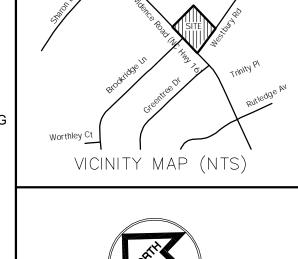
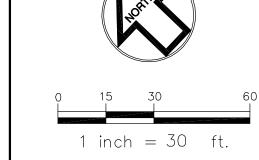
DEVELOPMENT DATA TABLE PERMITTED USES: **GENERAL PROVISIONS** TRANSPORTATION ENVIRONMENTAL FEATURES **SIGNAGE**  SUBJECT PARCEL:18501404 PROPOSED 13,500 SF BUILDING (1 STORY) NO WETLANDS PRESENT 178 MAX CHILDREN VESTING: IN ACCORDANCE WITH SECTION 1.110 OF THE PETITIONER IS COORDINATING THE ABANDONMENT OF THE AS PERMITTED IN ORDINANCE CHARLOTTE ZONING ORDINANCE AND NCGS 160A-385.1. BECAUSE OWNER: PEARSON PROPERTIES-CAINHOY I, LLC REMAINDER OF THE UNOPENED RIGHT-OF-WAY OF BERMUDA TREE SAVE AREA AS SHOWN ON PLAN SUBJECT TO OF THE COMPLEX OPERATIONAL NATURE OF THE PROPOSED ADJUSTMENT. DB 20046 PG 014 REQUIRED PARKING LIGHTING AS REGULATED PER ZONING ORDINANCE CHILD CARE CENTER AND SCHOOL, THE LEVEL OF INVESTMENT LOCATION, SIZE AND TYPE OF STORM WATER SITE AREA = 1.84 ACRES PRIOR TO ABANDONMENT OF ASSOCIATED THEREWITH, THE CURRENT MARKET CONDITIONS ACCESS TO AND FROM SUBJECT PROPERTY WILL BE PROVIDED BY BERMUDA ROAD, (1.973 ACRES AFTER CROSS EASEMENT AGREEMENT. OPEN SPACE INCLUDING THE VOLATILITY IN THE FINANCING MARKETS, THIS MANAGEMENT SYSTEMS IS SUBJECT TO REVIEW AND AS PERMITTED IN ORDINANCE ABANDONMENT OF BERMUDA ROAD) 60% ± PERVIOUS SURFACE (TREE SAVE, LAWN, ETC.) APPROVAL WITH FULL DEVELOPMENT PLAN SUBMITTAL REZONING APPLICATION INCLUDES VESTING OF THE APPROVED REZONING PLAN AND CONDITIONAL ZONING DISTRICT AND IS NOT IMPLICITLY APPROVED WITH THIS REZONING. ASSOCIATED WITH THIS REZONING APPLICATION , FOR A FIVE ZONING DATA: MAXIMUM BUILDING HEIGHT: ACHITECTURAL STANDARDS ADJUSTMENTS MAY BE NECESSARY IN ORDER TO **CURRENT ZONING: R-3** NOT TO EXCEED 30 FEET ABOVE FINISHED FLOOR FIXTURE, INCLUDING IT'S BASE, WILL BE 25'. (5)-YEAR PERIOD. ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS **CURRENT USE: VACANT** ELEVATION. CUPOLA MAY SIT ON AND EXTEND AS MUCH AS 5 FEET ABOVE THE RIDGE OF THE PRIMARY FOUR SIDED ARCHITECTURE. PROPOSED ZONING: INST(CD) ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO DOWNWARD DIRECTED. PROPOSED USE: PRESCHOOL AND CHILD CENTRAL ROOF. SECTION 6.207 OF THE CHARLOTTE ZONING ORDINANCE. FIRE PROTECTION EXTERIOR BUILDING MATERIALS WILL BE PRIMARILY BRICK WITH DEVELOPMENT CENTER ACCENTS OF PRECAST STONE OR CONCRETE AND SYNTHETIC PROPOSED SETBACKS: STUCCO. VISIBLE ROOF MATERIALS WILL BE ARCHITECTURAL THE BUILDING AND FIRE PROTECTION SYSTEM WILL BE FRONT 40' REAR 20' SHINGLES. CONSTRUCTED PER CHARLOTTE-MECKLENBURG FIRE DEPARTMENT STANDARDS. SIDES 20' ← 20' CLASS "C" BUFFER STREETSCAPES AND LANDSCAPING AND 20' REAR YARD AREA OF BERMUDA ROAD TAX PARCEL 18501504 WESTBURY ROAD - AS SHOWN AND NOTED ON PLAN PROPOSED TO BE ERIC RICHARD RUNGE AND ALLISON PROVIDENCE ROAD - AS SHOWN AND NOTED ON PLAN TAX PARCEL 18501505 GOOD RUNGE TAX PARCEL 18501C98 ABANDONED LOT 6 BLOCK E C RICHARD RUNGE AND ALLISON GOOD RUNGE THE TROPICANA CONDOMINIUM TREE & SHRUB LEGEND OT 7 & 8 & 9 BLOCK E ZONED R-17 MF DB 13521 PG 231 TAX PARCEL 18504207 ZONED R-3 DB 13521 PG 231 18" WALNUT ZONED R-3 GREG L. & KATHRYN K. WHEELER Willow Oak or other ZONED R-3 approved large-maturing -BRICK WALL \_ \_ \_ \_ \_ \_ \_ shade tree species (SEE DETAIL) Foster Holly or other approved small-maturing evergreen species TREE SAVE AREA (TYP.) River Birch or other approved large-maturing shade tree species PROPOSED BRICK WALL Sawtooth Oak or other (SEE DETAIL) MAXIMUM approved large-maturing HEIGHT 5' ALONG shade tree species WESTBURY ROAD Virginia Pine or other approved large-maturing evergreen species TAX PARCEL 18504241 CHARLES H. & HELEN B. PENTER Yoshino Cherry or other approved small-maturing deciduous species PROPOSED PRESCHOOL PROPOSED SOLID WASTE AND CHILD AND RECYCLING AREA -20' Southern Wax Myrtle or other approver DEVELOPMENT CENTER evergreen shrub - two (2) to two and WITH SCREENING 12.500 TO 13,500 SF one-half (2 1/2) feet tall with a minimum PROVIDENCE spread of two (2) feet when planted and no PREPARATORY SCHOOL (1 STORY) further apart than five (5) feet. they must (EXISTING) be of a variety and adequately maintained ●40" OAK so that an average height of five (5) to six (6) feet could be expected as normal PLAY growth within four (4) years of planting. T8' <del>-</del> 29'-AREA 10,200 SF Existing tree to be saved PROPOSED 5' SIDEWALK, PLANTING STRIP ALONG WESTBURY ROAD TO BE AT LEAST 30 8' WIDE, WITH A 6' MINIMUM IN CERTAIN AREAS WHERE SIDEWALK MEANDERS TO TAX PARCEL 18501402 PRESERVE EXISTING TREES OR NEW PROVIDENCE CHILDREN'S ACADEMY, LLC LANDSCAPING (TREES AND SHRUBS) TRACT 1, MB 53 PG 523 DB 26889 PG 560 INSTALLED ALONG THE PROPOSED BRICK N @15" dEDAR 1 ZONED INST(CD) TAX PARCEL 18504208 BRADLEY T. HUBACHER ZONED R-3 N43.25,29.M 69.71, TREE SAVE AREA (TYP.) NC HWY #16 PROVIDENCE ROAD EX. R/W EXISTING 6' SIDEWALK EXISTING DRIVE AND TURN LANE AND 8' PLANTING STRIP PUBLIC R/W VARIES CENTERLINE OF R/W TAX PARCEL 1830315 TAX PARCEL 18303222
THE ROMAN CATHOLIC DIOCESE OF CHARLOTTE
12.72 AC
ZONED R-3 TAX PARCEL 18303221 LEE PALLUEL & ADRIAN BRAIS TAX PARCEL 18303116 SCOTT SHUMAN ZONED R-3 YUEN HUN LEE ZONED R-3 ZONED R-3**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 THE BRICK WALL WILL BE 6' (SIX FEET) IN HEIGHT WHERE IT BORDERS THE PLAY AREA, 5' (FIVE FEET) ALONG ENGINEER AND SURVEYOR: **REZONING CASE No. 2013-051** WESTBURY ROAD; OTHERWISE THE BRICK WALL WILL BE BRICK PRIVACY WALL (6' HEIGHT) LUCAS-FORMAN, INC., PO BOX 11386, CHARLOTTE NC, 28220, 704-527-6626 POSTMASTER@LUCAS-FORMAN.COM NO SHORTER THAN 4' (FOUR FEET) (ILLUSTRATIVE ONLY) 2nd Submittal WWW.LUCAS-FORMAN.COM

- MAXIMUM HEIGHT OF ANY NEW FREESTANDING LIGHTING
- ANY LIGHTING WILL BE DECORATIVE, CAPPED, AND





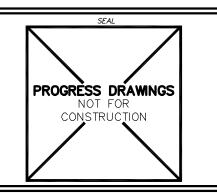
DRAWING ISSUE & REVISION STATU ISSUE DATE BY DESCRIPTION 5-17-13 AFF REVISED PER REVIEW COMMENTS



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**PROVIDENCE PREPARATORY** SCHOOL

PHASE 2

REZONING SITE PLAN

03-22-2013 13002 1 OF 1 JOB NUMBER FILE NUMBER 13002