



Scale 1':1/64"

Site Plan Notes/Annotations

1. Development Data Table

- a. Site Acreage: 2.71
- b. Tax Parcel: 02728101
- c. Existing Zoning: R3 (includes lots directly adjacent as well)
- d. Proposed Zoning: INST (CD)
- e. Existing Use: Residential
Proposed Use: Commercial Daycare
- i. Floor Area Ratio: 35 sq.ft. per child
- k. Number and/or Ratio of Parking Spaces:
1 per employee (7 employees)
1 per 10 children (up to 60 children)

6. Architectural Standards:
Building is existing, no changes

7. Streetscape and Landscaping
Driveway on north side of property is existing

8. Environmental Features
a. Mallard Creek Watershed