

| REVISIONS | |
|--------------------|-------------------|
| ADDRESS ZONING | COMMENTS 08/18/14 |
| ADDRESS ZONING | COMMENTS 04/18/14 |
| ADDRESS STRIKE OUT | COMMENT 04/22/14 |
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Northlake Health Investors, LLC
 Development Standards
 08-0449-1514
 Technical Project No. 2014-078
 Site Description:
 -Area: ± 8.967 acres
 -Tax Parcel #: 025-11-304
 -Existing Zoning: R-3
 -Proposed Zoning: INST (CD)
 -Existing Uses: Abandoned building formerly running home (to be demolished as part of the redevelopment of the Site)
 -Proposed Uses: An assisted living retirement center with up to 50 beds (i.e. a Dependent Living Facility) together with accessory uses as permitted within the INST zoning district.
 -Maximum Building Height: Not to exceed two (2) stories or 40 feet, building height to be measured as defined by the Ordinance.
 -Parking: As allowed/required by the Ordinance.
 -Floor Area Ratio: As allowed in the Institutional Zoning District.

1. General Provisions:
 a. Site Location: These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Northlake Health Investors, LLC ("Petitioner") to accommodate the development of a dependent living facility with up to 50 beds on an approximately 8.94 gross acre site located on the east side of Reames Road (the "Site").
 b. Zoning District/Ordinance: Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards the regulations established under the Ordinance for the INST zoning classification shall govern.
 c. Graphics and Alterations: The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, and other site elements set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of the Ordinance. The ultimate layout, location and size of the development and site elements depicted on the Rezoning Plan as well as any schematic building elevations or graphic representations of the development and site elements proposed, and they may be altered or modified in accordance with the Ordinance, and any such alterations and modifications shall not constitute a change in the development standards set forth on the Rezoning Plan. Changes to the development standards set forth on the Rezoning Plan will be reviewed and approved as allowed by Section 5.207 of the Ordinance.
 d. Number of Buildings/Principal and Accessory: The total number of principal buildings to be developed on the Site shall not exceed one (1) accessory building and accessory building on the Site. The accessory building shall be constructed utilizing similar building materials, colors, and structural elements and design as the principal building located on the Site.
 e. Permitted Uses - Development Area Limitations:
 1. The following uses shall be permitted on the Site: accessory building with up to 50 beds together with accessory uses as permitted within the INST zoning district.
 2. The following uses will not be permitted on the Site: jails, prisons, stadiums and arenas.
 3. Access and Transportation:
 a. Access to the Site will be from Reames Road in the manner generally depicted on the Rezoning Plan.
 b. The Petitioner will dedicate in fee-simple to the City of Charlotte up to 35 feet of right-of-way from the center line of Reames Road. This right-of-way dedication will occur prior to the issuance of a certificate of occupancy for the building constructed on the Site.
 c. The Petitioner will install a 50 foot long by eight (8) foot wide raised concrete pedestrian refuge island in the center of Reames Road approximately 240 feet north of the Site's proposed driveway to Reames Road. As part of the installation of the pedestrian refuge island the Petitioner will install accessible pedestrian ramps on both sides of Reames Road. The pedestrian refuge island location will be coordinated with CATS to determine an appropriate location for the pedestrian refuge island and the existing CATS bus stops. This pedestrian refuge island will be installed prior to the issuance of a certificate of occupancy for the allowed uses on the Site.
 d. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site development and construction plans and to any adjustments required for approval by the CDOT or NCDOT in accordance with applicable published standards.
 e. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changing traffic patterns, parking layouts and any adjustments required for approval by CDOT in accordance with published standards and Planning in accordance with Section 6.207.

4. Architectural Standards:
 a. The building materials used on the principal building constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as fiber cement), stucco, EIFS, decorative block and/or wood. Vinyl or aluminum as a building material may only be used on windows, soffits and on handrails.
 b. The attached illustrative building elevation is included to reflect an architectural style and a quality of the building that may be constructed on the Site (the actual building constructed on the Site may vary from these illustrations provided that the design intent is preserved).
 c. Meter banks will be screened from adjoining properties and from Reames Road.
 d. HVAC and related mechanical equipment will be screened from public view and from view of adjacent properties at grade.
 e. Dumpster areas and recycling areas will be enclosed by a solid wall or fence with one side being a decorative gate. The wall or fence used to enclose the dumpster will be architecturally compatible with the building materials and colors used on the principal building. The location of the proposed dumpster and recycling areas is generally depicted on the Rezoning Plan.
 f. Above ground backflow preventers will be screened from public view and will be located outside of the required setbacks on lot.
 g. Environmental Features:
 a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 b. The location, size and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submitted and are not implicitly approved with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
 c. The Site will comply with the Tree Ordinance. Tree save areas are generally depicted on the Rezoning Plan the location of the proposed tree save areas may shift to accommodate site grades and changes to the proposed site plans.
 7. Signage:
 a. Signage as allowed by the Ordinance will be provided.
 8. Lighting:
 a. All new lighting shall be full cut-off type lighting fixtures excluding tower, decorative lighting that may be installed along the driveways, sidewalks, and parking areas.
 b. Detached lighting on the Site will be limited to 15 feet in height.
 9. CATS Waiting Pad:
 a. The Petitioner will construct a concrete waiting pad for the existing CATS bus stop located along the Site's frontage on Reames Road. The concrete waiting pad will be constructed utilizing land development set. 60.015.

10. Amendments to the Rezoning Plan:
 a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable Development Area portion of the Site affected by such amendment in accordance with the provisions of Chapter 6 of the Ordinance.
 11. Binding Effect of the Rezoning Application:
 a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

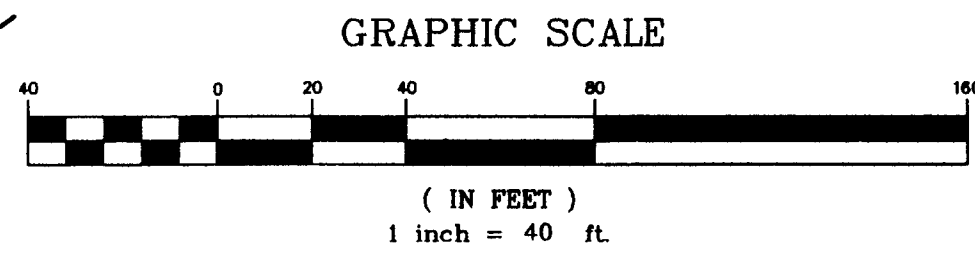
APPROVED BY CITY COUNCIL
 OCT 20 2014

SITE INFORMATION:
 1. SITE STREET ADDRESS: 9108 REAMES ROAD
 2. SITE ACREAGE: 8.94± Ac.
 3. DEED REFERENCE: D8 28004 PG 248
 4. PARCEL NUMBER: 025-11-304
 5. EXISTING ZONING: R-3
 6. PROPOSED ZONING: INST (CD)
 7. PARKING REQUIRED: 1/3 BEDS (80/3 X 1.5) = 25
 8. WATERSHED: LONG WATERSHED
 9. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL # 370454800 BEARING AN EFFECTIVE DATE OF MARCH 2, 2008.
 10. THE PROPERTIES SHALL BE INSPECTED FOR SEPTIC SYSTEMS PRIOR TO ANY SITE DEVELOPMENT. IF THE SEPTIC SYSTEM USE IS TO BE DISCONTINUED AFTER PROJECT DEVELOPMENT ANY SEPTIC TANKS IDENTIFIED SHALL BE PUMPED BY A LICENSED WASTE HAULER TO REMOVE RESIDUAL CONTENTS, CRUSHED AND BACKFILLED WITH SUITABLE MATERIALS BEFORE SITE DEVELOPMENT BEGINS.
 11. FLOOR AREA RATIO (AS ALLOWED IN THE INSTITUTIONAL ZONING DISTRICT)
 12. THE EXISTING BUILDING IS TO BE DEMOLISHED.

SETBACKS (INST):
 MIN SETBACK: 40 FT
 MIN SIDE YARD SETBACK: 30 FT
 MIN REAR YARD SETBACK: 20 FT

EPOCH HIGHLAND INVESTMENT PATNERS, LLC
 DEED BOOK 27644, PAGE 826
 MB 55 PG 510
 PID: 02514142
 ZONED: R-8MF (CD)

EPOCH HIGHLAND INVESTMENT PATNERS, LLC
 DEED BOOK 27644, PAGE 826
 MB 55 PG 510
 PID: 02514143
 ZONED: R-8MF (CD)

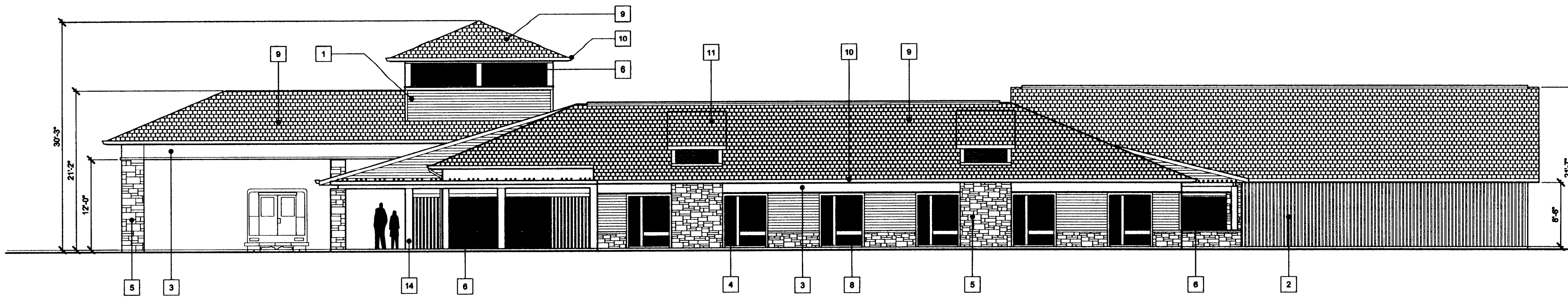


ENGINEERING AND SURVEYING, INC.
 LAND DEVELOPMENT CONSULTING
 CORPORATE LICENSE NUMBER L-215
 4400 TOWNING STREET
 HIGH POINT, NORTH CAROLINA, 27265
 PHONE: (336) 812-8800 ~ FAX: (336) 812-8180

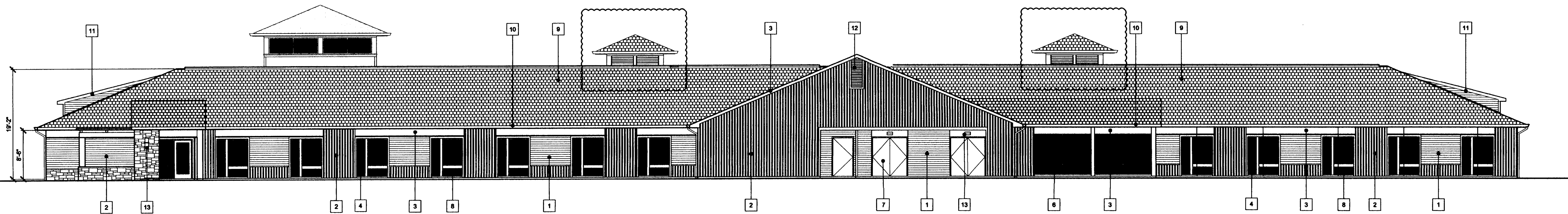


SKETCH PLAN
9108 REAMES ROAD
 CITY OF CHARLOTTE ~ MECKLENBURG COUNTY
 NORTH CAROLINA

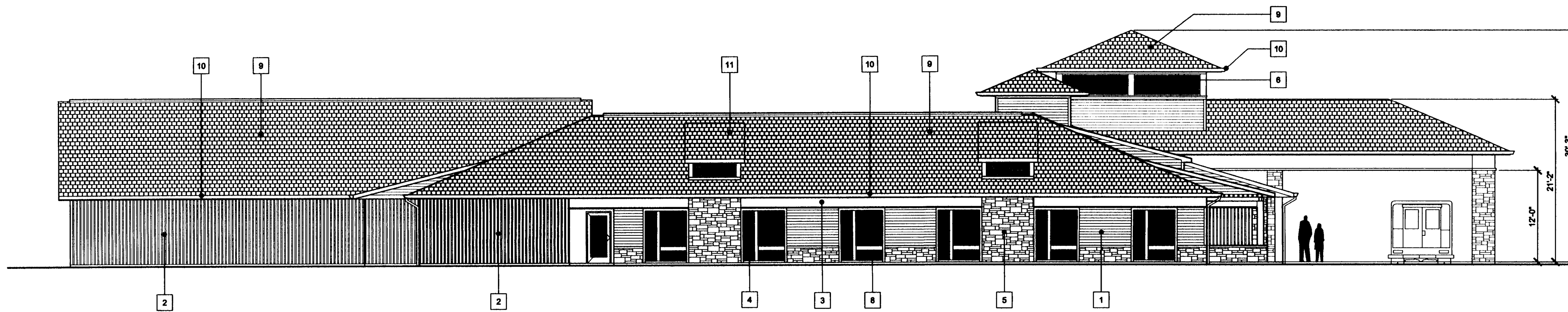
SITE ADDRESS:
 9108 REAMES ROAD
SCALE: 1" = 40'
DATE: 06/19/14
PROJECT: 1324-14
DRAWN BY: TGL, JC
SHEET |



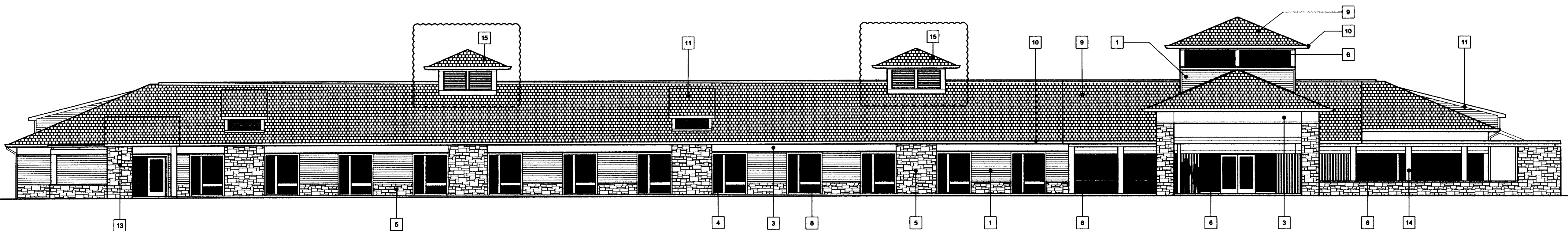
4 Proposed South Elevation
SCALE: 1/8" = 1'-0"



3 Proposed East Elevation
SCALE: 1/8" = 1'-0"



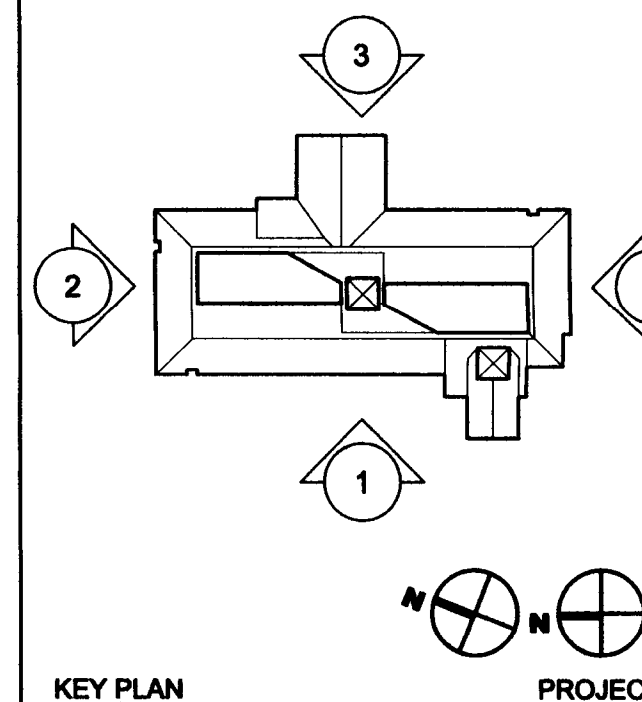
2 Proposed North Elevation
SCALE: 1/8" = 1'-0"



1 Proposed West Elevation
SCALE: 1/8" = 1'-0"

Elevation Key Notes

- 1 FIBER CEMENT SIDING - TYPE 1 - CLAPBOARD STYLE HORIZONTAL SIDING
- 2 FIBER CEMENT SIDING - TYPE 2 - BOARD & BATTEN VERTICAL SIDING
- 3 PAINTED COMPOSITE TRIM
- 4 VINYL WINDOW W/ PAINTED COMPOSITE TRIM
- 5 CULTURED STONE VENEER
- 6 ALUMINUM STOREFRONT SYSTEM
- 7 PAINTED METAL DOOR
- 8 PTAC ARCHITECTURAL GRILL
- 9 ASPHALT SHINGLE ROOF W/ RIDGE VENT
- 10 PREFINISHED ALUMINUM GUTTERS & DOWNSPOUTS, T.M.E.
- 11 DORMER WITH PAINTED COMPOSITE TRIM, VINYL LOUVER & SIDING TYPE 1
- 12 VINYL LOUVER
- 13 EXTERIOR WALL MOUNTED LIGHT FIXTURE
- 14 PAINTED COMPOSITE COLUMN ENCLOSURE & TRIM
- 15 CUPOLA W/ PAINTED COMPOSITE TRIM, VINYL LOUVER & SIDING TYPE 1



KEY PLAN PROJECT

APPROVED BY
CITY COUNCIL

OCT 20 2014

| | |
|------------|--------------------|
| 08/11/2014 | SITE PLAN COMMENTS |
|------------|--------------------|

DIGroup

NEW JERSEY
NEW YORK
PENNSYLVANIA

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New Brunswick, NJ 08901
732.249.8262

142 West 20th Street, 3rd Floor
New York, NY 10011
646.586.9419

40 West Street, 2nd Floor
Baltimore, PA 18018
717.807.9620

Project:
NORTHLAKE HOUSE
48 BED ADULT CARE HOME
9108 REAMES ROAD
CHARLOTTE, NORTH CAROLINA 28202

Owner:
NORTHLAKE HEALTH INVESTORS, LLC
1270 25TH STREET SE
HICKORY, NORTH CAROLINA 27602

Drawing Title:
Proposed Exterior Elevations

Project No.: 2014-012.00 Date: 08/11/14
Scale: AS NOTED File Location: NB

Richard D. Adorno, AIA
NJ RA A1 10023 NY RA 027416

Vicent A. Myers, AIA
NJ RA A1 11415

Jeffrey D. Varnado, AIA
NJ RA A1 08271 NY RA 023719-1

Warren W. Weber, AIA
NJ RA A1 08683 NY RA 010982-1

Drawn by:

SDH

Checked by:

File No.:

File No.:

Draw. No.:

A201