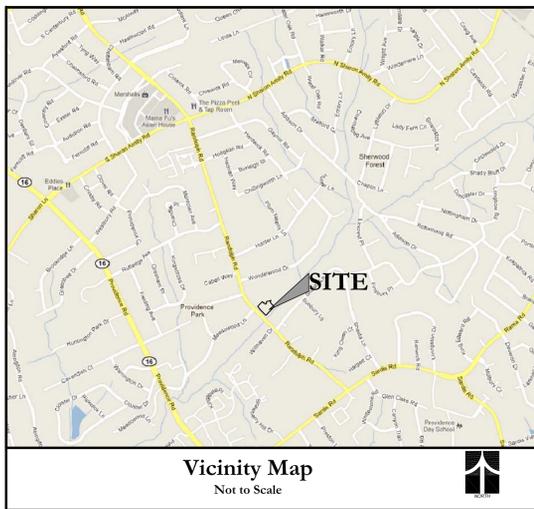


# WALTONWOOD at COTSWOLD

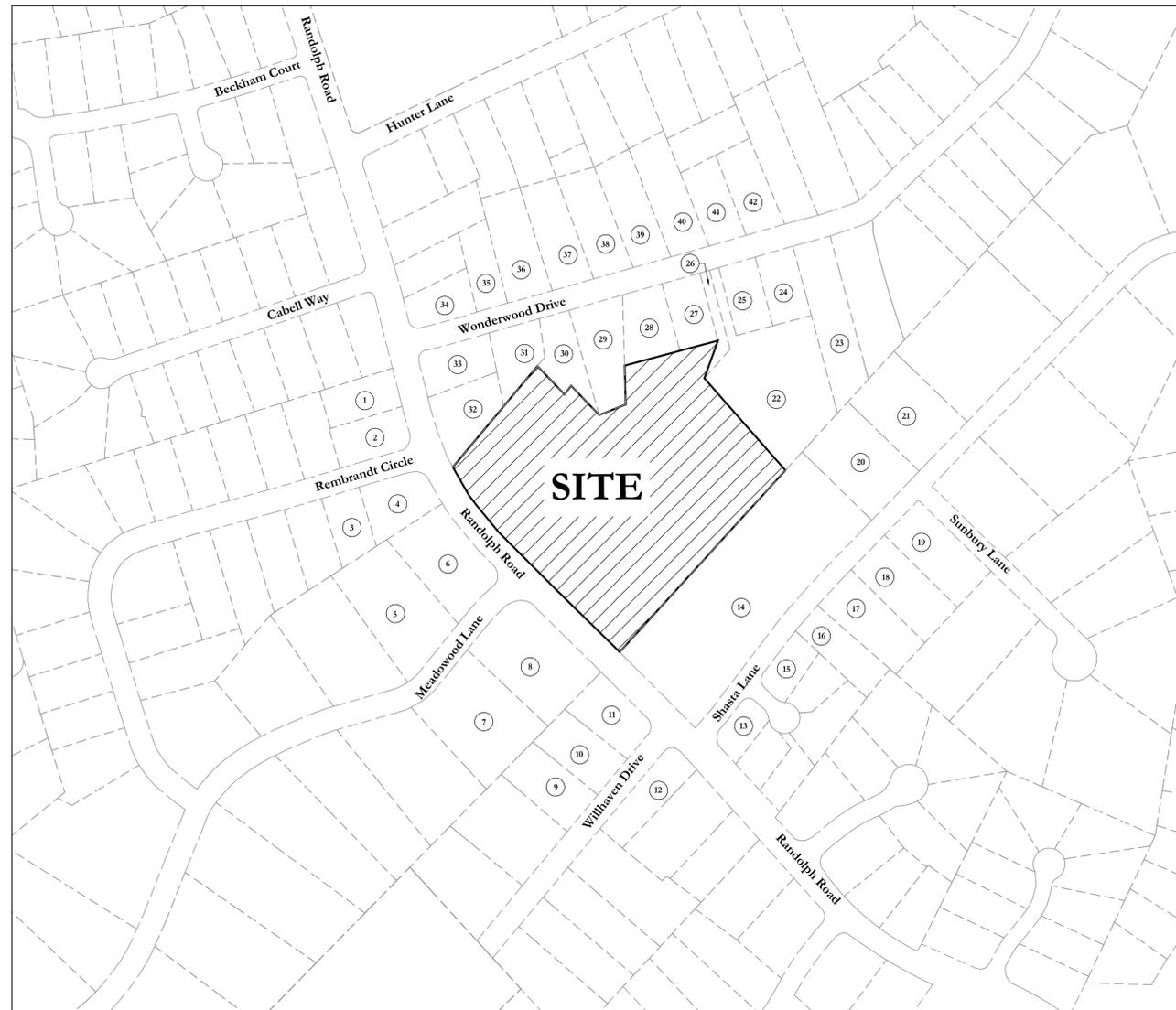
Assisted Living Community

Randolph Road  
Charlotte, NC



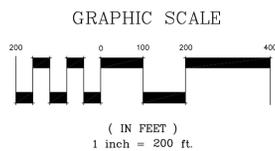
## List of Adjacent Property Owners:

- |  |   |  |  |
|--|---|--|--|
| 1. DAVID S. NEWTON<br>PIN# 185-08-201<br>5100 RANDOLPH ROAD<br>CHARLOTTE, NC 28211           | 12. SAM DELLINGER<br>PIN# 185-11-134<br>1145 WILHAVEN DRIVE<br>CHARLOTTE, NC 28211                            | 23. JANE BAXTER STOUT<br>PIN# 185-09-112<br>238 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211                | 34. CAROLYN H. BERRY<br>PIN# 185-06-145<br>214 BARMOUNT DRIVE<br>COLUMBIA, NC 29210        |
| 2. DAVID S. NEWTON<br>PIN# 185-08-202<br>5100 RANDOLPH ROAD<br>CHARLOTTE, NC 28211           | 13. ELTON L. SHOEMAKER JR.<br>PIN# 185-13-185<br>5304 SHASTA HILL COURT<br>CHARLOTTE, NC 28211                | 24. FRANK SHEPERSON<br>PIN# 185-09-113<br>239 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211                  | 35. JAMES H. GREENE III<br>PIN# 185-06-124<br>121 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211  |
| 3. GARY J. WATKINS<br>PIN# 180-08-102<br>1119 REMBRANDT CIRCLE<br>CHARLOTTE, NC 28211        | 14. THE COPTIC ORTHODOX<br>CHURCH OF ST MARK INC<br>PIN# 185-09-125<br>101 SHASTA LANE<br>CHARLOTTE, NC 28211 | 25. LOONS R. MCGLOHON<br>PIN# 185-09-114<br>222 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211                | 36. SCOTT R. BENSON<br>PIN# 185-06-123<br>123 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211      |
| 4. BRENT M. SCHILB<br>PIN# 185-08-101<br>1101 REMBRANDT CIRCLE<br>CHARLOTTE, NC 28211        | 15. JOSHUA HALL<br>PIN# 185-13-177<br>5303 SHASTA HILL COURT<br>CHARLOTTE, NC 28211                           | 26. VISCAYA RANDOLPH LLC<br>PIN# 185-09-145<br>4279 ROSWELL ROAD<br>SUITE 103-132<br>ATLANTA, GA 30342 | 37. JENNIE Q. JOHNSTON<br>PIN# 185-06-122<br>133 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211   |
| 5. STACY E. ROWLAND<br>PIN# 185-08-113<br>1222 MEADOWOOD LANE<br>CHARLOTTE, NC 28211         | 16. JOHNNIE A. WALDROP III<br>PIN# 185-13-118<br>132 SHASTA LANE<br>CHARLOTTE, NC 28211                       | 27. BETTY W. KNOX<br>PIN# 185-09-115<br>210 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211                    | 38. SHERYL A. OWENS<br>PIN# 185-06-121<br>143 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211      |
| 6. JAMES WELLINGTON LATANE<br>PIN# 185-08-114<br>1200 MEADOWOOD LANE<br>CHARLOTTE, NC 28211  | 17. KRISTYN H. BARKER<br>PIN# 185-13-117<br>412 LIVINGSTON DRIVE<br>CHARLOTTE, NC 28211                       | 28. STUART B. EDMONDSON<br>PIN# 185-09-116<br>298 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211              | 39. TIMOTHY D. LEBLANC<br>PIN# 185-06-119<br>201 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211   |
| 7. KATHERINE M. RODGERS<br>PIN# 185-11-119<br>1221 MEADOWOOD LANE<br>CHARLOTTE, NC 28211     | 18. H. JOHN LINCOLN<br>PIN# 185-13-116<br>148 SHASTA LANE<br>CHARLOTTE, NC 28211                              | 29. MALCOLM K. MCLEAN<br>PIN# 185-09-117<br>136 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211                | 40. EDWARD POOLE PICKETT<br>PIN# 185-06-119<br>211 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211 |
| 8. DANETTE F. EDWARDS<br>PIN# 185-11-118<br>1201 MEADOWOOD LANE<br>CHARLOTTE, NC 28211       | 19. CAROLINE C. GRIFFIN<br>PIN# 185-13-115<br>158 SHASTA LANE<br>CHARLOTTE, NC 28211                          | 30. CAROL WAGGENER<br>PIN# 185-09-118<br>128 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211                   | 41. STANLEY DAVID HOWELL<br>PIN# 185-06-118<br>219 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211 |
| 9. HARRY MORTON IV THOMPSON<br>PIN# 185-11-130<br>1120 WILHAVEN DRIVE<br>CHARLOTTE, NC 28211 | 20. THE COPTIC ORTHODOX<br>CHURCH OF ST MARK INC<br>PIN# 185-09-143<br>101 SHASTA LANE<br>CHARLOTTE, NC 28211 | 31. KENNETH B. ABRAMS<br>PIN# 185-09-146<br>110 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211                | 42. THOMAS COOKE<br>PIN# 185-06-116<br>227 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211         |
| 10. JOHN M. HALL<br>PIN# 185-11-129<br>1110 WILHAVEN DRIVE<br>CHARLOTTE, NC 28211            | 21. TRUE D TANG<br>PIN# 185-09-126<br>201 SHASTA LANE<br>CHARLOTTE, NC 28211                                  | 32. JIMMIE C. HAMMIT<br>PIN# 185-09-147<br>5123 RANDOLPH ROAD<br>CHARLOTTE, NC 28211                   |  |
| 11. GREGORY W. SMITH<br>PIN# 185-11-117<br>1100 WILHAVEN DRIVE<br>CHARLOTTE, NC 28211        | 22. THEODORE OERTING III<br>PIN# 185-09-144<br>220 WONDERWOOD DRIVE<br>CHARLOTTE, NC 28211                    | 33. MICHAEL H. LEONARD<br>PIN# 185-09-119<br>2218 BEVERLY DRIVE<br>CHARLOTTE, NC 28207                 |  |



## Index of Sheets:

- | Sheet Name                                  | Sheet No: |
|---|-----------|
| Cover Sheet                                 | RZ-1      |
| Conceptual Site Plan & Technical Data Sheet | RZ-2      |
| Illustrative Site Plan                      | RZ-3      |
| Conceptual Perspective Rendering            | RZ-4      |



Prepared: November 21, 2011

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

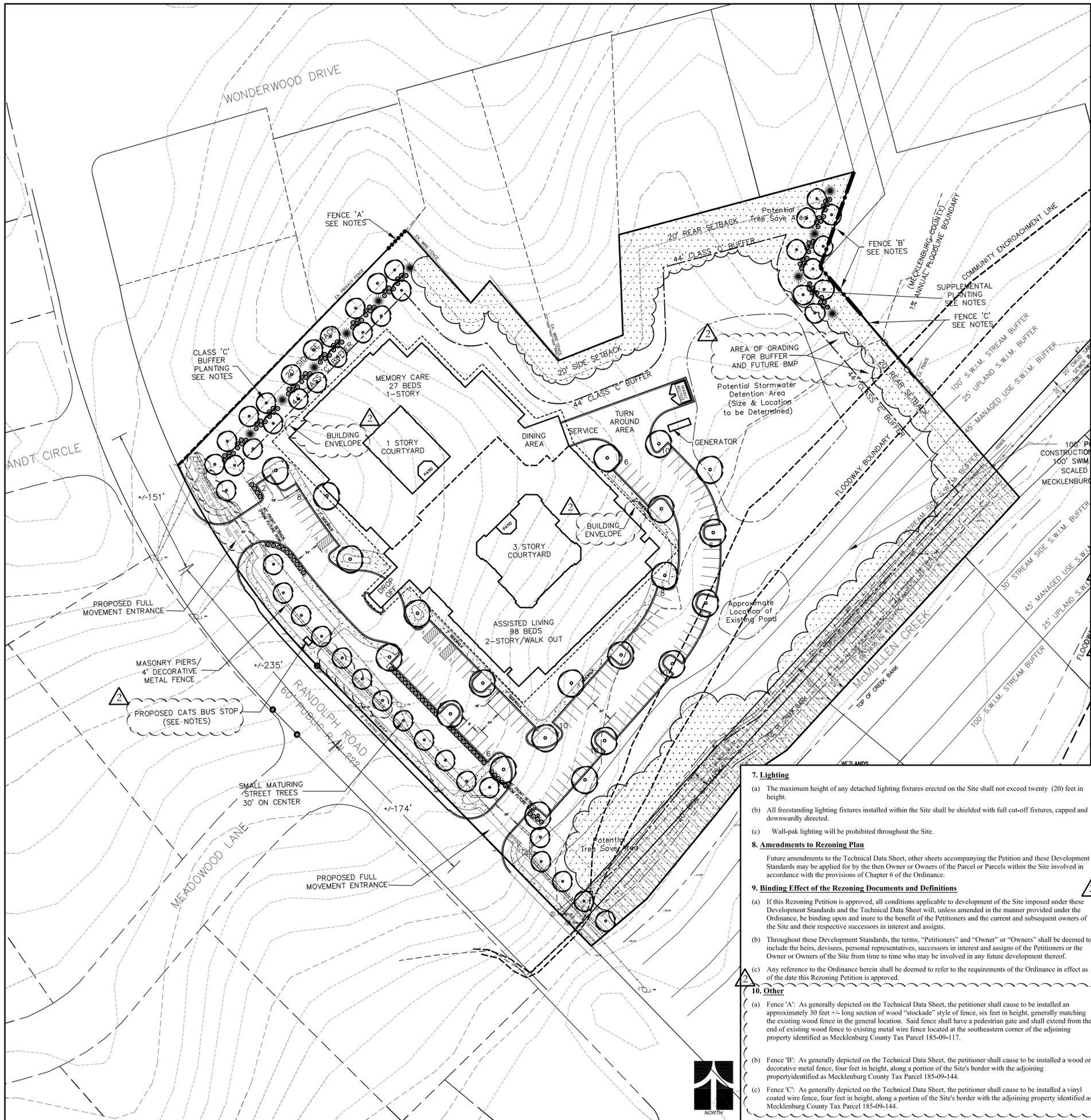
**Petition 2012-011  
"For Public Hearing"**

**Sheet RZ-1**



ESP Job: Z113.100





SITE DATA TABLE	
Tax Parcel:	185-091-24
Site Area:	8.44 acres +/-
Existing Zoning:	UR-2(CD)
Proposed Zoning:	INST(CD)
Proposed Uses:	Assisted Living Facility, Memory Care Facility
Maximum Number of Units/Beds:	98 Beds
Assisted Living:	27 Beds
Memory Care:	
Maximum Square Footage:	122,780 GSF
Floor Area Ratio:	0.33
Maximum Building Height:	55 feet (3 stories)
Tree Save:	
Required:	1.26 Acres (15%)
Provided:	1.26 Acres (15%)
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 Meadowwood 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 fifty foot (50') 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) Both driveways on Randolph Road are intended to be two-way, full-movement access driveways. However, the northernmost driveway may be limited to inbound movement only.  
(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) 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).
- 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. Grading shall be permitted in the buffer to accommodate topographic transitions necessary to design and install storm-water detention and/or BMP facilities. Existing vegetation and/or proposed buffer plantings will be supplemented in remaining areas beyond graded parts of the buffer in areas along the property line, as generally depicted on the Technical Data Sheet in an effort to establish an opaque buffer. 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. 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.

- 7. 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.
- 8. 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.
- 9. 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.
- 10. 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.

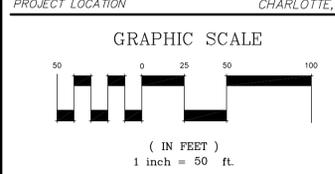
**ESP Associates, P.A.**  
*engineering • surveying • planning*  
 P.O. Box 7030 3475 Lakemont Blvd.  
 Charlotte, NC 28241 Fort Mill, SC 29708  
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**SINGH**  
 A TRADITION OF EXCELLENCE  
 SINGH DEVELOPMENT, LLC  
 2601 WESTON PARKWAY, SUITE 203  
 CARY, NC 27513  
 (919) 677-1700

**Waltonwood**  
 Redefining Retirement Living  
**Waltonwood at Cotswold**

**CONCEPTUAL SITE PLAN & TECHNICAL DATA SHEET**  
 Petition 2012-012  
**"For Public Hearing"**



DRAWING		DATE		BY		REVISION	
PROJECT NO	Z13.100	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				
AGENCY / SUBMITTAL REVISION							
NO.	DATE	BY	REVISION				
1	11/21/11	MM	Initial Submittal				
2	1/20/12	MM	Revised Submittal per Staff Comments				



**SINGH**

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

PROJECT



**Waltonwood at Cotswold**

SHEET TITLE

**ILLUSTRATIVE SITE PLAN**

PROJECT LOCATION CHARLOTTE, NC

PROJECT NO	Z113.100
DRAWING	RZ3- ILLUSTRATIVE SITE PLAN.DWG
DATE	11/21/2011

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 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