

DEVELOPMENT DATA TABLE

- SUBJECT PARCEL:18501404
- OWNER: PEARSON PROPERTIES-CAINHOY 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 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.
- 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.

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

- 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

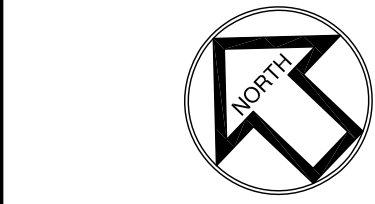
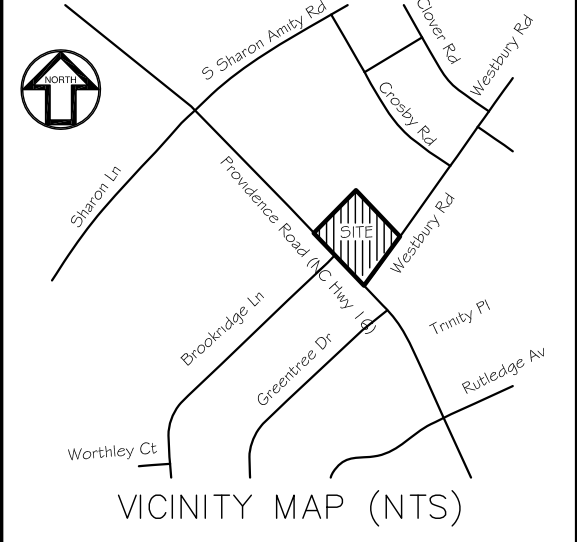
- AS PERMITTED IN ORDINANCE

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

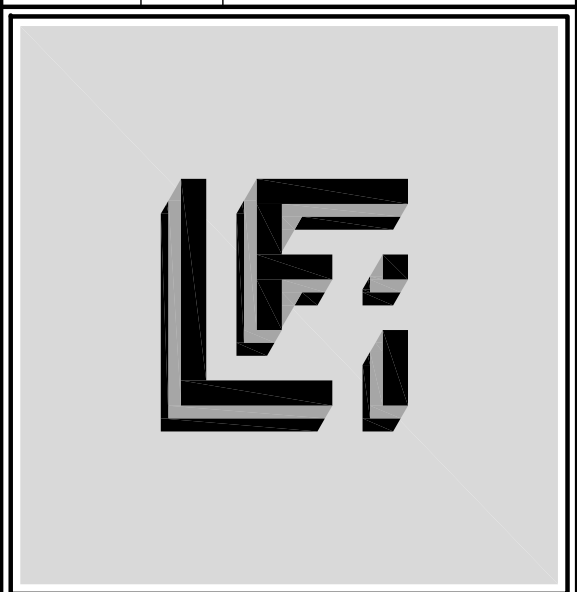
- Willow Oak or other
approved large-maturing
shade tree species
- Foster Holly or other
approved small-maturing
evergreen species
- River Birch or other
approved large-maturing
shade tree species
- Sawtooth Oak or other
approved large-maturing
shade tree species
- Virginia Pine or other approved
large-maturing 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



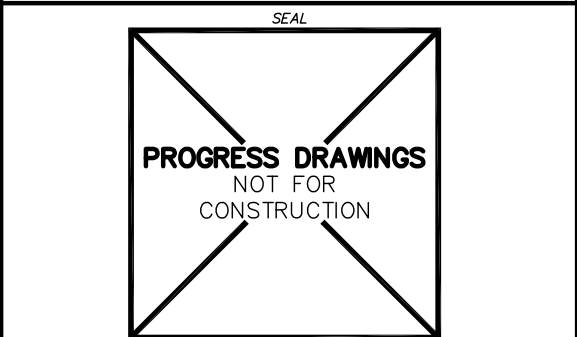
0 15 30 60
1 inch = 30 ft.

DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION
05-17-13	AFF	REVISED PER REVIEW
06-21-13	AFF	REVISED PER REVIEW
07-17-13	CHH	SIDEWALK @ REAR BLDG
08-15-13	AFF	RE-ISSUE W/O PROPOSED DRAINAGE



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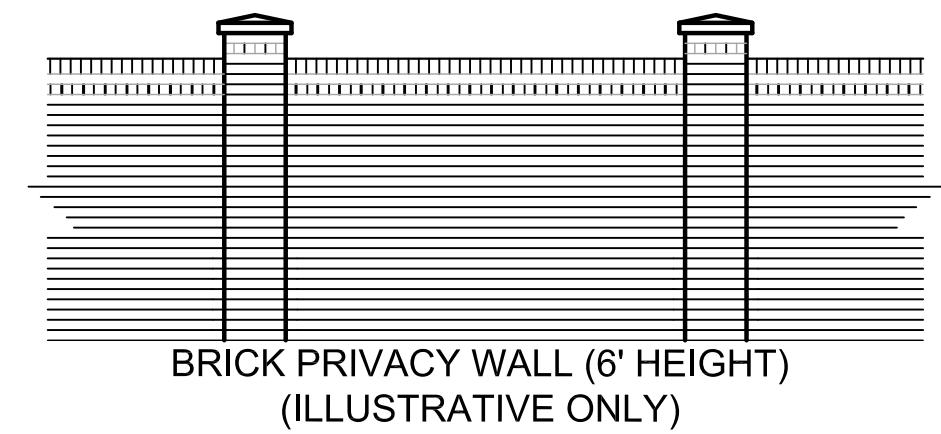
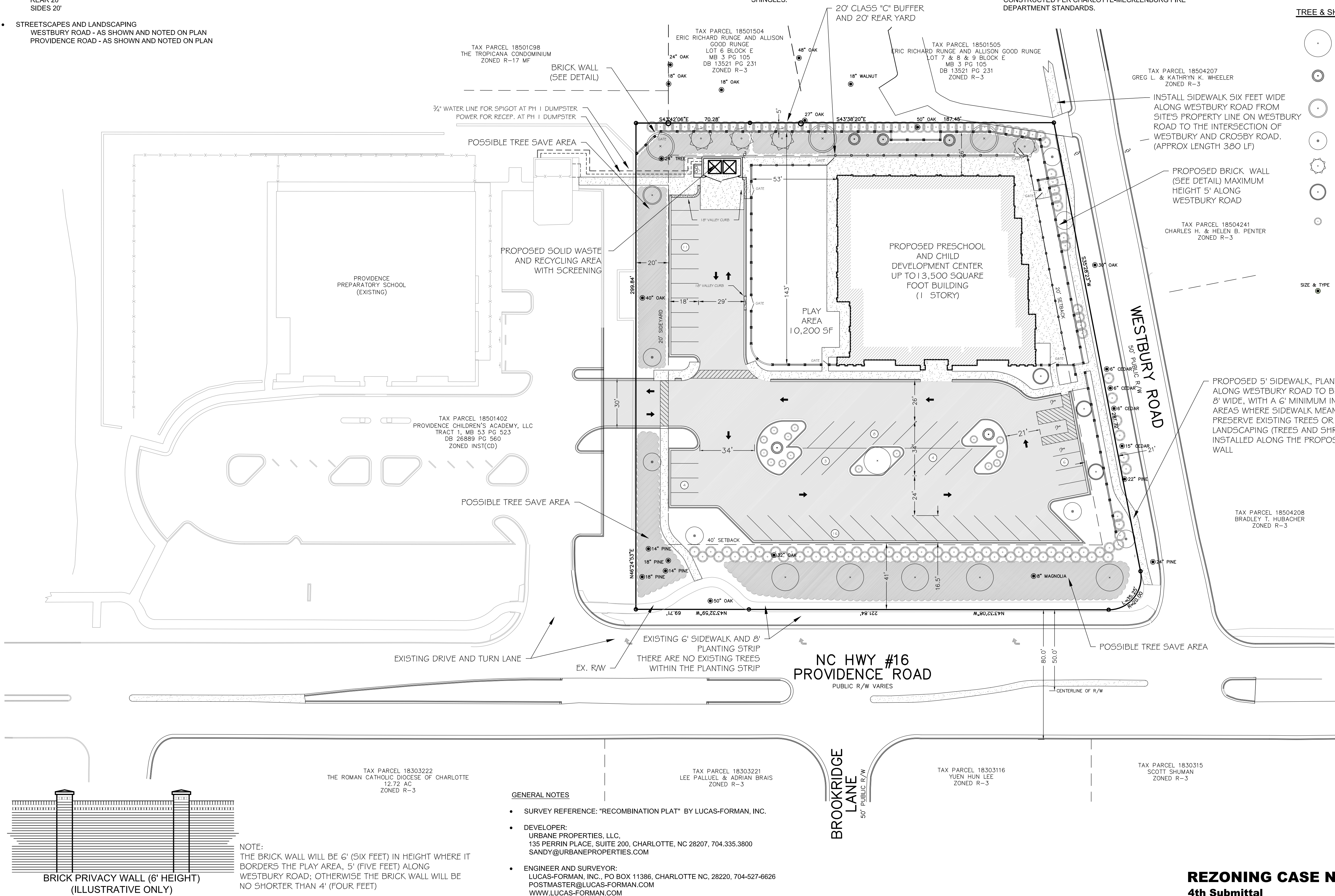
135 Perrin Place, Suite 200
Charlotte, NC 28207
704-619-5406

PROJECT NAME
PROVIDENCE
PREPARATORY
SCHOOL
PHASE 2

SHEET NAME
REZONING
SITE PLAN

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

REZONING CASE No. 2013-051
4th Submittal



BRICK PRIVACY WALL (6' HEIGHT)
(ILLUSTRATIVE ONLY)

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:
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