

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'

- PROPOSED 12,500 TO 13,500 SF BUILDING (1 STORY)
178 MAX CHILDREN (APPROXIMATE MAXIMUM)
31 MAX EMPLOYEES (APPROXIMATE FULL TIME)
10,200 SF PLAY AREA
- REQUIRED PARKING
1 SPACE /10 CHILDREN = 18
1 SPACE /EMPLOYEE = 31
TOTAL REQUIRED = 49
- PROPOSED PARKING
52 NEW PARKING SPACES
INCLUDING 3 ACCESSIBLE SPACES
- OPEN SPACE
60% ± PERVIOUS SURFACE (TREE SAVE, LAWN, ETC.)

GENERAL PROVISIONS

- VESTING: IN ACCORDANCE WITH SECTION 1.110 OF THE CHARLOTTE ZONING ORDINANCE AND NCCS 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.

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

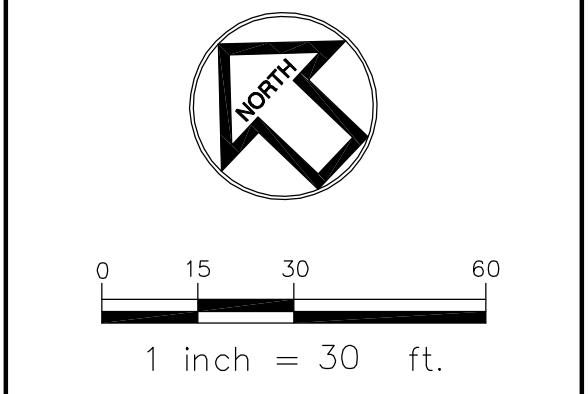
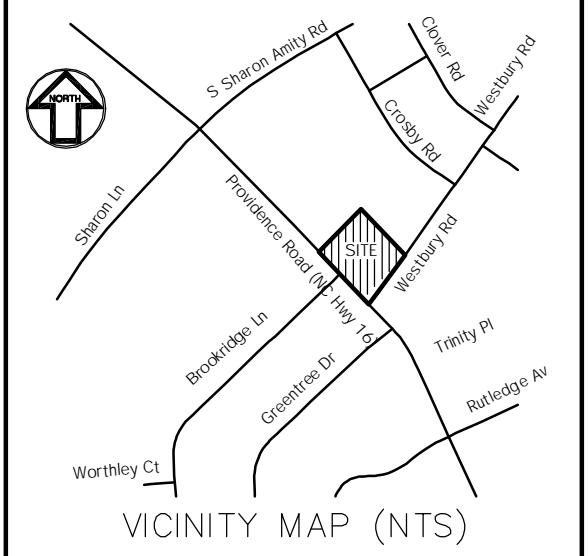
- AS PERMITTED IN ORDINANCE

LIGHTING

- AS PERMITTED IN ORDINANCE
- MAXIMUM HEIGHT OF ANY NEW FREESTANDING LIGHTING FIXTURE, INCLUDING ITS BASE, WILL BE 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.

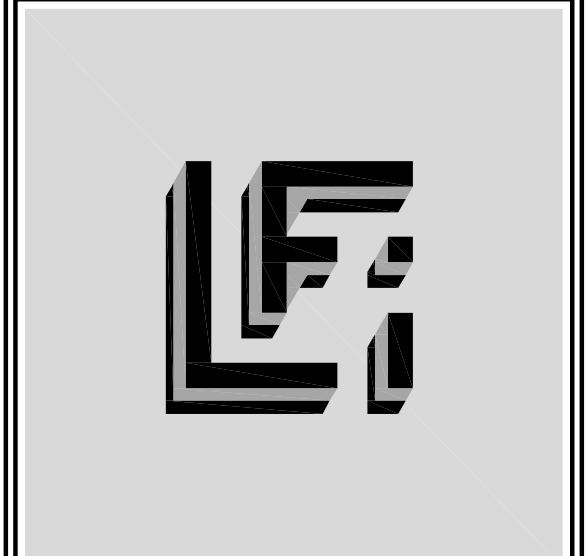
TREE & SHRUB LEGEND

- 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.
- SIZE & TYPE Existing tree to be saved

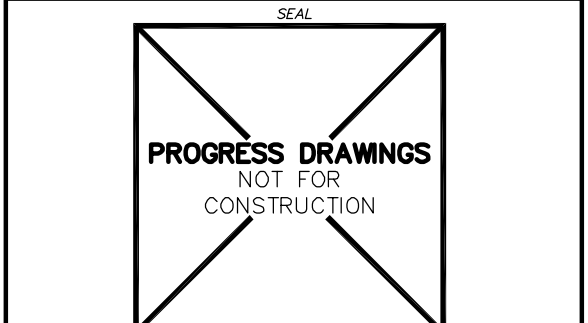


DRAWING ISSUE & REVISION STATUS

ISSUE DATE	BY	DESCRIPTION
XX-XX-XX	XXX	XXXXXXXXXX



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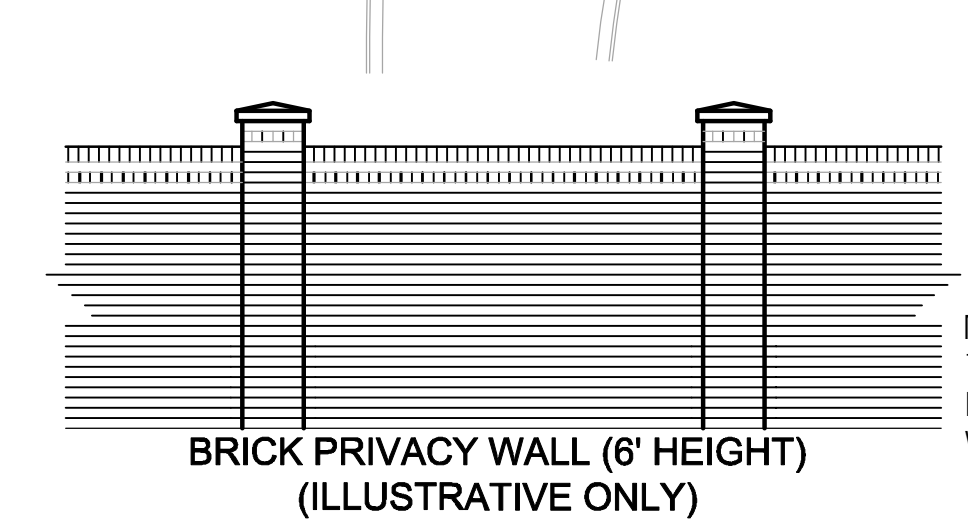
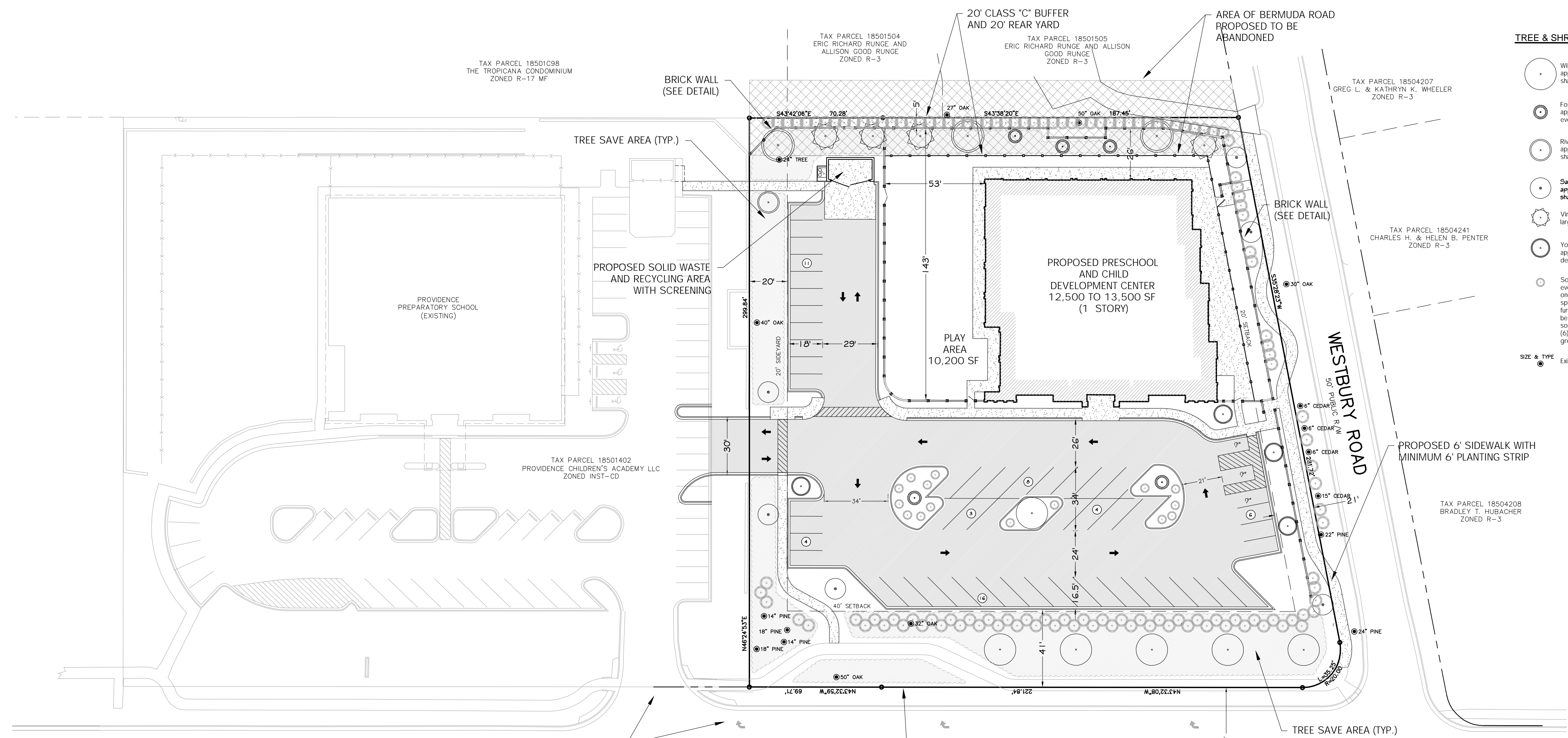
URBANE PROPERTIES
Real Estate Development & Management
135 Perrin Place, Suite 200
Charlotte, NC 28207
704-619-5406

PROJECT NAME
PROVIDENCE PREPARATORY SCHOOL PHASE 2

SHEET NAME
REZONING SITE PLAN

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

REZONING CASE No. 2013-XXX



NOTE: THE BRICK WALL WILL BE 6' (SIX FEET) IN HEIGHT WHERE IT BORDERS THE PLAY AREA; 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

NC HWY #16 PROVIDENCE ROAD
PUBLIC R/W VARIES

BROOKRIDGE LANE
50' PUBLIC R/W

TAX PARCEL 18303222
THE ROMAN CATHOLIC DIOCESE OF CHARLOTTE
12.72 AC
ZONED R-3

TAX PARCEL 18303221
LEE PALLUEL & ADRIAN BRAIS
ZONED R-3

TAX PARCEL 18303116
YUEN HUN LEE
ZONED R-3

TAX PARCEL 18303115
SCOTT SHUMAN
ZONED R-3

TAX PARCEL 18501098
THE TROPICANA CONDOMINIUM
ZONED R-17 MF

TAX PARCEL 18501504
ERIC RICHARD RUNGE AND ALLISON GOOD RUNGE
ZONED R-3

TAX PARCEL 18501505
ERIC RICHARD RUNGE AND ALLISON GOOD RUNGE
ZONED R-3

TAX PARCEL 18504207
GREG L. & KATHRYN K. WHEELER
ZONED R-3

TAX PARCEL 18504241
CHARLES H. & HELEN B. PENTER
ZONED R-3

TAX PARCEL 18504208
BRADLEY T. HUBACHER
ZONED R-3

TAX PARCEL 18501402
PROVIDENCE CHILDREN'S ACADEMY LLC
ZONED INST-CD

PROVIDENCE PREPARATORY SCHOOL (EXISTING)