

ALL DRIVEWAYS TO HAVE MARKS AND SIGNS AS REQUIRED BY CDOT FOR ONE-WAY COUNTER CLOCKWISE TRAFFIC FLOW AND RIGHT-IN MOVEMENT ONLY.

5' WIDE SIDEWALK CONNECTING TO PROPOSED DAYCARE

5' WIDE EXISTING SIDEWALK

Guest Parking:  
Required: 6  
Proposed: 7

Employee Parking  
Required: 7  
Proposed: 7

Play Area

2,114 sq.ft.

New Fence

Existing Fence

20' SIDE YARD

20' REAR YARD

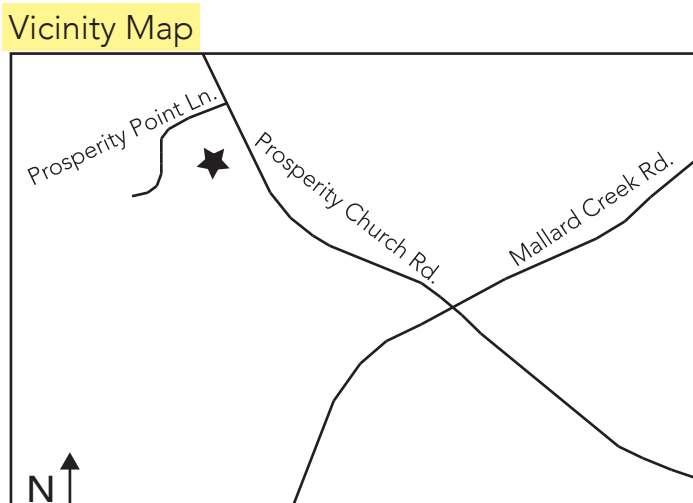
22' CLASS C BUFFER

20' SIDE YARD

R3

Prosperity Church Rd.

N ↑ Scale 1"=40'



REZONING- RESIDENTIAL TO COMMERCIAL DAYCARE

3231 PROSPERITY CHURCH RD

SITE PLAN NOTES  
(NOTE: BOLD ITEMS REVISED 7-21-14 SUBMITTAL)

1. DEVELOPMENT DATA
 

SITE ACREAGE:	2.71
TAX PARCEL:	02728101
<b>EXISTING ZONING:</b>	<b>R3</b>
PROPOSED ZONING:	INST (CD)
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	COMMERCIAL DAYCARE
<b>EXISTING GROSS SF:</b>	<b>2,114 SF</b>
FLOOR AREA RATIO:	35 SF PER CHILD
NUMBER AND OR RATIO OF PARKING SPACES:	1 PER EMPLOYEE (7 EMPLOYEES) 1 PER 10 CHILDREN (UP TO 60 CHILDREN)
2. GENERAL PROVISIONS
 

THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY MARK PATTERSON TO ACCOMMODATE REUSE OF THIS 2.71 ACRE SITE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE (THE "ORDINANCE"). UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS.

ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 ALTERATIONS TO APPROVAL
4. PERMITTED USES
 

SITE WILL BE DEVOTED TO USE AS CHILD DAYCARE CENTER, TOGETHER INCIDENTAL AND/OR ACCESSORY USES ASSOCIATED THEREWITH, THAT ARE PERMITTED UNDER THE "ORDINANCE" BY RIGHT UNDER PRESCRIBED CONDITIONS IN THE INSTITUTIONAL ZONING DISTRICT.
5. TRANSPORTATION
 

ON SITE TRAFFIC CIRCULATION TO BE SIGNED AND MARKED FOR ONE-WAY COUNTER CLOCKWISE TRAFFIC FLOW.

PROPOSED SITE ENTRANCE IS RIGHT-IN MOVEMENT ONLY.

PROPOSED DRIVEWAY CONNECTIONS TO PROSPERITY CHURCH RD. SHALL GO THROUGH ALL REQUIRED CDOT DRIVEWAY PERMITTING PRIOR TO CONSTRUCTION.
6. ARCHITECTURAL STANDARDS
 

EXISTING STRUCTURE TO REMAIN.

THERE IS NO PROPOSED EXPANSION/ADDITION. HOWEVER, ANY FUTURE ADDITIONS TO THE EXISTING STRUCTURE MUST BE TO THE REAR OF THE BUILDING AND ADDED SF SHALL NOT EXCEED 25% OF THE EXISTING SF OF THE STRUCTURE. PLUS, ANY EXPANSION OR EXTERIOR RENOVATIONS TO THE CURRENT STRUCTURE WILL BE RESIDENTIAL IN CHARACTER AND SCALE.
7. STREETScape AND LANDSCAPING
 

EXISTING SIDEWALK ON PROSPERITY CHURCH RD. IS 5' WIDE. A 5' WIDE SIDEWALK TO BE CONSTRUCTED CONNECTING EXISTING SIDEWALK WITH THE DAYCARE PER CDOT REQUIREMENT.
8. ENVIRONMENTAL FEATURES
 

MALLARD CREEK WATERSHED
11. LIGHTING
 

ALL HEADING LIGHTING WILL BE UNIFORM IN DESIGN AND PLACED WHERE REQUIRED.

FREESTANDING LIGHTING WILL BE LIMITED TO 25' IN HEIGHT.

ALL LIGHTING WILL HAVE FULL CUT-OFF LIGHTING FIXTURES.
14. OTHER
 

PER SECTION 12.502 OUTDOOR PLAY SPACE AND EQUIPMENT MUST BE LOCATED OUTSIDE THE REQUIRED SETBACK AND SIDE YARDS.