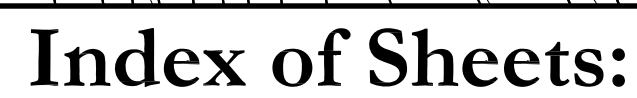




Nolley Court
Charlotte, NC



<u>Sheet Name</u>	<u>Sheet #</u>
Cover Sheet	RZ-00
Conceptual Site Plan	RZ-0
Exterior Elevations	A-3.1
Technical Data (from Petition #04-22)	RZ-1
Schematic Site Plan (from Petition #04-22)	RZ-2
Dev. Standards & Details (from Petition #04-22)	RZ-3

Prepared: July 19, 2012

A#	PARCEL ID	OWNER LAST NAME	OWNER FIRST NAME	CO-OWNER FIRST NAME	CO-OWNER LAST NAME	MAILING ADDRESS	CITY	STATE	ZIP CODE
1	21832104	AZA BALMISTED PARTNERSHIP				1000 TUNNEL RD	ASHVILLE	NC	28805
2	21832103	B DEVELOPMENT GROUP LLC				PO BOX 71	MATTHEWS	NC	28105
3	21832102	CHIMNEY CANYON L P				1801 WOODCROFT RD	CHARLOTTE	NC	28215
4	21832104	AZA BALMISTED PARTNERSHIP				1000 TUNNEL RD	ASHVILLE	NC	28805
5	21832107	HARKLEY	MYRLE RENEW			1300 SARDIS ST N	CHARLOTTE	NC	28295
6	21832127	SARDIS COMMERCIAL LLC				4218 ROCKWELL RD	CHARLOTTE	NC	28205
7	21832124	TROTTER PROPERTIES LLC				1515 W CROOKINGHAM RD	CHARLOTTE	NC	28203-3900
8	21832109	SARDIS FOREST PARTN CO-OWNERS	ASSOCIATION			TROTTER 19550	CHARLOTTE	NC	28219
9	21832138	KIM				9055 NOLLEY CT APT F	CHARLOTTE	NC	28226
10	21832134	WHIMSEY	SHAWN	LORI M	WHIMSEY	9055 NOLLEY CT APT F	CHARLOTTE	NC	28226-3455
11	21832141	SARDIS FOREST SUMMIT LLC INC				PO BOX 2742	MATTHEWS	NC	28106
12	21832124	BOYCE WATKINS	JOHN			5006 NOLLEY CT APT F	CHARLOTTE	NC	28226-3455
14	21832226	STIGER	JOSEPHIN			9026 NOLLEY CT APT D	CHARLOTTE	NC	28226-3455
15	21832226	STIGER	JOSEPHIN			9026 NOLLEY CT APT H	CHARLOTTE	NC	28226-3455
16	21832181	GLICK	JOHN E STATE			2205 WHITE OAK RD	RALPHSB	NC	27608
17	21832210	SARDIS FOREST PARTN CO-OWNERS	ASSOCIATION			TROTTER 19550	CHARLOTTE	NC	28219
18	21832133	PERIN	JENNIFER	AUDITH W	PERIN	9055 NOLLEY CT APT F	CHARLOTTE	NC	28226-3455
19	21832133	WOLFE	BONNIE ETHEL			9055 NOLLEY CT APT C	CHARLOTTE	NC	28226-3455
20	21832255	MALCOLM-CLIN	RYAN D	TRACY A	CARNEY	9056 NOLLEY COURT	CHARLOTTE	NC	28290
21	21832225	CAULFIELD	RYAN D	TRACY A	ROBERTS	9056 NOLLEY CT APT C	CHARLOTTE	NC	28226-3455
22	21832227	CAULFIELD	MALA ALEXANDER			9056 NOLLEY CT APT C	CHARLOTTE	NC	28226-3455
23	21832228	DISMORE	IRENE M	FAMILEIA	DISMORE	46 MILL SPARES ROAD	BIENVILLE	NC	60000
24	21832228	DISMORE	IRENE M	FAMILEIA	DISMORE	9056 NOLLEY CT APT A	CHARLOTTE	NC	28226-3455
25	21832229	CLUMINALE	ROBERT	PATRICIA	CLUMINALE	912 MARIANA PL	CHARLOTTE	NC	28290
26	21832325	SAVEDIO	LUCIA G			1360 NATURE SHADE LN	CHARLOTTE	NC	28226
27	21832327	SAVEDIO	LUCIA G			1360 NATURE SHADE LN	CHARLOTTE	NC	28226
28	21832322	JOHNSON	RICHARD G	SHILBY	JOHNSON	834 CHARLTON BLVD	STATEN ISLAND	NY	10312
29	21832329	WARMER	MARTIN T RUTIZA			1395 NATURE SHADE LN	CHARLOTTE	NC	28290
30	21832317	PETER	MARTIN T			1395 NATURE SHADE LN	CHARLOTTE	NC	28290
31	21846101	CROWMONT REALTY LLC	SHARV			1614 WEST FIFTH ST	AUSTIN	TX	78703
32	21845103	CONSOLIDATED HEALTH CO INC				901 EAST BLVD	CHARLOTTE	NC	28203-5206
33	21832320	CECER	OWEN			1395 NATURE SHADE LN	CHARLOTTE	NC	28226
34	21832321	KELEN	RAMONETTE			1397 N A SHADE LN	CHARLOTTE	NC	28290
35	21832228	LOPEZ	WENDY M	SHILBY		1354 NATURE SHADE LN	CHARLOTTE	NC	28290
36	21832228	LOPEZ	WENDY M	SHILBY	VIRGINIA H	1395 NATURE SHADE LN	CHARLOTTE	NC	28226
37	21832220	GUZ	ELBERT			1395 NATURE SHADE LN	CHARLOTTE	NC	28290
38	21831127	NODD	HILARY DELOACH	GAIL D	NODD	10070 BERRY RIDGE	CHARLOTTE	NC	28229
39	21832105	SARDIS COMMERCIAL LLC	ASSOCIATION			1395 NATURE SHADE LN	CHARLOTTE	NC	28226
40	21832109	SARDIS COMMERCIAL LLC	ASSOCIATION			4530 PARKER BLVD SUITE 300	CHARLOTTE	NC	28229
41	21832136	SURRATT	ANDREA SHAW			1395 NATURE SHADE LN	CHARLOTTE	NC	28231
42	21832126	HEIDEN	THOMAS			1395 NATURE SHADE LN	CHARLOTTE	NC	28226
43	21832323	GILKEY	JANE	CONFORTI	HICKY	1393 NATURE SHADE LN	CHARLOTTE	NC	28226-3455
44	21832201	SARDIS CEN TOWNHOMES ASSOC				TROTTER 19550	CHARLOTTE	NC	28219
45	21832210	WENDIGER	CHRISTOPHER	MARY	WENDIGER	1393 NATURE SHADE LN	CHARLOTTE	NC	

NOTES:
Address information obtained from Mecklenburg County GIS data, and represents adjoining parcels within 300' of project site.

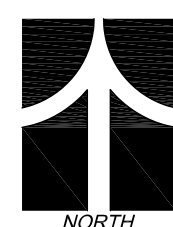
RECEIVED
By Michael Cataldo at 11:46 am, Jul 24, 2012

_____ - _____

Date	Revision
Sheet # RZ-00	Cover Sheet

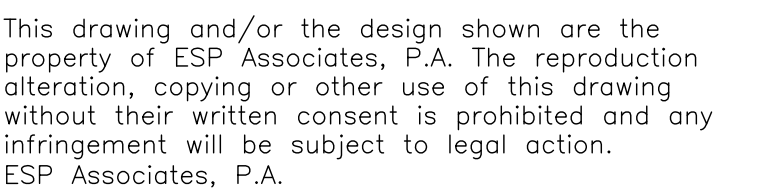


ESP Associates, P.A.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
704.583.4949 (NC)
803.802.2440 (SC)
www.espassociates.com
ESP Job: ZI05.100

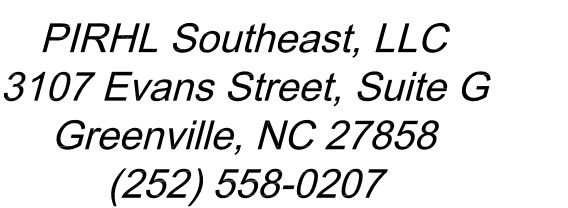


n.t.s.





CLIENT



PROJECT

SARDIS SENIOR APARTMENTS

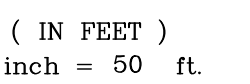
SHEET TITLE

CONCEPTUAL SITE PLAN

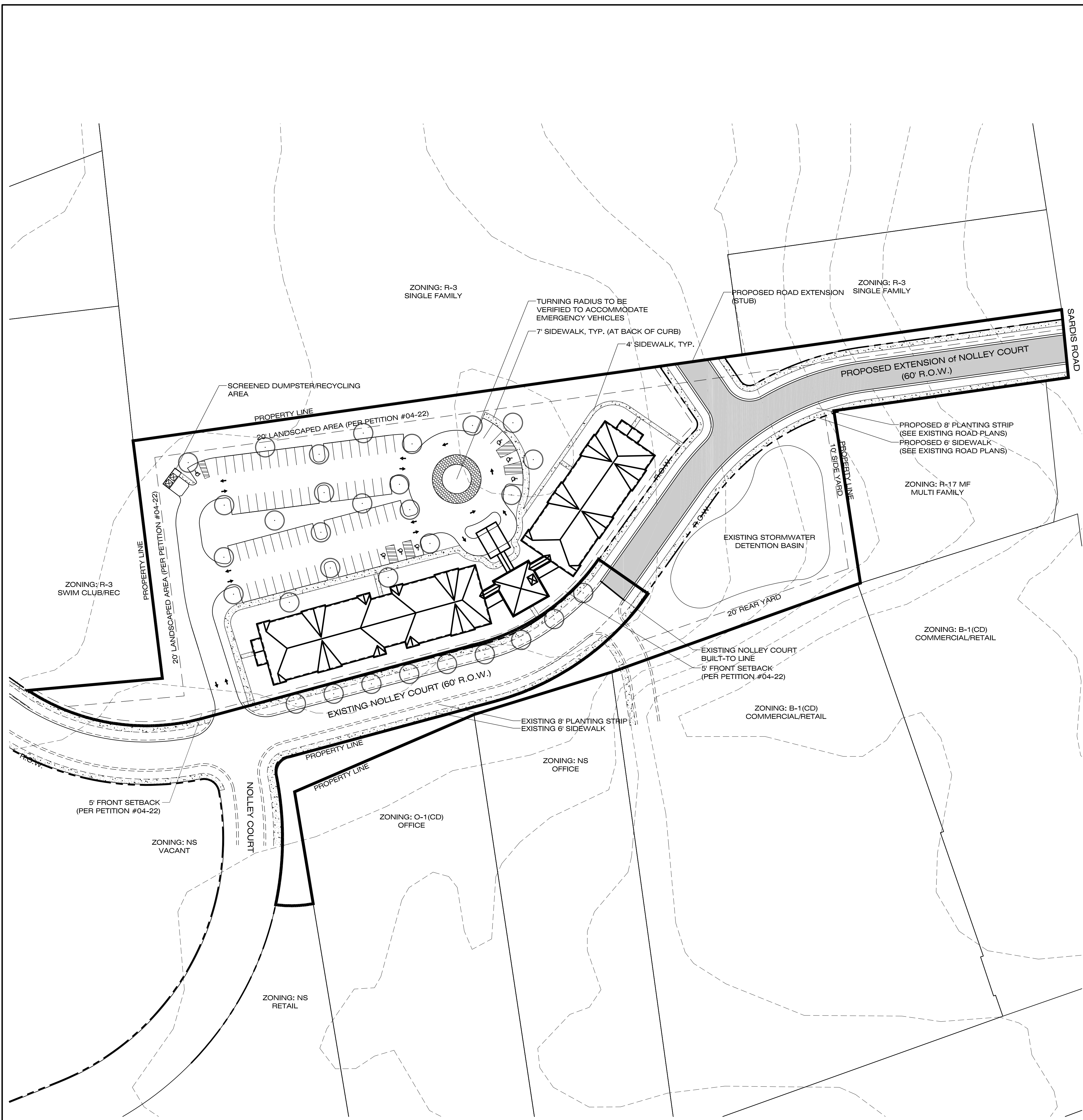
Zoning Petition #: _____

PROJECT LOCATION CHARLOTTE, NC

GRAPHIC SCALE

[illegible]

RZ-0 **6**



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	5' from R.O.W.
Rear Yard	10' 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

1. Base information obtained from approved Petition #2004-22 titled "Site Plan" prepared by The Isaacs Group dated 2/16/2006 and Mecklenburg County GIS.
2. 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.

Utilities

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

Tree Save

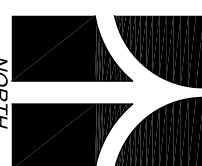
The site has been previously cleared & rough graded under prior approvals. This project was approved by City of Charlotte, City Council on March 5, 2005.

Access Points/Driveways/Streets

1. Proposed project site entrance locations are considered preliminary in nature and need to be verified for adequate sight distance.
2. 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 Sardis Road as shown on this Plan. Alignment depicted on this Plan is based on Pettit #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.

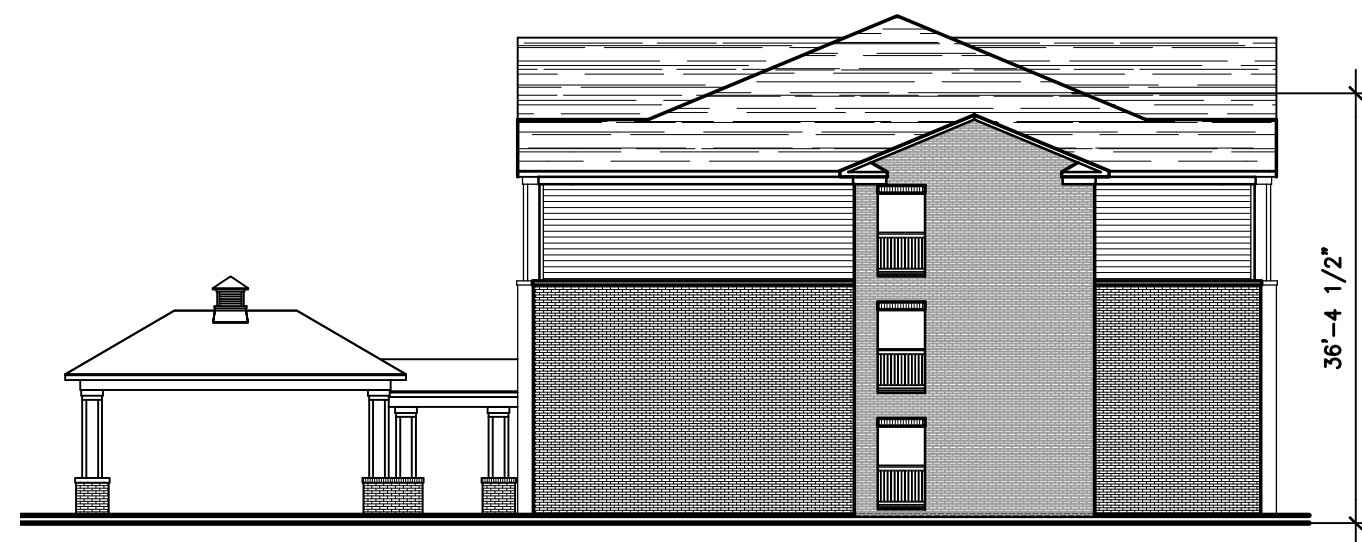




1 Front Elevation
Scale: 1/16" = 1'-0"



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

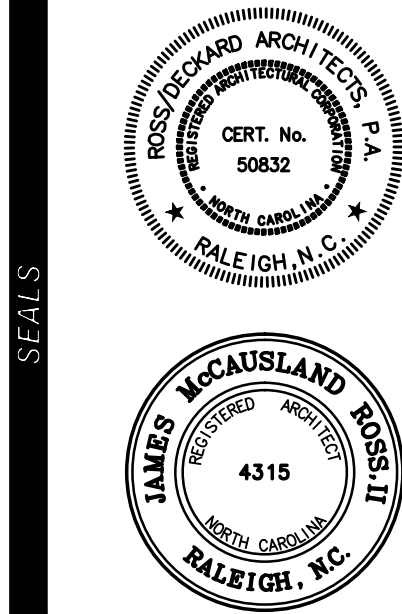


3 Right Side Elevation
Scale: 1/16" = 1'-0"



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	
CONSULTANTS	
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	

EXISTING ZONING:	R-17MF
PROPOSED ZONING:	NS
TOTAL SITE AREA:	17.38 AC. GROSS
(TO EXIST. R/W AT MONROE ROAD & SARDIS RO NORTH, AND EXCLUDING EXISTING GREEN GARDENS PLACE AND EXISTING NOLLEY COURT)	
TRACT A:	+ 4.2 AC. (NET PROPOSED STREET R/W)
TRACT B:	+ 3.5 AC. (NET PROPOSED STREET R/W)
TRACT C:	+ 5.5 AC. (GROSS, INCLUDING PROPOSED STREET R/W)
TRACT D:	+ 2.2 AC. (NET PROPOSED STREET R/W)

SEE SHEET B7-3

NOTES:

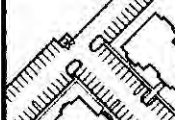

1. THIS MAP IS NOT A CERTIFIED SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY THE ISSACS GROUP.
2. THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THIS PLAN; THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED EXCAVATION SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. PROVIDE MINIMUM OF 48 HOUR NOTICE TO OWNER OR REPRESENTATIVE PRIOR TO INTERRUPTION OF ANY EXISTING UTILITY, IF BEING UTILIZED.
4. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR AND/OR REPLACEMENT OF ANY UTILITIES DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE AND BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY IN SERVICE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S NET ADDITIONAL EXPENSE TO THE UTILITY OWNER. ANY AND ALL MAINS OR INDIVIDUAL SERVICES PRESENTLY NOT IN SERVICE AND WHICH ARE TO BE REPLACED DURING THE COURSE OF CONSTRUCTION MAY BE REMOVED AND LEGALLY DISPOSED OF IF DAMAGED DURING CONSTRUCTION.
5. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING NEAR ALL UNDERGROUND AND OVERHEAD UTILITIES.
6. HANDICAP SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH A.D.A STANDARDS AT H/C PARKING SPACES SHOWN.
7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
8. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION. THESE PERMITS AND APPROVALS SHALL INCLUDE BUT NOT BE LIMITED TO GRADING, DEMOLITION, ZONING, BUILDING, DRIVEWAY, DETENTION, SUBDIVISION, SPECIAL USE, SEWER AND WATER.

APPROVED BY CITY COUNCIL
DATE 3/15/05

04-22

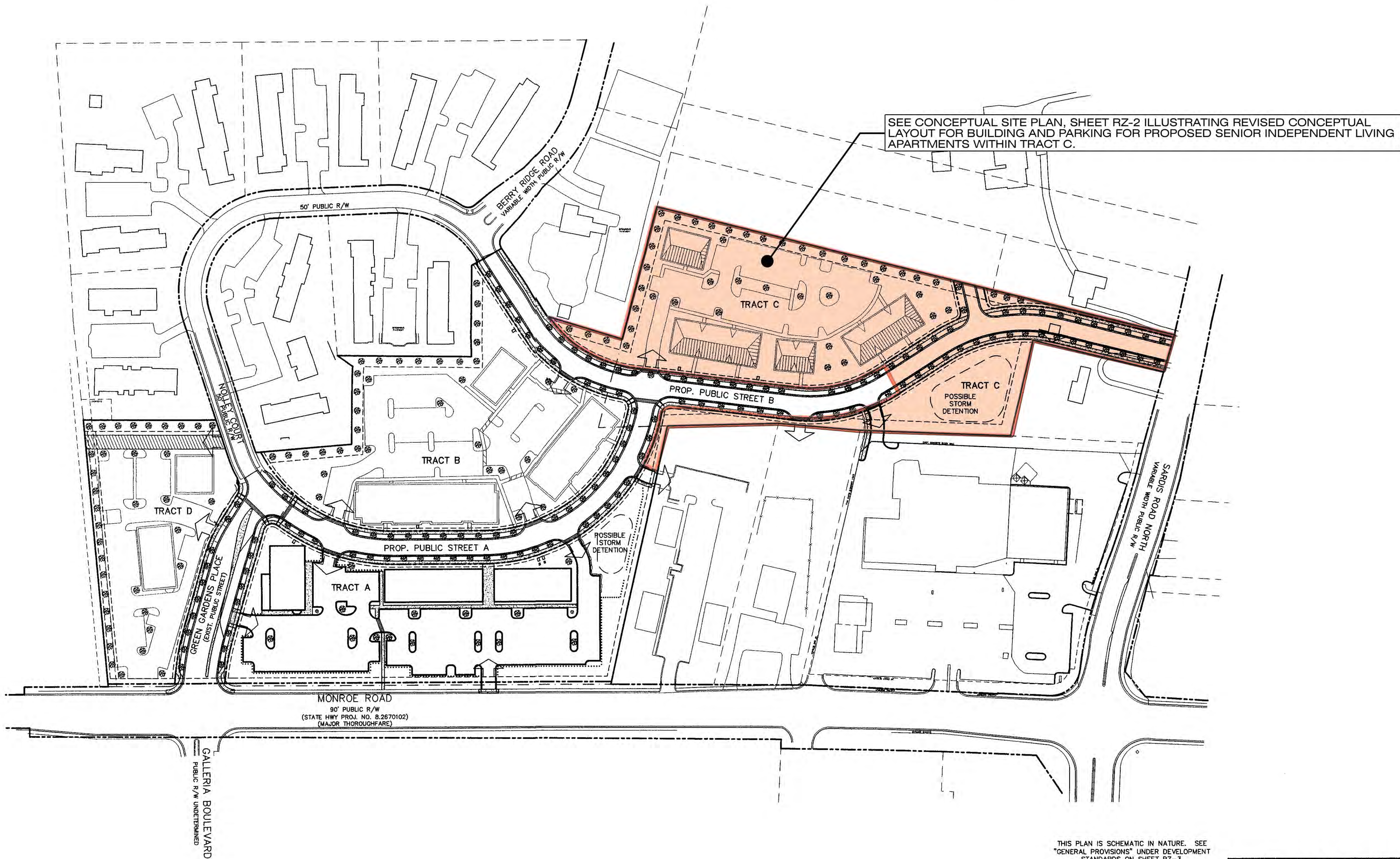
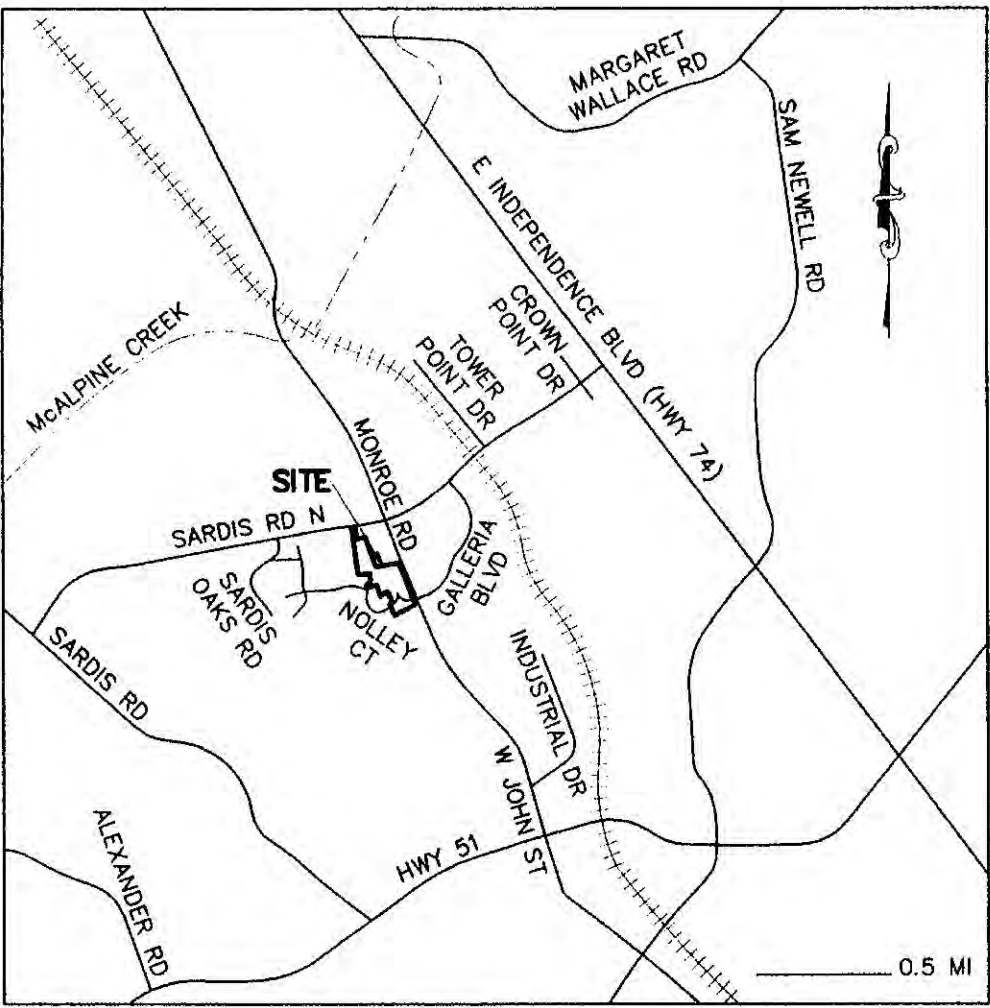
PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION

	Project: THE COMMONS AT MONROE & SARDIS MONROE ROAD CHARLOTTE, NORTH CAROLINA			
	Title: TECHNICAL DATA		Project Egr: BTU	
	File #: 04070.dwg	Date: 5/15/04	Design By: BTU	
	Drawn By: MAC		Scale: 1" = 10'	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;">  <p>ISAACS GROUP CIVIL ENGINEERING DESIGN AND LAND SURVEYING</p> </div> <div> <p>8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 272-3440 FAX (704) 272-8335</p> </div> </div>				

RZ-1

THE COMMONS AT MONROE & SARDIS

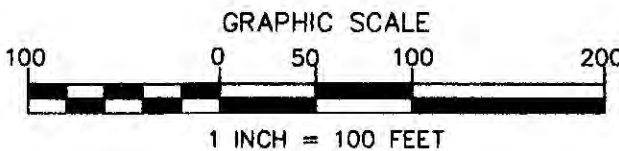


NOTES:

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THIS PLAN IS SCHEMATIC IN NATURE. SEE "GENERAL PROVISIONS" UNDER DEVELOPMENT STANDARDS ON SHEET RZ-3.

PRELIMINARY
DO NOT USE FOR CONSTRUCTION



NO.	BY	DATE	REVISION

Project: THE COMMONS AT MONROE & SARDIS MONROE ROAD CHARLOTTE, NORTH CAROLINA			
Title: SCHEMATIC SITE PLAN			
File # 04070.dwg	Date 6/15/04	Project Egr. BTU	Design By. BTU
ISAACS CIVIL ENGINEERING DESIGN AND LAND SURVEYING		Drawn By. MAO	Scale 1"=100'
8720 RED OAK BOULEVARD, SUITE 420 CHARLOTTE, N.C. 28217 PHONE (704) 527-3440 FAX (704) 527-8335			
			RZ-2

DEVELOPMENT STANDARDS

General Provisions

These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Lat Purser and Associates and the William Trotter Company to accommodate development of a multi-use, pedestrian-friendly community on an approximately 17.38 acre site located near the southwestern corner of the intersection of Monroe Road and Sardis Road North. (the "Site"). Development of the Site will be governed by the Technical Data Sheet, the Schematic 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 Schematic Site Plan is schematic in nature and intended to describe the general arrangement of uses on the Site. Accordingly, the configurations, placements, and sizes of the building footprints outlined on the Schematic 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. Street and parking 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

A. Tract A of the Site may be devoted to office, retail, bank, commercial and/or restaurant uses, together with any incidental or accessory uses associated therewith which are permitted by right or under prescribed conditions in the NS Zoning Classification, subject to the maximum development provisions set forth below under Paragraph A and Paragraph B of Section 2 and the following limitations:

- i. No hotel, convenience store or gasoline sales facility will be permitted on Tract A.
- ii. No drive through facilities will be permitted except in association with a financial institution.

B. Tract B of the Site may be devoted to bank, general office and/or medical office uses, together with any incidental or accessory uses associated therewith which are permitted under the Ordinance by right or under prescribed conditions in the NS Zoning Classification, subject to the maximum development provisions set forth below under Paragraph B of Section 2 and the following limitations:

- i. No hotel will be permitted on Tract B.
- ii. No drive through facilities will be permitted.
- iii. No roll up doors or loading docks which are typically associated with industrial or flex-type buildings will be allowed.

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.

D. Tract D of the Site may be devoted to office, retail, bank, commercial and/or restaurant uses, together with any incidental or accessory uses associated therewith which are permitted by right or under prescribed conditions in the NS Zoning Classification, subject to the maximum development provisions set forth below under Paragraph A and Paragraph B of Section 2 and the following limitations:

- i. Only those uses permitted in an office zoning classification shall be permitted within 100 feet of the westerly property line of Tract D. No retail or restaurant use may be located within this 100 foot distance. In addition, any drive through window associated with a financial institution will not be located within the 100 foot distance.
- ii. No hotel, convenience store or gasoline sales facility will be permitted on Tract D.
- iii. No drive through facilities shall be permitted except in association with a financial institution.

2. Maximum Development

A. Tract A and Tract D may be developed with a total of up to 30,000 square feet of commercial floor area. Areas devoted to outdoor dining, courtyards and plazas are not included in the square footage limitations but shall be counted toward the required parking calculation.

B. Tract A, Tract B and Tract D may be developed with a total of up to 54,000 square feet of office floor area.

Up to 5,000 square feet of the 30,000 square feet permitted above for commercial/retail uses within Tract A and/or Tract D may be converted to additional office square footage at a conversion rate of one square foot of office space for every one square foot of commercial/retail space subject to a maximum of 59,000 square feet of office floor area. This additional office square footage may be located within Tract A, Tract B and/or Tract D.

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 the 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 Tract C shall be as follows: Building & Parking setback 12' from back of curb or 5' from R/W (whichever is greater)

3. Setbacks, Side Yards and Rear Yards

A. All buildings constructed within the Site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the NS District. The setback along Monroe Road shall be a minimum of 10 feet from the back of the future westerly right-of-way line along Monroe Road or 14 feet from the back of the curb of Monroe Road, whichever is greater, as depicted on the Technical Data Sheet.

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

C. The right is reserved for the developer to subdivide the Site and create lots within the interior of the development with no side and/or rear yards as part of a unified development plan.

D. In the event the adjoining parcel located to the west and abutting Tract C is rezoned to a zoning classification permitting attached residential homes, Tract C may be developed in conjunction with that abutting parcel subject to review and approval through the administrative approval process established under Section 6.207 of the Ordinance.

4. Design and Performance Standards

A. Architectural Controls

i. Surface level parking shall not be located within areas between the building(s) and the internal public street with the exception of those buildings which abut Green Gardens Place. Buildings which abut Green Gardens Place may have accessory parking areas located between the internal public street and/or Green Gardens Place and the buildings. In the event there is surface level parking located between buildings and Green Gardens Place and/or the internal public street, the streetscape treatment along that portion of the internal public street will include a two and one-half to three feet in height solid masonry wall in order to screen such parking.

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 a 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 buildings will be the same.

iv. The elevations included on Sheet 3 are examples of the architectural concept for the Site and intended to 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 each building, the character will be generally consistent with that shown in the elevations. Elevations on sheet A-3, 4 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 two stories.

vii. No building located on Tract B or Tract D of the Site and within 100 feet of any exterior property line which abuts residential zoning, as generally depicted on the Technical Data Sheet, shall exceed 30 feet in height or contain more than one story. No other building located on Tract B or Tract D shall exceed 45 feet in height or contain more than two 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, but in no event 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 one story. 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. Landscape 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 B: 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, 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, new trees and shrubs will be planted to 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 1/2 feet tall when planted. The specified landscape area may be disturbed to accommodate grading to construct any improvements required to existing Nolley Court. That portion of the Site located between the westerly edge of Proposed Public Street B and the easterly property line of the adjoining swim club, as depicted on the Technical Data Sheet, shall be established as a landscape area. The width of this landscape area will vary depending upon the exact alignment of Proposed Public Street B and will exceed 20 feet in width along the majority of its length as depicted on the Technical Data Sheet

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 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 1/2 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.

Tract D: At the western edge of Tract D, a 20 foot landscape area shall be provided along the exterior property line. Within this landscape area, existing trees 3 inch or larger in diameter shall be preserved, 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 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 1/2 feet tall when planted. At the southern edge of Tract D, a 15 foot landscape area shall be provided along the exterior property line. A minimum of five feet of this 15 foot landscape area must be located on the northerly side of the Duke Power electric right-of-way. The remaining 10 feet may be located within the Duke Power electric right-of-way. Within the 15 foot landscape area, a minimum of 4 trees and 20 shrubs per 100 linear feet shall be planted. New trees will be small maturing species that are approved by Duke Power Company for installation under electric right-of-ways, and at least 50% of trees will be evergreen species. Shrubs shall be evergreen and at least 2 1/2 feet tall when planted. In addition to the landscaping described above, evergreen shrubs shall be installed on five foot centers within that portion of the landscape area that lies outside of the Duke Power right-of-way as depicted on the Technical Data Sheet. The landscape area along the southerly property line may be eliminated in the event the abutting parcel further to the south is rezoned to a non-residential zoning classification or to allow for development of non-residential use(s).

- 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 borms 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.
- iv. Where existing earth borms occur within exterior landscape areas in Tract B, they will be retained (location is shown on the Technical Data Sheet).
- 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 rights-of-way and abutting properties as viewed from grade.

C. Streetscape Treatment

- i. The streetscape treatment along Monroe Road and the internal public street will conform to the Ordinance and include large maturing trees, sidewalks of at least six feet in width and planting strips of at least 8 feet in width.
- ii. Outdoor dining and courtyard areas may be located within the established, but outside of the required, setbacks.
- D. Lighting
 - i. All parking lot lighting shall be designed such that direct illumination does not extend past any exterior property line along the abutting residential areas.
 - 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.
 - iii. Any lighting attached to an exterior building wall shall be capped and downwardly directed.
 - iv. Wall-mounted decorative light fixtures such as sconces are permitted.
 - v. Light poles shall not be planted within the tree planting islands in the parking areas.

E. Parking

- i. Off street parking and loading will meet the standards established under the Ordinance.
- ii. On street parking may be provided along the interior public street subject to the approval of CDOT.
- iii. Bicycle parking spaces shall be provided such that one bicycle parking space is provided for each 25 vehicle parking spaces. The bicycle parking spaces shall be provided in bike racks.
- iv. Within in Tract C on-site parking requirement is one parking space per dwelling unit according to NS Zoning Ordinance.

F. Pedestrian Connections

Pedestrian connections shall be provided between the buildings as generally depicted on the Schematic Site Plan.

G. Vehicular Access and Parking

- A. Vehicular access to Monroe Road, Sardis Road North and the internal public street shall be as generally depicted on the Technical Data Sheet.
- B. The placement and configuration of each of these access points are subject to any modifications required to accommodate final site and architectural construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation.
- C. Vehicular Access #1 shall be established to the southerly property line at a point within the area depicted on the Technical Data Sheet. The Petitioner shall stub the private street system to the southerly project edge as indicated on the Rezoning Site Plan to allow for future vehicular connectivity between the subject Site and the abutting parcel. Vehicular Access #1 shall be constructed concurrently with the development of Tract D. The roadway section shall include two 11-foot travel lanes with two-foot curb and gutter. In addition, a sidewalk of six feet in width and a planting strip of eight feet in width shall be constructed along the eastern margin of the roadway. The owner of the abutting property to the south shall be allowed to extend Vehicular Access #1 onto his property so as to allow the general public to gain access to and from that parcel to Monroe Road by way of this private drive and Green Gardens Place.

D. Vehicular Access #2 shall be established to the westerly property line generally as depicted on the Technical Data Sheet. Vehicular Access #2 shall be constructed concurrently with the development of Tract C.

E. Vehicular and Pedestrian Accesses #4 and #5 shall be established to the easterly property line of the Site in the areas generally as depicted on the Technical Data Sheet. Vehicular Accesses #4 and #5 are contingent upon the execution of cross access easements with the respective abutting property owners. Vehicular and Pedestrian Access #4 will be constructed concurrently with the development of Tract C but only if Petitioners are able to obtain the necessary cross access easement from the abutting property owner. Vehicular and Pedestrian Access #5 will be constructed concurrently with the development of Tract A but only if Petitioners are able to obtain the necessary cross access easement from the abutting property owner. In the event the cross access easement cannot be obtained, the Petitioners shall construct Vehicular and Pedestrian Access #5 to the property line along with the construction of Proposed Public Street A. Each such access easement shall be permanent and a minimum of 30 feet in width.

- F. Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) right-of-way along Monroe Road required to provide for a minimum of 50 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.
- G. Petitioner agrees to dedicate and 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.
- H. Petitioner agrees to dedicate and convey (by quitclaim deed and subject to a reservation for any necessary utility easements) right-of-way along that portion of Green Gardens Place that lies within the Site required to provide for a total of 60 feet of right-of-way, if such right-of-way does not exist already, prior to the issuance of any building permit.
- I. The design and construction standards for 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 A and Tract B

- Construction of Public Street A with installation of stop control at Public Street B.
- Construction of Public Street B from Berry Ridge Drive to the Food Lion Shopping Center access.
- Construction of Vehicular/Pedestrian Access #3 to the Food Lion Shopping Center parcel.

In addition to the above improvements, the following roadway improvements must have been made to the intersection of Monroe Road and Green Gardens Place/Galleria Boulevard, with one exception as noted below:

- Provide dual exclusive left-turn lanes with 180 feet of storage and a shared through/right-turn lane on the eastbound (Green Gardens Place) approach.
- Restripe the Galleria Boulevard approach to include dual exclusive left-turn lanes with 180 feet of storage and a shared through/right turn lane.
- Install a median on Green Gardens Place from Monroe Road to Nolley Court.
- Construct the traffic signal modifications to accommodate the intersection widening and laneage changes, including removal of the split phasing, installation of protected-only phasing on the eastbound (Green Gardens Place) and westbound (Galleria Boulevard) left-turn movements, and installation of protected/permissive phasing on the northbound (Monroe Road) left-turn movement.

The exception to the above is that the improvements on Green Gardens Place and Monroe Road will not be required for the construction of up to 15,000 square feet on the northern half of Tract A, provided that the driveway to Monroe Road is constructed.

In addition to the above improvements, no certificates of occupancy shall be issued for commercial development taking place on Tract A and/or Tract B in excess of 40,000 square feet unless and until Public Street B is completed to Sardis Road North.

With respect to Tract C

Construction of Public Street 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.

With respect to Tract D

Tract D may not have direct vehicular access to Green Gardens Place unless and until a median has been installed on Green Gardens Place from Monroe Road to Nolley Court and the southern curb line of Green Gardens Place has been constructed in its future location with accompanying pavement widening.

K. If at any time within two years of the date of the approval of this Rezoning Petition, CDOT authorizes the installation of speed humps within the Sardis Forest neighborhood, the Petitioners agree to contribute \$4,000.00 to the Sardis Forest Homeowner's Association and \$2,000.00 to the Sardis Forest Patio Homes Homeowner's Association toward the costs of such speed humps. The Petitioners shall provide such contribution within 60 days of written notification by either CDOT or the appropriate Sardis Forest neighborhood representative that CDOT has approved the installation of speed humps within the Sardis Forest neighborhood.

6. Fire Protection

Adequate fire protection in the form of fire hydrants will be provided to the Charlotte Fire Marshal's specifications. Plans for each building will be submitted to the Fire Marshal's office for approval before the construction of that building commences. A fire hydrant shall be located within 750 feet of each building on the Site as the truck travels.

7. Storm Water Management

Storm water runoff will be managed through proven techniques which satisfy the standards imposed by the City of Charlotte Ordinances and the Charlotte Mecklenburg Storm Water Design Manual. Surface level storm water detention may be located in common open space areas but not within the required setbacks, as established under the NS zoning classification. The Petitioner shall have the receiving drainage system abutting the Site analyzed to ensure that it will not be taken out of standard due to this development. If it is found that the development will cause the receiving storm drainage system abutting the Site to be taken out of standard, the Petitioner shall provide adequate detention to prevent this from occurring. Should the existing receiving drainage system be deemed to be out of standard prior to development of its Site, the Petitioner agrees to provide adequate detention to ensure that the system will not be additionally overburdened.

The following agencies must be contacted prior to construction regarding wetland and water quality permits, if applicable:

- Section 401 Permit NCDENR-Raleigh Office
- Section 404 Permit US Army Corps of Engineers

8. Buffers

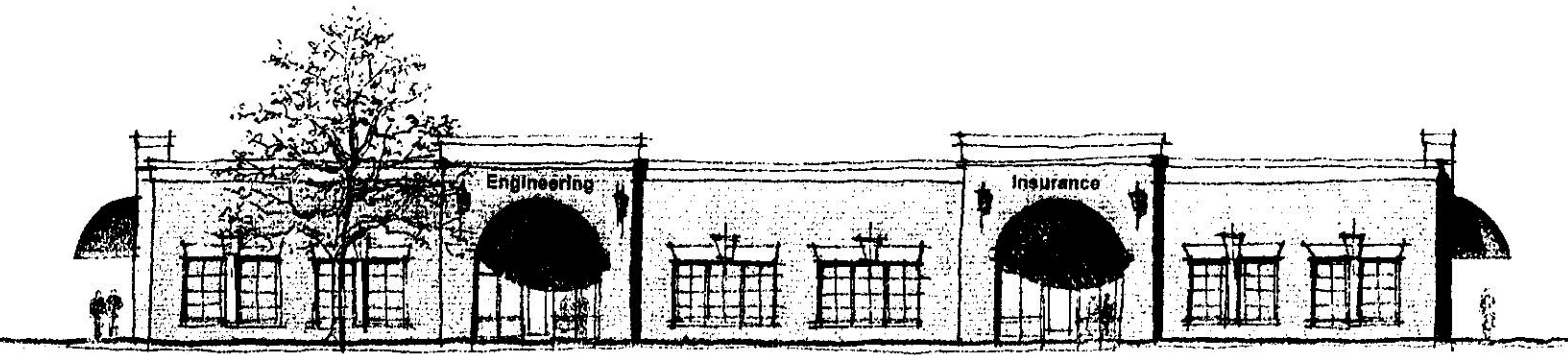
Zoning Ordinance buffers are not required between dissimilar land uses within the Site.

9. Amendments to Rezoning Plan

Future amendments to the Technical Data Sheet, the Schematic Plan and these Development Standards may be applied for by 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

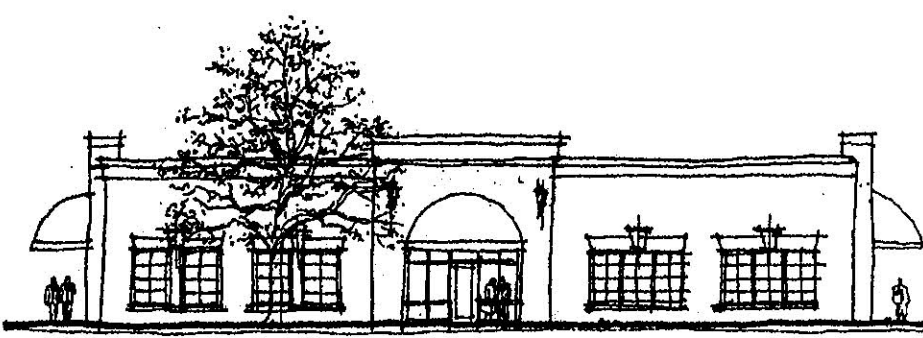
- A. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under this Technical Data Sheet will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of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



Multi Use Development
Charlotte, North Carolina

Proposed Office Building
FRONT & REAR

Lat Purser & Associates
Overcash-Demmitt Architects
11 Nov 03



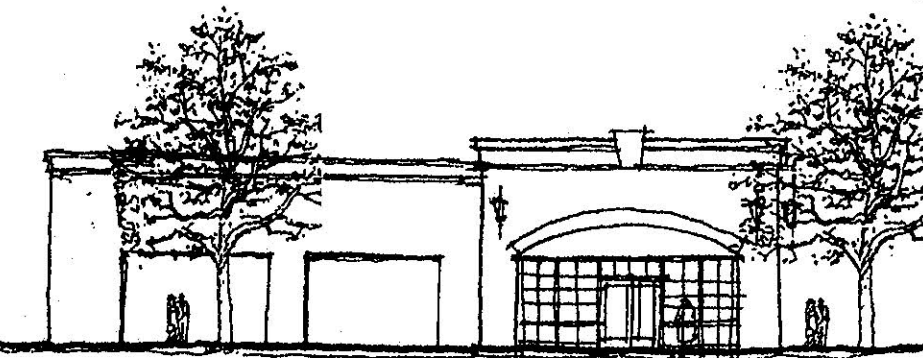
Office Building - Side Elevation



Multi Use Development
Charlotte, North Carolina

Proposed Retail Building
FRONT & REAR

Lat Purser & Associates
Overcash-Demmitt Architects
11 Nov 03



Retail Building - Side Elevation

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	MAO	2/10/05	REV. PER CDOT COMMENTS
2	BTU	5/10/05	REV. PER COMMENTS

Project: THE COMMONS AT MONROE & SARDIS
MONROE ROAD
CHARLOTTE, NORTH CAROLINA

Title: DEV. STANDARDS & DETAILS

File #: 04070.dwg Date: 6/15/04 Project Egr: BTU

Design By: BTU

Drawn By: MAO

CIVIL ENGINEERING DESIGN AND LAND SURVEYING

Scale: 1"=60'

8720 RED OAK BOULEVARD, SUITE 420
CHARLOTTE, N.C. 28217
PHONE (704) 527-3440 FAX (704) 527-8335

RZ-3