

ZONING CODE SUMMARY

PROJECT NAME: WALTONWOOD COTSWOLD
 OWNER: SINGH DEVELOPMENT LLC. PHONE # 248-865-1614
 PLANS PREPARED BY: ESP ASSOCIATES PHONE # 803-802-2440
 ZONING: INST (CD) (PETITION #2012-011) JURISDICTION: CITY OF CHARLOTTE
 PROPOSED USE: ASSISTED LIVING: 98 BEDS (MAX) TAX PARCEL #: 185-091-24
 MEMORY CARE: 27 BEDS (MAX)

BUILDING HEIGHT: 55 (MAXIMUM) Feet, Stories: 3
 BUILDING COVERAGE: 71,568 Sq. Ft. GROSS FLOOR AREA: 126,722 Sq. Ft.
 FLOOR AREA RATIO: 0.5 MAXIMUM ALLOWED
 0.34 PROVIDED (GROSS FLOOR AREA / LOT SIZE)
 LOT SIZE: 8.44 Sq. Ft. (Acres) NUMBER OF UNITS/SUITES: 118

YARD REQUIREMENTS:

Setback (front): 40 Ft. from R/W, 90 Ft. from C/L of R/W
 Side Yard (L): 20 Ft. Side Yard (R): 20 Ft.
 Rear Yard: 20 Ft.

REQUIRED BUFFERS:

Front: NO YES 44 Ft. Rear: NO YES 44 Ft.
 Side (L): NO YES 44 Ft. Side (R): NO YES 44 Ft.

REQUIRED SCREENING:

Front: NO YES
 Side (L): NO YES
 Parking Only: NO YES

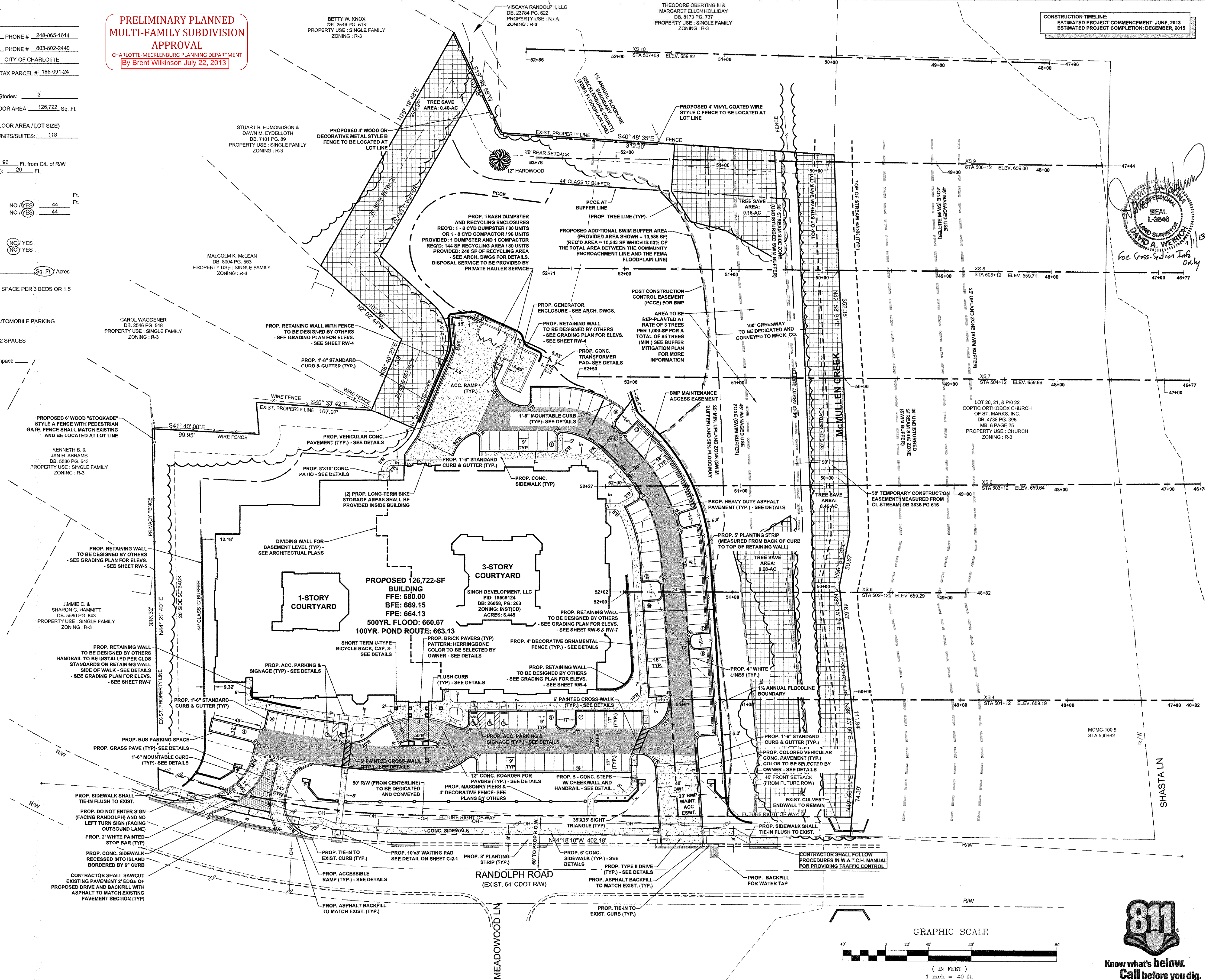
PAVEMENT COVERAGE: 128,286 Sq. Ft. Acres

PARKING DATA: (specify requirement)
 AUTOMOBILE PARKING IS REQUIRED AT THE RATE OF 1 SPACE PER 3 BEDS OR 1.5 SPACES PER UNIT.
 ASSISTED LIVING: 98 BEDS
 MEMORY CARE: 27 BEDS
 TOTAL BEDS: 125
 SHORT-TERM BICYCLE PARKING IS 5% OF REQUIRED AUTOMOBILE PARKING
 REQUIRED: 2 SPACES, PROVIDED: 3 SPACES
 LONG-TERM BICYCLE STORAGE
 REQUIRED: 2 SPACES OR 1/20 EMPLOYEES, PROVIDED: 2 SPACES

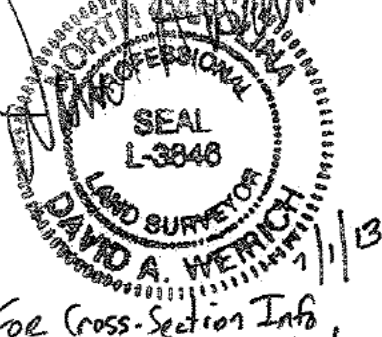
Required: 42 Required ADA: 3
 Provided: 105 Handicap: 5 Compact: _____
 Carpool: _____ Loading Spaces: _____

PRELIMINARY PLANNED MULTI-FAMILY SUBDIVISION APPROVAL

CHARLOTTE-MECKLENBURG PLANNING DEPARTMENT
 By Brent Wilkinson July 22, 2013



CONSTRUCTION TIMELINE:
 ESTIMATED PROJECT COMMENCEMENT: JUNE, 2013
 ESTIMATED PROJECT COMPLETION: DECEMBER, 2015



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BY: MUS TMM

REVISION

NO.	DATE	REVISION
1	06/20/13	REVISED PER CITY OF CHARLOTTE COMMENTS
2	07/01/13	REVISED PER CITY OF CHARLOTTE COMMENTS

PROJECT INFORMATION

PROJECT MANAGER:	DES
DESIGNED BY:	TMM
DRAWN BY:	TMM
PROJECT NUMBER:	2113.400
ORIGINAL DATE:	03/12/2012

SHEET: C-2.0

WALTONWOOD COTSWOLD

5215 RANDOLPH RD.,
 CHARLOTTE, NC 28211

SINGH DEVELOPMENT, LLC.