ESP / CLIENT REVISION

NO. DATE BY REVISION

NO.	DATE	BY	REVISION
1	9/12/12	JP	REVISIONS PER STAFF COMMENTS

AGENCY / SUBMITTAL REVISION

NO. DATE BY REVISION

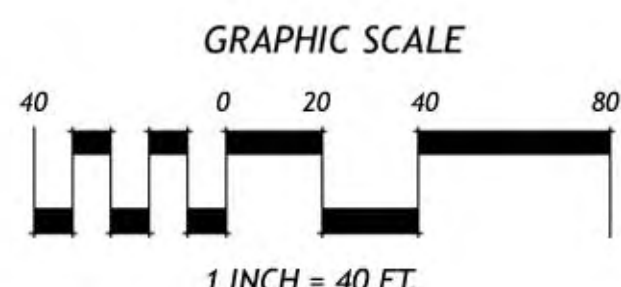
NO.	DATE	BY	REVISION
1	9/12/12	JP	REVISIONS PER STAFF COMMENTS

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OF  
SHT





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# Sardis Senior Apartments

## Illustrative Master Plan

September 6, 2012

Plan is for illustrative purposes only - Artist interpretation and is subject to change



3107 Evans Street, Suite G  
Greenville, NC 27858  
(252) 558-0207





# Sardis Senior Apartments

## Charlotte, North Carolina

### Sardis Senior, LLC



Sardis Senior  
LLC

Sardis Senior  
Apartments

Charlotte,  
North Carolina

TS-401.00

DATE: September 7, 2012  
ISSUED FOR: Site Review

Rendered View

TS 1

SHEET 1 OF 1 TOTAL SHEETS IN SET DRAWN BY: TSB CHECKED BY: JAL

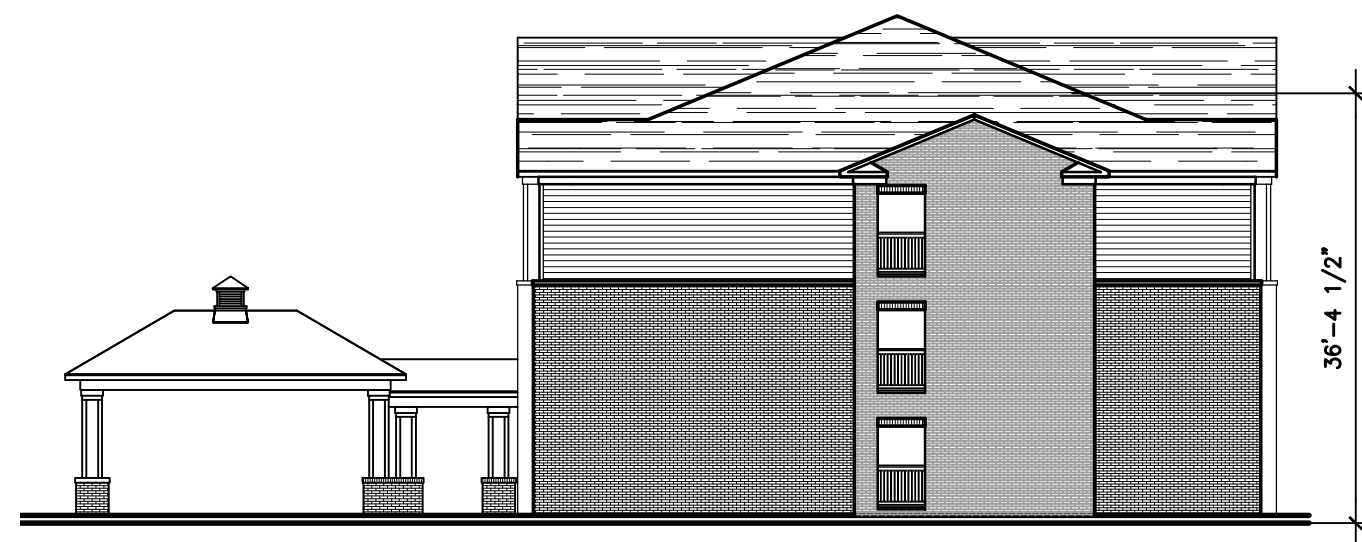
ARCHITECTURE  
PLANNING  
INTERIORS  
Ross / Deckard Architects, PA



1 Front Elevation  
Scale: 1/16" = 1'-0"



2 Rear Elevation  
Scale: 1/16" = 1'-0"

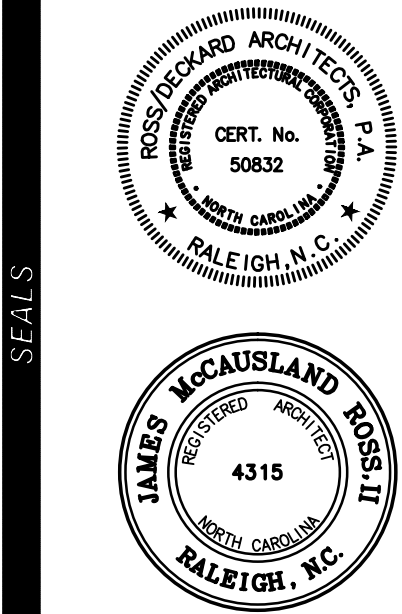


3 Right Side Elevation  
Scale: 1/16" = 1'-0"



3 Left Side Elevation  
Scale: 1/16" = 1'-0"

ELEVATION KEY	
	MARK ① ROOF OC WEATHERED WOOD COLOR (OR SIMILAR) 25 YEAR ARCHITECTURAL DIMENSIONAL ANTI-FUNGAL ASPHALT SHINGLES, ON ONE LAYER OF 15# BUILDING FELT ON 1/2" OSB TYP.
	MARK ② VINYL SIDING - MIN. .044MM HEAVY GAUGE BOARD AND BATTEN STYLE
	MARK ③ VINYL SIDING - MIN. .044MM HEAVY GAUGE DOUBLE 5 EXPOSURE
	MARK ④ VINYL SIDING - MIN. .044MM HEAVY GAUGE TRIPLE 3 EXPOSURE
	MARK ⑤ BRICK/ROWLOCK COURSE WIRECUT COMMON RED BRICK BRICK VENEER W/ MASONRY TIES Ø1'-4" O.C. BOTH DIRECTIONS



SEALS
PROJECT
Sardis Senior LLC
Sardis Senior Apartments
Charlotte, North Carolina
#
11-404.00

REVISIONS
DATE
DATE: June 18, 2012
ISSUED FOR: NCHFA Application
SET #
SHEET
Exterior Elevations
#
A 3.1
SHEET OF TOTAL SHEETS IN SET
DRAWN BY: TJB
CHECKED BY: JML