

DEVELOPMENT DATA TABLE

- SUBJECT PARCEL: 18501404
- OWNER: PEARSON PROPERTIES-CANHUY I, LLC DB 20046 PG 014
- SITE AREA = 1.84 ACRES PRIOR TO ABANDONMENT OF BERMUDA ROAD, (1.973 ACRES AFTER ABANDONMENT 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'
- STREETSCAPES AND LANDSCAPING
 - WESTBURY ROAD - AS SHOWN AND NOTED ON PLAN
 - PROVIDENCE ROAD - AS SHOWN AND NOTED ON PLAN

PERMITTED USES:

- PROPOSED 13,500 SF BUILDING (1 STORY) 178 MAX CHILDREN
- REQUIRED PARKING AS REGULATED PER ZONING ORDINANCE
- OPEN SPACE 60% ± PERVIOUS SURFACE (TREE SAVE, LAWN, ETC.)
- MAXIMUM BUILDING HEIGHT: NOT TO EXCEED 40 FEET.

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 THERWITH, 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.
- ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE.

TRANSPORTATION

- PETITIONER IS COORDINATING THE ABANDONMENT OF THE REMAINDER OF THE UNOPENED RIGHT-OF-WAY OF BERMUDA ROAD.
- ACCESS TO AND FROM SUBJECT PROPERTY WILL BE PROVIDED BY CROSS EASEMENT AGREEMENT.

ARCHITECTURAL 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

- NO WETLANDS PRESENT.
- 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

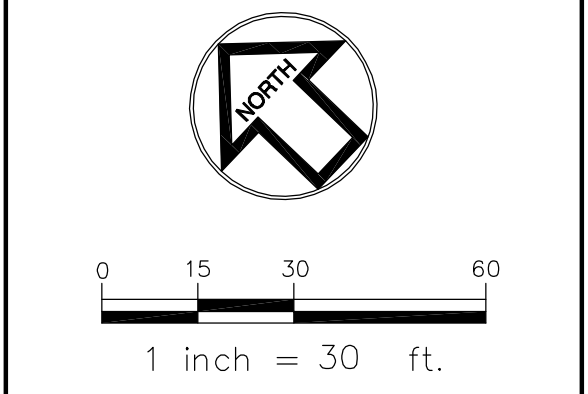
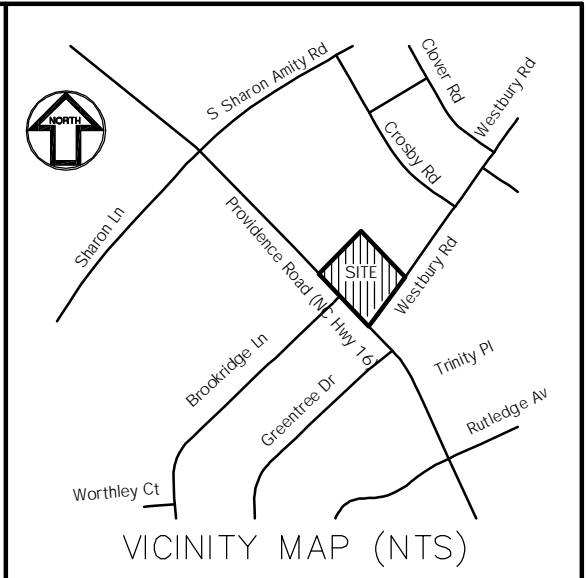
- AS PERMITTED IN ORDINANCE

LIGHTING

- AS PERMITTED IN ORDINANCE
- MAXIMUM HEIGHT OF ANY NEW FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, WILL BE 25'
- ANY LIGHTING WILL BE DECORATIVE, CAPPED, AND DOWNWARD DIRECTED.

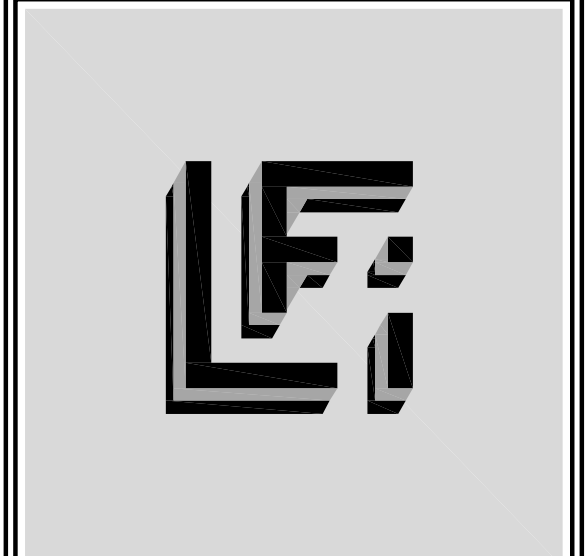
TREE & SHRUB LEGEND

- Willow Oak or other approved large-maturing shade tree species
- Foster Holly or other approved small-maturing evergreen species
- River Birch or other approved large-maturing shade tree species
- Sawtooth Oak or other approved large-maturing shade tree species
- Virginia Pine or other approved large-maturing evergreen species
- Yoshino Cherry or other approved small-maturing deciduous species
- Southern Wax Myrtle or other approved evergreen shrub - two (2) to two and one-half (2 1/2) feet tall with a minimum spread of two (2) feet when planted and no further apart than five (5) feet. they must be of a variety and adequately maintained so that an average height of five (5) to six (6) feet could be expected as normal growth within four (4) years of planting.
- Existing tree to be saved

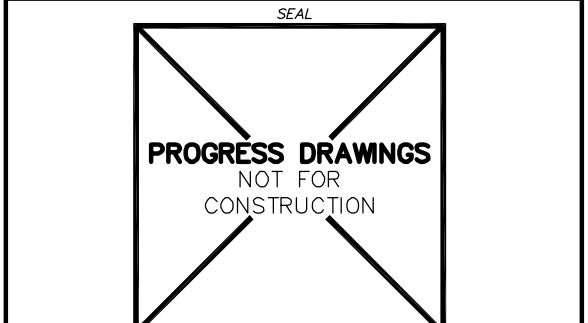


DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION
05-17-13	AFF	REVISED PER REVIEW
06-21-13	AFF	REVISED PER REVIEW



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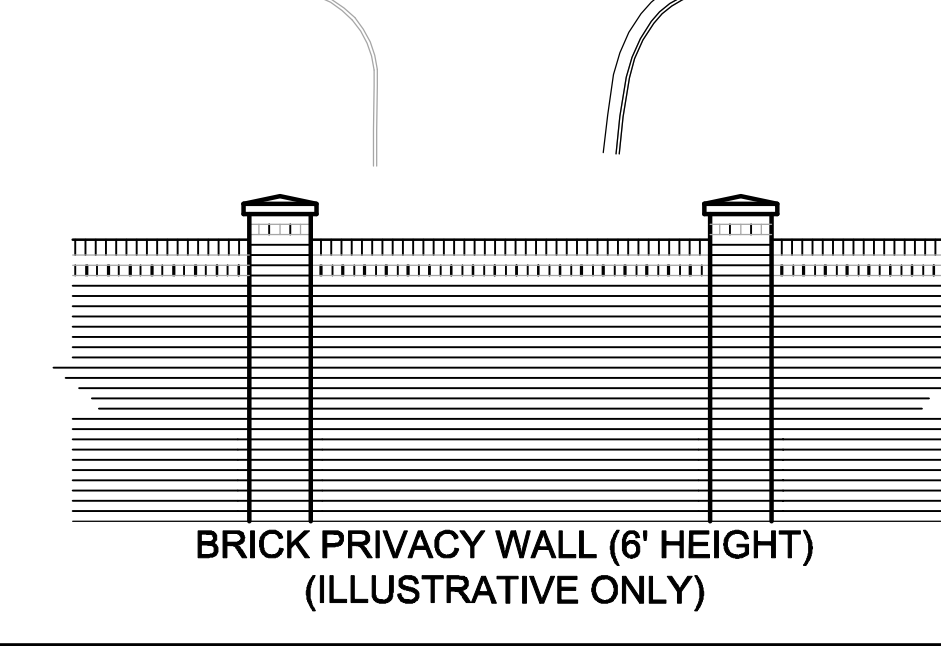
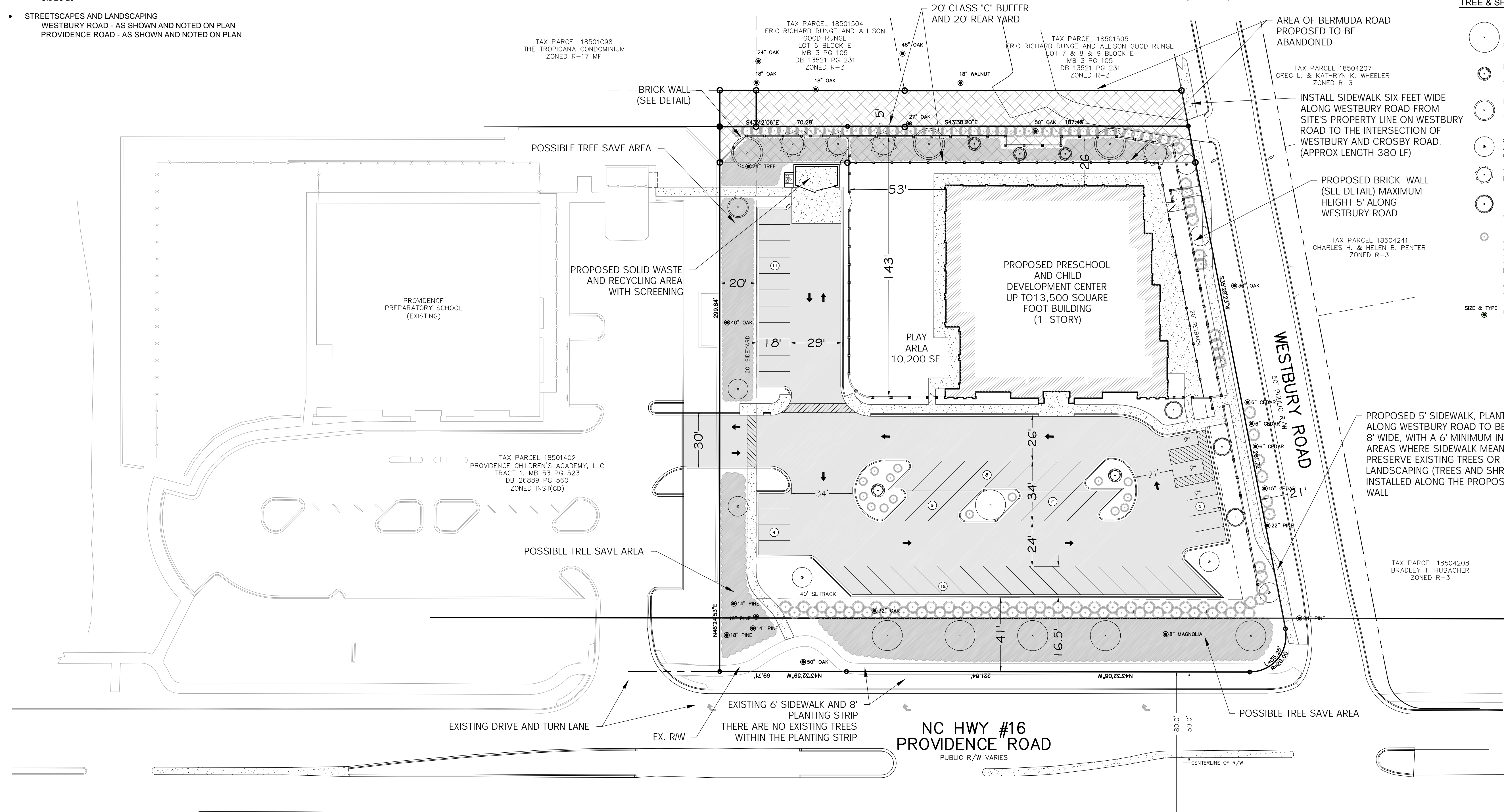


URBANE PROPERTIES
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PROVIDENCE PREPARATORY SCHOOL PHASE 2

REZONING SITE PLAN

DRAWN BY AFF	DWG FILE NAME 13002	DATE 03-22-2013
SURVEYED BY AFF	DESIGNED BY AFF	SHEET NUMBER
JOB NUMBER 13002	FILE NUMBER 52	1 OF 1



NOTE: THE BRICK WALL WILL BE 6' (SIX FEET) IN HEIGHT WHERE IT BORDERS THE PLAY AREA, 5' (FIVE FEET) ALONG WESTBURY ROAD; OTHERWISE THE BRICK WALL WILL BE NO SHORTER THAN 4' (FOUR FEET)

GENERAL NOTES

- SURVEY REFERENCE: "RECOMBINATION PLAT" BY LUCAS-FORMAN, INC.
- DEVELOPER: URBANE PROPERTIES, LLC, 135 PERRIN PLACE, SUITE 200, CHARLOTTE, NC 28207, 704.335.3800 SANDY@URBANEPROPERTIES.COM
- ENGINEER AND SURVEYOR: LUCAS-FORMAN, INC., PO BOX 11386, CHARLOTTE NC, 28220, 704-527-6626 POSTMASTER@LUCAS-FORMAN.COM WWW.LUCAS-FORMAN.COM

REZONING CASE No. 2013-051
 3rd Submittal