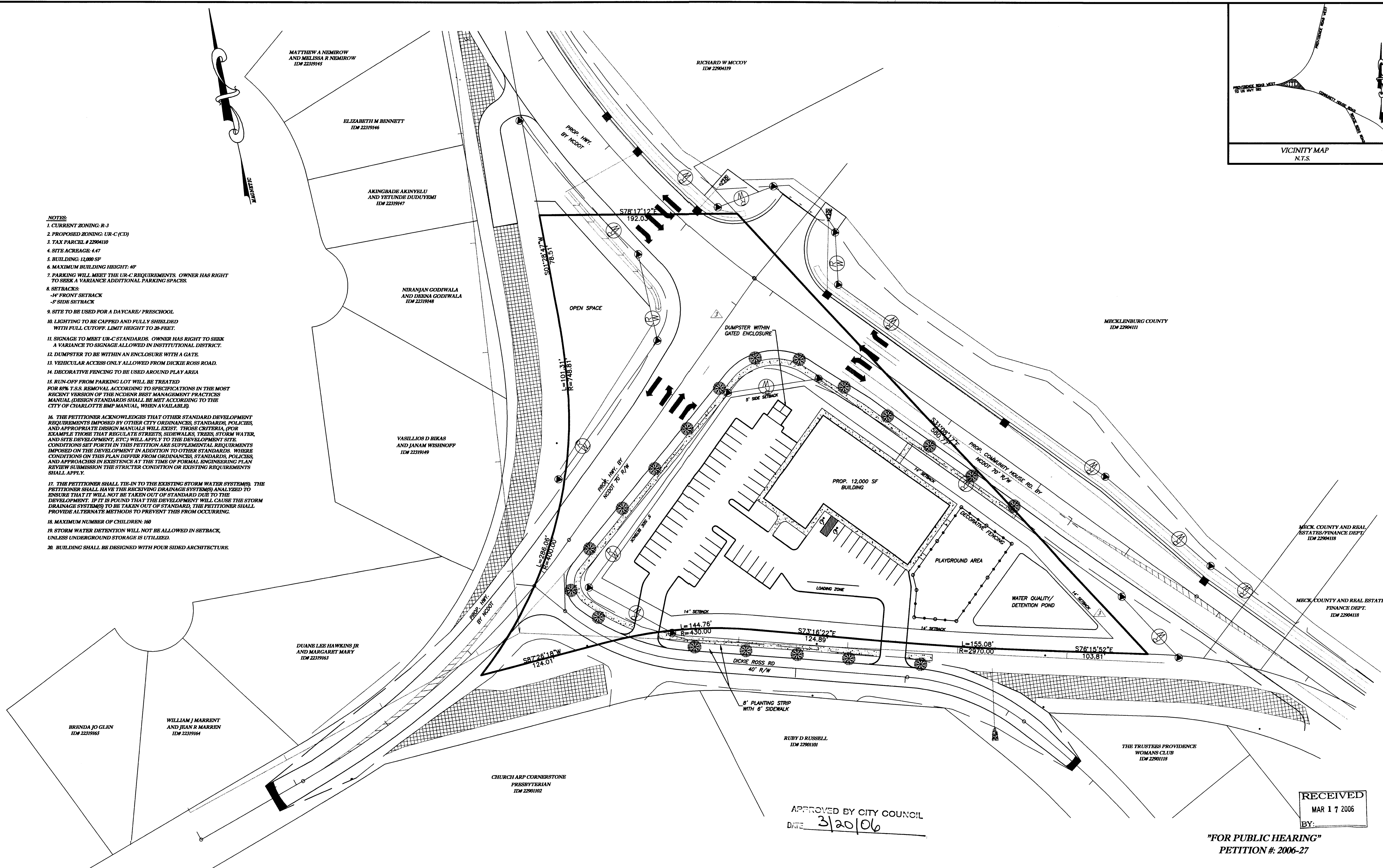


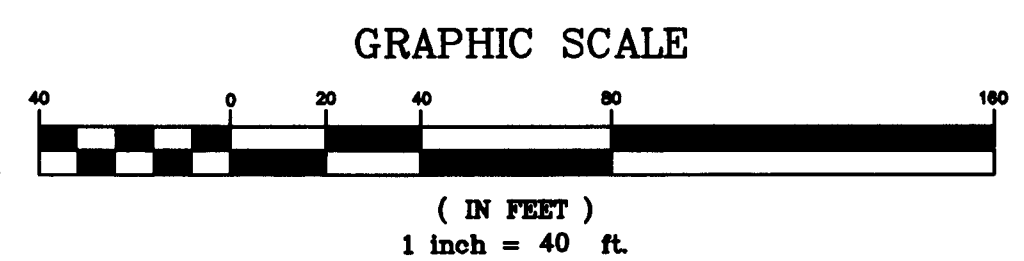
- NOTES:**
1. CURRENT ZONING: R-3
  2. PROPOSED ZONING: UR-C (CD)
  3. TAX PARCEL # 2290410
  4. SITE ACREAGE: 4.47
  5. BUILDING: 12,000 SF
  6. MAXIMUM BUILDING HEIGHT: 40'
  7. PARKING WILL MEET THE UR-C REQUIREMENTS. OWNER HAS RIGHT TO SEEK A VARIANCE ADDITIONAL PARKING SPACES.
  8. SETBACKS:  
-14' FRONT SETBACK  
-5' SIDE SETBACK
  9. SITE TO BE USED FOR A DAYCARE/ PRESCHOOL
  10. LIGHTING TO BE CAPPED AND FULLY SHIELDED WITH FULL CUTOFF. LIMIT HEIGHT TO 20-FEET.
  11. SIGNAGE TO MEET UR-C STANDARDS. OWNER HAS RIGHT TO SEEK A VARIANCE TO SIGNAGE ALLOWED IN INSTITUTIONAL DISTRICT.
  12. DUMPSTER TO BE WITHIN AN ENCLOSURE WITH A GATE.
  13. VEHICULAR ACCESS ONLY ALLOWED FROM DICKIE ROSS ROAD.
  14. DECORATIVE FENCING TO BE USED AROUND PLAY AREA
  15. RUN-OFF FROM PARKING LOT WILL BE TREATED FOR 85% T.S.S. REMOVAL ACCORDING TO SPECIFICATIONS IN THE MOST RECENT VERSION OF THE NCDENR BEST MANAGEMENT PRACTICES MANUAL (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE BMP MANUAL, WHEN AVAILABLE).
  16. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA, FOR EXAMPLE THOSE THAT REGULATE STREETS, SIDEWALKS, TREES, STORM WATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.
  17. THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
  18. MAXIMUM NUMBER OF CHILDREN: 160
  19. STORM WATER DETENTION WILL NOT BE ALLOWED IN SETBACK, UNLESS UNDERGROUND STORAGE IS UTILIZED.
  20. BUILDING SHALL BE DESIGNED WITH FOUR SIDED ARCHITECTURE.



APPROVED BY CITY COUNCIL  
DATE 3/20/06

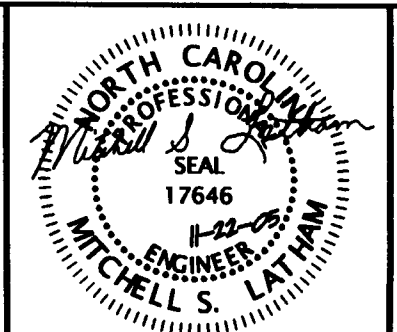
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BY:

"FOR PUBLIC HEARING"  
PETITION # 2006-27



REV. NO.	REVISIONS	DATE
3	COMMENTS PER CHARLOTTE MECK. PLANNING COMMISSION	03/17/06
2	COMMENTS PER CHARLOTTE MECK. PLANNING COMMISSION	02/27/06
1	COMMENTS PER CHARLOTTE MECK. PLANNING COMMISSION	01/16/06

**LWE**  
LATHAM-WALTERS ENGINEERING, INC.  
16507-A NORTHCROSS DRIVE  
HUNTERSVILLE, NORTH CAROLINA 28078  
(704) 895-8484 FAX (704) 895-8485



OWNER:  
**JEFFREY ROSS**  
19614 META RD  
CORNELIUS, NORTH CAROLINA 28031  
(704) 892-8355

**ROSS REZONING**  
CHARLOTTE NORTH CAROLINA  
**SITE PLAN**

DATE: NOV. 2005  
SCALE: 1" = 40'  
DRAWN BY: JFL  
CHECKED BY: MSL  
PROJECT NO: 2005.60  
SHEET 1