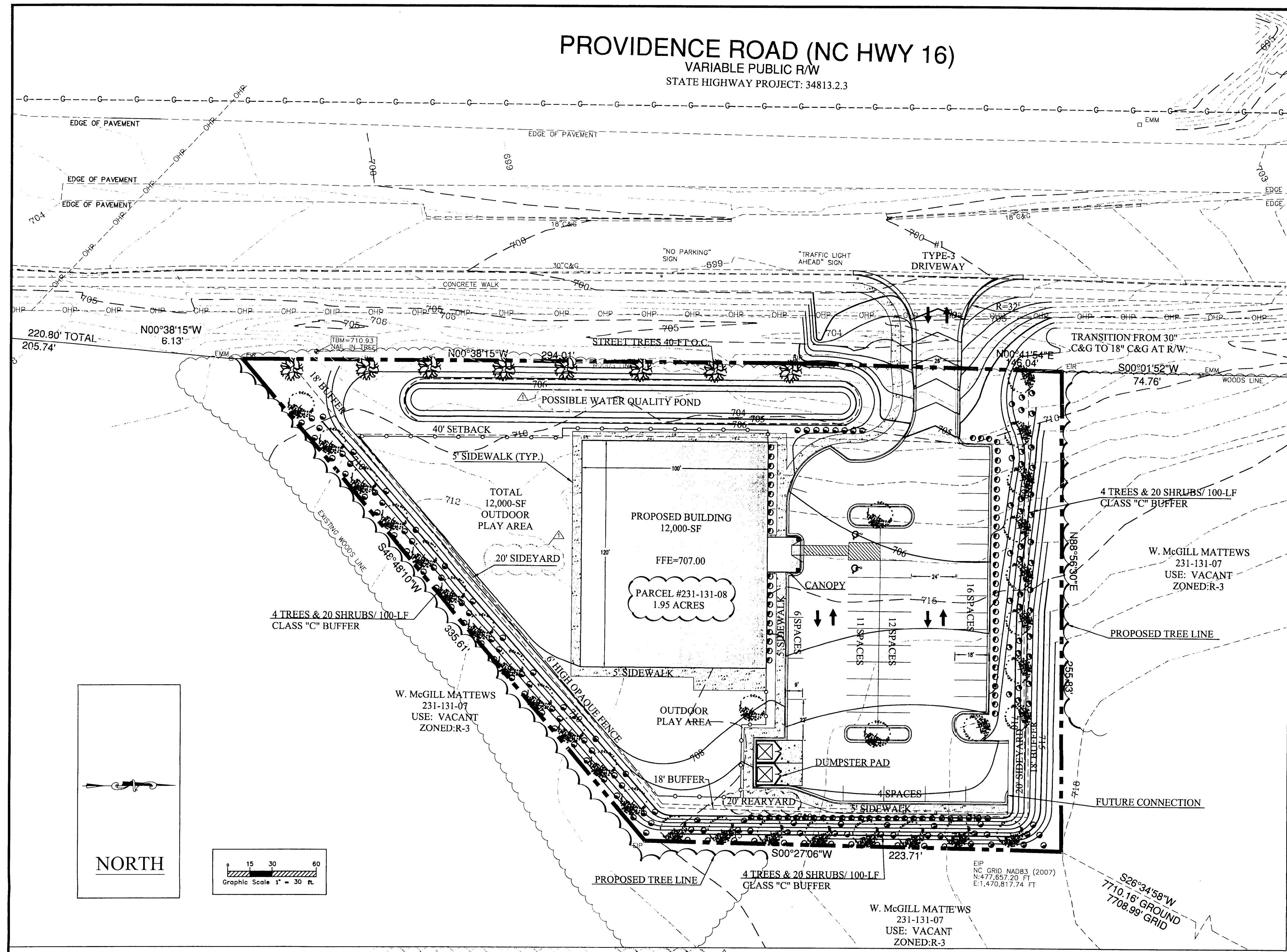


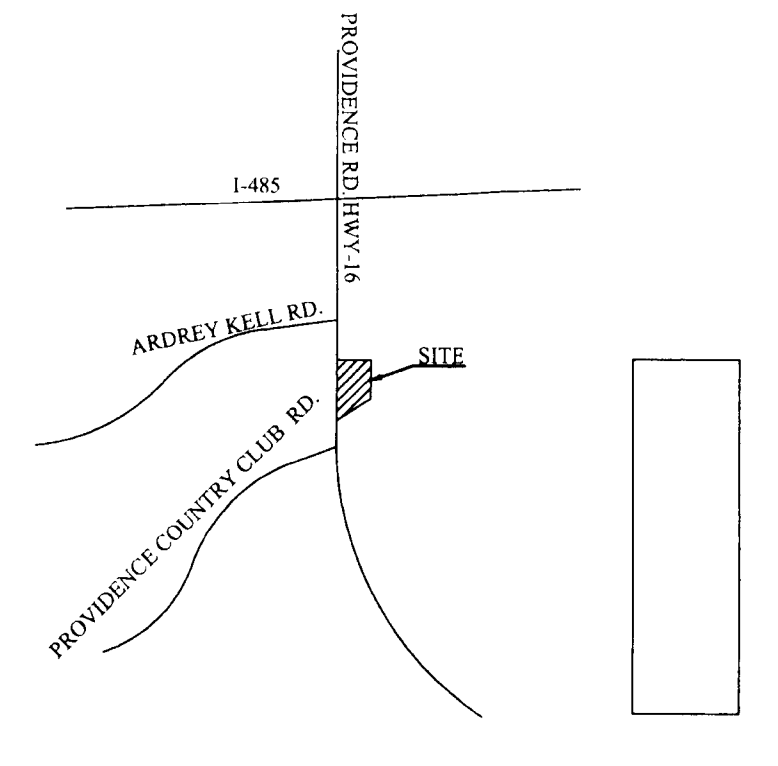
PROVIDENCE ROAD (NC HWY 16)

VARIABLE PUBLIC R/W
STATE HIGHWAY PROJECT: 34813.2.3

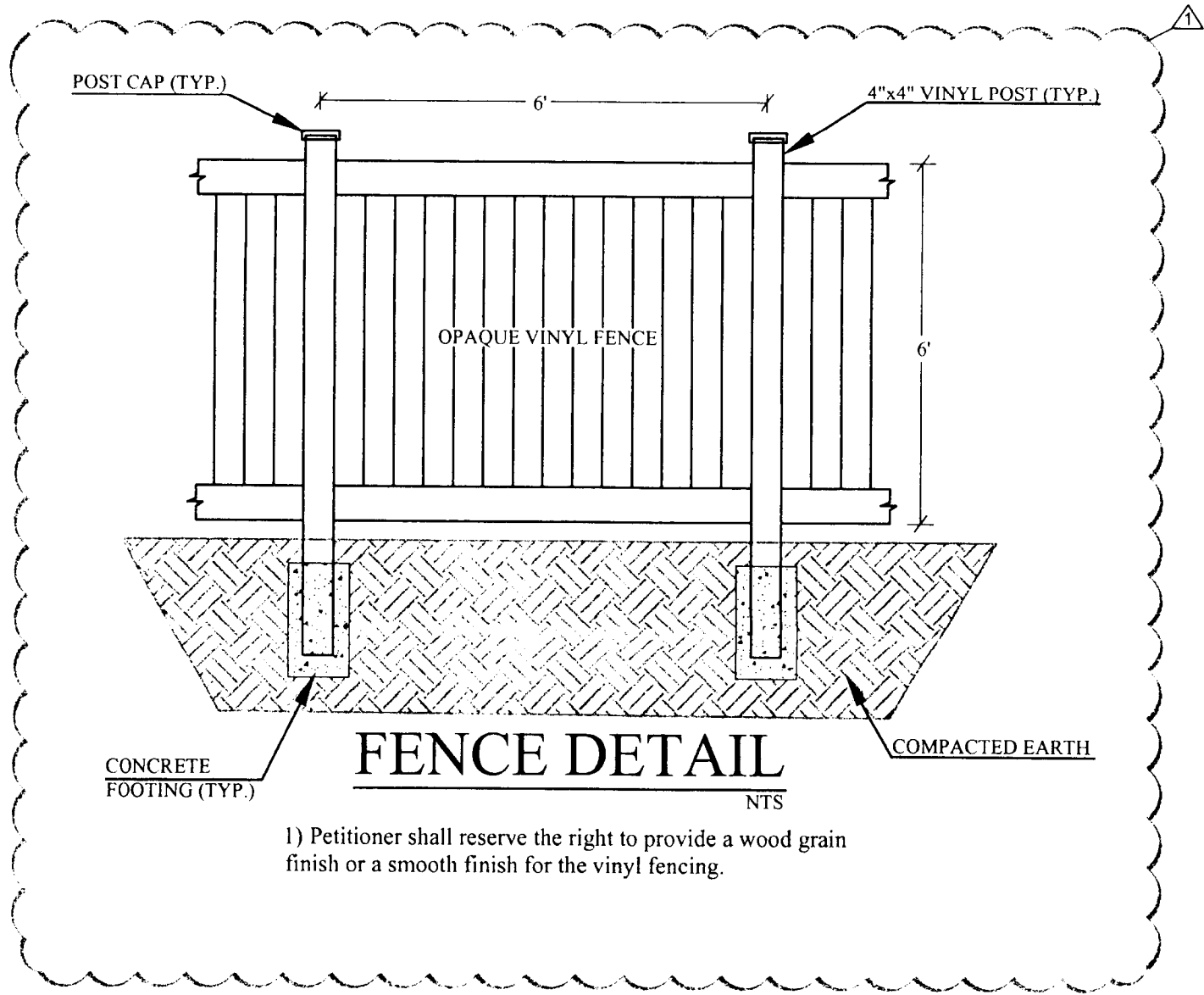


SITE LEGEND	
PROPOSED CURB & GUTTER	---
REVERSED PITCH CURB & GUTTER	---
PROPERTY LINE	---
LOT LINES	---
DECORATIVE FENCING	○
TRAFFIC FLOW	→
STRIPING	▨
PARKING BAY COUNT	23
NOOT STD. MANISHP	---
NOOT STD. GUARDRAIL	---
AUTO AREA SECTION	---
SPOT ELEVATION	⬇
EXISTING FEATURES SCREENED	---
HANDICAP RAMP - HC	---

ZONING CODE SUMMARY	
PROJECT NAME:	CRANFIELD ACADEMY
OWNER:	S.C. HONDROS & ASSOC. PHONE # (704)377-4614
PLANS PREPARED BY:	S.C. HONDROS & ASSOC. PHONE # (704)377-4614
ZONING:	EXISTING = R-3 JURISDICTION: CHARLOTTE PROPOSED = INSTITUTIONAL (CD)
PROPOSED USE:	LARGE DAYCARE
BUILDING HEIGHT:	40 FEET STORIES: ONE
BUILDING COVERAGE:	12,000 SQ. FT. GROSS FLOOR AREA
LOT SIZE:	84,942/1.95 SQ. FT./ACRES AREA: 12,000 SQ. FT.
TAX PARCEL ID:	23113108 NUMBER OF UNITS OR SUITES: 1
YARD REQUIREMENTS:	
SETBACK (FRONT):	40 FT. FROM R/W.
SIDE YARD (R):	20 FT. SIDE YARD (L): 20 FT.
REAR YARD:	20 FT.
REQUIRED BUFFERS:	
FRONT:	NO / YES 18 FT.
SIDE (R):	NO / YES 18 FT. SIDE (L): NO / YES 18 FT.
REQUIRED SCREENING:	
FRONT:	NO / YES
SIDE (R):	NO / YES SIDE (L): NO / YES
PARKING ONLY:	NO / YES
PAVEMENT COVERAGE:	23,776/0.55 SQ. FT./ACRES
INTERIOR LANDSCAPING:	REQUIRED SQ. FT., PROVIDED SQ. FT.
PARKING DATA: (SPECIFY REQUIREMENT)	
REQUIRED =	1 SPACES PER EMPLOYEE PLUS 1 SPACES FOR EVERY 10 KIDS.
AS PER	CHARLOTTE ZONING ORDINANCE SECTION NO. 12
REQUIRED:	49 PROVIDED: (49-INCLUDES HANDICAP) HANDICAP: 2
COMPACT:	NONE CARPOOL: NONE LOADING SPACES: NONE
ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY	



VICINITY MAP



FENCE DETAIL

1) Petitioner shall reserve the right to provide a wood grain finish or a smooth finish for the vinyl fencing.

SITE DATA TABLE
Tax Parcel: 231-131-08
Site Area: 1.95 acres
Existing Zoning: R-3
Proposed Zoning: INST (CD)
Proposed Use: A 12,000 square foot childcare and preschool facility

DEVELOPMENT STANDARDS
General Provisions
These Development Standards form a part of the Rezoning Site Plan associated with the Rezoning Petition filed by Cranfield Academy to accommodate the development of a childcare and preschool facility on the approximately 1.88 acre site located east of Providence Road south of the Ardrey Kell intersection (the Site). The Site is currently zoned R-3 and the purpose of this Petition is to request rezoning to the INST (CD) district.

Unless the Rezoning Site Plan or these Development Standards sheets accompanying this Rezoning Petition establish more stringent standards, the regulations established under the Charlotte Zoning Ordinance (the Ordinance) for the INST Zoning District shall govern all development taking place on the Site.

1. **Permitted Uses**
The Site may be devoted to childcare and preschool uses with a maximum capacity not to exceed 199 children along with accessory uses which are permitted under the Ordinance.

2. **Setbacks, Side Yards and Rear Yards**
The buildings shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the INST zoning district.

3. **Vehicular Access**
(a) Vehicular access to the Site shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of the vehicular access point is subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Charlotte Department of Transportation (C-DOT) and/or the North Carolina Department of Transportation (NC-DOT) including alterations to accommodate any right of way needs and/or construction easements.

(b) Vehicular access to Providence Road shall be limited to one point of access as generally depicted on the Rezoning Site Plan. Petitioner shall also provide for a future driveway connection to the adjacent property located north of the Site to provide for greater connectivity. Petitioner shall provide an access easement equal to the width of the proposed connection and extending from the edge of the pavement labeled "Future Connection" to the northern boundary of the Site.

(c) Any reference to the Ordinance herein shall be deemed to refer to the requirements of the Ordinance in effect as of the date this Rezoning Petition is approved.

9. ARCHITECTURAL COMMENTS
(a) No building on the Site will exceed 40 feet in height.
(b) The exterior building materials for the structure to be constructed on the Site shall be combinations of brick, shake and hardi-plank siding, panels and trim. Vinyl siding shall not be a permitted exterior building material.

4. **Lighting**
(a) The maximum height of any new freestanding light fixtures erected on the Site shall not exceed fifteen (20) feet.
(b) All new lighting fixtures installed within the Site shall be shielded with full cut-off fixtures, copped and downwardly directed.

5. **Signs**
Signage shall comply with the requirements of the Ordinance.

6. **Parking**
Vehicular & Bicycle parking shall conform to the Ordinance.

7. **Amendments to Rezoning Plan**
Future amendments to the Rezoning Site Plan, other sheets accompanying the Petition and these Development Standards may be applied for by the then Owner or Owners of the Parcel or Parcels within the Site involved in accordance with the provisions of Chapter 6 of the Ordinance.

8. **Binding Effect of the Rezoning Documents and Definitions**
(a) If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Rezoning Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioners and the current and subsequent owners of the Site and their respective successors in interest and assigns.
(b) Throughout these Development Standards, the terms, Petitioners and Owner or Owners shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioners or the Owner or Owners of the Site from time to time who may be involved in any future development thereof.

ZONING PETITION # 2009-085

	NOV 11 2009		PW	REDLINE COMMENTS PER ZONING
	NO.	DATE	APP'D	DESCRIPTION
<p>OWNERS APPROVAL: _____ DATE: _____ FILE NAME: _____</p> <p>DRN BY: PW CHK BY: _____ DATE: 9/28/09 SCALE: 1" = 30'</p>				

CRANFIELD ACADEMY
PROVIDENCE RD. CHARLOTTE (Mecklenburg County), NC

SC HONDROS & ASSOCIATES, INC.
PLANNING, DESIGN, CONSTRUCTION
POST OFFICE BOX 220456
CHARLOTTE, N.C. 28222-0456
TEL: (704) 377-4614 FAX: (704) 372-1252
N.C. ENGINEERING FIRM LIC # D-0148

CONDITIONAL REZONING PLAN FOR PUBLIC HEARING