

WALTONWOOD

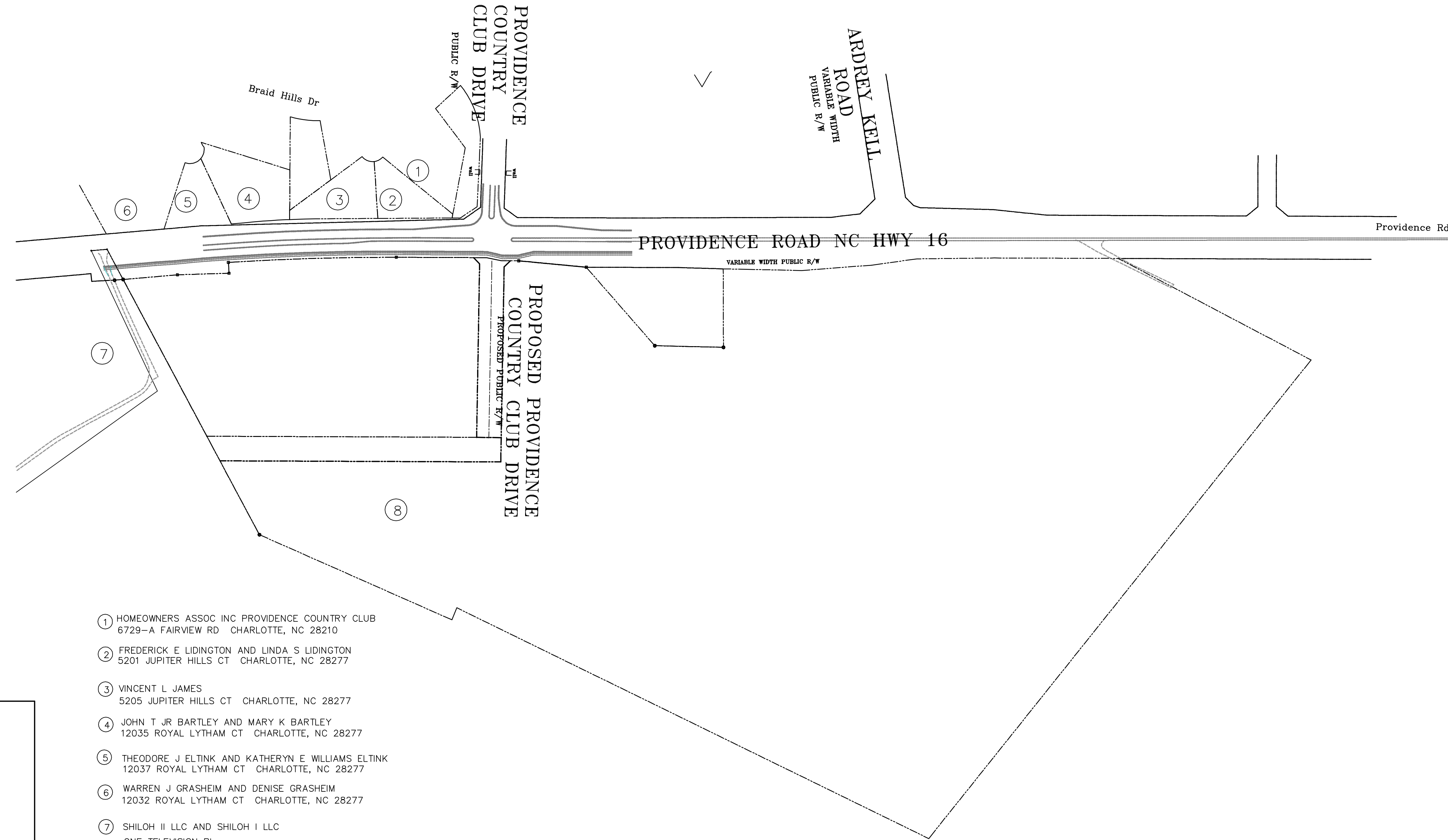
DEVELOPER-SINGH DEVELOPMENT LLC

PROVIDENCE ROAD - CHARLOTTE, NC

SINGH
A TRADITION OF EXCELLENCE

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

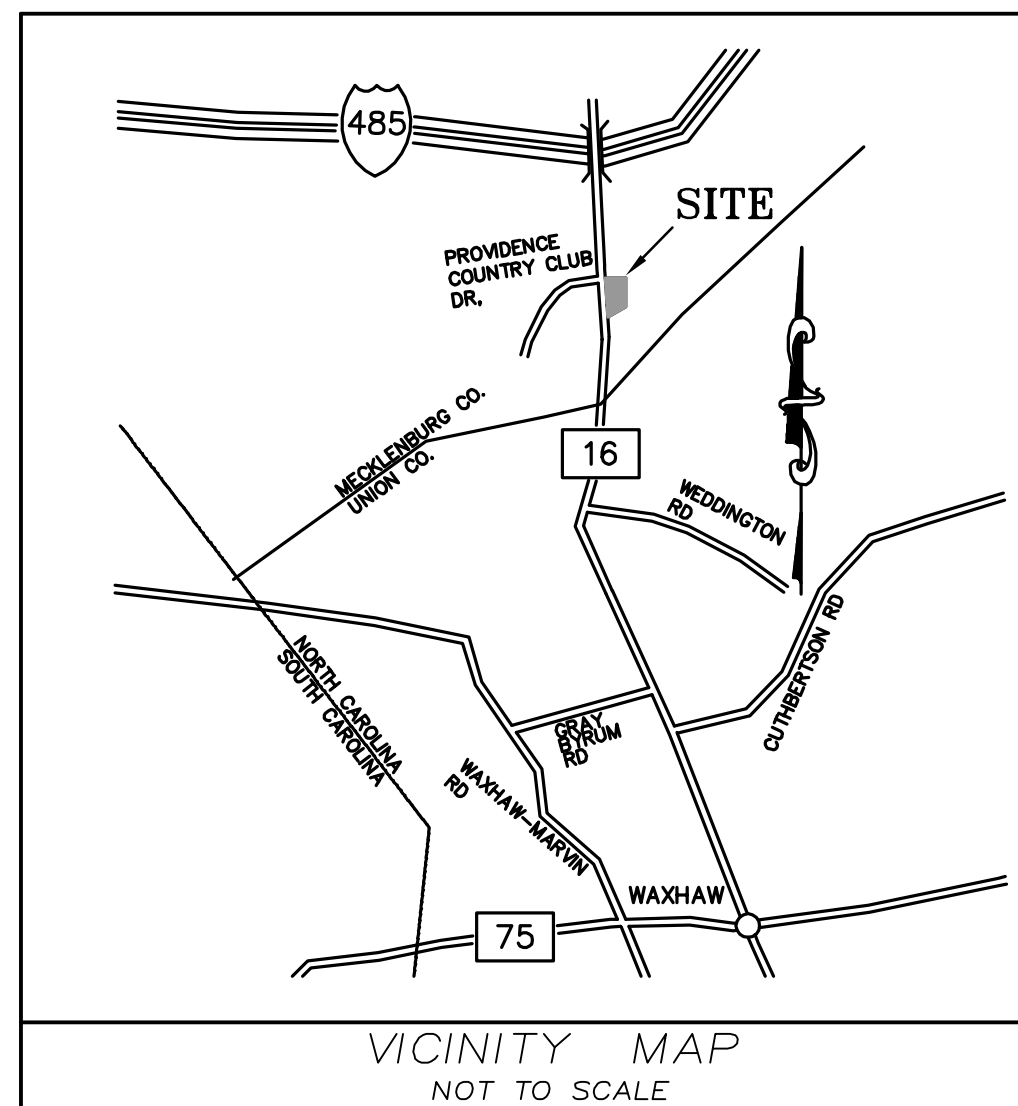
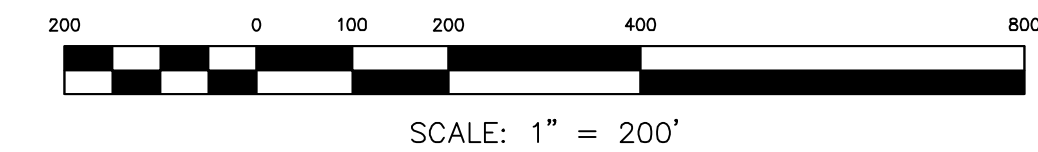
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- ① HOMEOWNERS ASSOC INC PROVIDENCE COUNTRY CLUB
6729-A FAIRVIEW RD CHARLOTTE, NC 28210
- ② FREDERICK E LIDINGTON AND LINDA S LIDINGTON
5201 JUPITER HILLS CT CHARLOTTE, NC 28277
- ③ VINCENT L JAMES
5205 JUPITER HILLS CT CHARLOTTE, NC 28277
- ④ JOHN T JR BARTLEY AND MARY K BARTLEY
12035 ROYAL LYTHAM CT CHARLOTTE, NC 28277
- ⑤ THEODORE J ELTINK AND KATHERYN E WILLIAMS ELTINK
12037 ROYAL LYTHAM CT CHARLOTTE, NC 28277
- ⑥ WARREN J GRASHEIM AND DENISE GRASHEIM
12032 ROYAL LYTHAM CT CHARLOTTE, NC 28277
- ⑦ SHILOH II LLC AND SHILOH I LLC
ONE TELEVISION PL
CHARLOTTE, NC 28232
- ⑧ W MCGILL MATTHEWS AND (ET-AL) % FOR MATTHEWS AGENT
PO BOX 3737
GASTONIA, NC 28054

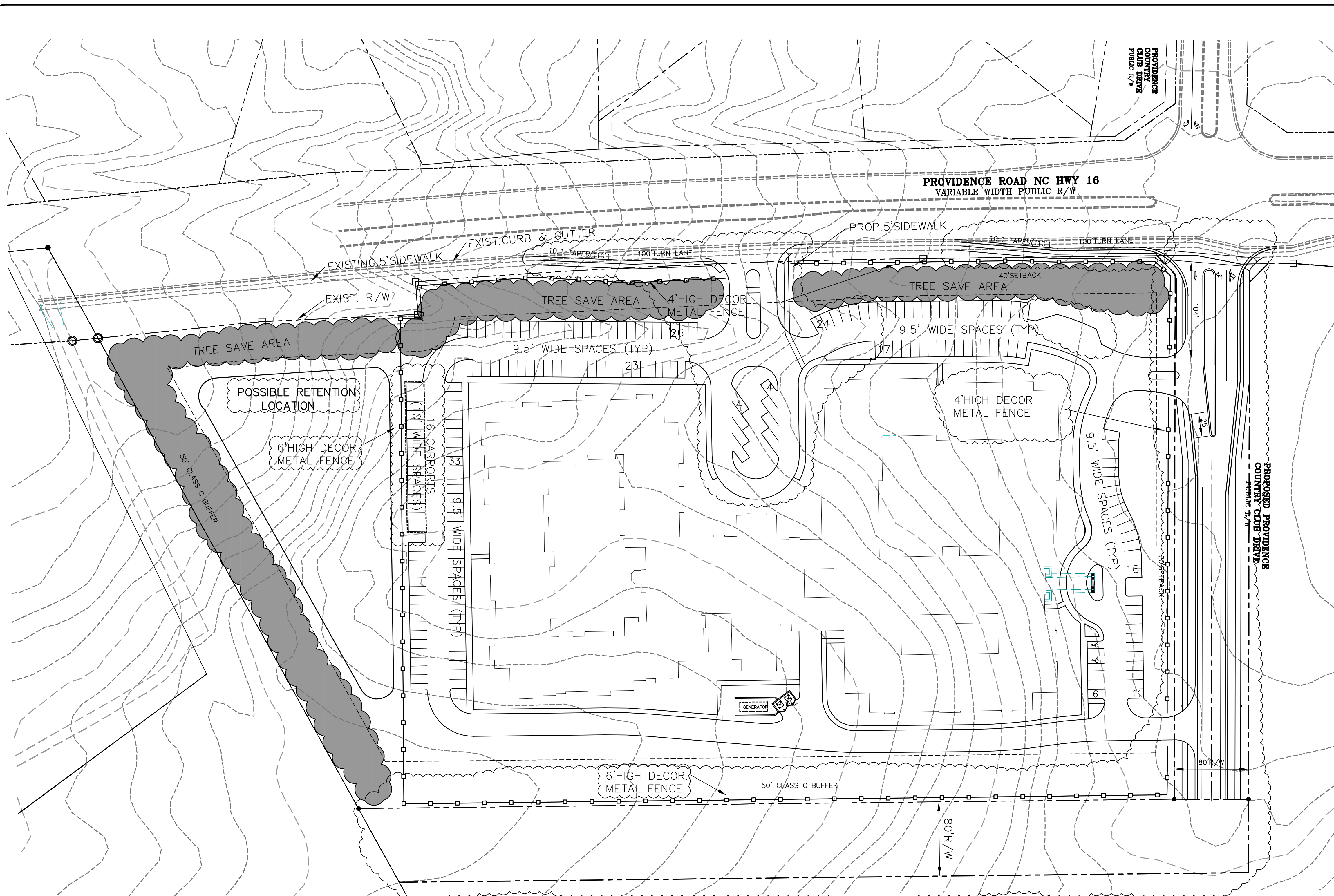
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- RZ.5 PROPOSED BUILDING MATERIALS AND ARCHITECTURAL CHARACTER



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Tax Parcel:	231-131-07 (a portion of)
Site Area:	14.449 +/- acres
Existing Zoning:	R-3
Proposed Zoning:	INST (CD)
Proposed Uses:	Dependent and Independent Living Facility
Maximum Number of Units/Beds:	Independent Living: 106 Units Dependent Living: 80 Beds
Maximum Square Footage:	232,400 GSF
Floor Area Ratio:	4
Maximum Building Height:	40 feet (3 stories)
Required Parking Spaces:	186

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 allow the development of a facility to accommodate dependent and independent living units as well as memory care units on the approximately 14.449 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 and the purpose of this Petition is to request rezoning to the Institutional INST (CD) district.

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 Independent Living Facility uses along with accessory uses which are permitted under the Ordinance.

2. Transportation

- (a) 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 the 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 access.
- (b) Inmate any right of way needs and/or construction easements.
- (c) 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.
- (d) Petitioner reserves the option to install a right-turn lane to accommodate a right-in-right out movement on Providence Road into the Site in an area generally depicted on the plan, subject to appropriate approvals from NCDOT and CDOT.
- (e) The Technical Data Sheet depicts an area to be offered for right-of-way dedication along the eastern boundary of the Site eighty (80) feet in width to accommodate a future street connection extending in a southerly direction from Providence Country Club Drive, as further extended, to the adjoining property.

The owners of this property agree to offer this right of way for dedication for street purposes and to convey the area by quitclaim deed and subject any reservation for utility easements, within 60 days after receiving written notice from CDOT to do so, subject however, to the right of the owners, through the subdivision process, to relocate this right of way in an easterly direction up to and including 750 feet from the current location by providing a substitute right of way accommodating an eighty foot wide strip of land running generally parallel with eastern margin of the right of way between the future extension of Providence Country Club Drive and the adjoining property to the south.

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 character, design, 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 throughout 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 depicted on the plan.
- (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 a carport structure in the location depicted on the Technical Data Sheet. The design of the carport structure 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.

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 preventers, and similar items will be screened from public view.
- (d) 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. Lighting

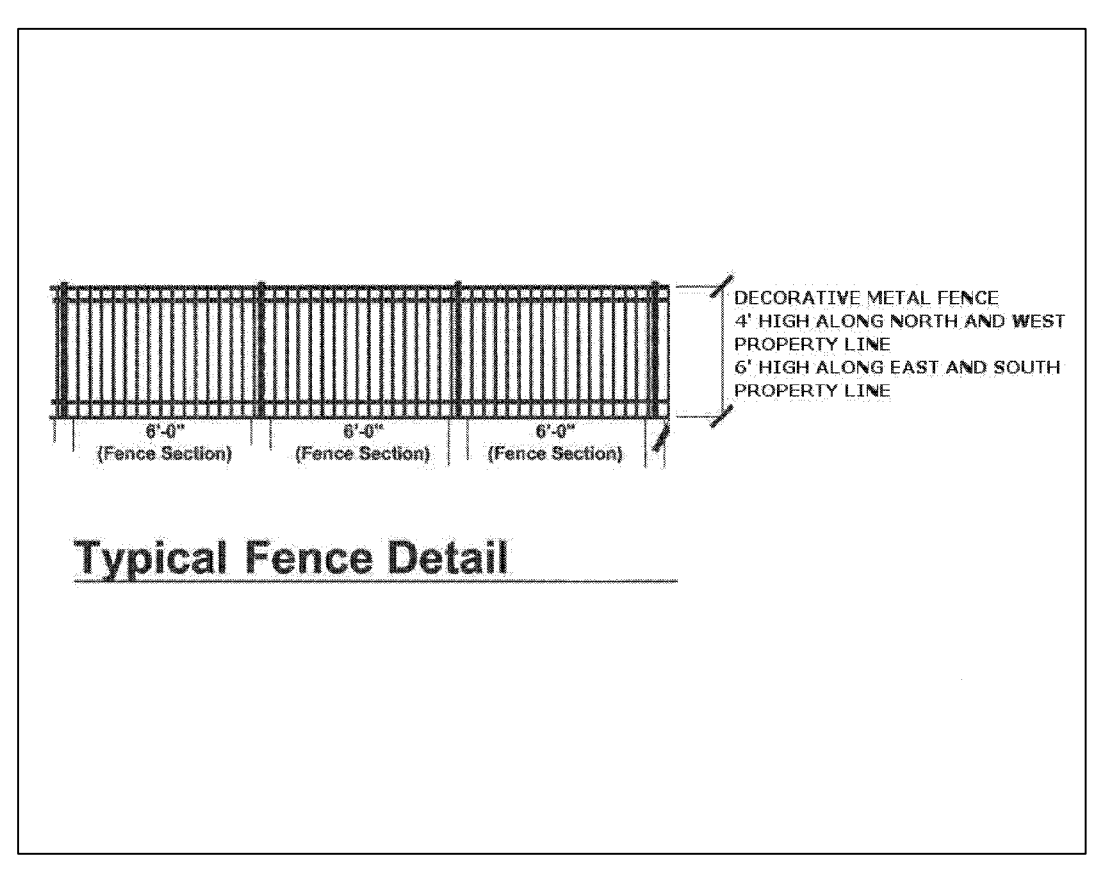
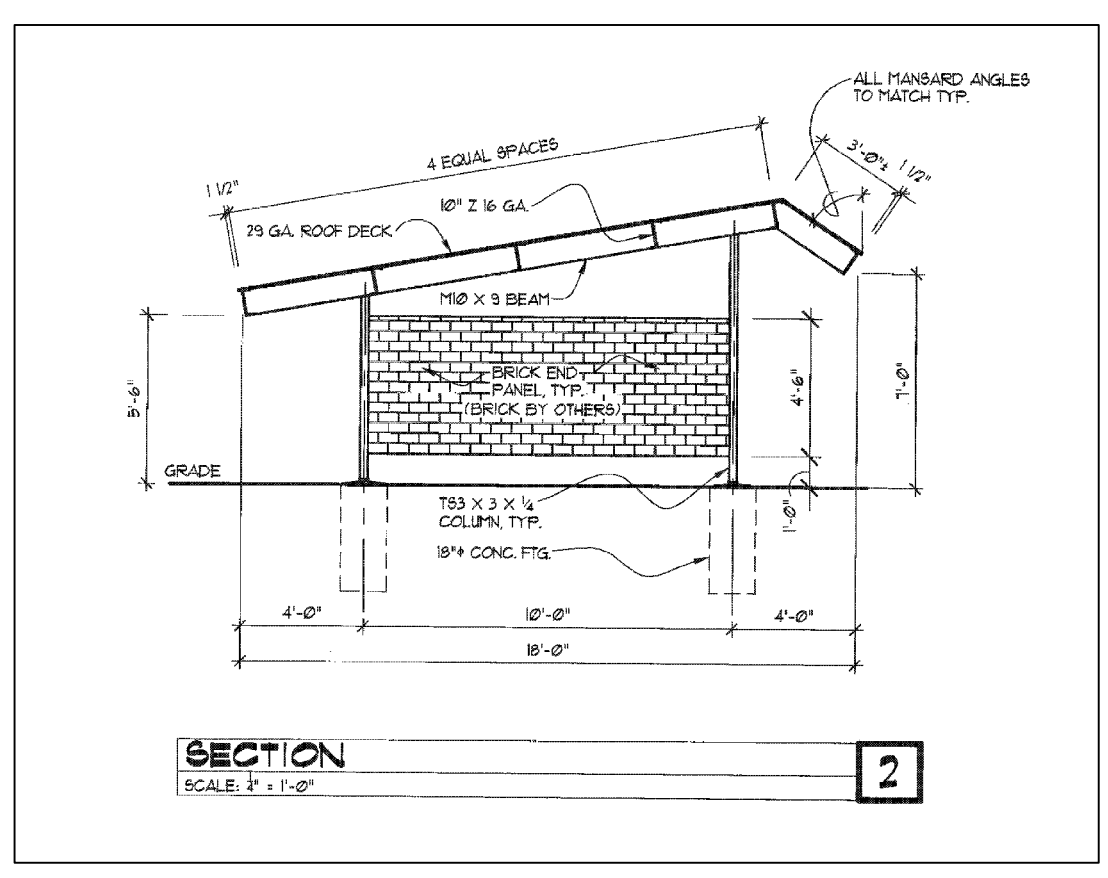
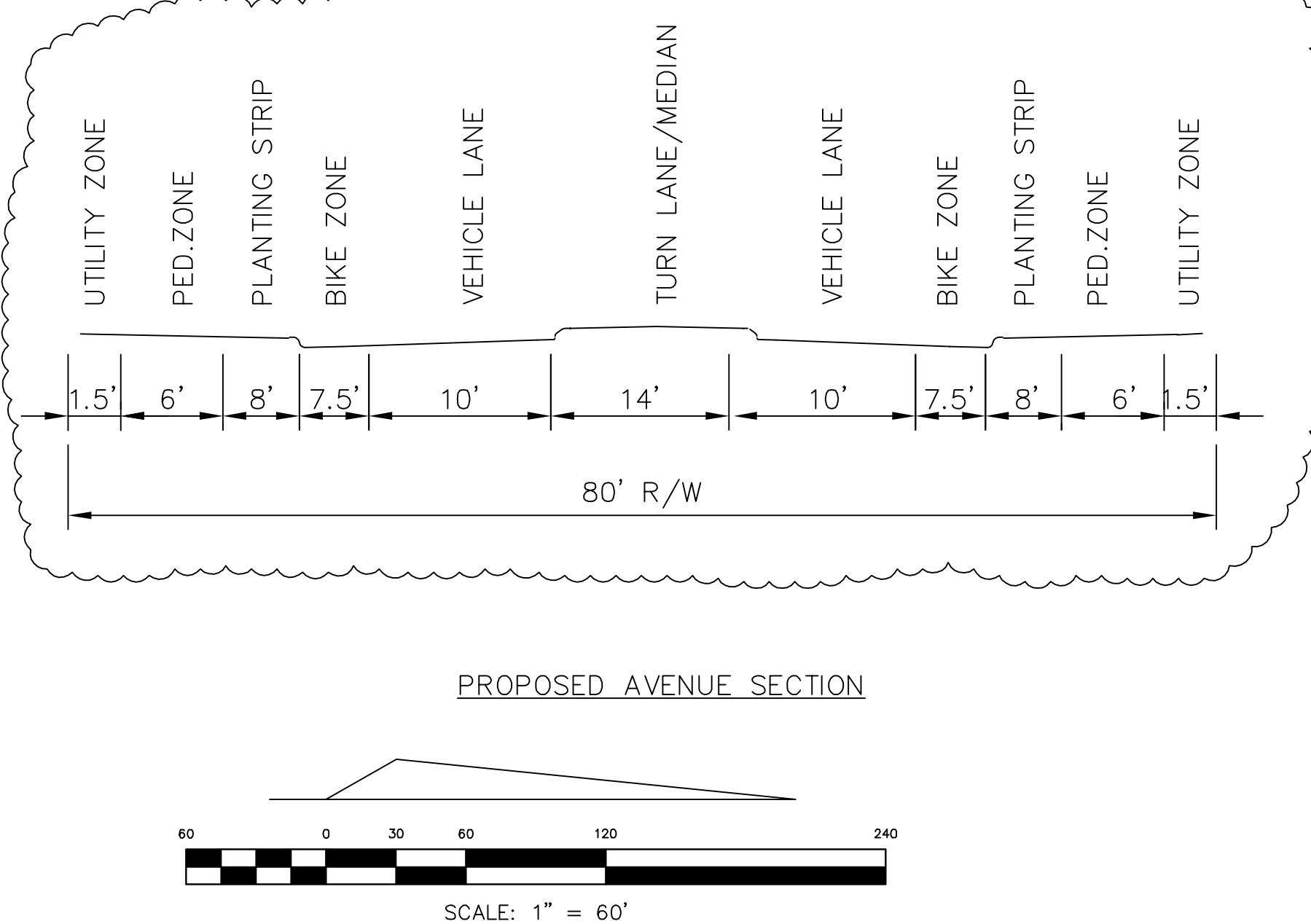
- (a) The maximum height of any detached lighting fixtures erected on the Site shall not exceed twenty five (25) feet in height.
- (b) All freestanding lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, capped and downwardly directed.
- (c) Wall-pak lighting will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

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 the Site 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.



DATE	
REV.	
PROJECT NUMBER	
DESIGN BY	
APPROVED BY	
FILE NAME	

WALTONWOOD
 PROVIDENCE RD. CHARLOTTE, NC

TECHNICAL DATA SHEET
 RZ2 / RZ5

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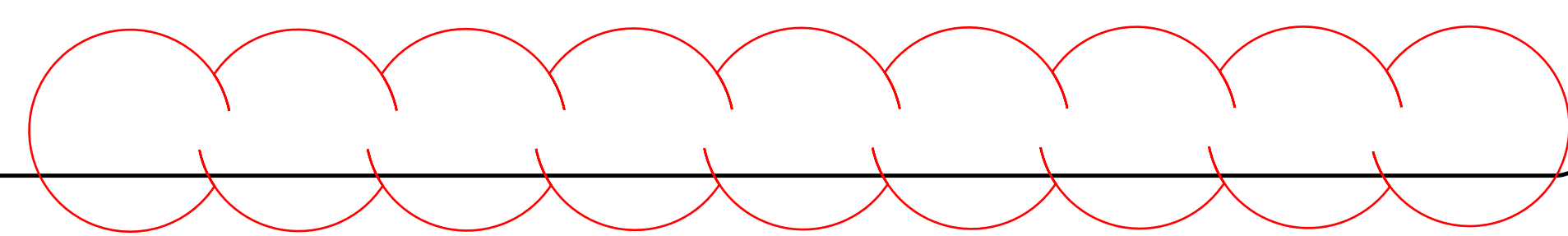
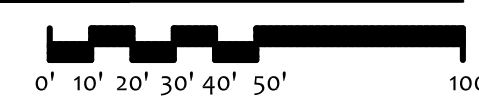
PROVIDENCE
COUNTRY CLUB
DRIVE

FUTURE PROVIDENCE
COUNTRY CLUB DRIVE

PROVIDENCE ROAD



PRELIMINARY SITE PLAN



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

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WALTONWOOD
 PROVIDENCE RD. CHARLOTTE, NC

RENDERED SITE PLAN

RZ3
 RZ5



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****



 **PRELIMINARY SITE PLAN**
 NORTH

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****



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