

DEVELOPMENT DATA TABLE

- SUBJECT PARCELS: 185-014-02 AND PORTION OF 185-014-03.
- OWNER: PEARSON PROPERTIES-CAINHOY I, LLC  
DB 16630-748
- SITE AREA = 2.42 ACRES (INCLUDING WITHDRAWN RIGHT-OF-WAY OF BERMUDA ROAD)
- ZONING DATA:
  - CURRENT ZONING: R-3
  - CURRENT USE: VACANT
  - PROPOSED ZONING: INST(CD)
  - PROPOSED USE: PRESCHOOL AND CHILD DEVELOPMENT CENTER
  - PROPOSED SETBACKS:
    - FRONT 40'
    - REAR 20'
    - SIDES 20'

- PROPOSED 13,500 to 18,500 SF BUILDING (1 OR 2 STORY)  
220 MAX CHILDREN (APPROXIMATE MAXIMUM)  
32 MAX EMPLOYEES (APPROXIMATE FULL TIME)  
24,700 SF PLAY AREA
- REQUIRED PARKING
  - 1 SPACE /10 CHILDREN = 22
  - 1 SPACE /EMPLOYEE = 32
  - TOTAL REQUIRED = 54
- PROPOSED PARKING
  - 58 NEW PARKING SPACES INCLUDING 3 ACCESSIBLE SPACES
- OPEN SPACE
  - 46% ± PERVIOUS SURFACE (TREE SAVE, LAWN, ETC.)

GENERAL PROVISIONS

- VESTING: IN ACCORDANCE WITH SECTION 1.110 OF THE CHARLOTTE ZONING ORDINANCE AND NCGS 160A-385.1, BECAUSE OF THE COMPLEX OPERATIONAL NATURE OF THE PROPOSED CHILD CARE CENTER AND SCHOOL, THE LEVEL OF INVESTMENT ASSOCIATED THEREWITH, THE CURRENT MARKET CONDITIONS INCLUDING THE VOLATILITY IN THE FINANCING MARKETS, THIS REZONING APPLICATION INCLUDES VESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICT ASSOCIATED WITH THIS REZONING APPLICATION, FOR A FIVE (5)-YEAR PERIOD.
- DRIVEWAY LOCATION AND ROADWAY IMPROVEMENTS ARE SUBJECT TO APPROVAL OF CDOT AND NCDOT.
- ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

TRANSPORTATION

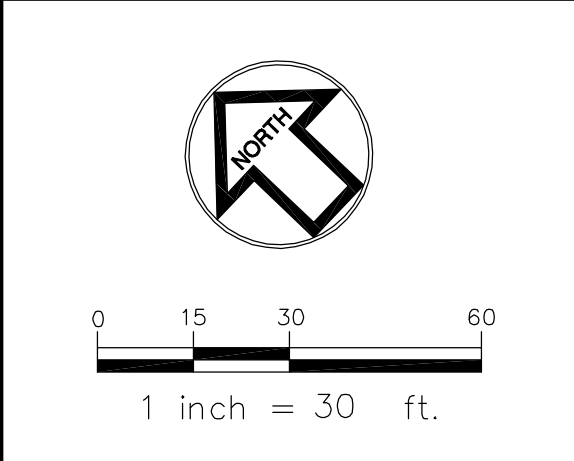
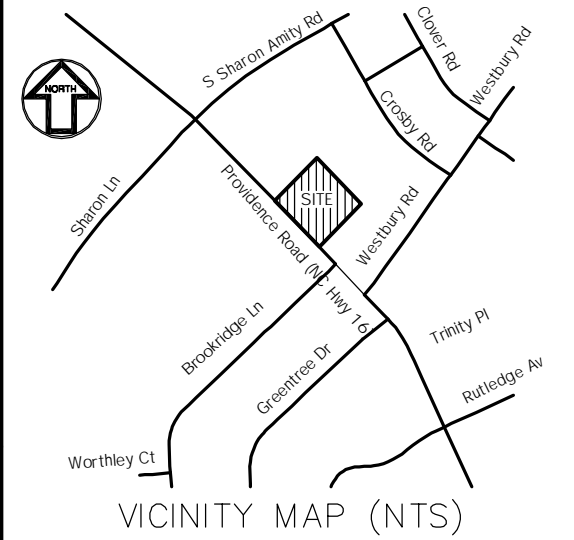
- ADDITIONAL STREET RIGHT-OF-WAY AND ROAD IMPROVEMENTS SHOWN ON THIS SHEET WILL BE DEDICATED TO NCDOT.
- PETITIONER IS COORDINATING THE WITHDRAWAL OF A PORTION OF THE UNOPENED RIGHT-OF-WAY OF BERMUDA ROAD.
- ACHITECTURAL STANDARDS
  - FOUR SIDED ARCHITECTURE.
  - EXTERIOR BUILDING MATERIALS WILL BE PRIMARILY BRICK WITH ACCENTS OF PRECAST STONE OR CONCRETE AND SYNTHETIC STUCCO. VISIBLE ROOF MATERIALS WILL BE ARCHITECTURAL SHINGLES.

ENVIRONMENTAL FEATURES

- TREE SAVE AREA AS SHOWN ON PLAN SUBJECT TO ADJUSTMENT.
- LOCATION, SIZE AND TYPE OF STORM WATER MANAGEMENT SYSTEMS IS SUBJECT TO REVIEW AND APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
- FIRE PROTECTION
  - THE BUILDING AND FIRE PROTECTION SYSTEM WILL BE CONSTRUCTED PER CHARLOTTE-MECKLENBURG FIRE DEPARTMENT STANDARDS.

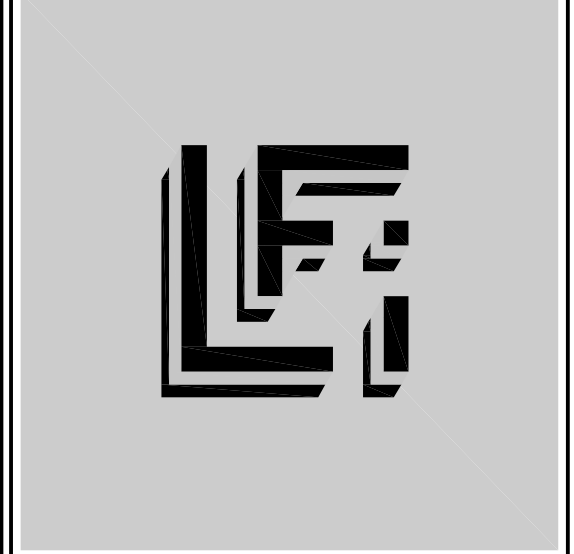
SIGNAGE

- AS PERMITTED IN ORDINANCE
- LIGHTING
  - AS PERMITTED IN ORDINANCE
  - MAXIMUM HEIGHT OF ANY NEW FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, WILL BE THE LESSER OF 25' OR THE MAXIMUM HEIGHT PERMITTED IN ORDINANCE
  - ANY LIGHTING ATTACHED TO THE NEW BUILDING WILL BE DECORATIVE, CAPPED, AND DOWNWARD DIRECTED.
  - "WALL PAK" LIGHTING WILL NOT BE PERMITTED.

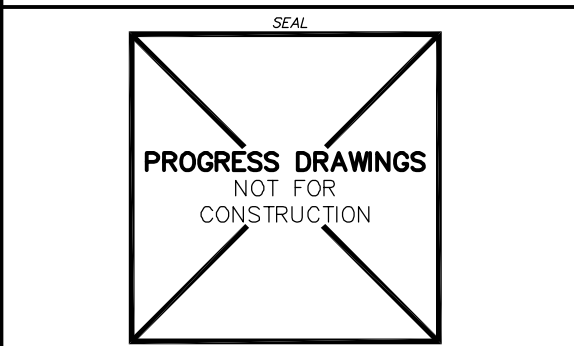


DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION
03-17-11	AFF	INITIAL SUBMITTAL
05-20-11	AFF	REVISED SUBMITTAL
06-24-11	AFF	REVISED SUBMITTAL



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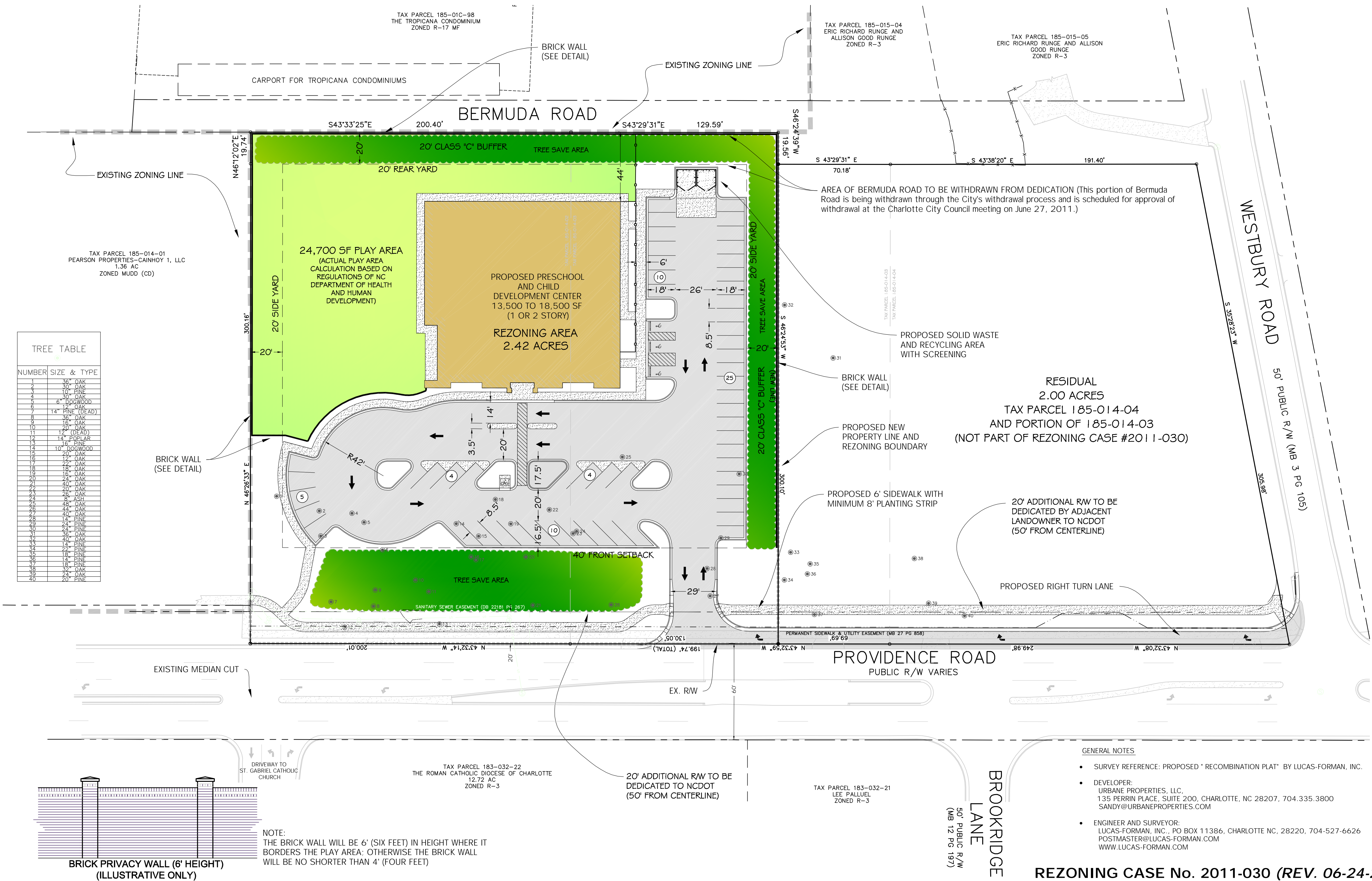


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PROJECT NAME  
**PROVIDENCE CHILDREN'S ACADEMY**

SHEET NAME  
**REZONING SITE PLAN**

DRAWN BY AFF	DWG FILE NAME 10159	DATE 03-17-2011
SURVEYED BY AFF	DESIGNED BY AFF	SHEET NUMBER
JOB NUMBER 10159	FILE NUMBER 52	<b>1 OF 1</b>



REZONING CASE No. 2011-030 (REV. 06-24-2011)