

704.376.6000 Fax704.376.5550

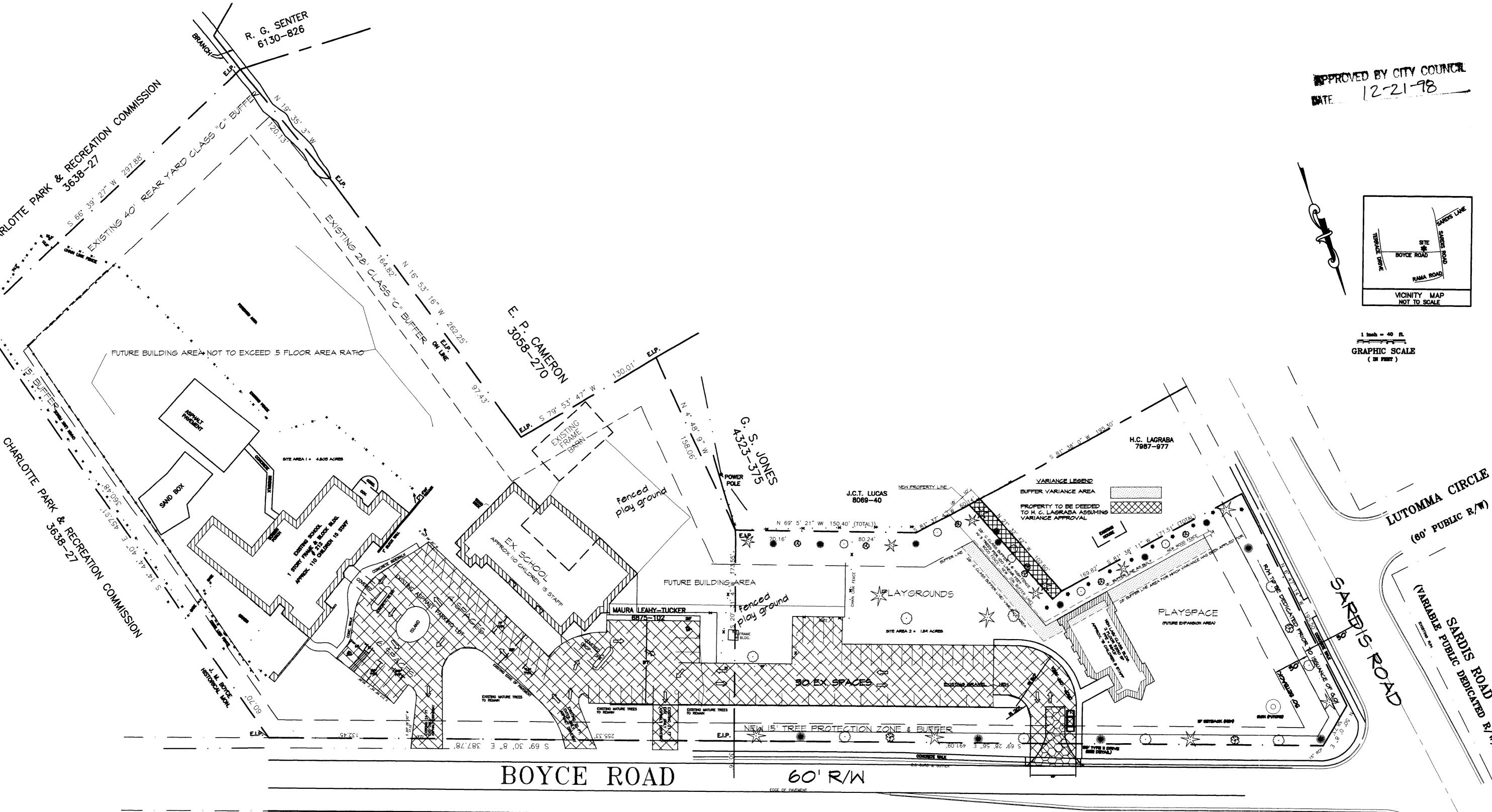
2108 South Boulevard ◆Suite 100 Charlotte, NC 28203

98-89

189-171-19,34

SEPT 28, 1998 (REV) PRESENT ZONING: R-3 PROPOSED R8MFCD FOR PUBLIC HEARING PETITION # 9889 OCT. 21 SESSION TAX # 189171- 19/34 6.693 ACRES TOTAL REVISED OCT. 12, 1998 REVISED NOV. 17, 1998

REVISED NOV. 19, 1998
REVISED DEC. 22, 1998
PROPOSED SITE PLAN 1"=40'



## LEGEND

- LARGE MATURING EVERGREEN SOUTHERN MAGNOLIA, LIVE OAK OR AUSTRALIAN PINE
- LARGE MATURING NONEVERGREEN SUGAR MAPLE, RED MAPLE OR WILLOW OAK
- SMALL MATURING EVERGREEN CAROLINA CHERRY-LAUREL, SAVANNAH HOLY OR WAX MYRTLE
- SMALL MATURING NONEVERGREEN FLOWERING DOGWOOD, EASTERN REDBUD OR CRAPE MYRTLE

## BOYCE ROAD

(VARIABLE PUBLIC DEDICATED R/W) CHARLOTTE PREP. SCHOOL

APPROX. TOTAL AREA: 6.693 ACRES EXISTING USE: ELEMENTARY / SECONDARY SCHOOL- (NOT HIGH SCHOOL) PROPOSED USE: ADDITION OF CLASSROOMS TOTAL SITE USAGE WILL NOT EXCEED 0.5 FLOOR AREA RATIO

NOTE: VARIANCE FOR BUFFER AREA WAS GRANTED BY THE CITY OF CHARLOTTE ZONING BOARD OF ADJUSTMENTS ON OCTOBER 27, 1998 (CASE # 98-116)

NOTE: PERMITTED USE: THE SITE MAY BE USED FOR ALL USES PERMITTED AS A MATTER OF RIGHT OR UNDER PRESCRIBED CONDITIONS UNDER A R-3 CLASSIFICATION AND FOR CHILD CARE CENTER USES ASSOCIATED WITH OR RELATED TO THE SCHOOL ACTIVITIES ON THE SITE.

NOTE: DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY TH STANDARDS DEPICTED ON THIS SITE PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED ON THE PLAN IS INTENDED TO REFLECT THE ARRANGEMENT OF PROPOSED USES ON THE SITE, BUT THE EXACT CONFIGURATION, PLACEMENT, AND SIZE OF INDIVIDUAL SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PHASES WITHIN THE BUILDING ENVELOPE LINE AS SHOWN ON THE PLAN. CDC79