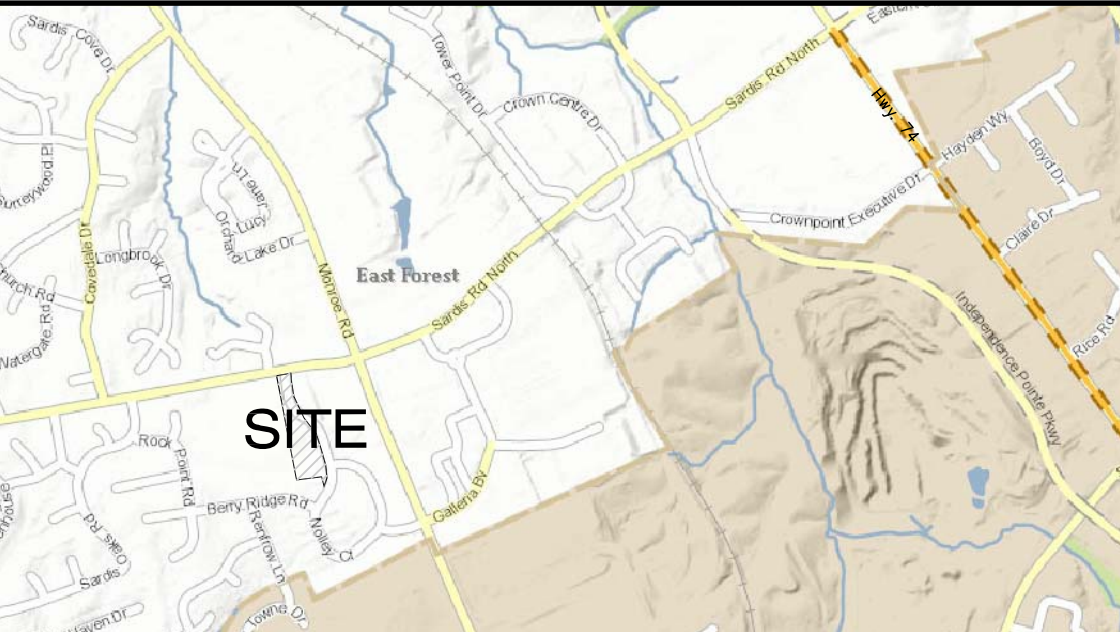
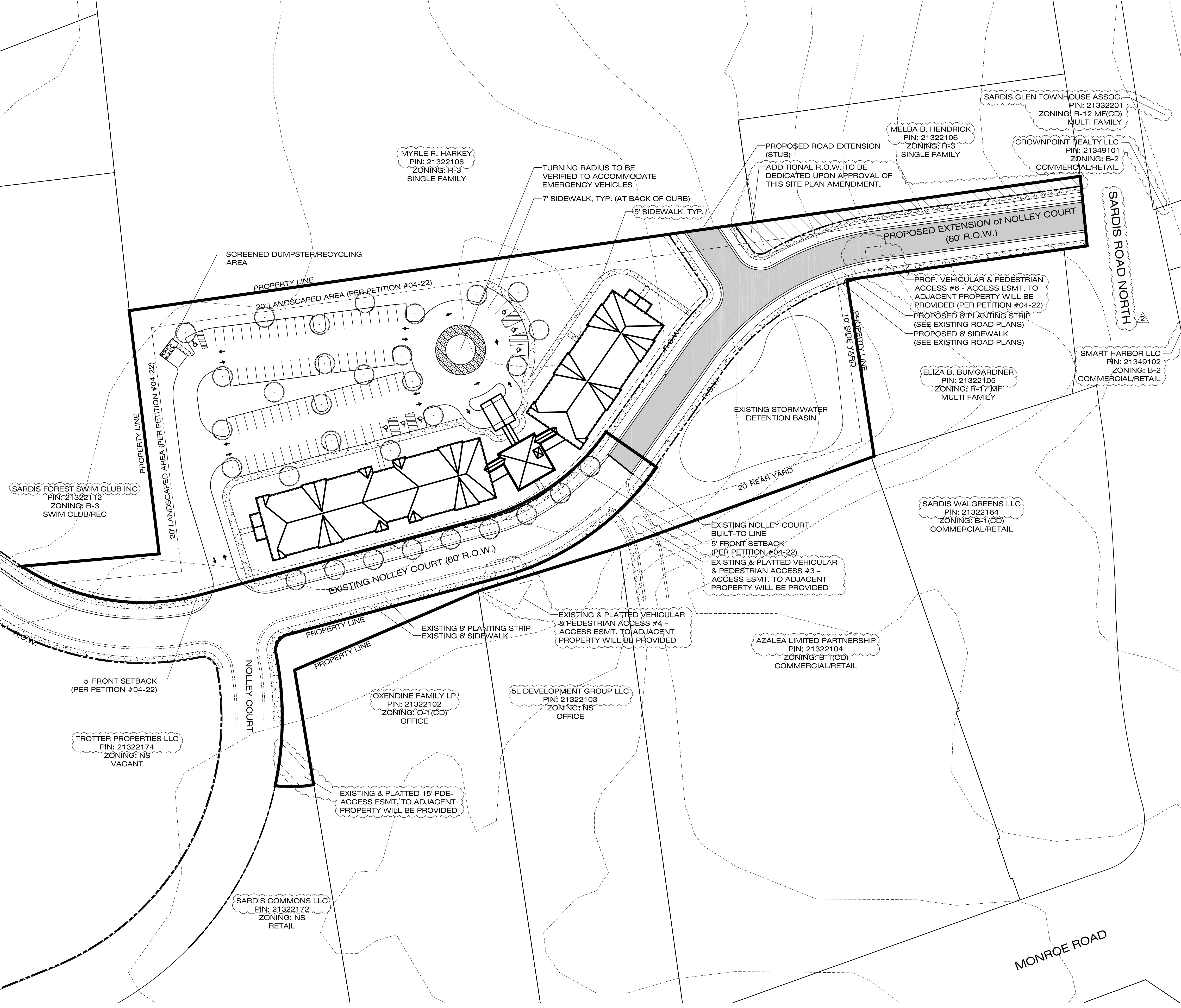
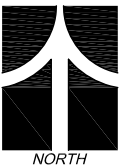


<u>Sheet Name</u>	<u>Sheet #</u>
Conceptual Site Plan	RZ-0
Technical Data Sheet	RZ-0.1
Illustrative Master Plan	RZ-0.2
Rendered View	TS 1
Exterior Elevations	A-3.1



Not to Scale



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

Rear Yard

Side Yard

Min. 5' from R.O.W.

20' Rear 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 per referenced consultant letter.

Utilities

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

Tree Save

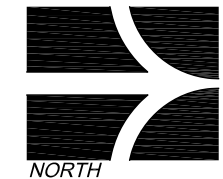
The site has been previously cleared & rough graded under prior approvals.
This project was approved by City of Charlotte, City Council on March 5, 2005.

Access Points/Driveways/Streets

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 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.



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ESP Associates, P.A.

CUEN



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

PROJEC

SARDIS SENIOR APARTMENTS

RECEIVED

By mcataldo at 10:46 am, Oct 19, 2012

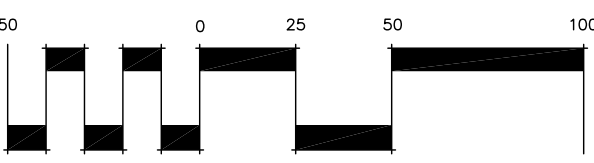
SHEET TITLE

CONCEPTUAL SITE PLAN

Zoning Petition #:2012-88

PROJECT LOCATION	CHARLOTTE, NC
------------------	---------------

GRAPHIC SCALE



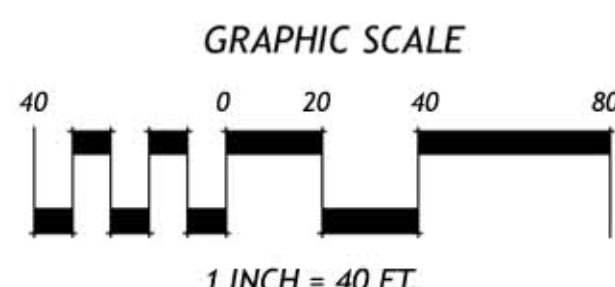
(IN FEET)
1 inch = 50 ft.

PROJECT NO		AQ33.100	
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
2	10/18/12	JP	REVISIONS PER STAFF COMMENTS

RZ-0 **5**



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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



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Greenville, NC 27858
(252) 558-0207

NO.	DATE	BY	REVISION
2	10/18/12	JP	REVISIONS PER STAFF COMMENTS



Sardis Senior Apartments

Charlotte, North Carolina

Sardis Senior, LLC



CONSULTANTS

PROJECT
Sardis Senior
LLC
Sardis Senior
Apartments
Charlotte,
North Carolina

13-401.00

REVISIONS

DATE
DATE: September 7, 2012
ISSUED FOR: Site Review

SET #

SHEET
Rendered View

TS 1

SHEET OF
TOTAL SHEETS IN SET
DRAWN BY: TTB
CHECKED BY: JML

