

- SUBJECT PARCELS: 185-014-02 AND PORTION OF 185-014-03.
- OWNER: PEARSON PROPERTIES-CAINHOY I, LLC
DB 16630-748
- SITE AREA = 2.27 ACRES
- 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)
30 MAX EMPLOYEES (APPROXIMATE FULL TIME)
13,361 SF PLAY AREA (APPROXIMATE AREA, TO BE LARGER IF
BERMUDA ROAD RW IS WITHDRAWN FROM DEDICATION)
- REQUIRED PARKING
1 SPACE /10 CHILDREN = 22
1 SPACE/EMPLOYEE = 30
TOTAL REQUIRED = 52
- PROPOSED PARKING
53 NEW PARKING SPACES
INCLUDING 3 ACCESSIBLE SPACES
- OPEN SPACE
46% PERVIOUS SURFACE (TREE SAVE, LAWN, ETC.)

- 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.

- ADDITIONAL STREET RIGHT-OF-WAY AND ROAD IMPROVEMENTS SHOWN ON THIS SHEET 1 OF 2 WILL BE DEDICATED TO NCDOT.
- PETITIONER IS COORDINATING THE WITHDRAWAL OF A PORTION OF THE UNOPENED RIGHT-OF-WAY OF BERMUDA ROAD.

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.

- TREE SAVE AREA AS SHOWN ON PLAN SUBJECT TO ADJUSTMENT.
- PCO AS SHOWN ON PLAN SUBJECT TO ADJUSTMENT.

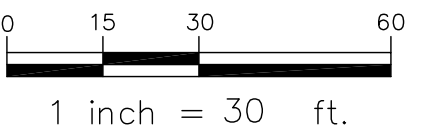
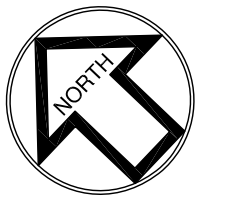
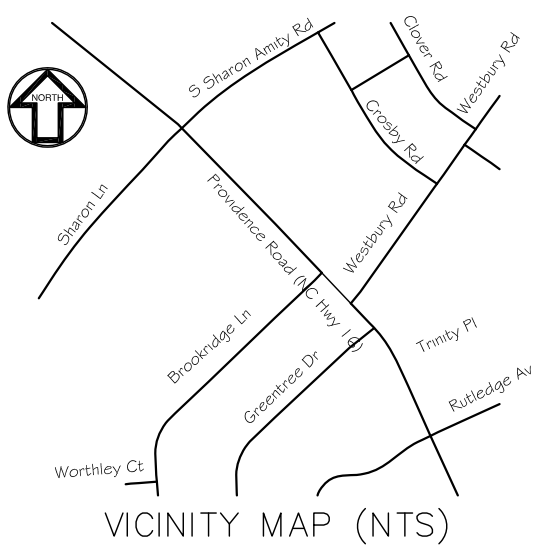
FIRE PROTECTION

- BUILDING WILL BE CONSTRUCTED WITH A SPRINKLER SYSTEM AND FIRE TRUCK ACCESS WILL BE PROVIDED IN ACCORDANCE WITH THE CHARLOTTE-MECKLENBURG FIRE DEPARTMENT STANDARD.

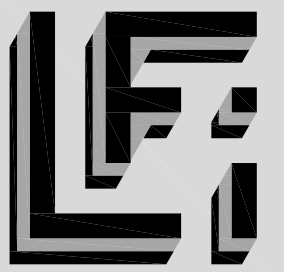
SIGNAGE

- AS PERMITTED IN ORDINANCE

- AS PERMITTED IN ORDINANCE



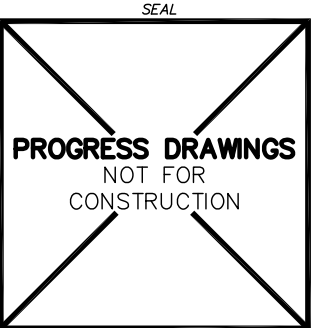
ISSUE DATE	BY	DESCRIPTION
03-17-2011	AFF	INITIAL SUBMITTAL
05-20-2011	AFF	REVISED SUBMITTAL
		ADD SHEET 2 (ALTERNATE)



**Lucas-Forman
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CLIENT



URBANE PROPERTIES
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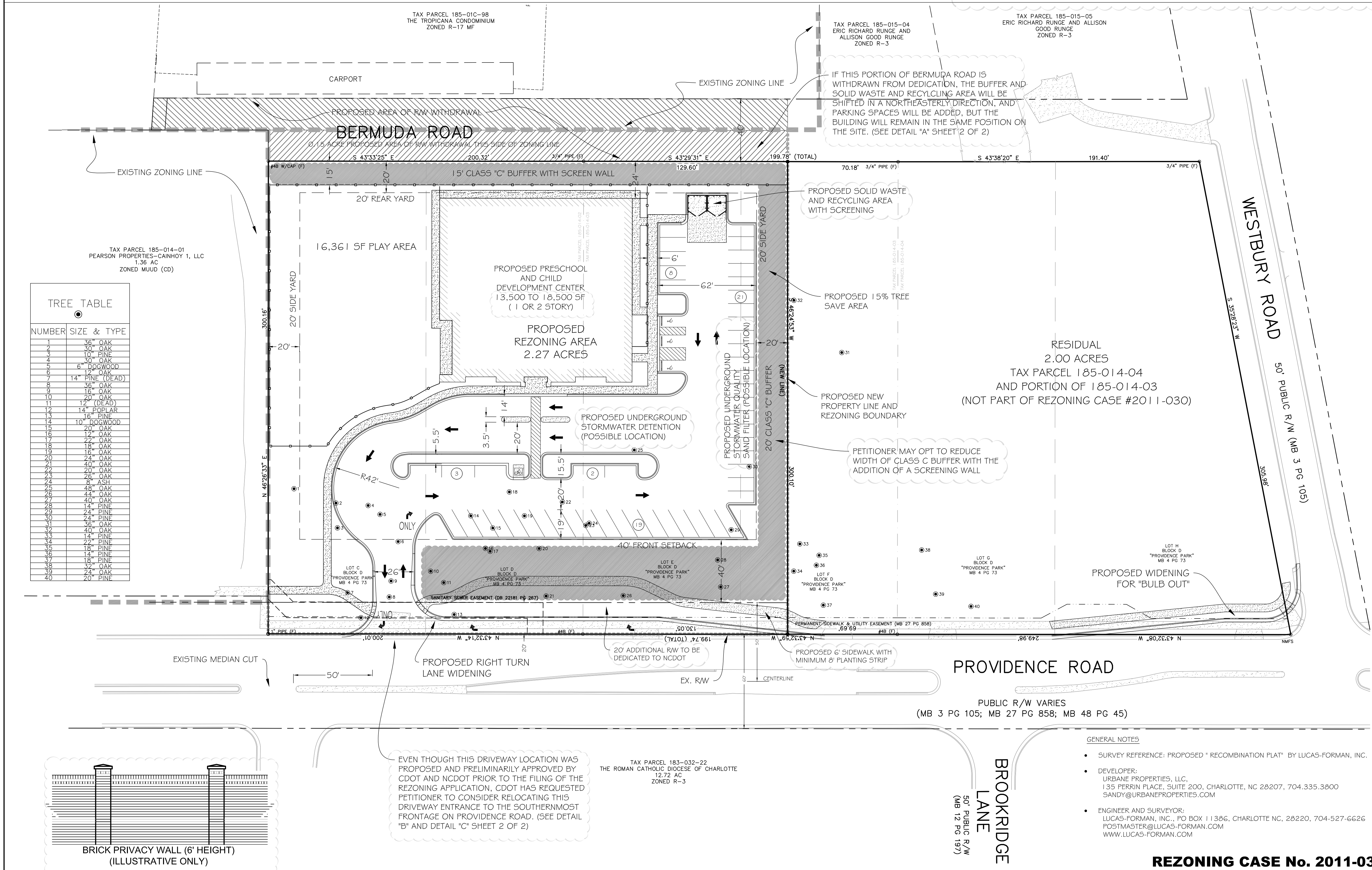
PROJECT NAME

PROVIDENCE
CHILDREN'S
ACADEMY

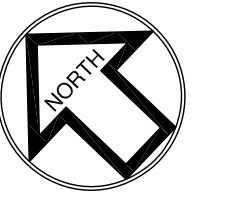
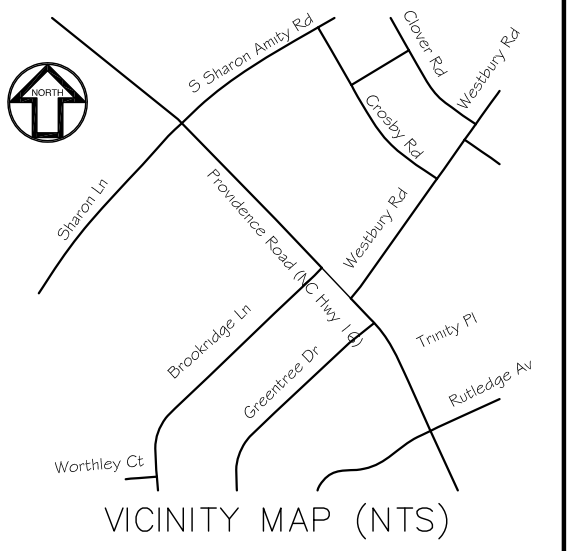
SHEET NAME

REZONING PRELIMINARY SITE PLAN

DRAWN BY AFF	DWG FILE NAME 10159	DATE 03-17-2011
SURVEYED BY	DESIGNED BY AFF	SHEET NUMBER 1 OF 2
JOB NUMBER 10159	FILE NUMBER 52	



- BERMUDA ROAD RW IS WITHDRAWN AND AREA IS USED AS 20' BUFFER AND 0.15 ACRES IS ADDED TO SUBJECT SITE.
- DRIVEWAY ENTRANCE MOVES TO SOUTH OF SITE AND A TURN LANE IS BUILT FROM WESTBURY ROAD ALONG ADJACENT FRONTAGE
- PARKING INCREASES FROM 53 TO 58 SPACES
- PLAY AREA INCREASES TO 24,700 SF

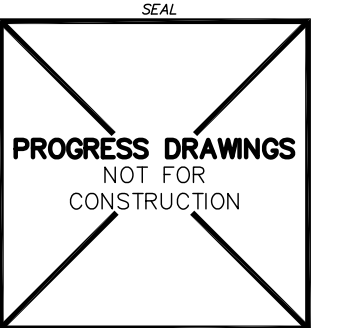


0 15 30 60

1 inch = 30 ft.

[illegible]

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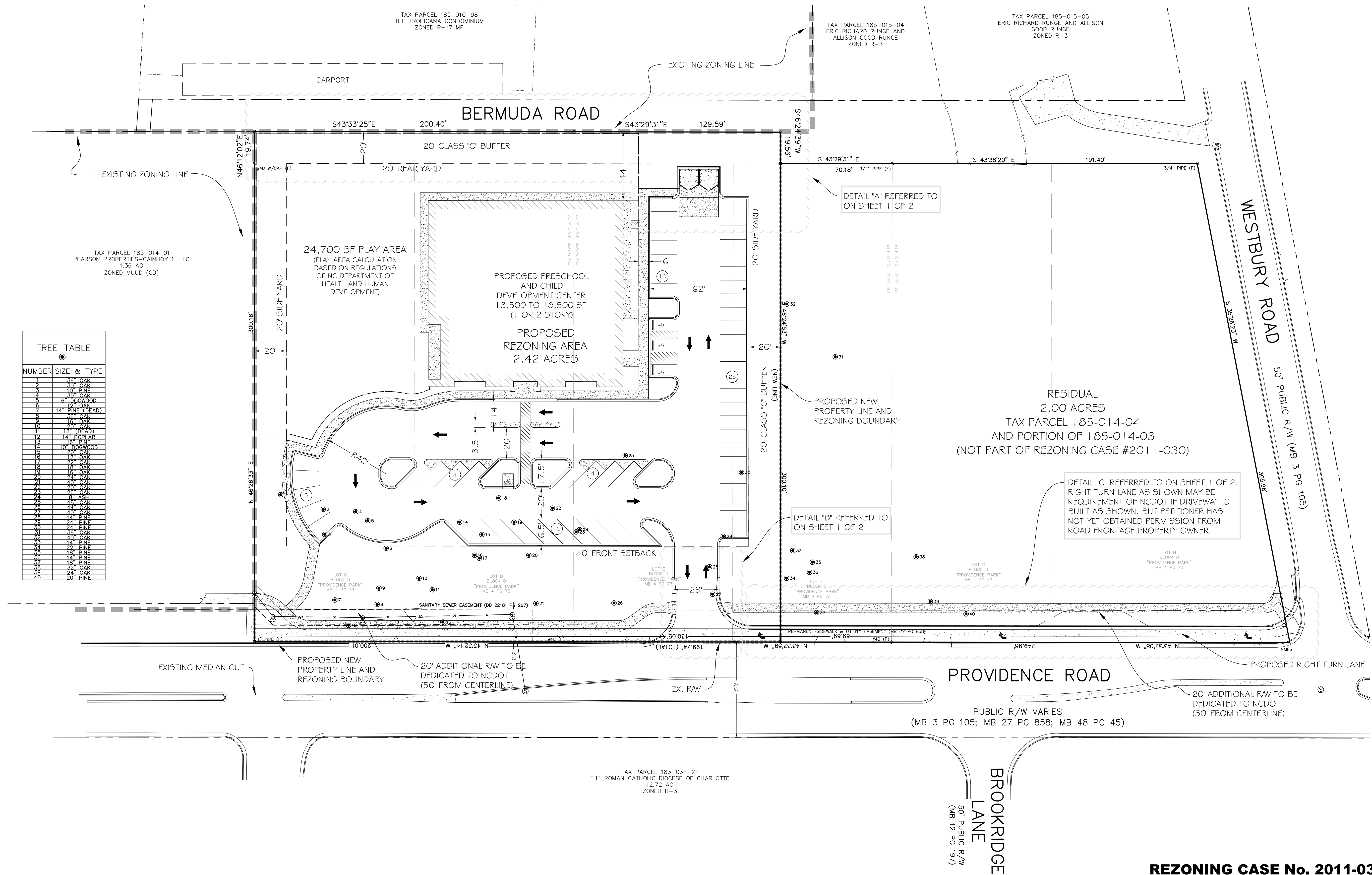
PROVIDENCE
CHILDREN'S
ACADEMY

SHEET NAME

REZONING
PRELIMINARY SITE
PLAN
(ALTERNATE)

DRAWN BY AFF	DWG FILE NAME 10159	DATE 03-17-2011
SURVEYED BY	DESIGNED BY AFF	SHEET NUMBER 2 OF 2
JOB NUMBER 10159	FILE NUMBER 52	

TREE TABLE	
NUMBER	SIZE & TYPE
1	36" OAK
2	30" OAK
3	10" PINE
4	10" PINE
5	6" DOGWOOD
6	14" PINE (DEAD)
7	36" OAK
8	18" OAK
9	20" OAK
10	12" (DEAD)
12	14" POE-AR
13	18" PINE
14	10" DOGWOOD
15	30" OAK
16	12" OAK
17	24" OAK
18	24" OAK
19	18" OAK
20	24" OAK
21	40" OAK
22	28" OAK
23	28" OAK
24	48" OAK
25	48" OAK
26	44" OAK
27	14" PINE
28	24" OAK
29	24" PINE
30	24" PINE
31	36" OAK
32	40" OAK
33	14" PINE
34	22" PINE
35	18" PINE
36	14" PINE
37	36" OAK
38	36" OAK
39	24" OAK
40	20" OAK

**REZONING CASE No. 2011-030**