

**DEVELOPMENT DATA TABLE**

- SUBJECT PARCELS: 185-014-02 AND PORTION OF 185-014-03.
- OWNER: PEARSON PROPERTIES-CAINHOY 1, LLC DB 16630-748
- SITE AREA = 2.42 ACRES (INCLUDING WITHDRAWN RIGHT-OF-WAY OF BERMUDA ROAD)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 13,500 to 18,500 SF BUILDING (1 OR 2 STORY)  
220 MAX CHILDREN (APPROXIMATE MAXIMUM)  
32 MAX EMPLOYEES (APPROXIMATE FULL TIME)  
24,700 SF PLAY AREA
- REQUIRED PARKING  
1 SPACE / 10 CHILDREN = 22  
1 SPACE / EMPLOYEE = 32  
TOTAL REQUIRED = 54
- PROPOSED PARKING  
58 NEW PARKING SPACES  
INCLUDING 3 ACCESSIBLE SPACES
- OPEN SPACE  
46% ± PVIOUS SURFACE (TREE SAVE, LAWN, ETC.)

**GENERAL PROVISIONS**

- VESTING: IN ACCORDANCE WITH SECTION 1.1.10 OF THE CHARLOTTE ZONING ORDINANCE AND NCCGS 1.GOA-305.1. 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.

**TRANSPORTATION**

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

**ACHITECTURAL 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**

- 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**

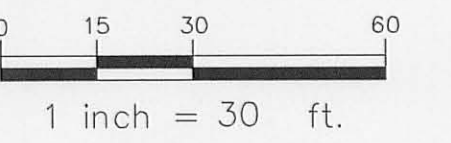
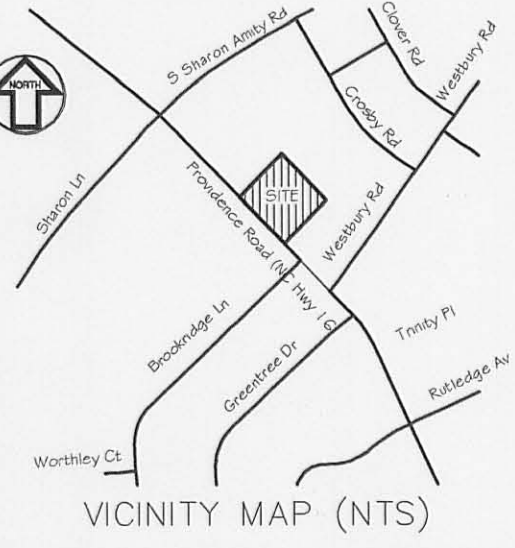
- THE BUILDING AND FIRE PROTECTION SYSTEM WILL BE CONSTRUCTED PER CHARLOTTE-MECKLENBURG FIRE DEPARTMENT STANDARDS.

**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.

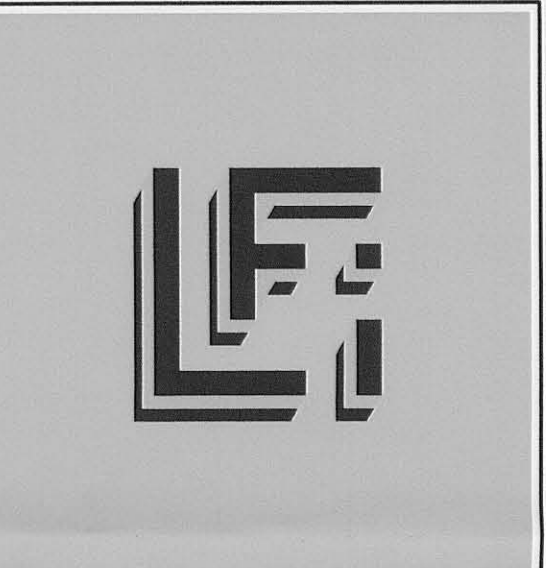


**APPROVED BY CITY COUNCIL**

JUL 18 2011

**DRAWING ISSUE & REVISION STATUS**

ISSUE DATE	BY	DESCRIPTION
03-17-11	AFF	INITIAL SUBMITTAL
05-20-11	AFF	REVISED SUBMITTAL
06-24-11	AFF	REVISED SUBMITTAL



**Lucas-Forman Incorporated**  
Land Surveying & Engineering  
4000 Stuart Andrew Boulevard  
Charlotte, North Carolina 28217  
P.O. Box 11386 28220-1386  
(704) 527-6626 Fax 527-9640  
email: postmaster@lucas-forman.com



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

**PROVIDENCE CHILDREN'S ACADEMY**  
2011-030

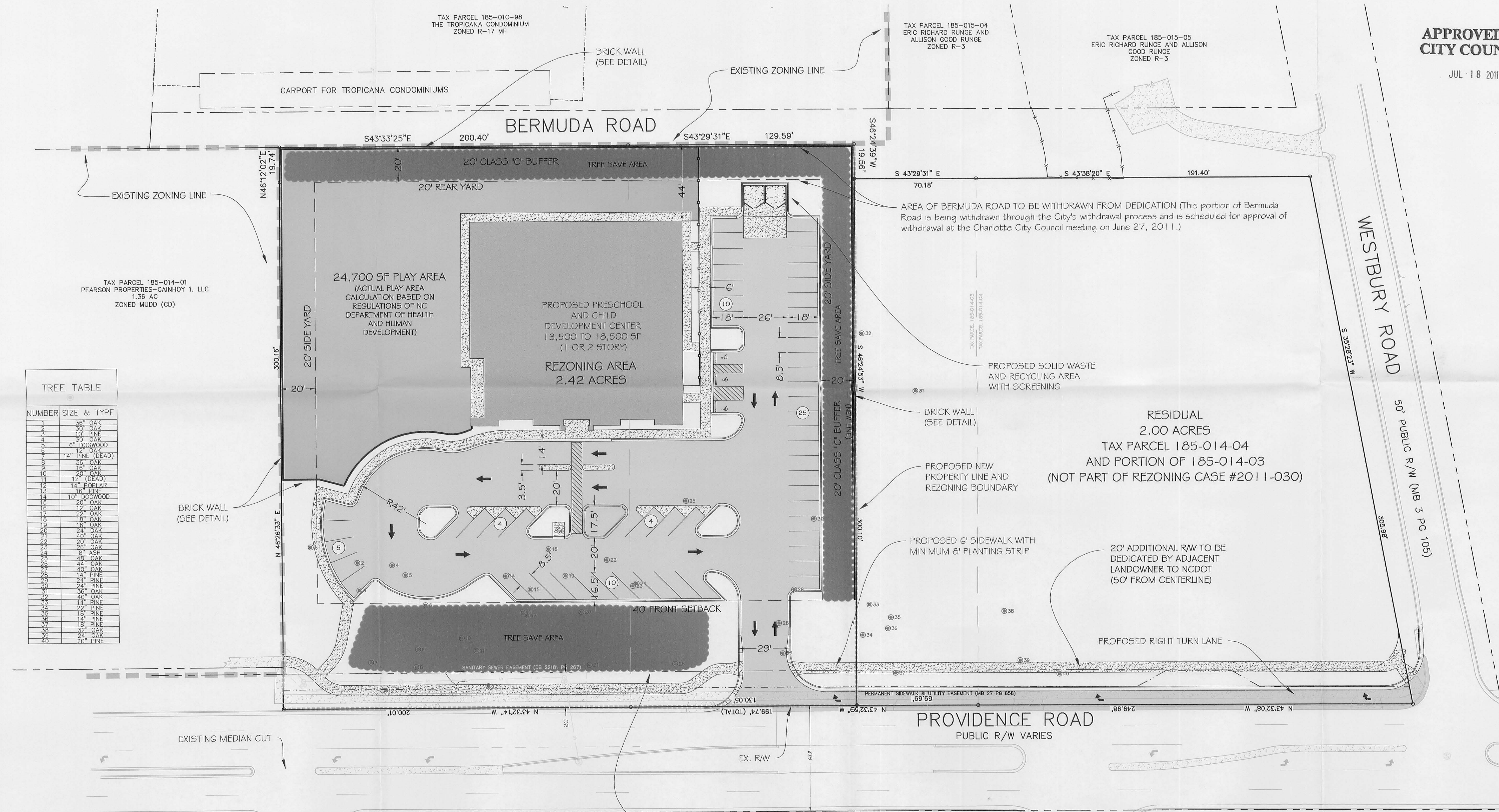
RECEIVED JUN 24 2011 BY:

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

**REZONING CASE No. 2011-030 (REV. 06-24-2011)**

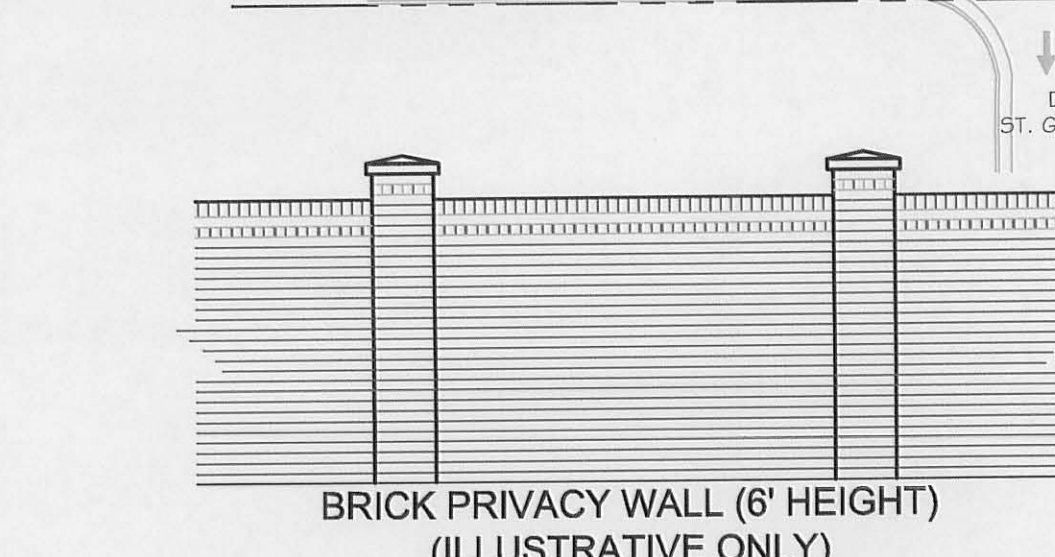
**GENERAL NOTES**

- SURVEY REFERENCE: PROPOSED "RECOMBINATION PLAT" BY LUCAS-FORMAN, INC.
- DEVELOPER: URBANE PROPERTIES, LLC, 135 FERRIN 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



**TREE TABLE**

NUMBER	SIZE & TYPE
1	36" OAK
2	30" OAK
3	10" PINE
4	30" OAK
5	6" DOGWOOD
6	14" PINE (LEAD)
7	36" OAK
8	36" OAK
9	18" OAK
10	18" OAK
11	12" (LEAD)
12	14" POPLAR
13	16" PINE
14	10" DOGWOOD
15	20" OAK
16	12" OAK
17	22" OAK
18	18" OAK
19	18" OAK
20	24" OAK
21	24" OAK
22	24" OAK
23	24" OAK
24	24" OAK
25	14" PINE
26	24" PINE
27	36" OAK
28	40" OAK
29	40" OAK
30	24" PINE
31	36" OAK
32	40" OAK
33	14" PINE
34	22" PINE
35	18" PINE
36	14" PINE
37	18" PINE
38	32" OAK
39	24" OAK
40	20" PINE



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)

TAX PARCEL 183-032-22 THE ROMAN CATHOLIC DIOCESE OF CHARLOTTE 12.72 AC ZONED R-3

TAX PARCEL 183-032-21 LEE PALLUE ZONED R-3

20' ADDITIONAL RW TO BE DEDICATED TO NCDOT (50' FROM CENTERLINE)

BROOKRIDGE LANE 50' PUBLIC R/W (MB 12 PG 197)

PROVIDENCE ROAD PUBLIC R/W VARIES

WESTBURY ROAD 50' PUBLIC R/W (MB 3 PG 105)

RESIDUAL 2.00 ACRES TAX PARCEL 185-014-04 AND PORTION OF 185-014-03 (NOT PART OF REZONING CASE #2011-030)

AREA OF BERMUDA ROAD TO BE WITHDRAWN FROM DEDICATION (This portion of Bermuda Road is being withdrawn through the City's withdrawal process and is scheduled for approval of withdrawal at the Charlotte City Council meeting on June 27, 2011.)

24,700 SF PLAY AREA (ACTUAL PLAY AREA CALCULATION BASED ON REGULATIONS OF NC DEPARTMENT OF HEALTH AND HUMAN DEVELOPMENT)

PROPOSED PRESCHOOL AND CHILD DEVELOPMENT CENTER 13,500 TO 18,500 SF (1 OR 2 STORY)  
REZONING AREA 2.42 ACRES

TAX PARCEL 185-01C-98 THE TROPICANA CONDOMINIUM ZONED R-17 MF

TAX PARCEL 185-015-04 ERIC RICHARD RUNGE AND ALLISON GOOD RUNGE ZONED R-3

TAX PARCEL 185-015-05 ERIC RICHARD RUNGE AND ALLISON GOOD RUNGE ZONED R-3

CARPORIT FOR TROPICANA CONDOMINIUMS

BRICK WALL (SEE DETAIL)

EXISTING ZONING LINE

EXISTING ZONING LINE

PROPOSED SOLID WASTE AND RECYCLING AREA WITH SCREENING

BRICK WALL (SEE DETAIL)

PROPOSED NEW PROPERTY LINE AND REZONING BOUNDARY

PROPOSED 6' SIDEWALK WITH MINIMUM 8' PLANTING STRIP

20' ADDITIONAL RW TO BE DEDICATED BY ADJACENT LANDOWNER TO NCDOT (50' FROM CENTERLINE)

PROPOSED RIGHT TURN LANE

EXISTING MEDIAN CUT

EX. RW

DRIVEWAY TO ST. GABRIEL CATHOLIC CHURCH

TAX PARCEL 183-032-22 THE ROMAN CATHOLIC DIOCESE OF CHARLOTTE 12.72 AC ZONED R-3

TAX PARCEL 183-032-21 LEE PALLUE ZONED R-3

20' ADDITIONAL RW TO BE DEDICATED TO NCDOT (50' FROM CENTERLINE)

BROOKRIDGE LANE 50' PUBLIC R/W (MB 12 PG 197)

PROVIDENCE ROAD PUBLIC R/W VARIES

WESTBURY ROAD 50' PUBLIC R/W (MB 3 PG 105)

RESIDUAL 2.00 ACRES TAX PARCEL 185-014-04 AND PORTION OF 185-014-03 (NOT PART OF REZONING CASE #2011-030)

AREA OF BERMUDA ROAD TO BE WITHDRAWN FROM DEDICATION (This portion of Bermuda Road is being withdrawn through the City's withdrawal process and is scheduled for approval of withdrawal at the Charlotte City Council meeting on June 27, 2011.)

24,700 SF PLAY AREA (ACTUAL PLAY AREA CALCULATION BASED ON REGULATIONS OF NC DEPARTMENT OF HEALTH AND HUMAN DEVELOPMENT)

PROPOSED PRESCHOOL AND CHILD DEVELOPMENT CENTER 13,500 TO 18,500 SF (1 OR 2 STORY)  
REZONING AREA 2.42 ACRES

TAX PARCEL 185-01C-98 THE TROPICANA CONDOMINIUM ZONED R-17 MF

TAX PARCEL 185-015-04 ERIC RICHARD RUNGE AND ALLISON GOOD RUNGE ZONED R-3

TAX PARCEL 185-015-05 ERIC RICHARD RUNGE AND ALLISON GOOD RUNGE ZONED R-3

CARPORIT FOR TROPICANA CONDOMINIUMS

BRICK WALL (SEE DETAIL)

EXISTING ZONING LINE

EXISTING ZONING LINE

PROPOSED SOLID WASTE AND RECYCLING AREA WITH SCREENING

BRICK WALL (SEE DETAIL)

PROPOSED NEW PROPERTY LINE AND REZONING BOUNDARY

PROPOSED 6' SIDEWALK WITH MINIMUM 8' PLANTING STRIP

20' ADDITIONAL RW TO BE DEDICATED BY ADJACENT LANDOWNER TO NCDOT (50' FROM CENTERLINE)

PROPOSED RIGHT TURN LANE

EXISTING MEDIAN CUT

EX. RW

DRIVEWAY TO ST. GABRIEL CATHOLIC CHURCH

TAX PARCEL 183-032-22 THE ROMAN CATHOLIC DIOCESE OF CHARLOTTE 12.72 AC ZONED R-3

TAX PARCEL 183-032-21 LEE PALLUE ZONED R-3

20' ADDITIONAL RW TO BE DEDICATED TO NCDOT (50' FROM CENTERLINE)

BROOKRIDGE LANE 50' PUBLIC R/W (MB 12 PG 197)

PROVIDENCE ROAD PUBLIC R/W VARIES

WESTBURY ROAD 50' PUBLIC R/W (MB 3 PG 105)