

THE PURPOSE OF THE DRYLAND ACCESS IS TO PROVIDE FOR THE ABILITY TO ACCESS A HABITABLE BUILDING DURING A FLOOD CONDITION. THE ORDINANCE REQUIRES THAT A SITE PROVIDES A DRYLAND ACCESS POINT AT THE HIGHEST POINT ON THE PROPERTY WHEN THE FLOOD CONDITIONS PREVENT THE DRIVEWAY FROM BEING USED.

#### DRY LAND ACCESS:

- Location:**  
1. Front right corner of site. Drive has access to exit door of building.  
2. Front Right Corner is at the highest elevation of property frontage.  
**Elevation:**  
Community Base Flood Elevation = 575.3  
Elevation of street at Highest Point = 574.0  
**Properties**  
1. Drive can utilize an existing curb cut in Sardis Road  
2. Drive is to be constructed of Gravel.  
3. A minimum of 12' wide.

#### PARKING SPACE TABLE

Zoning: Institutional		
5,000sf	1 spc per 300sf 5,000/300	= 18 spcs
5 employees:	1 spc per employee	= 5 spcs.
Total Spaces required:		= 23 spcs
PERMITTED USE SPACES PROVIDED:		= 24 spcs
Included (Van) Handicap Spaces:		= 1
Included (Car) Handicap Spaces:		= 1

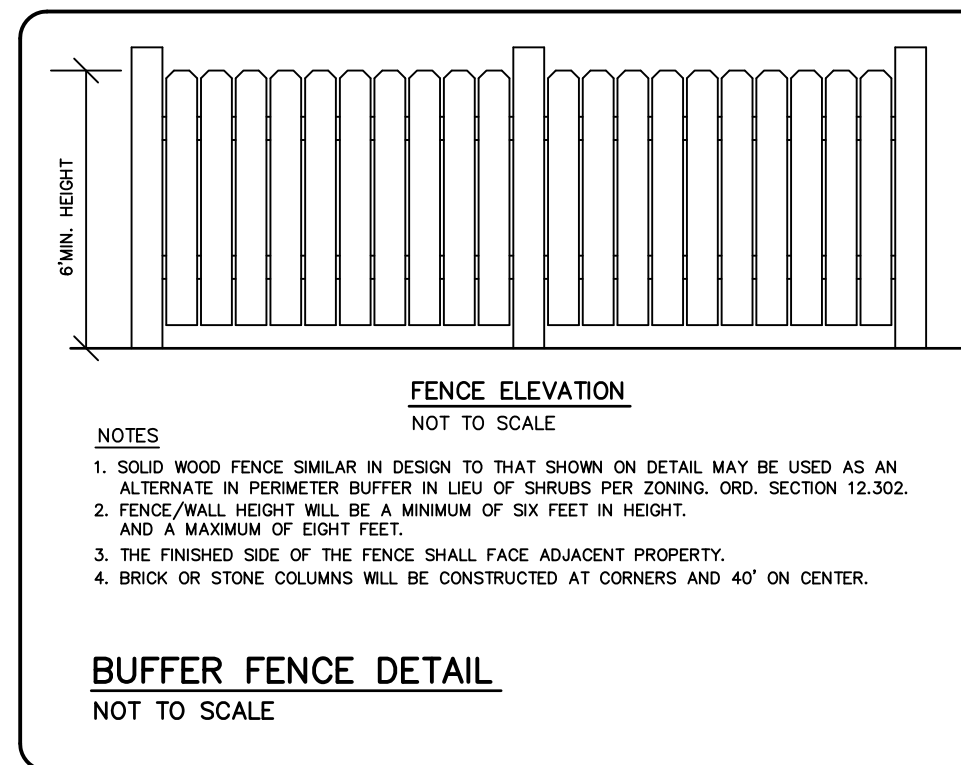
NOTE:  
ALL CONDITIONS FROM THE 2009-050 PLAN WILL BE MET, AND THAT THE ONLY REQUESTED CHANGE IS TO ALLOW A MEDICAL OFFICE/RESEARCH USE.

#### Building Description

Size: 5,000 sf. to 7,500 sf.  
**Building Material:**  
Exterior Wall Finish: Brick  
Window Style: Residential Style; Aluminum @ Entry  
Roof Configuration: Wood Trusses @ 5:12 min.  
End Conditions using gables or hips  
Composition, residential style  
Trim Options: Painted Hardiplank, synthetic Stucco, or painted wood.  
Exterior Wall Accents: Special shapes brick or synthetic EIFS

THE FOLLOWING EXPLAINS HOW THE PETITION ADDRESSES THE ENVIRONMENTALLY SENSITIVE SITE DESIGN GUIDANCE IN THE GENERAL DEVELOPMENT POLICIES:

- PROTECTS/RESTORES ENVIRONMENTALLY SENSITIVE AREAS AND MINIMIZES IMPACTS IN THE NATURAL ENVIRONMENT BY DEDICATING PROPERTY TO MECKLENBURG COUNTY PARK AND RECREATION DEPARTMENT FOR GREENWAY PURPOSES.
- MINIMIZES IMPACTS TO THE NATURAL ENVIRONMENT BY INCORPORATING A PROPOSED RAIN GARDEN INTO THE SITE DESIGN.
- FACILITATES THE USE OF ALTERNATIVE MODES OF TRANSPORTATION BY PROVIDING A GREENWAY CONNECTION (See note this sheet).

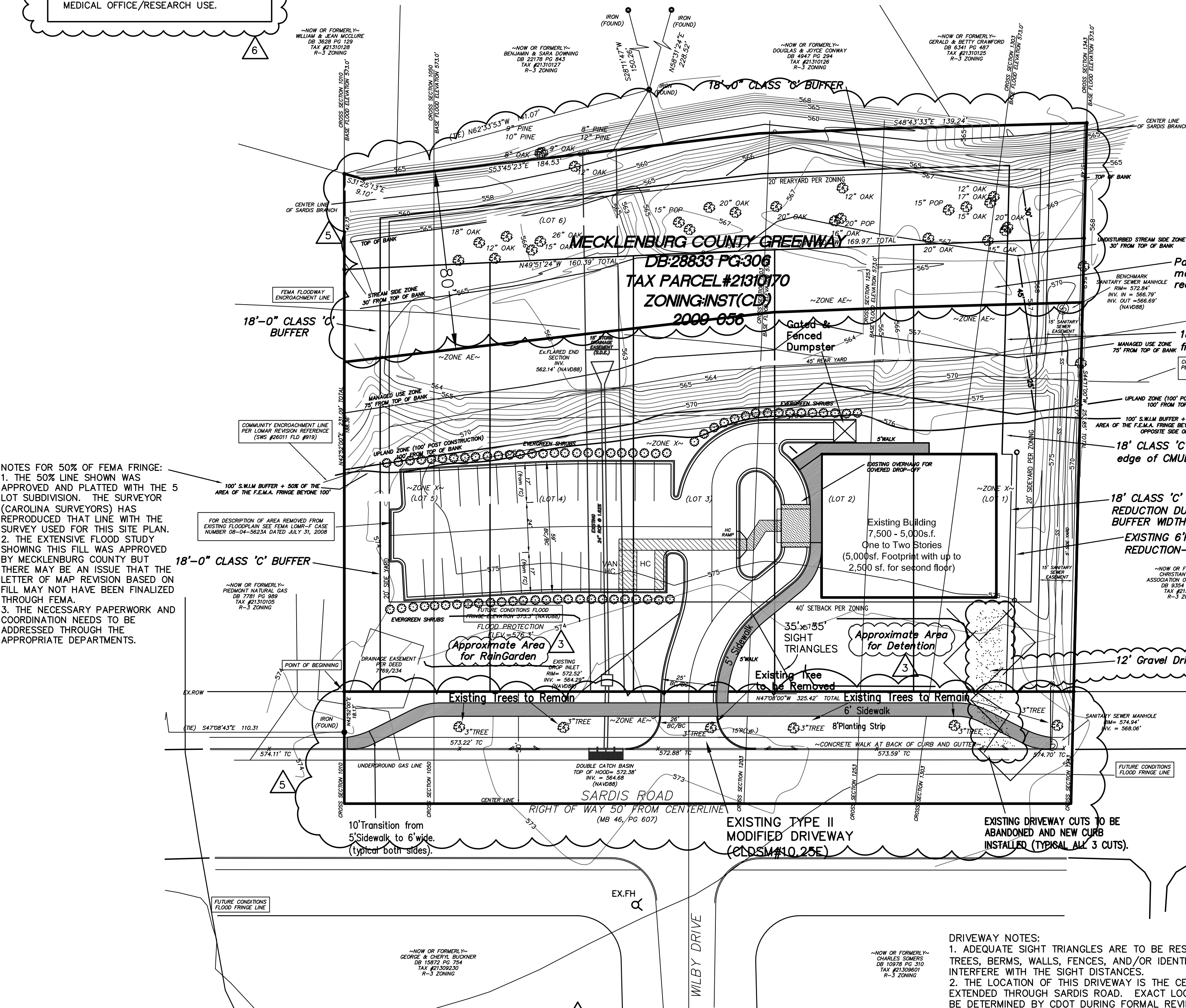
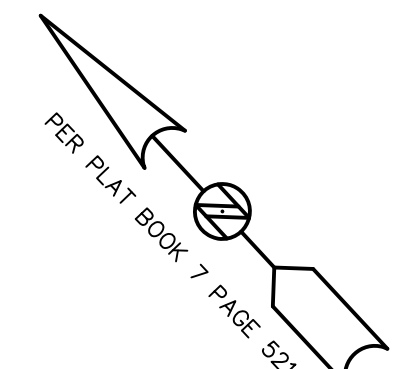
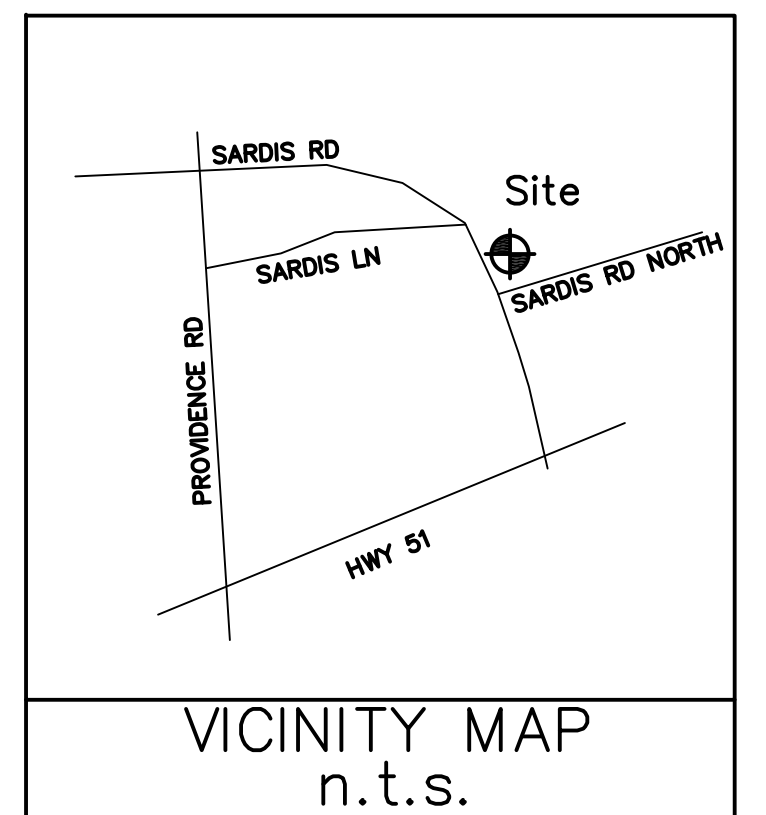


#### DESCRIPTION OF TRACT TO BE REZONED

BEGINNING AT A THE SOUTH WEST CORNER OF LOT 5 AS SHOWN ON MAP BOOK 46, PAGE 607 THENCE FROM THE POINT OF BEGINNING WITH A BEARING N42°52'00"E AND A DISTANCE OF 231.09' TO A POINT; THENCE WITH A BEARING S31°25'13"E AND A DISTANCE OF 9.10' TO A POINT; THENCE WITH A BEARING S53°45'23"E AND A DISTANCE OF 184.53' TO A POINT; THENCE WITH A BEARING S48°43'33"E AND A DISTANCE OF 139.24' TO A POINT; THENCE WITH A BEARING S44°11'00"W AND A DISTANCE OF 253.85' TO A POINT; THENCE WITH A BEARING N47°08'00"W AND A DISTANCE OF 325.42' TO THE POINT OF BEGINNING, AND CONTAINING 1.841 ACRES.

#### SURVEY NOTES:

- IRON PINS SET AT ALL CORNERS MARKED WITH SYMBOLS.
- TAX PARCEL NUMBERS: 21310169
- SOURCE REFERENCE:  
MAP BOOK 7, PAGE 521  
MAP BOOK 46, PAGE 607
- BOUNDARY SURVEY ONLY THROUGH POINTS AS SHOWN.
- THIS PROPERTY IS LOCATED IN A FEMA REGULATED FLOOD HAZARD AREA PER FIRM COMMUNITY PANEL 3701594570U, EFFECTIVE MARCH 2, 2009.
- OFFSITE BENCHMARK IS MECKLENBURG COUNTY STORM WATER MARKER "MCA-16".
- ANY CONSTRUCTION OR USE WITHIN ANY DELINEATED FLOOD AREA IS SUBJECT TO THE RESTRICTIONS IMPOSED BY THE FLOODWAY REGULATIONS.
- Proposed Yard Requirements:  
MIN. LOT SIZE: 69,862 SF  
MIN. LOT WIDTH: 80 FEET  
MIN. FRONT SETBACK: 40 FEET  
MIN. REAR YARD: 20 FEET  
MIN. SIDE YARD: 20 FEET
- THIS LOT IS SUBJECT TO THE MECKLENBURG COUNTY POST CONSTRUCTION ORDINANCE.



NOTES FOR 50% OF FEMA FRINGE:  
1. THE 50% LINE SHOWN WAS APPROVED AND PLATTED WITH THE 5 LOT SUBDIVISION. THE SURVEYOR (CAROLINA SURVEYORS) HAS REPRODUCED THAT LINE WITH THE SURVEY USED FOR THIS SITE PLAN.  
2. THE EXTENSIVE FLOOD STUDY SHOWING THIS FILL WAS APPROVED BY MECKLENBURG COUNTY BUT THERE MAY BE AN ISSUE THAT THE LETTER OF MAP REVISION BASED ON FILL MAY NOT HAVE BEEN FINALIZED THROUGH FEMA.  
3. THE NECESSARY PAPERWORK AND COORDINATION NEEDS TO BE ADDRESSED THROUGH THE APPROPRIATE DEPARTMENTS.

#### 18'-0" CLASS 'C' BUFFER

FOR DESCRIPTION OF AREA REMOVED FROM EXISTING FLOODPLAN SEE FEMA LHM-F CASE NUMBER 08-04-56284 DATED JULY 31, 2008

#### 18'-0" CLASS 'C' BUFFER

10' Transition from 5' Sidewalk to 6' wide (typical both sides).

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THE FUTURE CONDITIONS FLOOD FRINGE ELEVATION IS THE ELEVATION BY WHICH THE PARKING AND BUILDING NEEDS TO BE REFERENCED. THE PARKING AND BUILDING HAVE MINIMUM CRITERIA THAT USE THIS ELEVATION. THE FLOOD STUDY (ALREADY COMPLETED AND APPROVED) ESTABLISHED THE ELEVATION.

**SIDEWALK NOTES:**  
1. EXISTING SIDEWALK IS TO BE REMOVED.  
2. TIE INTO EXISTING SIDEWALK AT PROPERTY LINES EXTENDED AND WIDEN WALK TO A MINIMUM OF 6'.  
3. MEANDER SIDEWALK TO BEHIND EXISTING TREES. WHAT IS SHOWN IS APPROXIMATELY 5' OFF EXISTING TREES AND 3' OF R/W.

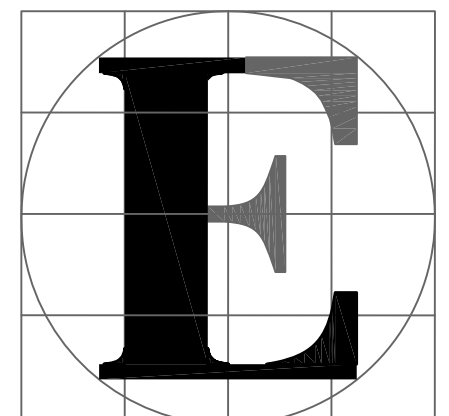
**DRIVEWAY NOTES:**  
1. ADEQUATE SIGHT TRIANGLES ARE TO BE RESERVED. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH THE SIGHT DISTANCES.  
2. THE LOCATION OF THIS DRIVEWAY IS THE CENTERLINE OF WILBY DRIVE EXTENDED THROUGH SARDIS ROAD. EXACT LOCATION OF ALIGNMENT IS TO BE DETERMINED BY CDOT DURING FORMAL REVIEW.  
3. ANY FENCE OR WALL CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT OF WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.  
4. AN ENCROACHMENT PERMIT MAY BE REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEM (I.E. IRRIGATION SYSTEMS, PAVERS ETC.)  
5. THE THREE EXISTING CURB CUTS ALONG SARDIS ROAD NEED TO BE CLOSED AND THE CURB & GUTTER INSTALLED TO MATCH EXISTING.

#### ZONING REQUEST EXISTING ZONING: INST(CD)

LAND OWNER:  
Mohammad R. Bolouri  
485 North Wendover Rd.  
Charlotte, N.C. 28211

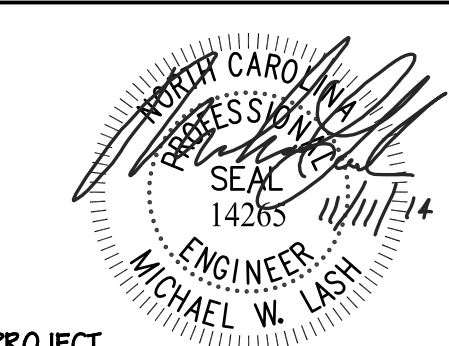
- GENERAL PROVISIONS  
1.1 This rezoning petition relates to that certain 1.604 acre parcel lying within Mecklenburg County, now or formerly known as Larry A. Johnson property, hereinafter referred to as the "Site".  
1.2 Development of the Site will be controlled by Chapter 6 of the City of Charlotte Zoning Ordinance. The development depicted on the Rezoning Plan is intended to reflect the arrangements of proposed buildings and uses on the Site, but the exact configurations, placements and sizes of individual elements may be altered or modified within the limits prescribed by the Ordinance during the design development and construction phases.  
1.3 Unless more stringent standards are established by these Development Standards, all development standards established under the Charlotte Zoning Ordinance (the "Ordinance") for the Institutional (Inst) District shall be followed with respect to the Site.  
1.4 Prior to the demolition of the existing structures on the Site the Petitioner shall contact LUESA in order to evaluate potential issue related to asbestos, abandoned wells, septic tanks and underground storage, which may or may not be present on the Site.  
2. STATEMENTS WITH RESPECT TO THE GRAPHICS WHICH ARE SET FORTH ON EXHIBITS ACCOMPANYING THE REZONING PLAN  
2.1 Any Exhibits accompanying the Rezoning Plan are conceptual images of portions of the Site. They are not to be considered as development plans but rather as preliminary representations of the types and quality of development proposed for the Site.  
2.2 The Rezoning Plan identifies building footprints. Buildings shown on the Concept Site Plan shall be located within the building footprints. However, the exact location and size of buildings within the specific footprint is subject to change.  
3. PERMITTED USES AND MAXIMUM DEVELOPMENT  
3.1 The primary use of the facility will be for a Medical Office, Research Center, and for Adult Day Care Use. The Site may utilize associated accessory uses, parking, and service areas as permitted by the Ordinance in an Institutional District. However, the following uses are specifically prohibited:  
a. Beneficial Fill Site  
b. Cemetery  
c. Jails or Prisons  
3.2 No more than 7,500 square feet of building space may be developed on the Site. First Floor Building footprint will not exceed 5,000sf. Additional square footage may be added with a second floor for up to an additional 2,500 sf. making a 7,500 sf total for the building.  
4. ACCESS POINTS  
4.1 The total number of ingress/egress points to and from the Site shall be limited to one entrance on Sardis Road. The exact location may vary somewhat from those depicted based upon final design and location requirements as regulated by CDOT and, where applicable, NCDOT.  
5. SETBACK, SIDE YARDS AND REAR YARDS  
5.1 All buildings constructed on the Site shall satisfy or exceed the setback, rear yard and side yard dimensions established under the Ordinance for the Inst. District.  
6. DESIGN AND PERFORMANCE STANDARDS  
6.1 The proposed buildings and development will comply with all Ordinance requirements for signage, buffering, screening and landscaping.  
6.2 The Site shall comply with all requirements of the Charlotte Tree Ordinance.  
6.3 The Developer shall preserve the natural area of the flood plain. However, this provision shall not prohibit the Developer from removing dead or dying trees from any portion of the flood plain area. Areas within the construction envelopes of the parking areas shall be planted in conformity with the landscape plan for those areas.  
6.4 All Buildings shall be connected by sidewalk to sidewalks along roadways. All sidewalks shall comply with Ordinance requirements regarding width, material, and other construction specifications.  
6.5 All sidewalks installed within the Site shall be at least five feet in width.  
6.6 Finished Floor Elevation of Building shall be above the 100+1 Elevation of 576.30. Lowest Elevation of parking lot shall be above 574.80 which is 6" below the Base Flood Elevation of 575.30.  
6.7 The Developer shall replace the existing sidewalk along Sardis Road with a minimum six-foot sidewalk.  
6.8 All healthy trees three inches caliper and greater within the front setback and labeled "Existing Trees to Remain" along Sardis Road shall be preserved.  
6.9 No utilities, HVAC units or other structures shall be located within any of the buffers.  
7. PARKING  
7.1 Off-street vehicular parking for the Site shall meet or exceed the minimum standards established by the Ordinance.  
7.2 The parking total indicated in the Development Data is an estimate. The final parking count may deviate from that indicated in the Development Data, provided that at the time of building permit submittal the proposed parking meets or exceeds Ordinance requirements.  
7.3 Bicycle parking shall be provided to meet or exceed the amended parking section of the Zoning Ordinance.  
8. LIGHTING  
8.1 All freestanding lighting and all exterior lighting shall be shielded with full cut-off fixtures so as to minimize the impact from lights that may be visible from nearby properties. Freestanding lighting shall not exceed 20 feet in height. No wall "pak" type lighting shall be used, but attached decorative lighting fixtures such as scones may be used.  
9. STORMWATER  
9.1 The petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.  
9.2 Impervious Area is not allowed inside the S.W.I.M. Buffer.  
9.3 No fill may be placed within the Community or FEMA Floodplain.  
9.4 Required Class "C" Buffers shall be constructed according to Chapter 12 of the City of Charlotte Zoning Ordinance.  
10. ALTERATIONS TO PLAN  
10.1 Future amendments to the Rezoning Plan and these Development Notes 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 Section 6.2 of the Charlotte City Ordinance.  
11. BINDING EFFECT  
11.1 Upon approval, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.  
11.2 Throughout these Development Notes, the terms "Developer", "Petitioner", "Owner" or "Owners", shall, with respect to each parcel within the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.

Revisions:  
1. 5/15/09 REVISED TO INCLUDE BACK PARCEL IN ZONING.  
2. 6/18/09 REVISED PER COMMENTS FROM THE DIFFERENT DEPARTMENTS  
3. 7/9/09 ADDED DRY LAND ACCESS REQUIREMENTS-MOVED DETENTION & FILL GARDEN-ADDED PARKING & SERVICE TABLES-REVISED 51 & 6.7 PER ZONING COMMENTS  
4. 2/10/10 REVISED FROM PLANNING COMMENTS  
5. 9/28/14 REVISED FOR ADJACENT MEDICAL OFFICE USE  
6. 11/11/14 REVISING PER ZONING REVIEW



#### LASH ENGINEERING

Consulting Civil Engineer/Planner  
1104 Cindy Carr Drive  
Matthews, N.C. 28105  
Phone: 704-847-3031  
email: mlash@lashengineering.com  
LIC#C-2435



PROJECT ENGINEER:  
MICHAEL LASH, P.E.

CLIENT:  
**Bolouri Properties**  
Mohammad Bolouri, MD  
485 North Wendover, Ctr,  
N.C. 28211

Phone: 704-364-4567

PROJECT:  
Sardis Gardens Adult Day Care,  
Alzheimer's Memory Center.  
7809 Sardis Road  
Charlotte, NC 28270

DESCRIPTION:  
**Conditional Zoning Plan**  
**Petition Number:**  
2014-112

STATUS:  
SUBMITTED TO: Planning  
FOR: 'Zoning Process'

Scale: 1" = 30'  
Date: 11/11/14  
SHEET NO.