

WALTONWOOD

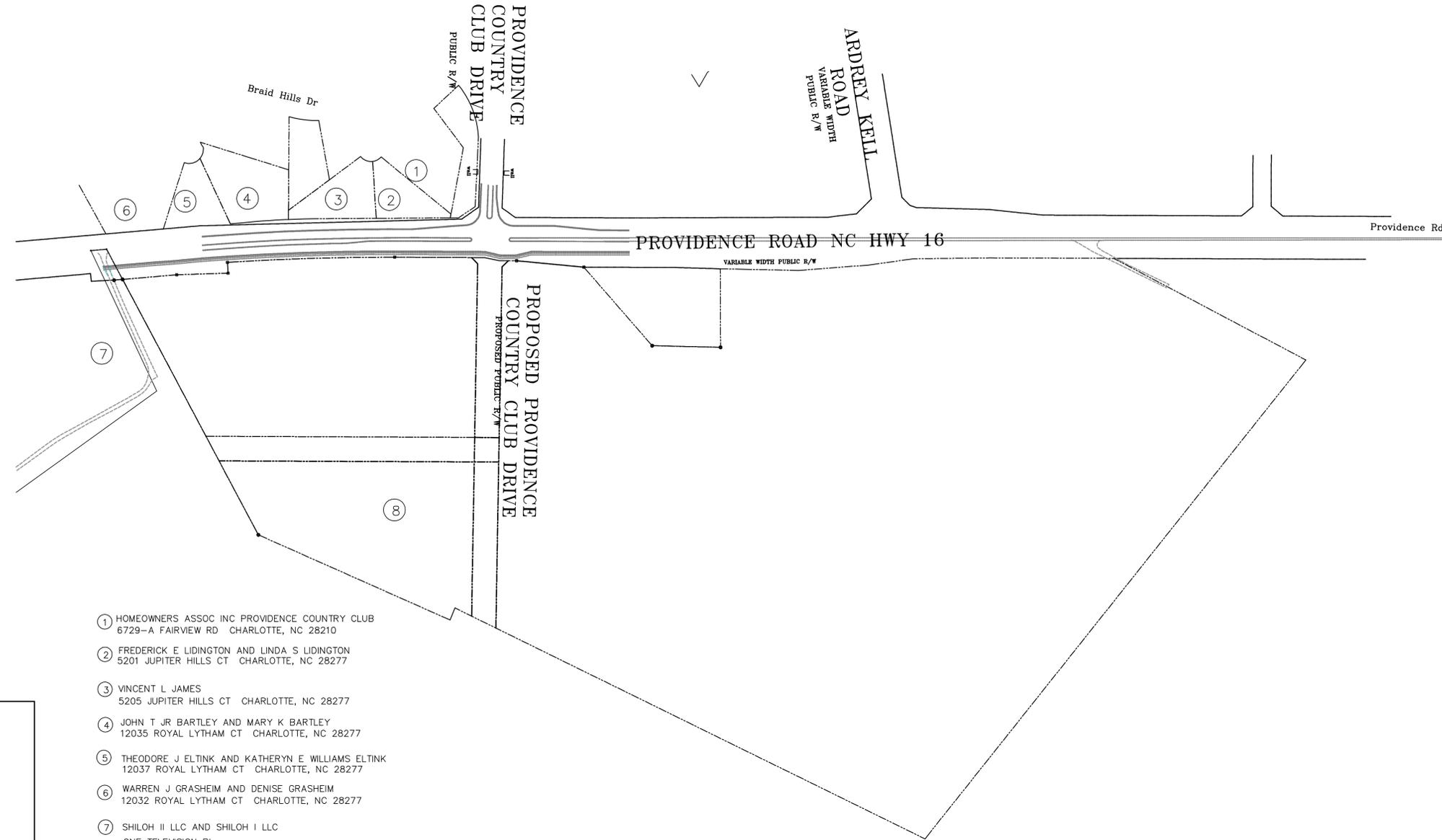
DEVELOPER-SINGH DEVELOPMENT LLC

PROVIDENCE ROAD - CHARLOTTE, NC

SINGH
A TRADITION OF EXCELLENCE

Petitioner:
SINGH DEVELOPMENT L.L.C.
2601 Weston Parkway, Suite 203
Cary, North Carolina 27513

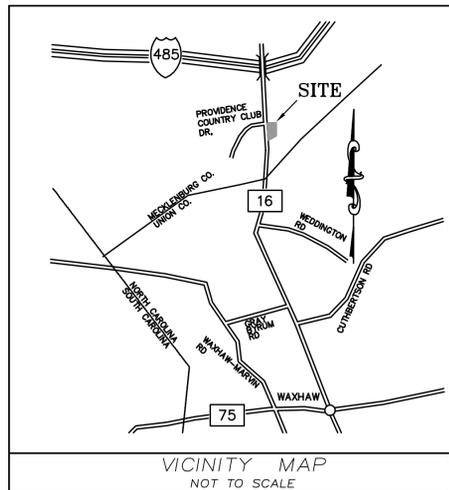
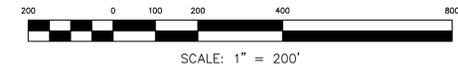
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5205 JUPITER HILLS CT CHARLOTTE, NC 28277
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12037 ROYAL LYTHAM CT CHARLOTTE, NC 28277
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ONE TELEVISION PL
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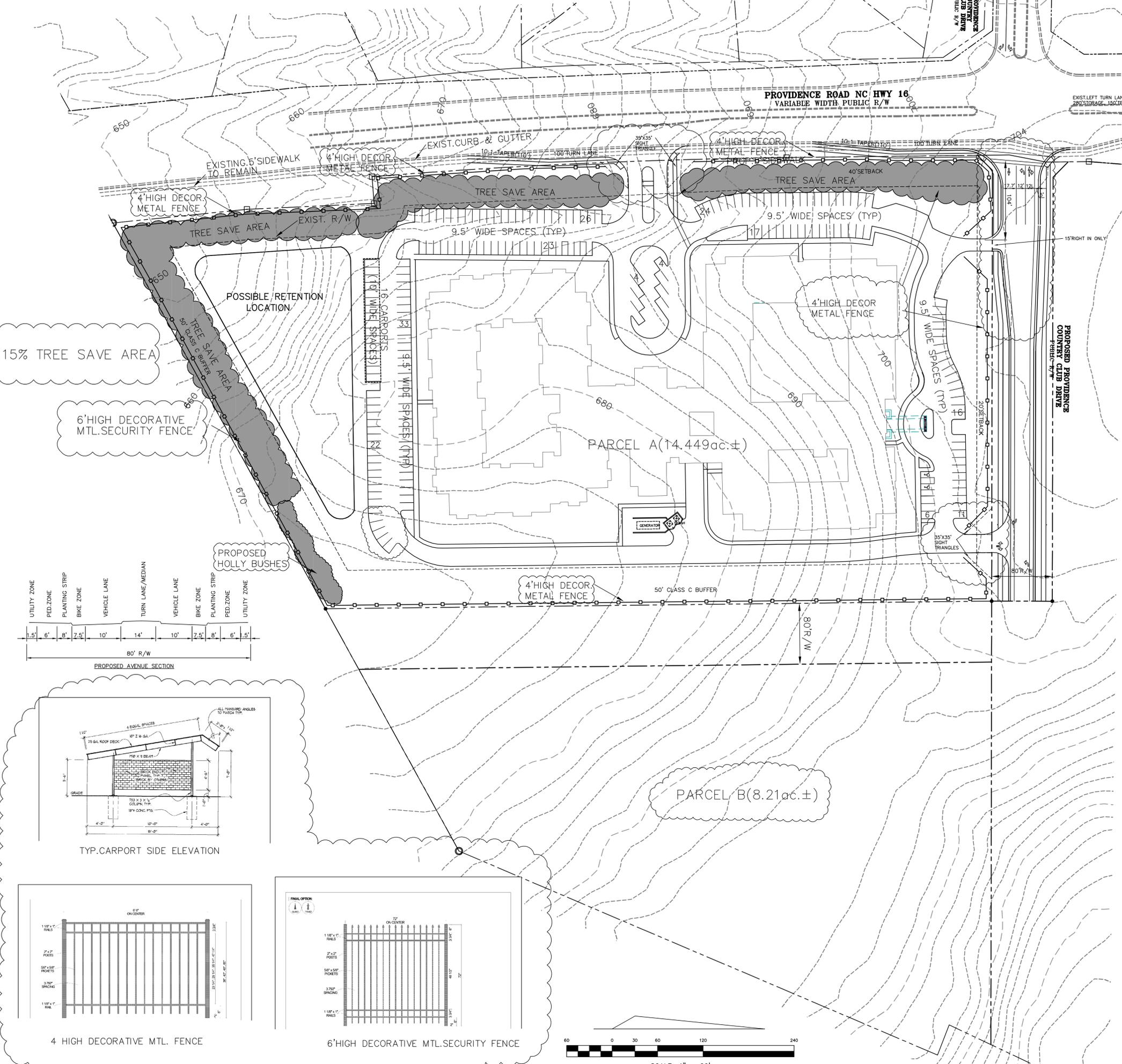


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SITE DATA TABLE

Tax Parcel:	234-121-07 (a portion of)
Site Area:	22,658 sq. ft.
Existing Zoning:	R-3(CD)
Proposed Zoning:	Parcel A: INST(CD) Parcel B: R-3(CD)
Parcel A	
Proposed Uses:	Dependent Independent Living Facility
Maximum Number of Units/Beds:	Independent Living: 100
Dependent Living:	80 Beds
Maximum Square Footage:	240,000 GSF
Floor Area Ratio:	4
Maximum Building Height:	52 feet (3 stories)
Required Parking Spaces:	191
Parcel B	
Proposed Uses:	All uses allowed in the R-3 Zoning District

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 22,658-acre site located at the southeast corner of the intersection of Providence Road and Providence Country Club Drive extension (the "Site"). The Site is currently zoned R-3.

The purpose of this Petition is to request rezoning of a 14.449-acre portion of the Site ("Parcel A") to the Institutional (INST(CD)) Zoning District to allow the development of a facility to accommodate dependent and independent living units as well as memory care units and to request rezoning of a 8.219-acre portion of the Site ("Parcel B") to the R-3(CD) Zoning District to commit that portion of the Site to certain conditions relating to the dedication of a proposed 80-foot roadway right-of-way running generally parallel with Providence Road between the future extension of Providence Country Club Drive and the adjoining property to the south.

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").

Parcel B
Unless the Technical Data Sheet or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the R-3 Zoning District shall govern all development taking place on Parcel B.

Prior to the issuance of a building permit for development on Parcel B an eighty-foot wide (80') right-of-way shall be dedicated and street improvements constructed in order to provide a public street connection extending in a southerly direction from Providence Country Club Drive, as further extended, to the adjoining property to the south. Although the Technical Data Sheet depicts an area to be offered for right-of-way dedication along the western boundary of Parcel B, the location of the future right-of-way has not been determined and said right-of-way may be located anywhere within Parcel B. However, notwithstanding the provisions of this paragraph, the proposed right-of-way and street connection through Parcel B shall not be required if CDOT and the Planning Director determine that such right-of-way and street connection is not necessary and in the public interest.

Parcel A
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 Parcel A.

The development depicted on the Technical Data Sheet is intended to reflect the arrangement of the maximum number of buildings proposed on Parcel A. 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 Parcel A has not yet advanced beyond the formative stage, the ultimate layout 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

Parcel A may be devoted to Dependent Living Facility and Independent Living Facility uses along with accessory uses which are permitted under the Ordinance.

2. Transportation

- (a) Vehicular access to Parcel A 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") and/or the North Carolina Department of Transportation ("NCDOT") including alterations to accommodate any right of way needs and/or construction easements.
- (b) Petitioner shall construct an extension of Providence Country Club Drive east of Providence Road as a public road extending from Providence Road approximately 600 feet in an easterly direction as generally depicted on the Technical Data Sheet. The Petitioner will be responsible for all costs associated with the design and construction of these improvements, and all other associated intersection and roadway modifications required as a result of these improvements, including but not limited to: utility relocations, traffic signal modifications, pavement markings, engineering, permitting, project administration, landscaping, street trees, and right-of-way acquisition and dedication. The design of these improvements must meet applicable requirements as determined by CDOT and be subject to its review and approval. The preliminary subdivision plan for the proposed Providence Country Club Drive extension shall be submitted prior to or contemporaneously with the building permit application for the building.
- (c) Petitioner reserves the option to install a right-turn lane to accommodate a right-in-right out movement into Parcel A in an area generally depicted on the plan, subject to appropriate approvals from NCDOT and CDOT.

3. Architectural Standards

- (a) The Conceptual Perspective Rendering is intended to describe the conceptual architectural theme proposed for Parcel A. 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) 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 wall or rear wall of a building, then the side wall or rear wall may be substituted for a side.
- (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).
- (f) Petitioner reserves the right to construct carport structures in the location depicted on the Technical Data Sheet. The design of the carport structures shall be as generally depicted on the Technical Data Sheet.
- (g) Petitioner shall provide a fence similar to the elevation shown on the Technical Data Sheet in locations shown on the Technical Data Sheet.
- (h) Petitioner shall provide a decorative metal security fence, similar to the elevation shown on the Technical Data Sheet, six feet in height along the southern boundary of Parcel A in the location generally depicted on the Technical Data Sheet. Additionally, Petitioner shall provide additional plantings consisting of holly bushes or similar species along the southern boundary of Parcel A in the location generally depicted on the Technical Data Sheet.

4. Streetscape and Landscaping

- (a) Internal areas of Parcel A 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 eight feet in width. Sidewalks may meander to preserve existing trees.
- (c) Meter boxes, back flow preventers, and similar items will be screened from public view.
- (d) All other screening and landscaping shall conform to the standards of the Ordinance.
- (e) In the event that a public street connection extending in a southerly direction from Providence Country Club Drive, as further extended to the adjoining property to the south is constructed immediately adjacent to the eastern boundary of Parcel A, the Petitioner may remove the 50-foot Class C buffer along the eastern property line of Parcel A.

5. Signs

Signage shall comply with the requirements of the Ordinance.

6. Lighting

- (a) The maximum height of any detached lighting fixtures erected on Parcel A shall not exceed twenty five (25) feet in height.
- (b) All freestanding lighting fixtures installed within Parcel A shall be shielded with full cut-off fixtures, capped and downwardly directed.
- (c) Wall-pak lighting will be prohibited throughout Parcel A.

7. Amendments to Rezoning Plan

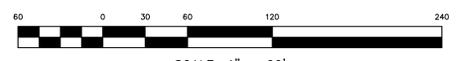
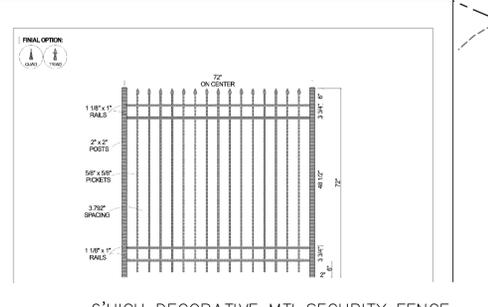
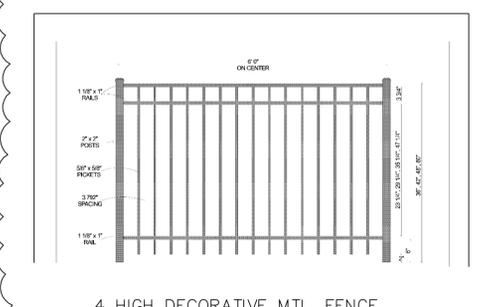
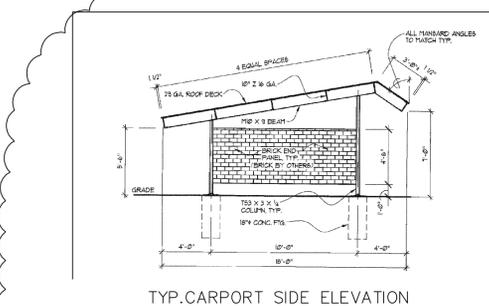
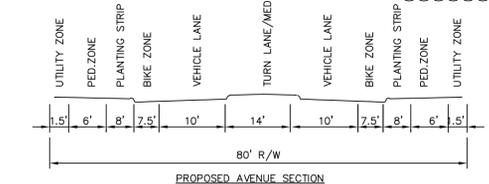
Future amendments to the Technical Data Sheet, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within Parcel A involved in accordance with the provisions of Chapter 6 of the Ordinance.

8. 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.

15% TREE SAVE AREA

6' HIGH DECORATIVE MTL. SECURITY FENCE



SCALE: 1" = 60'

DATE	
REV.	
PROJECT NAME	
PROJECT NUMBER	
PROJECT LOCATION	
PROJECT OWNER	
DESIGN BY	
APPROVED BY	
FILE NAME	

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WALTONWOOD
PROVIDENCE RD. CHARLOTTE, NC

TECHNICAL DATA SHEET

RZ2
RZ5



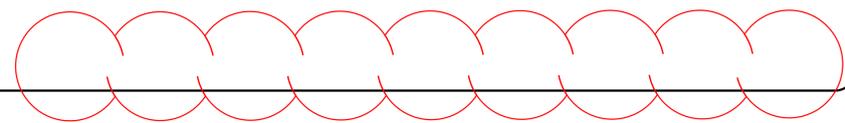
PROVIDENCE
COUNTRY CLUB
DRIVE

FUTURE PROVIDENCE
COUNTRY CLUB DRIVE

PROVIDENCE ROAD



PRELIMINARY SITE PLAN



RENDERED SITE PLAN

WALTONWOOD
PROVIDENCE RD. CHARLOTTE, NC

RZ3
RZ5

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PROJECT MANAGER	DRAWING SCALE	REV.	DATE
DESIGN BY	PROJECT DATE		
APPROVED BY	PROJECT NUMBER		
FILE NAME	TITLE		
	DATE		



CONCEPTUAL PERSPECTIVE
 LOOKING EAST ACROSS PROVIDENCE ROAD

WALTONWOOD

PROVIDENCE RD. CHARLOTTE, NC

CONCEPTUAL PERSPECTIVE

RENDERING

RZ4
 RZ5

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PROJECT MANAGER	DATE
DESIGN BY	
APPROVED BY	
FILE NAME	
DRAWING SCALE	REV.
PROJECT DATE	
PROJECT NUMBER	
TITLE	
DATE	



WALTONWOOD CARY, N.C.
1-STORY ASSISTED LIVING COURTYARD
****WALTONWOOD PROVIDENCE COUNTRY CLUB SHALL BE 1-STORY****



WALTONWOOD CARY, N.C.
COVERED OUTDOOR TERRACE



WALTONWOOD CARY, N.C.
4-STORY INDEPENDENT LIVING COURTYARD
****WALTONWOOD PROVIDENCE COUNTRY CLUB SHALL BE 3-STORY****



NOTE:
 PHOTOGRAPHS SHOWN ARE FROM
 WALTONWOOD IN CARY, NORTH CAROLINA,
 AND ARE SHOWN TO ILLUSTRATE GENERAL
 BUILDING MATERIALS AND ARCHITECTURAL
 CHARACTER ONLY. WALTONWOOD CARY IS A
 3 / 4 STORY INDEPENDENT LIVING FACILITY
 WHEREAS WALTONWOOD PROVIDENCE
 COUNTRY CLUB IS A PROPOSED 2 / 3 STORY
 FACILITY. THE PROPOSED MAIN ENTRANCE
 AND ASSISTED LIVING BUILDING IS 1 STORY
 AS REPRESENTED IN THESE PHOTOGRAPHS.



WALTONWOOD CARY, N.C.
1-STORY MAIN ENTRANCE
****WALTONWOOD PROVIDENCE COUNTRY CLUB SHALL BE 1-STORY****

PRELIMINARY SITE PLAN
 NORTH



WALTONWOOD CARY, N.C.
3-STORY INDEPENDENT LIVING
****WALTONWOOD PROVIDENCE COUNTRY CLUB SHALL BE 2-STORY****

DATE	
REV	
DRAWING SCALE	
PROJECT DATE	
PROJECT NUMBER	
DESIGN BY	
APPROVED BY	
FILE NAME	
FILE DATE	

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WALTONWOOD
 PROVIDENCE RD. CHARLOTTE, NC

PROPOSED BUILDING MATERIALS
 AND ARCHITECTURAL CHARACTER

RZ5
 RZ5