

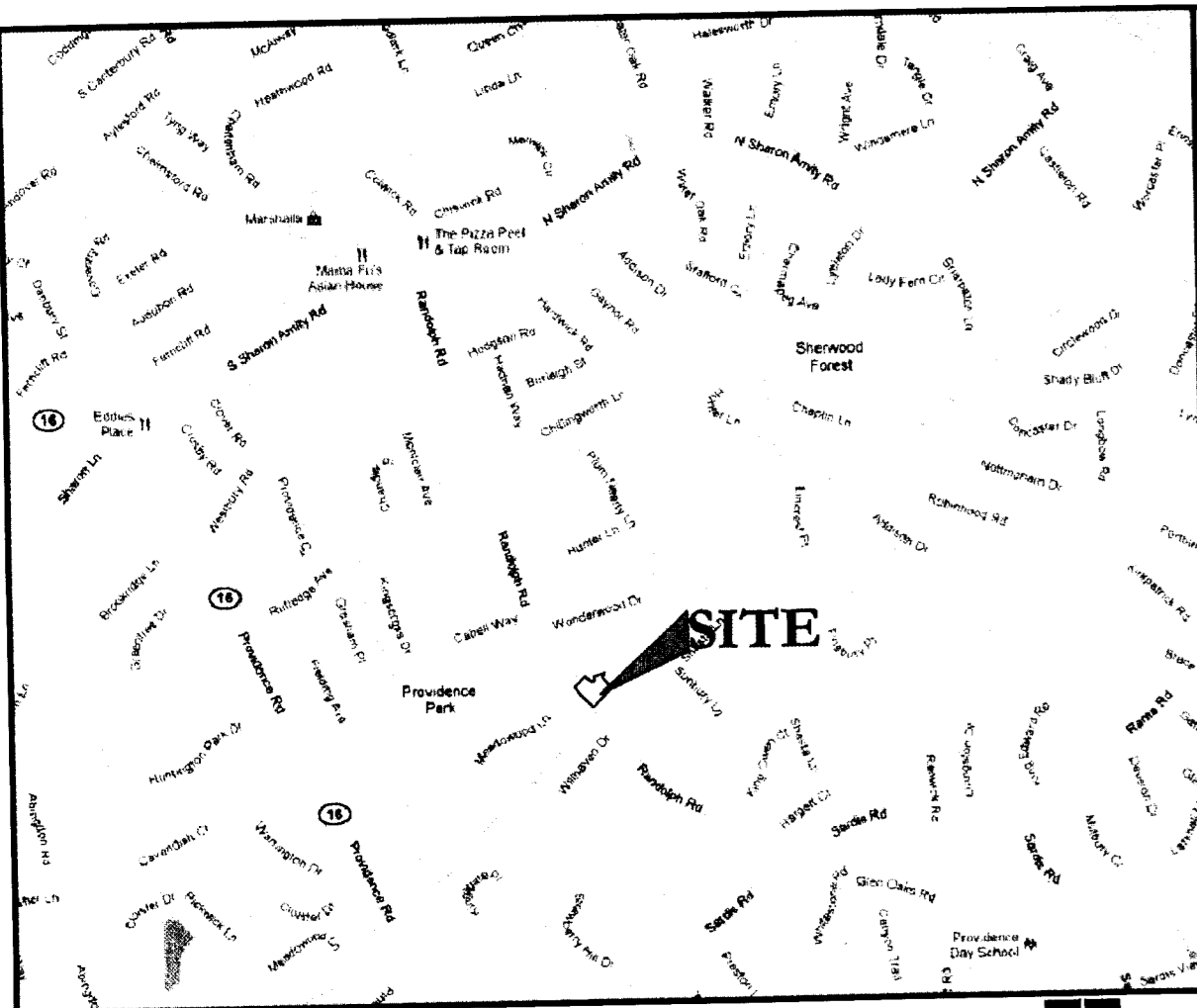
WALTONWOOD at COTSWOLD

Assisted Living Community

Randolph Road
Charlotte, NC



Redefining Retirement Living

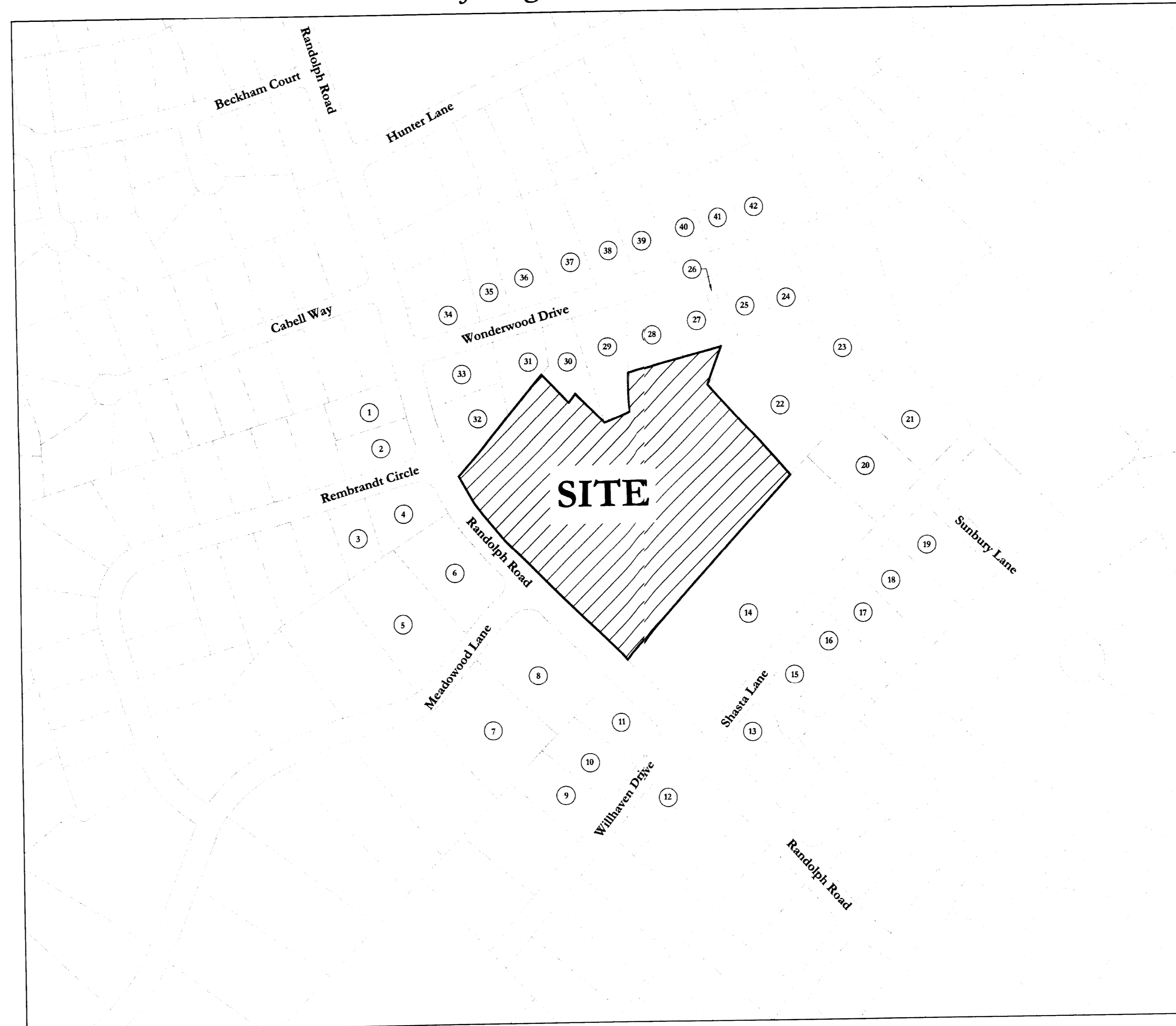


Vicinity Map
Not to Scale



List of Adjacent Property Owners:

- | | | | |
|---|---|--|--|
| 1. DAVID S. NEWTON
PIN# 185-08-201
5100 RANDOLPH ROAD
CHARLOTTE, NC 28211 | 12. SAM DELLINGER
PIN# 185-11-134
1145 WILLHAVEN DRIVE
CHARLOTTE, NC 28211 | 23. JANE BAXTER STOUT
PIN# 185-09-112
238 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 | 34. CAROLYN H. BERRY
PIN# 185-06-145
214 BARMOUNT DRIVE
COLUMBIA, NC 28210 |
| 2. DAVID S. NEWTON
PIN# 185-08-202
5100 RANDOLPH ROAD
CHARLOTTE, NC 28211 | 13. ELTON L. SHOEMAKER JR.
PIN# 185-13-185
5304 SHASTA HILL COURT
CHARLOTTE, NC 28211 | 24. FRANK SHEPPERSON
PIN# 185-09-113
230 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 | 35. JAMIS H. GREENE III
PIN# 185-06-124
121 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 |
| 3. GARY J. WATKINS
PIN# 180-08-102
1119 REMBRANDT CIRCLE
CHARLOTTE, NC 28211 | 14. THE COPTIC ORTHODOX
CHURCH OF ST MARK INC
PIN# 185-09-125
101 SHASTA LANE
CHARLOTTE, NC 28211 | 25. LOONS R. MCGLOHON
PIN# 185-09-114
222 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 | 36. SCOTT R. BENSON
PIN# 185-06-123
123 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 |
| 4. BRENT M. SCHILB
PIN# 185-08-101
1101 REMBRANDT CIRCLE
CHARLOTTE, NC 28211 | 15. JOSHUA HALL
PIN# 185-13-177
5303 SHASTA HILL COURT
CHARLOTTE, NC 28211 | 26. VISCAYA RANDOLPH LLC
PIN# 185-09-145
4279 ROSWELL ROAD
SUITE 103-132
ATLANTA, GA 30342 | 37. JENNIE Q. JOHNSTON
PIN# 185-06-122
133 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 |
| 5. STACY E. ROWLAND
PIN# 185-08-113
1222 MEADOWOOD LANE
CHARLOTTE, NC 28211 | 16. JOHNNIE A. WALDROP III
PIN# 185-13-118
132 SHASTA LANE
CHARLOTTE, NC 28211 | 27. BETTY W. KNOX
PIN# 185-09-115
210 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 | 38. SHERYL A. OWENS
PIN# 185-06-121
143 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 |
| 6. JAMES WELLINGTON LATANE
PIN# 185-08-114
1200 MEADOWOOD LANE
CHARLOTTE, NC 28211 | 17. KRISTYN H. BARKER
PIN# 185-13-117
412 LIVINGSTON DRIVE
CHARLOTTE, NC 28211 | 28. STUART B. EDMONDSON
PIN# 185-09-116
208 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 | 39. TIMOTHY D. LEBLANC
PIN# 185-06-119
201 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 |
| 7. KATHERINE M. RODGERS
PIN# 185-11-119
1221 MEADOWOOD LANE
CHARLOTTE, NC 28211 | 18. H. JOHN LINCOLN
PIN# 185-13-116
148 SHASTA LANE
CHARLOTTE, NC 28211 | 29. MALCOLM K. MCLEAN
PIN# 185-09-117
136 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 | 40. EDWARD POOLE PICKETT
PIN# 185-06-119
211 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 |
| 8. DANETTE F. EDWARDS
PIN# 185-11-118
1200 MEADOWOOD LANE
CHARLOTTE, NC 28211 | 19. CAROLINE C. GRIFFIN
PIN# 185-13-115
158 SHASTA LANE
CHARLOTTE, NC 28211 | 30. CAROL WAGGENER
PIN# 185-09-118
128 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 | 41. STANLEY DAVID HOWELL
PIN# 185-06-118
219 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 |
| 9. HARRY MORTON IV THOMPSON
PIN# 185-11-130
1120 WILLHAVEN DRIVE
CHARLOTTE, NC 28211 | 20. THE COPTIC ORTHODOX
CHURCH OF ST MARK INC
PIN# 185-09-143
101 SHASTA LANE
CHARLOTTE, NC 28211 | 31. KENNETH B. ABRAMS
PIN# 185-09-146
110 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 | 42. THOMAS COOKE
PIN# 185-06-116
227 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 |
| 10. JOHN M. HALL
PIN# 185-11-129
1110 WILLHAVEN DRIVE
CHARLOTTE, NC 28211 | 21. TRUE D TANG
PIN# 185-09-126
201 SHASTA LANE
CHARLOTTE, NC 28211 | 32. JIMMIE C. HAMMIT
PIN# 185-09-147
5123 RANDOLPH ROAD
CHARLOTTE, NC 28211 | |
| 11. GREGORY W. SMITH
PIN# 185-11-117
1100 WILLHAVEN DRIVE
CHARLOTTE, NC 28211 | 22. THEODORE OERTING III
PIN# 185-09-144
220 WONDERWOOD DRIVE
CHARLOTTE, NC 28211 | 33. MICHAEL I. LEONARD
PIN# 185-09-119
2218 BEVERLY DRIVE
CHARLOTTE, NC 28207 | |



APPROVED BY
CITY COUNCIL

MAR 19 2012

FEB 24 2012

2012-011

Index of Sheets:

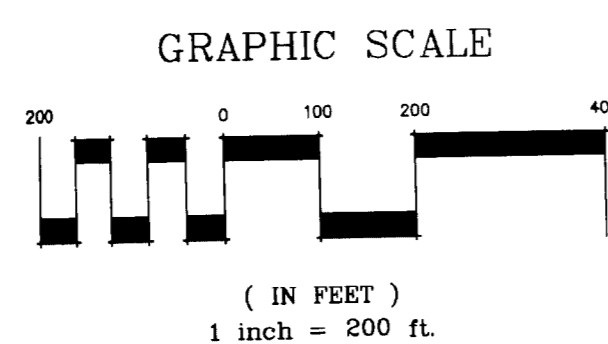
- Sheet Name**
Cover Sheet
Conceptual Site Plan & Technical Data Sheet
Illustrative Site Plan
Conceptual Perspective Rendering

Sheet No:

- RZ-1
RZ-2
RZ-3
RZ-4



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



Prepared: November 21, 2011



A TRADITION OF EXCELLENCE
SINGH DEVELOPMENT, LLC
2601 WESTON PARKWAY, SUITE 203
CARY, NC 27513
(919) 677-1700

Date	Revision
11-21-2011	Initial Submittal
01-20-2012	Revised Submittal per Staff Comments
02-24-2012	Revised Submittal per Staff Comments

Petition 2012-011
"For Public Hearing"

Sheet RZ-1



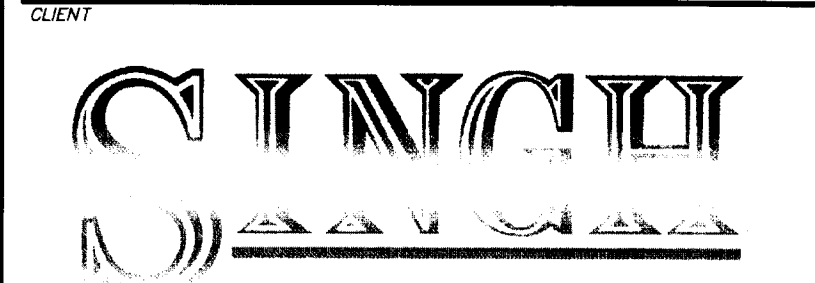
ESP Associates, P.A.
engineering • surveying • planning

P.O. Box 7030 3475 Lakemont Blvd.
Charlotte, NC 28241 Fort Mill, SC 29708
P - 704.583.4949 P - 803.802.2440
F - 704.583.4950 F - 803.802.2515
www.espsociates.com

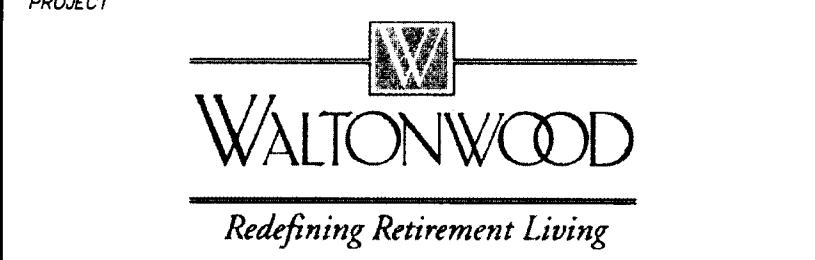
APPROVED BY
CITY COUNCIL

MAR 19 2011

This drawing and/or the design shown are the property of ESP Associates, P.A. The reproduction, alteration, copying or other use of this drawing without their written consent is prohibited and any infringement will be subject to legal action. ESP Associates, P.A.



A TRADITION OF EXCELLENCE
SINGH DEVELOPMENT, LLC
2601 WESTON PARKWAY, SUITE 203
CARY, NC 27513
(919) 677-1700



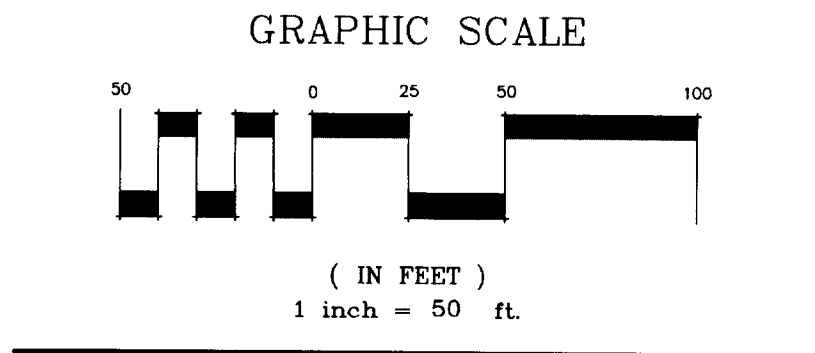
Redefining Retirement Living
**Waltonwood at
Cotswold**

SHEET TITLE

CONCEPTUAL SITE PLAN & TECHNICAL DATA SHEET

Petition 2012-0111
"For Public Hearing"

PROJECT LOCATION CHARLOTTE, NC



PROJECT NO	Z13.100
DRAWING	RZ2- SITE PLAN.DWG
DATE	11/21/2011
DRAWN BY	MM
CHECKED BY	PT
ESP / CLIENT REVISION	

NO.	DATE	BY	REVISION
1	11/21/11	MM	Initial Submittal
2	1/20/12	MM	Revised Submittal per Staff Comments
3	2/24/12	MM	Revised submittal per Staff comments.

AGENCY / SUBMITTAL REVISION	NO.	DATE	BY	REVISION
	1	11/21/11	MM	Initial Submittal
	2	1/20/12	MM	Revised Submittal per Staff Comments
	3	2/24/12	MM	Revised submittal per Staff comments.

SHEET RZ-2

SITE DATA TABLE

Tax Parcel:	185-091-24
Site Area:	8.44 acres +/-
Existing Zoning:	UR-2(CD)
Proposed Zoning:	INST(CD)
Proposed Uses:	Nursing Home/Dependent Living Units/Memory Care and Assisted Living
Maximum Number of Units/Beds:	
Assisted Living:	98 Beds
Memory Care:	27 Beds
Maximum Square Footage:	122,780 GSF
Floor Area Ratio:	0.33
Maximum Building Height:	55 feet (3 stories)
Parking:	
Required:	42
Provided:	104

DEVELOPMENT STANDARDS

General Provisions
These Development Standards form a part of the Technical Data Sheet associated with the Rezoning Petition filed by Singh Development LLC, to rezone an approximately 8.44 acre site located on Randolph Road across from Meadowood Lane (the "Site"). The Site is currently zoned UR-2.

The purpose of this Petition is to request rezoning of the Site ("The Site") to the Institutional INST (CD) Zoning District to allow the development of a facility to accommodate dependent living units as well as memory care units. Development of the Site will be governed by the Technical Data Sheet, 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 INST Zoning District shall govern all development taking place on the Site.

The development depicted on the Technical Data Sheet is intended to reflect the arrangement of the maximum number of buildings proposed on the Site. The Petitioner has also provided a Conceptual Site Plan and a Conceptual Perspective Rendering which accompany the Technical Data Sheet. Inasmuch as planning for the proposed development of the Site has not yet advanced beyond the formative stage, the ultimate layouts of the development proposed, the configurations and placements of open space areas and buildings, and the heights and masses of buildings have not yet been determined. As a consequence, the configurations, placements, and sizes of the buildings and open space areas depicted on the Technical Data Sheet and the Conceptual Site Plan and the designs of the elevations depicted on the Conceptual Perspective Rendering are schematic in nature and are subject to refinements as part of the total design process. They may, therefore, be altered or modified during design development and construction document phases so long as the maximum building envelope lines and intensity limitations established on the Technical Data Sheet are not violated and the proposed alterations or modifications do not exceed the parameters established under these Development Standards and under the Ordinance for the INST Zoning District. However, any alterations or modifications which, in the opinion of the Planning Director, substantially alter the character of the development or significantly alter the Conceptual Site Plan or its respective conditions as well as any changes which increase the intensity of development shall not be deemed to be minor and may only be made in accordance with the provisions of Subsections 6.207(1) or (2) of the Ordinance, as applicable.

1. Permitted Uses

The Site may be devoted to Dependent Living Facility and Memory Care Facility uses along with accessory uses which are permitted under the Ordinance.

2. Transportation

- (a) A 50 foot right-of-way from the center line of Randolph Road shall be dedicated and conveyed prior to the issuance of the final Certificate of Occupancy.
- (b) Vehicular access to the Site shall be as generally depicted on the Technical Data Sheet. The placements and configurations of vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation ("CDOT") including alterations to accommodate any right of way needs and/or construction easements.
- (c) Subject to review and approval by the Charlotte Department of Transportation, Petitioner shall restrict access at the northernmost driveway of the Site and cause the design of that driveway to prohibit left turn movements to and from Randolph Road.
- (d) Petitioner shall provide a concrete waiting pad for transit users, constructed per CATS standards, as generally depicted on the Technical Data Sheet.

3. Architectural Standards

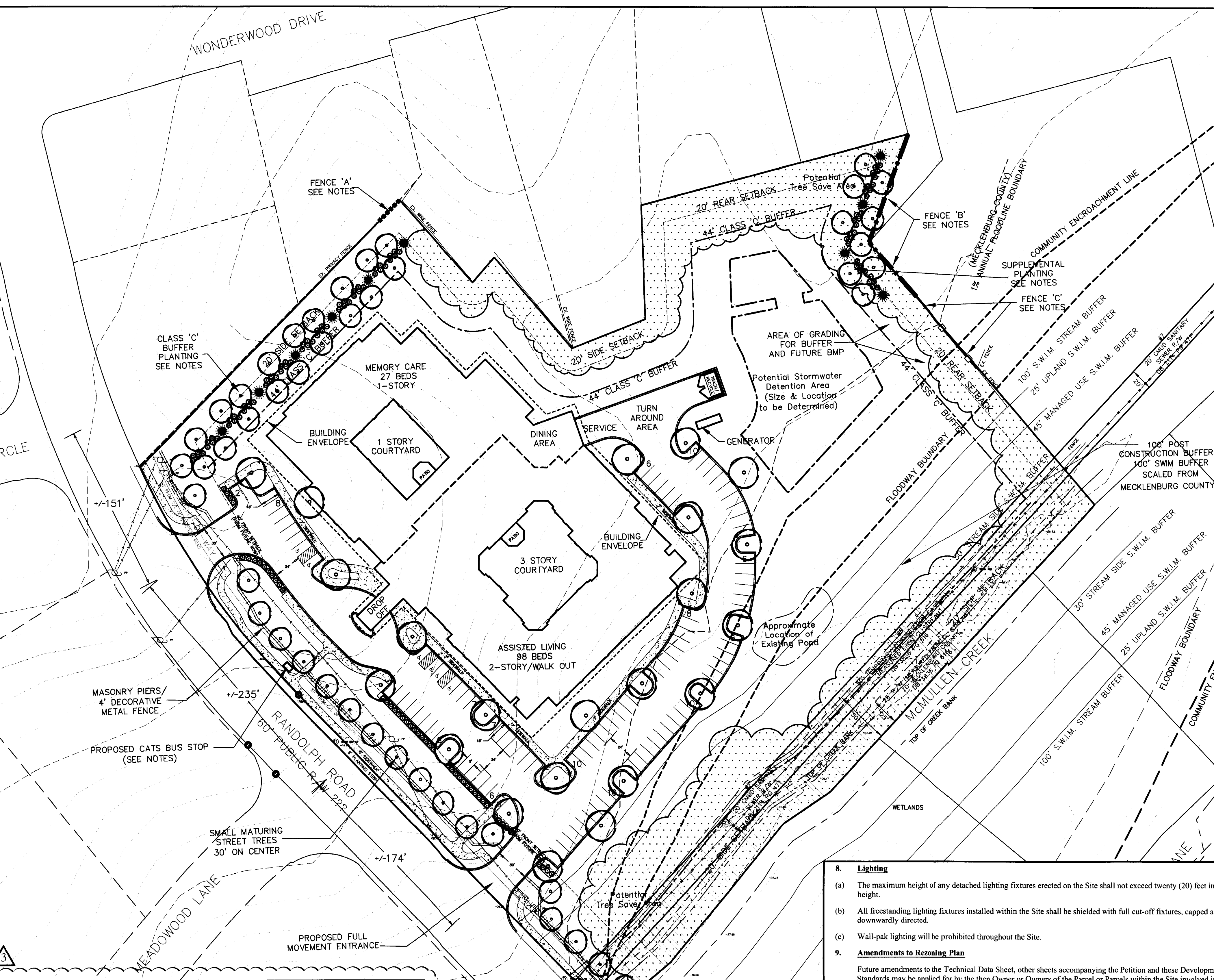
- (a) The Conceptual Perspective Rendering is intended to describe the conceptual architectural theme proposed for the Site. However, as noted in the General Provisions Section above, the rendering is conceptual in nature. Accordingly, the architectural concept may be altered or simplified during design development and construction phases, subject, however, to the provisions of Subsection 6.207(1) or (2) of the Ordinance as applicable.
 - (b) Expanses of blank walls exceeding 20 feet in length will be eliminated through the use of various design elements.
 - (c) Petitioner shall provide a compacting dumpster for waste materials that will be housed in a four-sided structure with a pitched roof and an all brick facade.
 - (d) All roof mounted mechanical equipment will be screened from view from adjoining public rights-of-way and abutting properties as viewed from grade.
 - (e) Exterior walls, exclusive of windows and doors, shall be constructed with minimum of 70% masonry materials (brick, stone, architectural block or other masonry materials).
- 4. Streetscape and Landscaping**
- (a) Internal areas of the Site will be landscaped in accordance with the requirements of the Ordinance.
 - (b) Except as otherwise provided in these Development Standards, the streetscape treatment along new public streets will meet or exceed the standards of the Ordinance and include large maturing trees, supplemental shrubbery, sidewalks of at least six feet in width and planting strips of at least 8 feet in width. Sidewalks may meander to preserve existing trees.
 - (c) Meter boxes, back flow preventors, and similar items will be screened from public view.
 - (d) The Petitioner shall provide a Class C landscape buffer in the areas generally depicted on the Technical Data Sheet. In areas where existing vegetation is sufficient, Class C buffer areas shall be left undisturbed, as generally depicted on the Technical Data Sheet. In areas where existing vegetation does not provide sufficient screening, Petitioner will obtain input from adjoining property owners and install trees and shrubs in conformity with the standards of the Ordinance, as generally depicted on the Technical Data Sheet.
 - (e) All landscaping shown on site plan represents the minimum requirements of the Ordinance and may be modified during the design development and construction document phases.
 - (f) All other screening and landscaping shall conform to the standards of the Ordinance.
- 5. Signs**
- Signage shall comply with the requirements of the Ordinance.

6. Environmental Features

Petitioner shall comply with the Post Construction Controls Ordinance. Additionally, Petitioner shall provide peak control measures which exceed the requirements of the Post Construction Controls Ordinance by committing to provide on-site storm water management facilities sufficient to control the peak flow of the 100-year storm event.

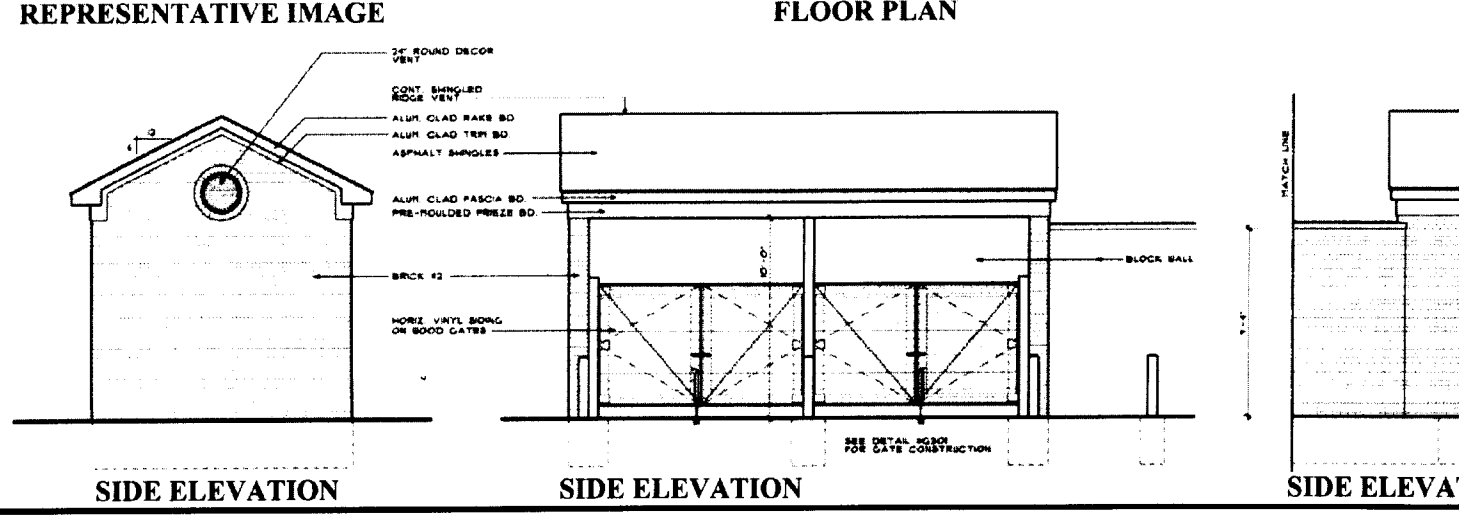
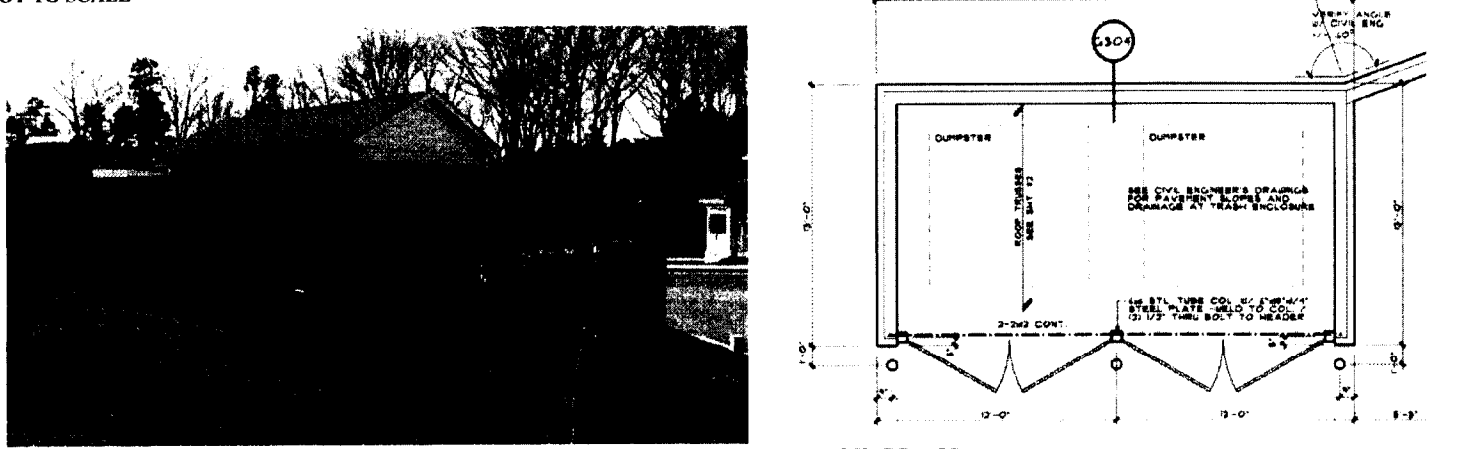
7. Park, Greenway and Open Space

Petitioner shall dedicate a 100 foot-wide strip of land within the SWIM Buffer adjacent to McMullen Creek, extending from the right-of-way of Randolph Road to the boundary of Mecklenburg County Tax Parcel 185-09-144, to Mecklenburg County Parks and Recreation Department for the County's future use as a greenway. Dedication will occur via final plat and shall occur prior to the issuance of a final Certificate of Occupancy for a senior living facility on the Site. Petitioner shall be under no obligation to fund, construct, maintain or otherwise manage any portion of the proposed greenway. The area to be dedicated shall be considered part of the Site for calculations regarding density, open space and tree save and other ordinance requirements.



- 8. Lighting**
- (a) The maximum height of any detached lighting fixtures erected on the Site shall not exceed twenty (20) feet in height.
 - (b) All freestanding lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed.
 - (c) Wall-pak lighting will be prohibited throughout the Site.
- 9. Amendments to Rezoning Plan**
- Future amendments to the Technical Data Sheet, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels 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 these Development Standards and the Technical Data Sheet 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.
 - (b) Throughout these Development Standards, the terms, "Petitioners" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.
 - (c) Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.
- 11. Other**
- (a) Fence 'A': As generally depicted on the Technical Data Sheet, the petitioner shall cause to be installed an approximately 30 feet +/- long section of wood "stockade" style of fence, six feet in height, generally matching the existing wood fence in the general location. Said fence shall have a pedestrian gate and shall extend from the end of existing wood fence to existing metal wire fence located at the southeastern corner of the adjoining property identified as Mecklenburg County Tax Parcel 185-09-117.
 - (b) Fence 'B': As generally depicted on the Technical Data Sheet, the petitioner shall cause to be installed a wood or decorative metal fence, four feet in height, along a portion of the Site's border with the adjoining property identified as Mecklenburg County Tax Parcel 185-09-144.
 - (c) Fence 'C': As generally depicted on the Technical Data Sheet, the petitioner shall cause to be installed a vinyl coated wire fence, four feet in height, along a portion of the Site's border with the adjoining property identified as Mecklenburg County Tax Parcel 185-09-144.

DUMPSTER ENCLOSURE & GENERATOR SCREEN DETAILS



SINGH

A TRADITION OF EXCELLENCE
Singh Development, LLC
2601 Weston Parkway, Suite 203
Cary, NC 27513
(919) 677-1700

PROJECT

WALTONWOOD
Redefining Retirement Living

**Waltonwood at
Cotswold**

SHEET TITLE

**ILLUSTRATIVE
SITE PLAN**

PROJECT LOCATION CHARLOTTE, NC

PROJECT NO 2113.100
DRAWING RZ3- ILLUSTRATIVE SITE PLAN.DWG
DATE 11/21/2011

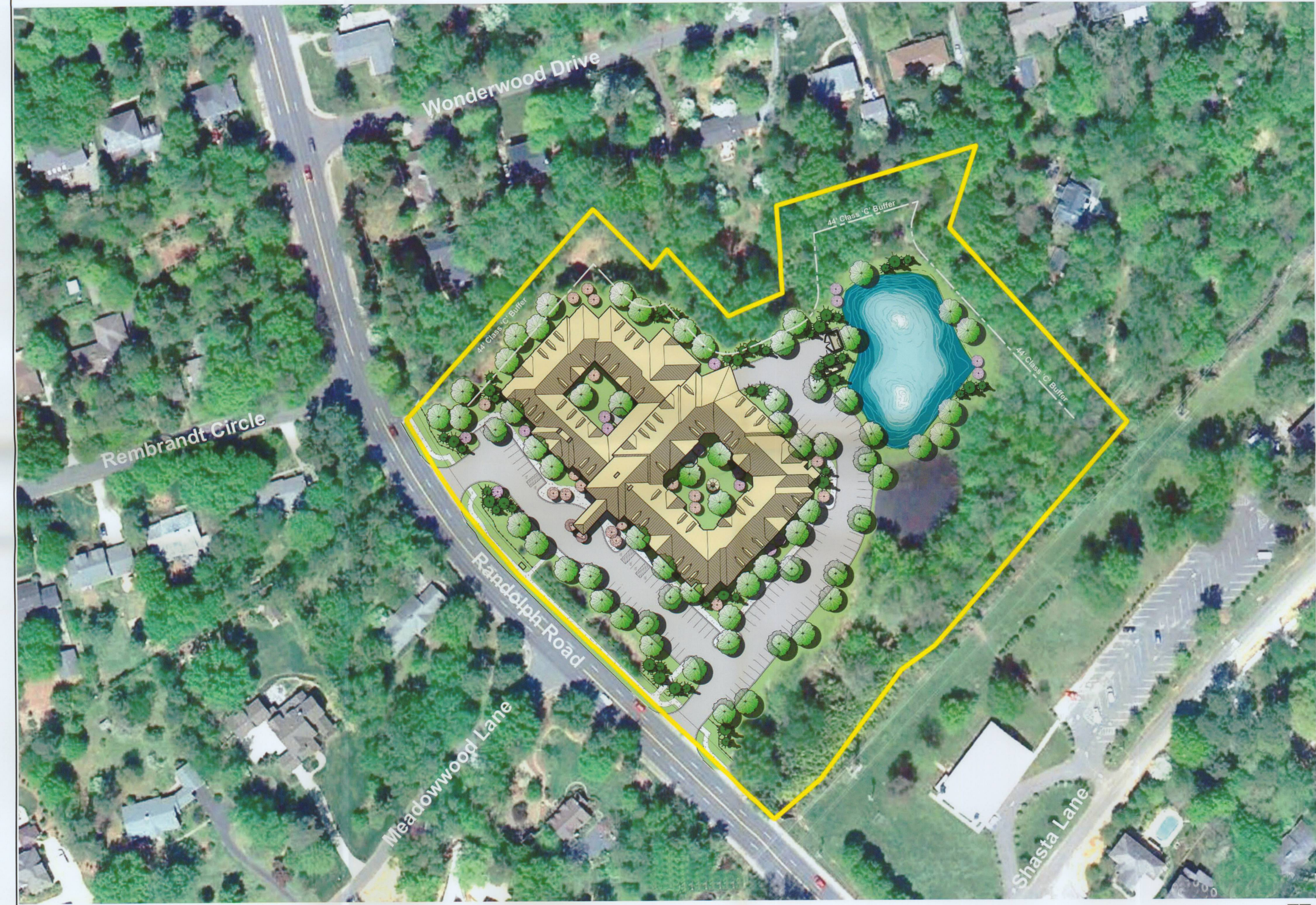
APPROVED BY
CITY COUNCIL

MAR 19 2012

Note: This plan is intended for illustrative purposes only. Refer to Sheet RZ-2 for Site Plan.



SHEET RZ-3



SINGH

A TRADITION OF EXCELLENCE
Singh Development, LLC
2601 Weston Parkway, Suite 203
Cary, NC 27513
(919) 677-1700



PROJECT


WALTONWOOD
Redefining Retirement Living

**Waltonwood at
Cotswold**

SHEET TITLE

**CONCEPTUAL
PERSPECTIVE
RENDERING**

PROJECT LOCATION

CHARLOTTE, NC

PROJECT NO 2113.100

DRAWING RZ4- ILLUSTRATIVE BUILDING ELEVATION.DWG

DATE 11/21/2011

APPROVED BY
CITY COUNCIL

MAY 19 2012

SHEET RZ-4