

DEVELOPMENT STANDARDS:

1. THE DEVELOPMENT FOR THIS SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL BUILDINGS AND OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.026(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES.
2. ALL PROPOSED DEVELOPMENT ON THE SITE SHALL COMPLY WITH ORDINANCE REQUIREMENTS REGARDING THE NUMBER AND ARRANGEMENT OF OFF-STREET PARKING SPACES, STORAGE, YARD DIMENSIONS, BUFFERS, SCREENING, LANDSCAPING, ETC.
3. **The proposed development shall consist of a neighborhood services mixed use development, the maximum allowable square footage shall be 45,000 SQFT of 1 story office (including 10,000 SQFT for either a daycare or office) and 32,000 SQFT of other non-office uses as permitted herein. For a combined total of 77,000 SQFT.**
4. AS SHOWN ON THE SITE PLAN, TREE SAVE AREAS SHALL BE ESTABLISHED. TREE SAVE AREAS SHALL REMAIN SUBSTANTIALLY UNDISTURBED AREAS EXCEPT THAT ANY NECESSARY CLEARING AND GRADING NEEDED TO PLANT NEW PLANT MATERIAL AS REQUIRED SHALL BE ALLOWED AS WELL AS ANY GRADING NEEDED TO INSTALL UTILITIES, PEDESTRIAN PATHS, AND/OR FENCING, AND STORM WATER OUTLET PIPE. FIELD DESIGN / ROUTING WILL BE USED TO MINIMIZE DISTURBANCE FOR THE ABOVE MENTIONED ITEMS POSSIBLE IN TREE SAVE AREA. A SOLID WOODEN FENCE DESIGNED AND PLACED IN ACCORDANCE WITH ORDINANCE STANDARDS SHALL BE USED AS THE MEANS TO PRESERVE THE TREE SAVE AREA AND PROVIDE ADDITIONAL SCREENING.
5. STORM WATER DETENTION FACILITIES SHALL NOT BE LOCATED WITHIN FRONT SETBACK OR BUFFER AREAS.
6. DUMPSTER AREAS SHALL BE ENCLOSED ON ALL FOUR SIDES BY A SOLID FENCE OR WALL WITH ONE SIDE BEING A HINGED GATE.
7. ALL DIRECT LIGHTING WITHIN THE SITE SHALL BE DESIGNED WITH CAPPED AND FULLY SHIELDED LIGHTING. LIGHTING SHALL HAVE A MAXIMUM HEIGHT OF 25'.
8. WALL PACK LIGHTING SHALL BE PROHIBITED.
9. VEHICULAR ACCESS POINTS SHALL BE LIMITED TO THOSE SHOWN ON THE SITE PLAN. THE EXACT LOCATION MAY VARY SLIGHTLY FROM THAT DEPICTED, BUT SHALL COMPLY WITH ALL APPLICABLE DESIGN REQUIREMENTS OF THE CHARLOTTE DEPARTMENT OF TRANSPORTATION AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION.

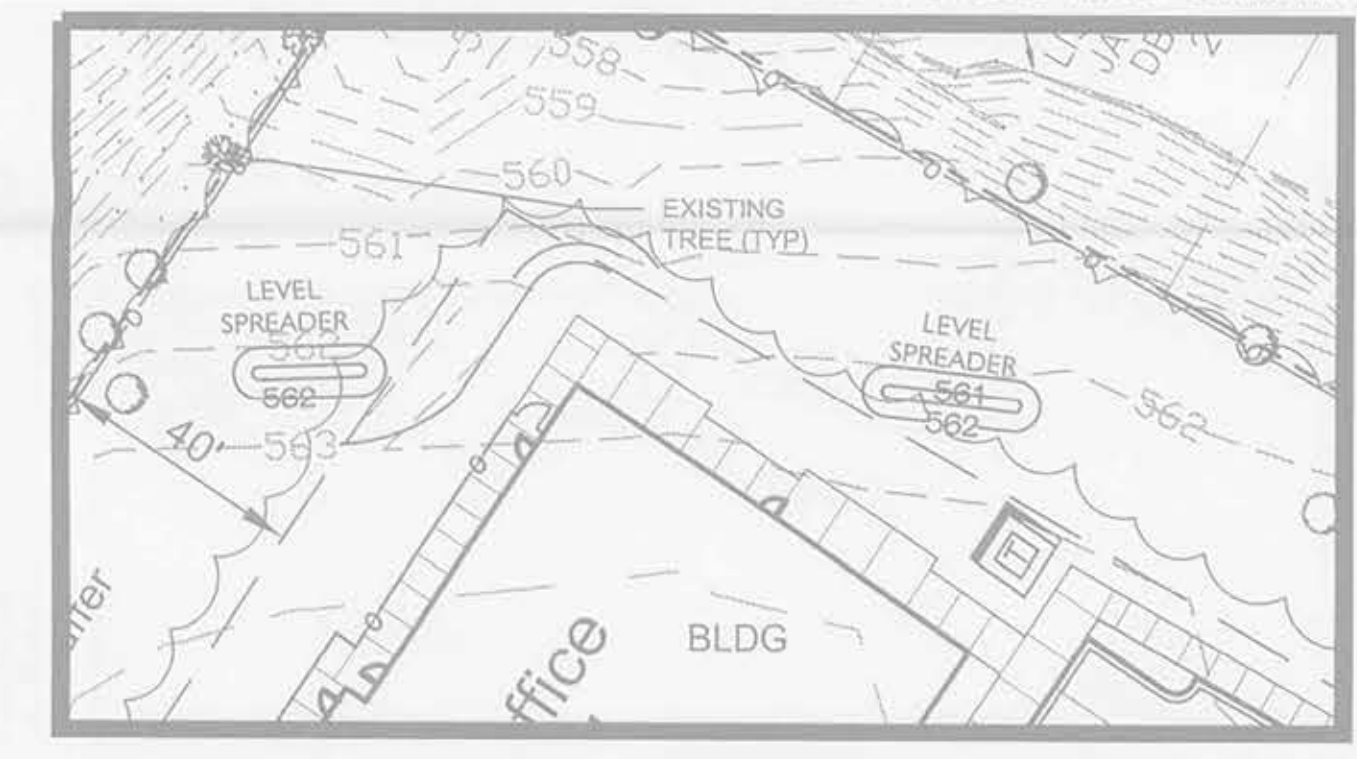
10. **Uses permitted shall be beauty shops, barbers, laundries, dry cleaning, eating/drinking/entertainment establishments (EDEE), retail sales, grocery, drug store, cafeteria, bakery, florist shops, opticians, theaters, bank/day care facilities, office condos, indoor pet services, and other Personal Services as further defined herein. For the abundance of clarity, the following uses shall not be permitted: outdoor pet services, animal crematoriums, automotive service stations including minor adjustments, repairs, and lubrication, funeral homes and embalming, car washes, and accessory drive-in service windows. (Personal Services shall be defined as uses that primarily provide or sell a service to customers versus the selling of goods. A personal service use may also sell products or merchandise but the sale of products and merchandise is typically ancillary. Examples of Personal Service uses include but are not limited to: spa, yoga and exercise studio, nail salon, martial art training studio, locksmiths, indoor swim training facilities and veterinarian services.)**
11. ALL BUILDING ON THE SITE SHALL BE CONSTRUCTED OF BRICK, STUCCO, STONE, AND OR A COMBINATION OF THOSE OR OTHER MASONRY FINISHING MATERIALS. ALTHOUGH SOME INDIVIDUAL TENANTS BRANDING AND/OR THE ARCHITECTURAL / DETAIL DIVERSITY IS ALLOWED, THERE WILL BE AN OVERALL ARCHITECTURAL THEME AND COMPATIBILITY OF BUILDINGS DESIGNED FOR THE SITE. STAFF TO REVIEW ELEVATIONS PRIOR TO BUILDING PERMIT SUBMITTAL. THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION STAFF SHALL REVIEW THE PROPOSED BUILDING ELEVATIONS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT TO INSURE COMPLIANCE WITH THE ARCHITECTURAL/BUILDING MATERIALS REQUIREMENTS.
12. THE MINIMUM PARKING AND BUILDING SETBACK LINES SHALL CONFORM TO THE NS ZONING. THE SETBACK LINES SHALL BE MEASURED FROM THE RIGHT-OF-WAY AS SHOWN IN ASSOCIATION WITH NCDOT & CDOT ROW ALONG OLD LANCASTER HWY AND PROVIDENCE RD WEST.
13. PUBLIC SIDEWALKS WILL BE BUILT AROUND THE PERIMETER AND INTERIOR OF THE SITE AS OUTLINED ON THE PLAN. THE DEVELOPER SHALL CONNECT TO THE EXISTING SIDEWALK SYSTEM AS IT RELATES TO ADJACENT PROPERTIES.
14. THE SETBACK AREA ALONG THE SITE'S OLD LANCASTER HWY & PROVIDENCE RD WEST FRONTAGE SHALL BE LANDSCAPED WITH LARGE, MATURING TYPE TREES PLANTED IN ACCORDANCE WITH THE STANDARDS OF THE TREE ORDINANCE. THIS AREA SHALL BE AUGMENTED WITH A MANICURED LAWN (SEE INSET DETAIL). ALSO, AS REQUIRED, PARKING AREAS ADJACENT TO S. TRYON STREET SHALL BE SCREENED PER REQUIREMENTS BY WAY OF NATURAL SCREEN PLANTINGS.
15. CLEARING AND GRADING IS NOT ALLOWED IN TREE SAVE AREAS.
16. THE TREE SAVE AREA MAY BE DISTURBED TO INSTALL STORM DRAINAGE PIPE AND RIP-RAP APRONS REQUIRED BY THE CITY OF CHARLOTTE - ENGINEERING DEPARTMENT. NEW LANDSCAPE MATERIAL SHALL BE REPLANTED IN DISTURBED AREAS AS CLOSE AS POSSIBLE TO THE RIP-RAP APRON IN ORDER TO SCREEN THE SITE.
17. WHEN THE FUTURE BRYANT FARMS ROAD EXTENSION IS CONSTRUCTED, AND PROVIDENCE ROAD WEST IS RIGHT OUT MOVEMENTS ONLY.
18. IF THE ADJACENT ROADWAYS DO NOT HAVE A 50' RIGHT OF WAY, THE DEVELOPER / PETITIONER SHALL DEDICATE AND CONVEY IN FEE SIMPLE TITLE, A 50' RIGHT OF WAY MEASURED FROM THE ROAD CENTERLINE.

19. THE PROPOSED STORM WATER SYSTEMS SHALL BE DESIGNED WITH THE SITE'S "STORM WATER MANAGEMENT PLAN" APPROVED BY CHARLOTTE-MECKLENBURG STORM WATER SERVICES.
20. THE USE OF DRIVE - THRU WINDOWS IS PROHIBITED.
21. NO PARKING IS ALLOWED BETWEEN THE FRONTAGE STREETS AND THE FRONT BUILDINGS.
22. PEDESTRIAN SCALE LIGHTING SHALL BE PROVIDED THROUGHOUT THE SITE.
23. THE DETENTION POND IN THE REAR OF THE SITE WILL BE SIZED TO MAXIMIZE THE TREE SAVE AREA.
24. METER BOXES AND UTILITY THROUGHS SHALL BE SCREENED WHEREVER POSSIBLE WITH SCREEN WALLS.
25. THE DEVELOPER SHALL TREAT THE 45" DIA. WATER OAK WITH CAMBRISTAT. THE TREE WILL BE PRUNED TO LIFT THE CANOPY TO 12' AND STRUCTURALLY WEAK BRANCHES AND DEADWOOD WILL BE REMOVED. "TREE PRESERVATION AREA" SIGNS WILL BE HUNG ON THE TREE PROTECTION FENCE SURROUNDING THE TREE. TREE ROOTS WILL BE PRUNED ALONG THE PERIMETER OF THE TREE PROTECTION FENCE. DEEP ROOT INOCULANT WILL BE APPLIED IN THE SPRING OF 2008. LIGHTING ROD PROTECTION SHALL BE INSTALLED AT THE TREE.
26. TREE PROTECTION FENCE WILL BE INSTALLED PER THE LAND DEVELOPMENT ORDINANCE AROUND TREES IN THE SETBACKS AND ROAD RIGHT OF WAYS.
27. THERE WILL BE NO DUMPSTER COLLECTION between the hours of 9 P.M. and 7 A.M. (per noise ordinance restrictions).
28. LIMIT THE HEIGHT OF THE BERM AS IT RELATES TO THE DETENTION IN THE NORTH EAST CORNER OF THE SITE AS NOT TO IMPEDE INTO THE DETENTION POND.
29. CLASS B BUFFER ON THE NORTH EAST PROPERTY LINE TO BE 56.25' AND THE OUTER 40' WILL BE UNDISTURBED WHERE THERE ARE EXISTING TREES AND VEGETATION. STORMWATER MANAGEMENT MEASURES REQUIRED BY THE CITY OF CHARLOTTE ENGINEERING DEPARTMENT CAN BE CONSTRUCTED IN THE INTERIOR 16.25' OF THE BUFFER.
30. IN ORDER TO FUNCTION PROPERLY, LEVEL SPREADERS MUST BE CONSTRUCTED PARALLEL TO THE EXISTING GROUND AS A RESULT, LEVEL SPREADERS MAY BE CONSTRUCTED IN THE BUFFER ADJACENT TO BUILDING "F". THE LEVEL SPREADERS SHALL BE CONSTRUCTED WITHOUT CUTTING ANY EXISTING TREES.



REZONING SITE PLAN AMENDMENT FOR NOTES #3, #11 & #28 AND SITE DATA TABLE. SEE REVISION #8 DATED MARCH 26, 2018, REVISION #9 DATED JUNE 11, 2018 & REVISION #10 DATED JULY 26, 2018

Notes:
All existing site development, including buildings, parking, and buffers remain. All other applicable standards from previously approved Administrative Approval to petition 2005-156 included for reference.
Approved zoning plan for petition #2005-156 obtained from City of Charlotte as prepared by Site Solutions as part of initial zoning approval.

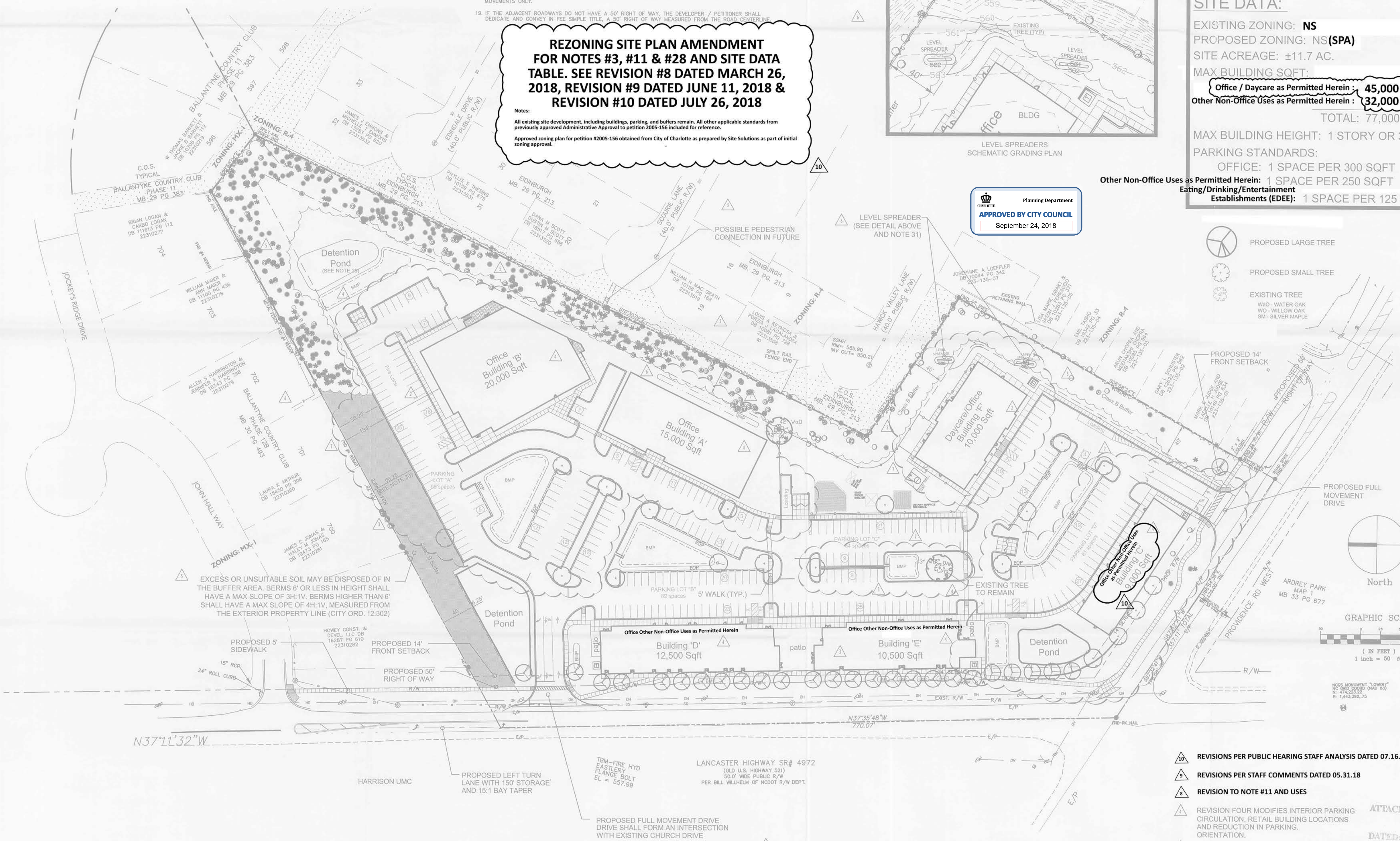


SITE DATA:

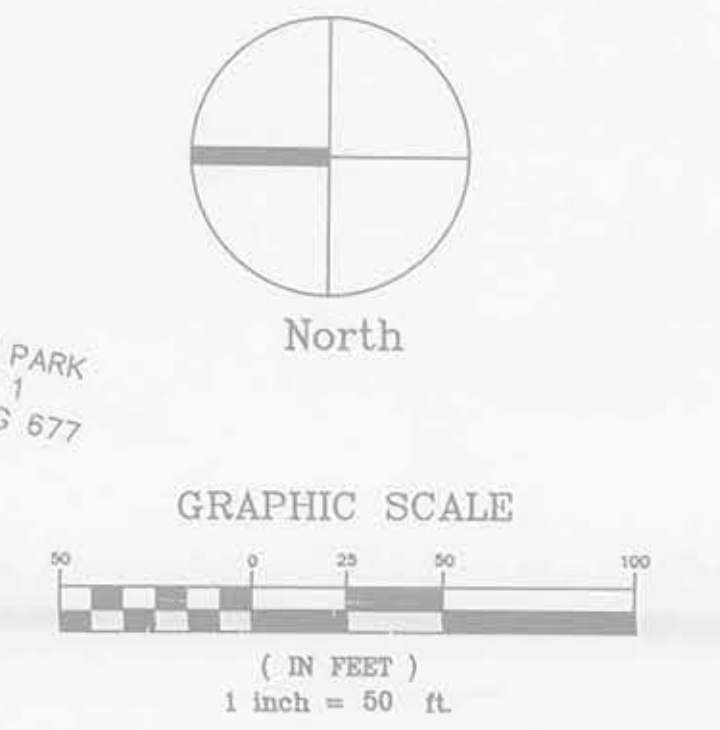
EXISTING ZONING: NS
 PROPOSED ZONING: NS (SPA)
 SITE ACREAGE: ±11.7 AC.
 MAX BUILDING SQFT:
 Office / Daycare as Permitted Herein : 45,000 SQFT
 Other Non-Office Uses as Permitted Herein : (32,000 SQFT)
 TOTAL: 77,000 SQFT

MAX BUILDING HEIGHT: 1 STORY OR 30 FT
 PARKING STANDARDS:
 OFFICE: 1 SPACE PER 300 SQFT
 EATING/DRINKING/ENTERTAINMENT ESTABLISHMENTS (EDEE): 1 SPACE PER 250 SQFT
 Other Non-Office Uses as Permitted Herein: 1 SPACE PER 125 SQFT

Charlotte Planning Department
APPROVED BY CITY COUNCIL
 September 24, 2018



- PROPOSED LARGE TREE
- PROPOSED SMALL TREE
- EXISTING TREE
 WO - WATER OAK
 WO - WILLOW OAK
 SM - SILVER MAPLE



- REVISIONS PER PUBLIC HEARING STAFF ANALYSIS DATED 07.16.2018
- REVISIONS PER STAFF COMMENTS DATED 05.31.18
- REVISION TO NOTE #11 AND USES
- REVISION FOUR MODIFIES INTERIOR PARKING CIRCULATION, RETAIL BUILDING LOCATIONS AND REDUCTION IN PARKING ORIENTATION.
- REVISION TWO MODIFIES INTERIOR PARKING CIRCULATION, PARKING FOR 10,000 SF BUILDING AT EAST PROPERTY CORNER AND 15,000 SF BUILDING ORIENTATION.
- REVISION ONE MODIFIES INTERIOR PARKING CIRCULATION AND (2) BUILDINGS PARALLELING TREE SAVE ON EAST PROPERTY LINES.



Olde Lancaster Town Center
Mixed Use Development
 Charlotte
 North Carolina

Project No: 2737
 Drawn By: B Cannella
 Designed By: B Cannella
 Checked By: B Keller
 Date: 8.19.05

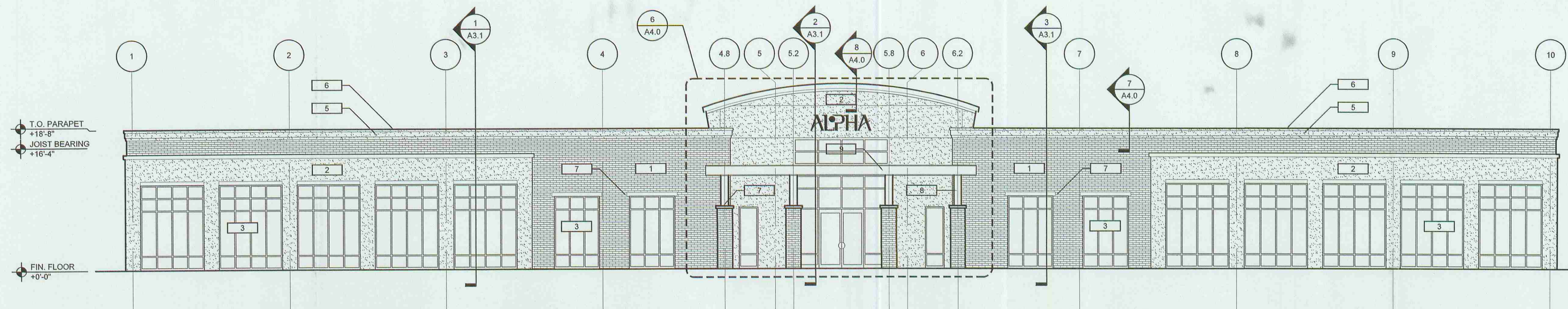
Revisions:

1	Per Planning Review	11.21.05
2	Per Planning Review	12.12.05
3	Per Planning Review	12.19.05
4	Per Owner Review	01.11.06
5	Per Planning Review	04.20.06
6	Per Planning Review	05.05.06
7	Developer Revisions	05.30.06
8	Revised Notes 03.26.2018	
9	Revised Notes 06.11.2018	
10	Revised Notes 07.18.2018	

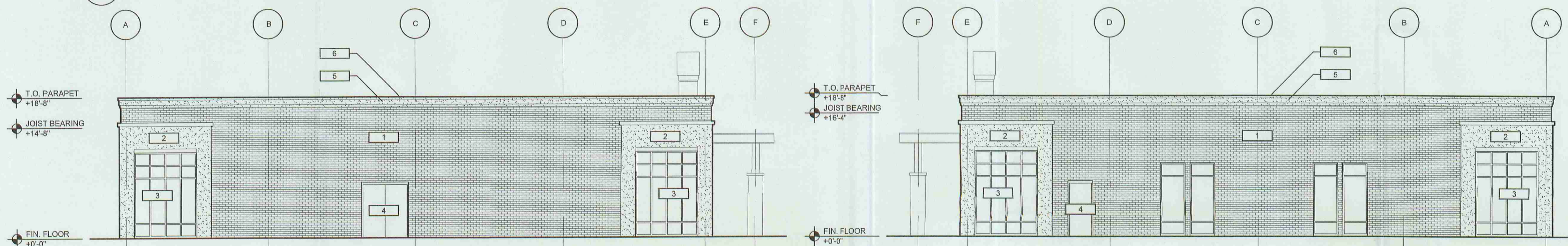
Sheet Title:
REZONING SITE PLAN APPROVAL TO PETITION #2018-050

Sheet No:
R.1

ATTACHED TO ADMINISTRATIVE APPROVAL
 DATED: June 15, 2008
 BY: DEBRA D. CAMPBELL

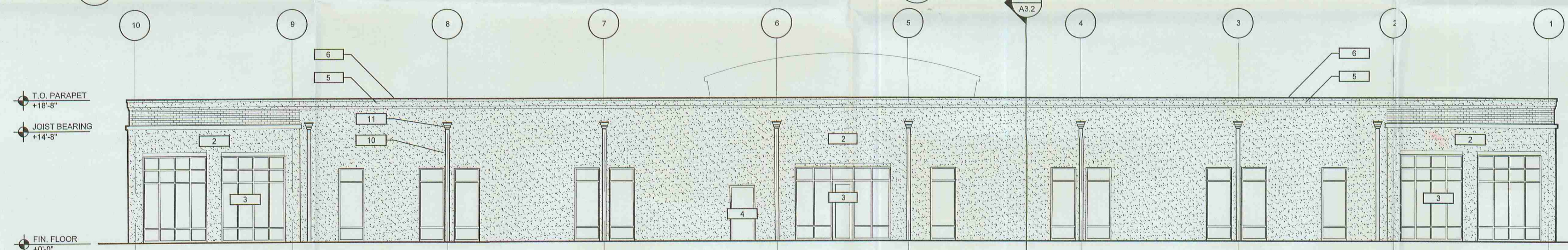


1
A2.0
FRONT ELEVATION
1/8" = 1'-0"



2
A2.0
SIDE ELEVATION
1/8" = 1'-0"

3
A2.0
SIDE ELEVATION
1/8" = 1'-0"



4
A2.0
REAR ELEVATION
1/8" = 1'-0"

NOTE:
1. BUILDING SIGNAGE TO BE PERMITTED BY SIGN CONTRACTOR

LEGEND	
1	BRICK VENEER: BORAL BRICKS #10-200 "RED" - MODULAR SIZE. MORTAR TO BE HOLCIM "BUFF".
2	E.I.F.S. WALL SYSTEM. COLOR TO BE STO "MOONLIT SAND" #10611.
3	CLEAR ANODIZED ALUMINUM STORE FRONT SYSTEM W/ TINTED LOW-E INSULATED GLASS
4	HOLLOW METAL DOOR AND FRAME PAINTED TO MATCH ADJACENT MATERIAL
5	E.I.F.S. CORNICE. COLOR TO BE STO "MOONLIT SAND" #10611.
6	PRE-FINISHED METAL "SNAP-LOC" COPING TO MATCH E.I.F.S. ON CORNICE.
7	PRECAST CONCRETE
8	PREFINISHED ALUMINUM COLUMN COVER. COLOR TO BE RED TO MATCH ALPHA CORPORATE COLOR.
9	PREFINISHED METAL FASCIA. BRUSHED ALUMINUM FINISH.
10	PREFINISHED 6" ALUMINUM DOWNSPOUT. COLOR TO MATCH BRICK.
11	PREFINISHED METAL DOWNSPOUT COLLECTOR BOX. COLOR TO MATCH BRICK.

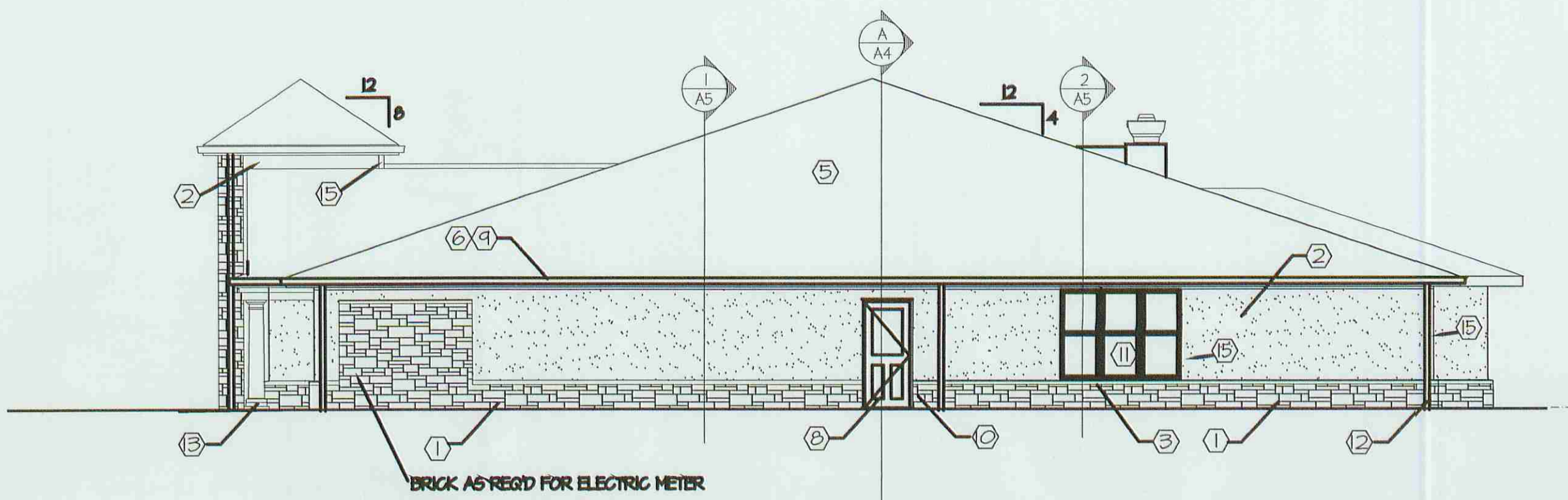
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APPROVAL
DATED: August 24, 2006
BY: DEBRA D. CAMPBELL

REVISION DATE

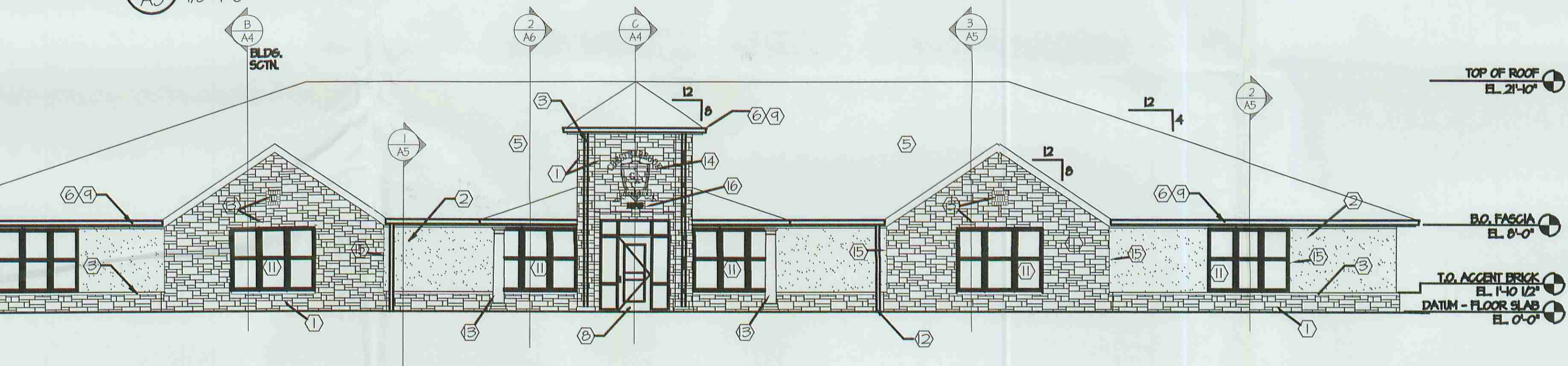
DRAWN BY NB
CHECKED BY GB
ISSUE DATE 06.23.06
PROJECT NUMBER 06-745R

BUILDING
ELEVATIONS

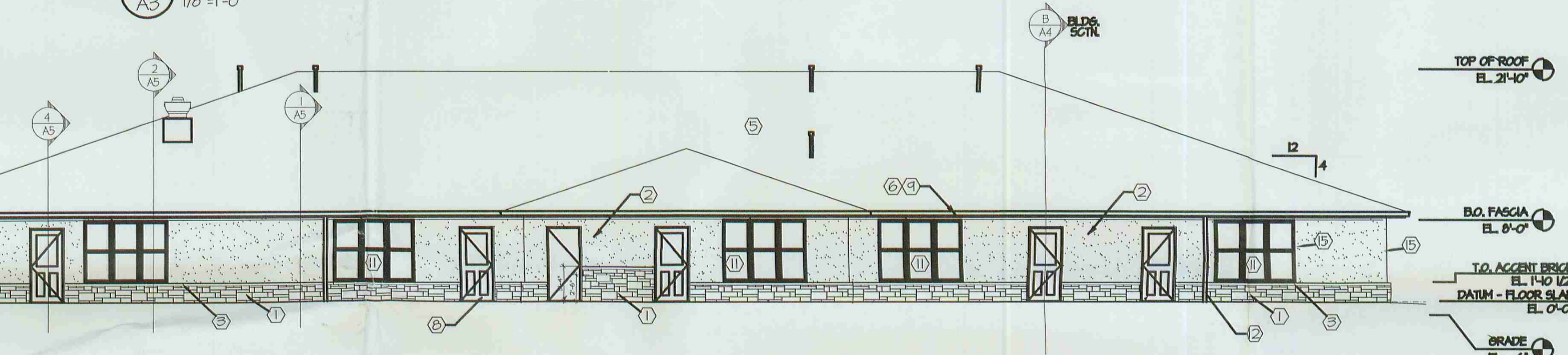
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1 RIGHT ELEVATION
A3 1/8"=1'-0"



3 FRONT ELEVATION
A3 1/8"=1'-0"



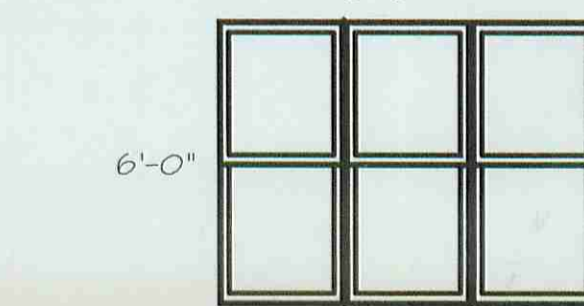
2 REAR ELEVATION
A3 1/8"=1'-0"



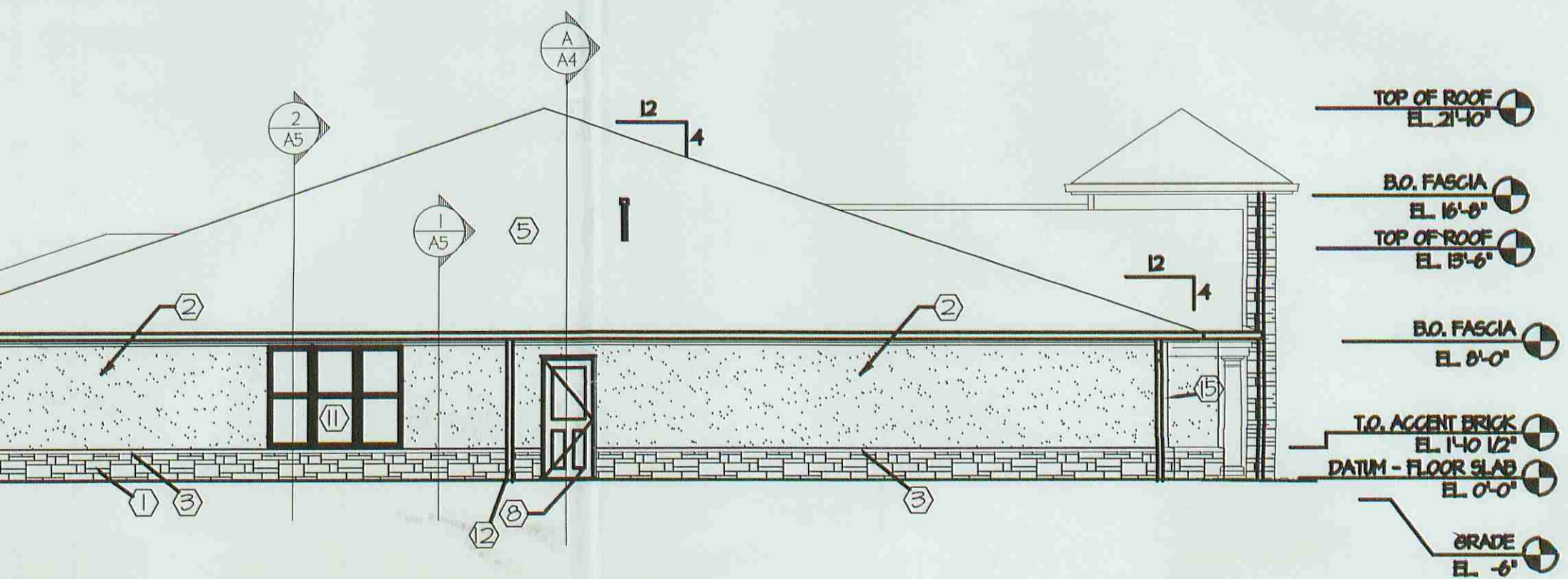
MATERIALS KEY

- ① STANDARD BRICK TYPE I - CAROLINA CERAMICS ROSEWOOD CONTACT SCOTT WOOD 1-800-786-1116
- ② VINYL SIDING - CERTAINEED MONOBROM - DOUBLE 4" CLAFBOARD CANYON BLEND
- ③ BRICK ACCENT BAND/ FEATURE - CLOUD CERAMICS BLACK DIAMOND TEXTURE: VELOUR
- ④ EIFS. - DELETED
- ⑤ 25 YR SHINGLE ROOF - GAF TIMBERLINE SLATE BLEND
- ⑥ VINYL FASCIA - COLOR = HUNTER GREEN
- ⑦ METAL COPING - COLOR = HUNTER GREEN
- ⑧ HOLLOW METAL DOOR & FRAME - COLOR = HUNTER GREEN
- ⑨ 6" GUTTER - COLOR = HUNTER GREEN
- ⑩ HOLLOW METAL DOOR AND FRAME - HUNTER GREEN
- ⑪ DOUBLE HUNG VINYL WINDOWS - COLOR = HUNTER GREEN
- ⑫ 3"x4" DOWNSPOUT - COLOR = HUNTER GREEN
- ⑬ 10" DIAMETER ROUND PYPON COLUMN #201008 SMOOTH IW #18382 ATTACHING DISK, #180408 CAP AND #180400 BASE - COLOR TO MATCH EIFS
- ⑭ HALL SIGN - SEE SIGN
- ⑮ CERTAINEED VINYL CARPENTRY DECORATIVE TRIM - 5-1/2" I.E. FLUTED CORNER, TRIM BOARDS, ETC.
- ⑯ 6" HIGH METAL NUMBERS FOR STREET ADDRESS, WHITE LOCATE AS DIRECTED IN THE FIELD

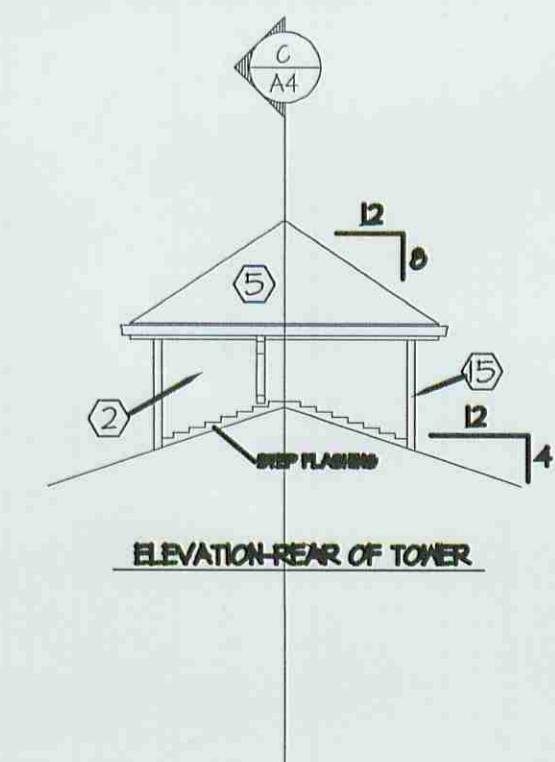
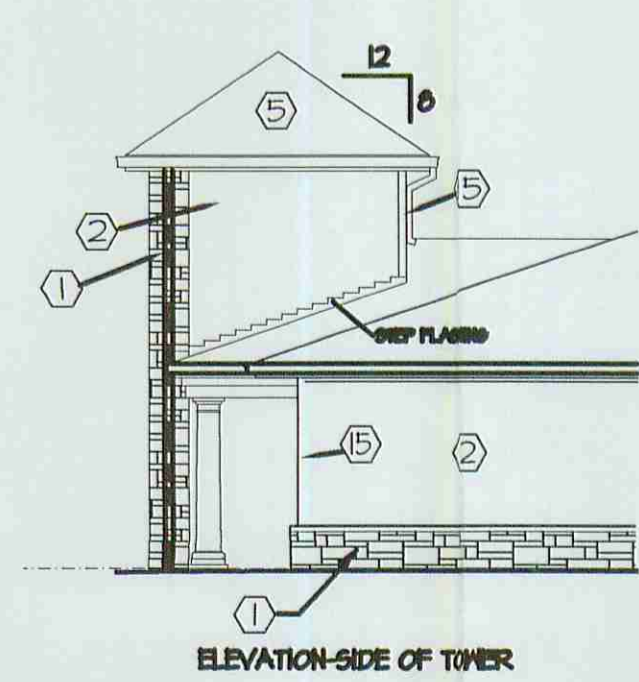
Overall Dimensions 8'-0"



⑦ WINDOW ELEVATIONS & DIMS
A3 1/4" = 1'-0"



5 WEST ELEVATION
A3 1/8"=1'-0"



6 NORTH ELEVATION
A3 1/8"=1'-0"

A New School For:
Nobel Learning Communities, Inc
1615 West Chester Pike
West Chester, Pennsylvania 19382



Children's Design Group
MARK D. PAVEY A.I.A.
ARCHITECT
71 MARKET PLACE
MONTGOMERY, ALABAMA 36117
(334)-265-3050
(334)-265-3014 FAX
pavey@cro-cg.com

Site:
CHESTERBROOK Academy
OLD LANCASTER TOWN CENTER
11449 PROVIDENCE ROAD WEST
MECKLENBURG COUNTY, NC

Drawing Title:
EXTERIOR ELEVATIONS

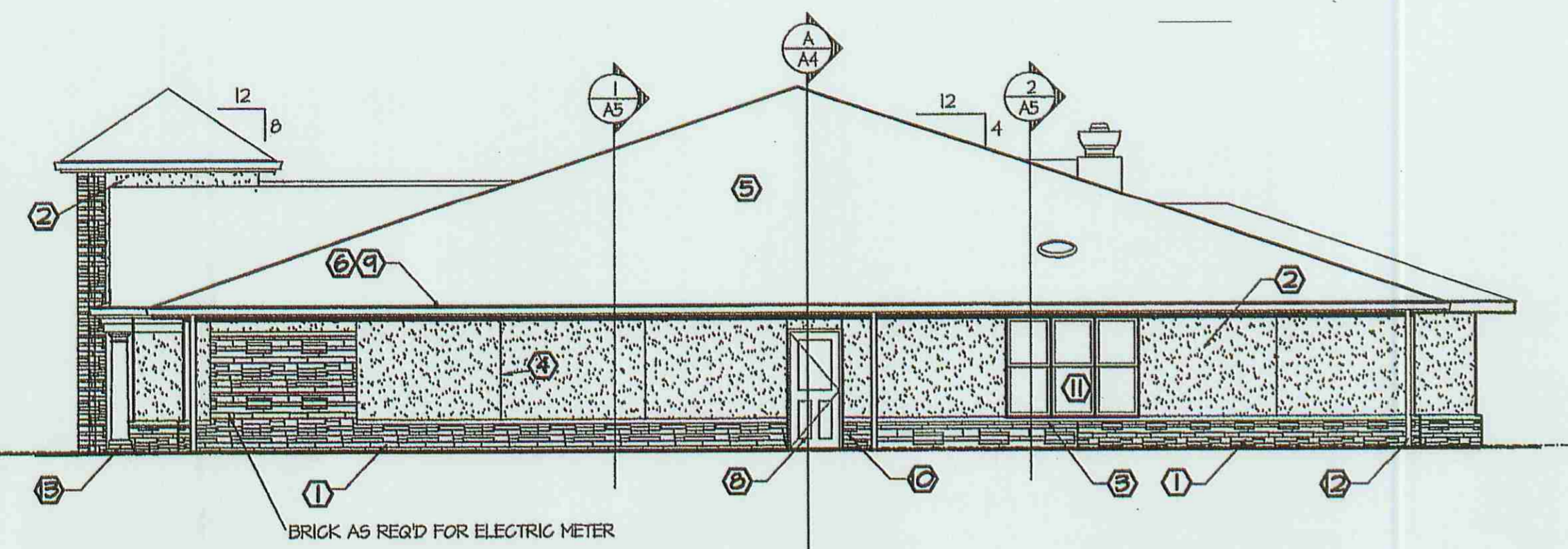
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A-3

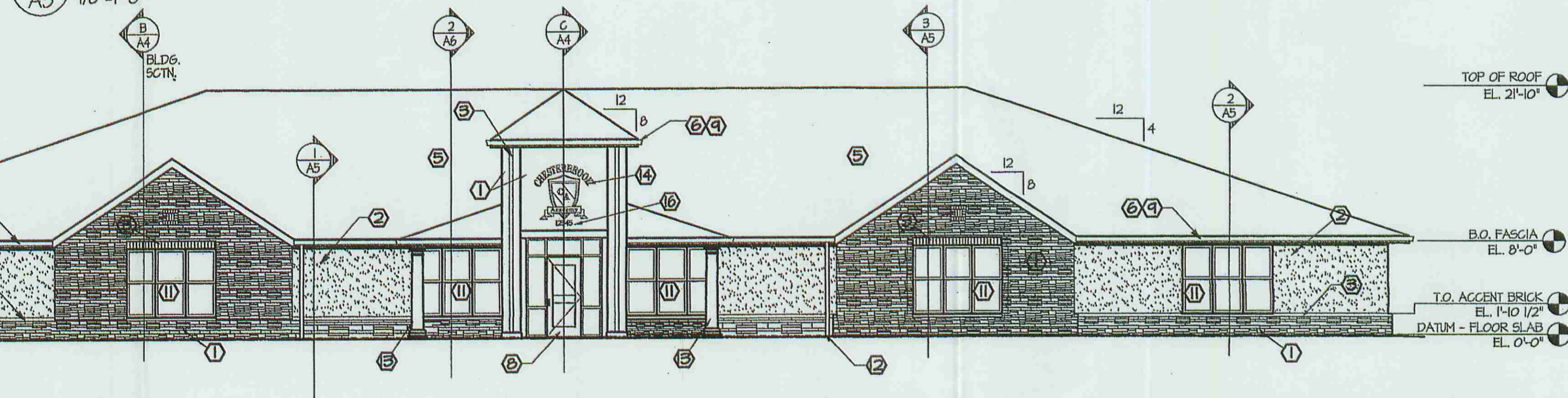
Revisions:

ATTACHED TO ADMINISTRATIVE APPROVAL
DATE: June 2, 2006
BY: DEBRA D. CAMPBELL

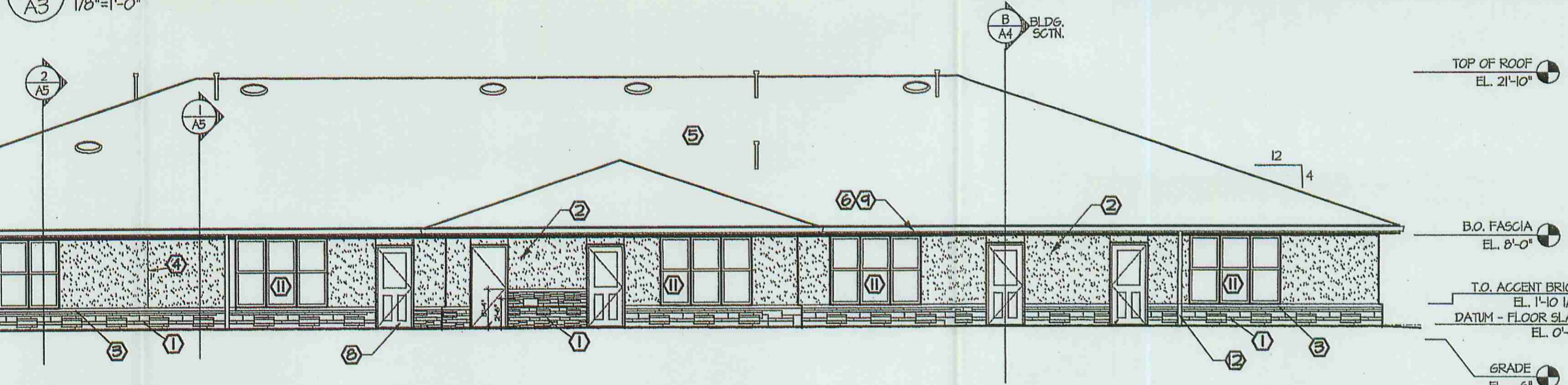
Buildings "F"



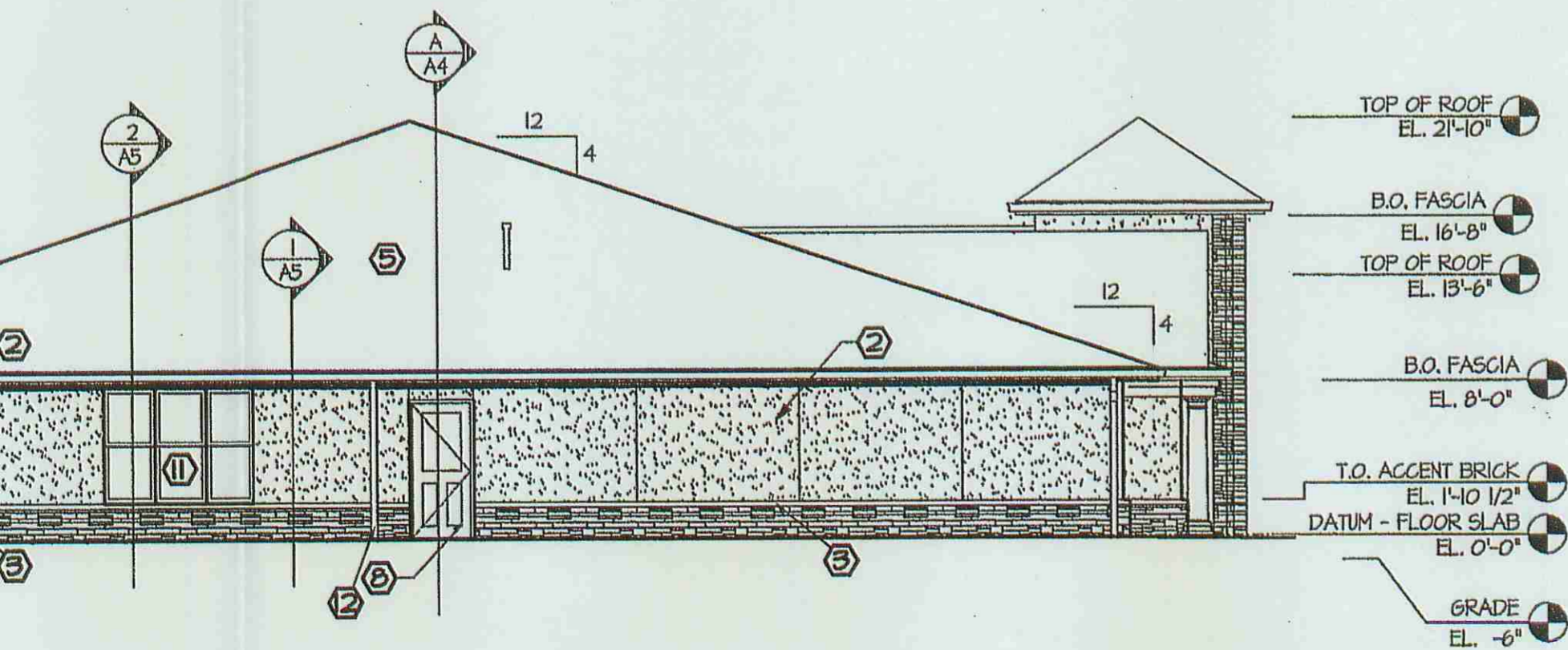
1 RIGHT ELEVATION
A3 1/8"=1'-0"



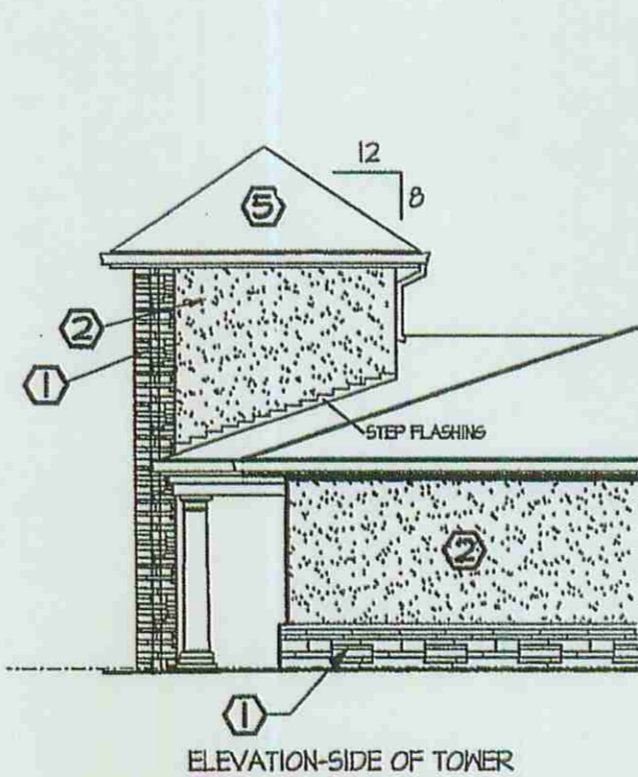
3 FRONT ELEVATION
A3 1/8"=1'-0"



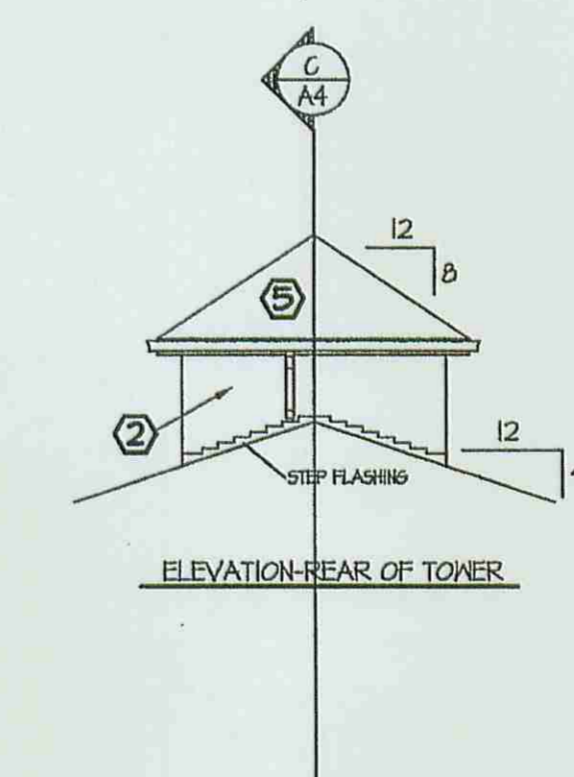
2 REAR ELEVATION
A3 1/8"=1'-0"



5 WEST ELEVATION
A3 1/8"=1'-0"



6 NORTH ELEVATION
A3 1/8"=1'-0"



7 WINDOW ELEVATIONS & DIMS
A3 1/4"=1'-0"

MATERIALS KEY

- 1 STONE VENEER AND ROUNDED GAP TO MATCH CENTER STONE
- 2 3/4" STUCCO W/ SENERGY ACRYLIC FINISH ON WOOD FRAMED WALL - COLOR TO MATCH B.M. HC-31
- 3 BRICK ACCENT BAND/ FEATURE - CLOUD CERAMICS BLACK DIAMOND TEXTURE, VELOUR
- 4 STUCCO CONTROL JOINT - GALVANIZED
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Site:
CHESTERBROOK Academy
OLD LANCASTER TOWN CENTER
11448 PROVIDENCE ROAD WEST
MECKLENBURG COUNTY, NC

Drawing Title:
EXTERIOR ELEVATIONS

Date: 3/31/2006 Dm: MDP
Ckd: MDP

Drawing Number:
A-3

Revisions:
1 7/16

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: July 28, 2006
BY: DEBRA L. CAMPBELL

2005-156