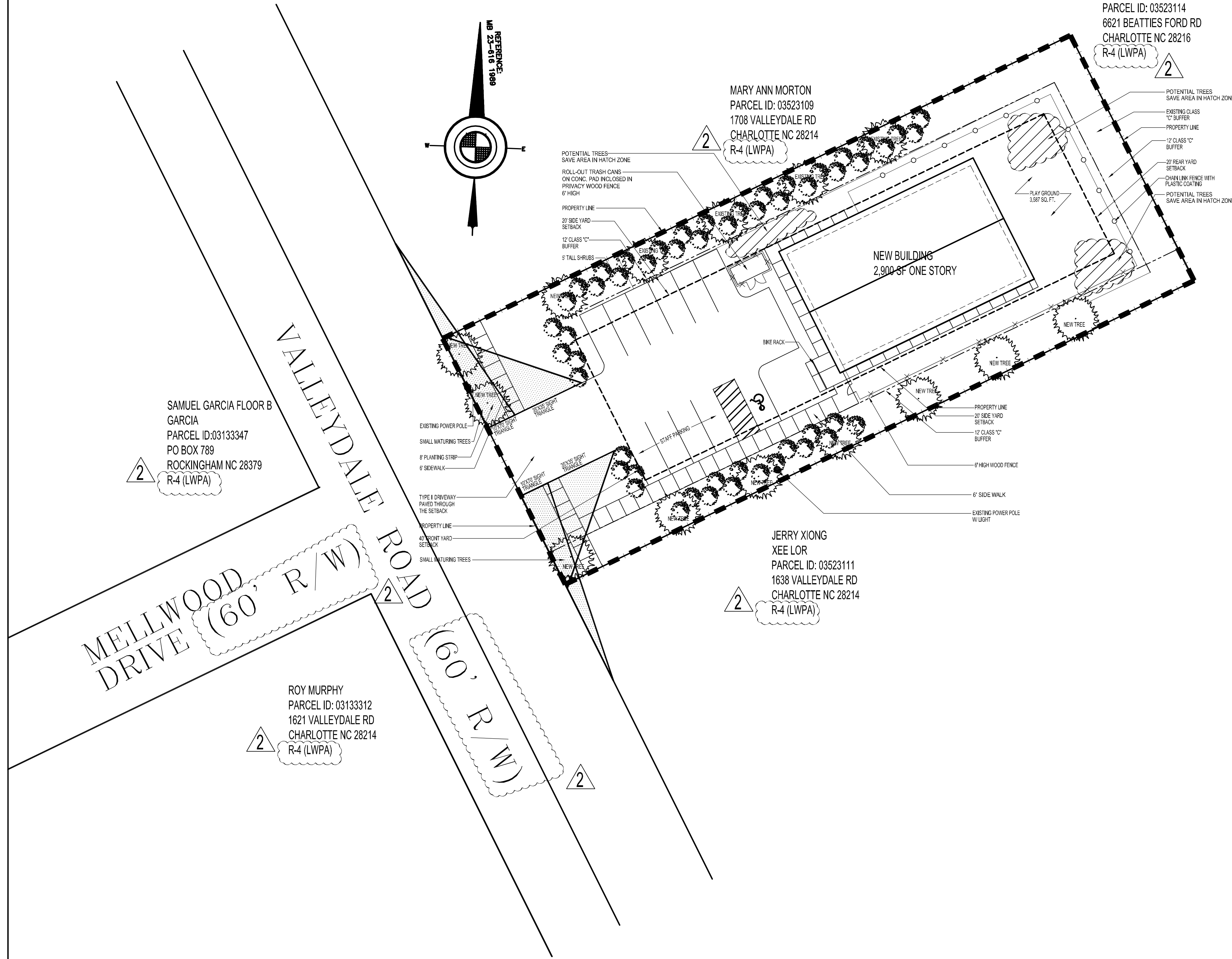
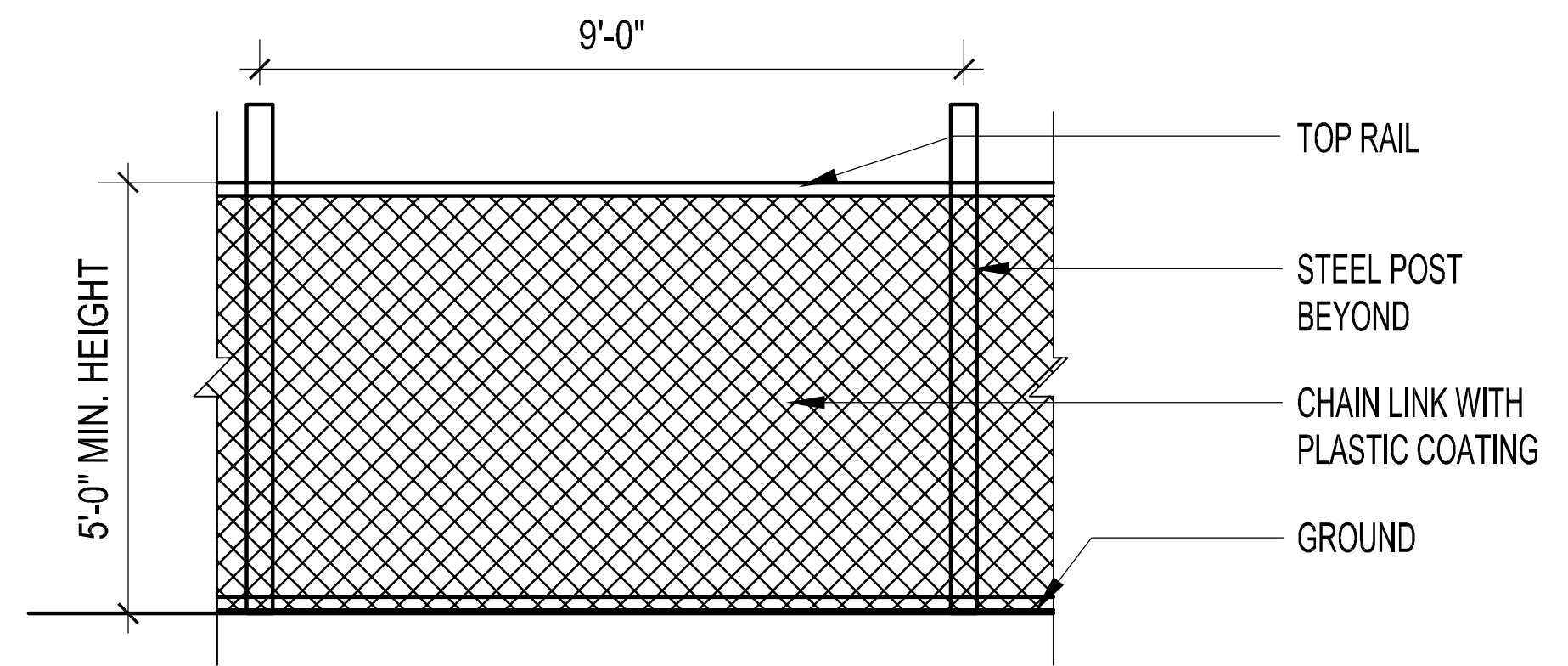


NOT TO SCALE



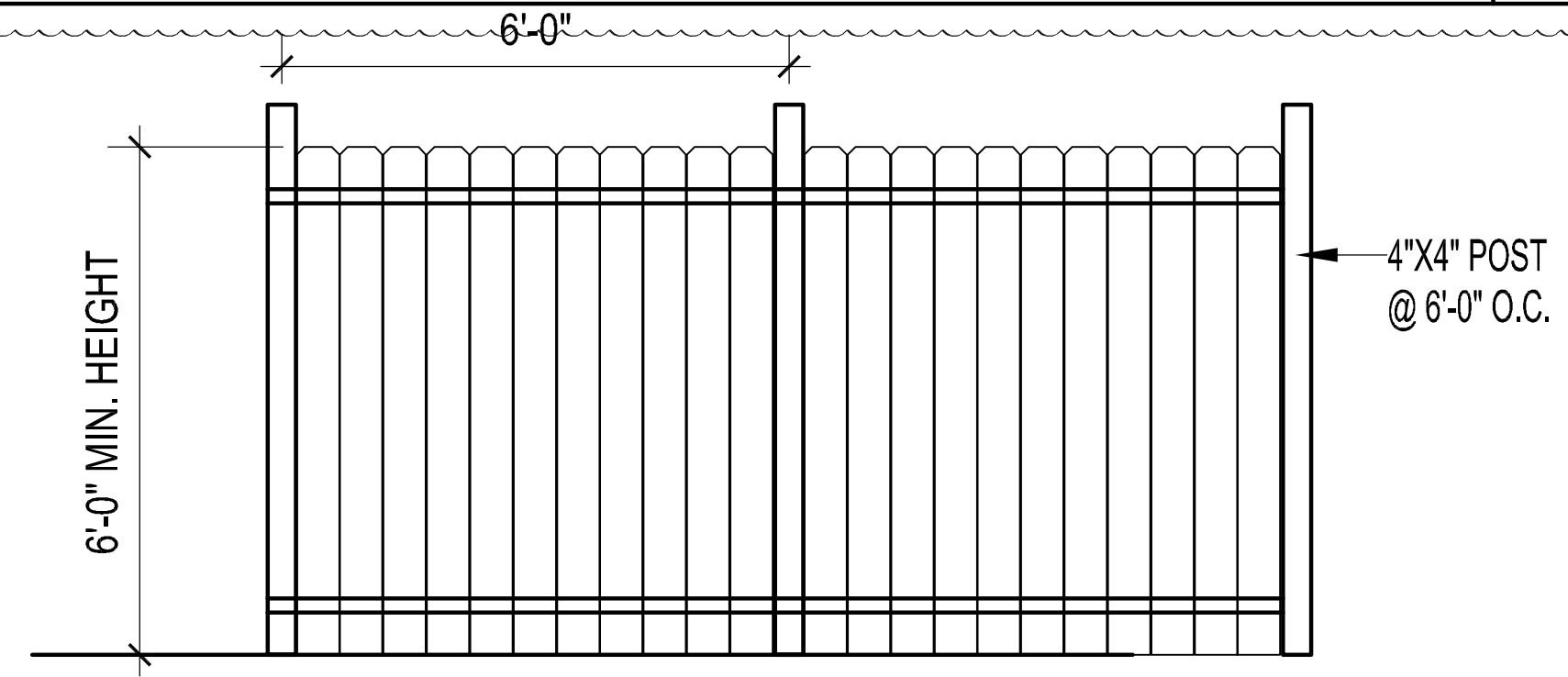
1 SITE PLAN

SCALE: 1"=20'-0"



3 CHAIN LINK FENCE DETAIL

SCALE: NTS



2 BUFFER FENCE DETAIL

SCALE: NTS

DEVELOPMENT DATA TABLE	
SITE ACREAGE	504 AC
TAX PARCELS	03523110
EXISTING ZONING	R-4 (LWPA)
PROPOSED ZONING	INST (CD) (LWPA)
EXISTING USES	OPEN LOT
PROPOSED USES	40 CHILD CARE
PROPOSED BUILDING AREA	2,900 SQ. FT. PROPOSED
FLOOR AREA RATIO	
MAXIMUM BUILDING HEIGHT	40 FT. (MEASURED FROM THE AVERAGE FINAL GRADE)
PROPOSED PARKING SPACES	1 SPACE FOR EVERY 10 CHILDREN 1 SPACE FOR EVERY 1 TEACHER 8 PARKING SPACES MIN.
AMOUNT OF OPEN SPACE	PER ORDINANCE

- GENERAL PROVISIONS:
 - These Development Standards form a part of the Rezoning Plan associated with this INST (CD) petition to redevelop an approximately 504-acre site located on Valleydale road as more particularly shown on the rezoning plan (the "Site"). Development of the Site will be governed by the attached plans and these Development Standards together with the plans referred to as the "Rezoning Plan" as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan (including these Development Standards) establish more stringent standards, the regulations established under the Ordinance for the INST Zoning Classification shall govern development on the site.
 - Except as otherwise expressly specified on the Rezoning Plan, site elements may be subject to alterations or modifications, during the design / development / construction phases, as long as the proposed improvements are in compliance with the accompanying Development Standards and Section 6.207 of the Ordinance.
 - To the extent of any conflict between the matters contained in other areas of the Rezoning Plan and the matters set forth in the Development Standards, the more restrictive shall govern.
- PERMITTED USES:
 - The Petitioner's intent for the site is to redevelop the existing open lot and add a 2,900 sq. ft. building to accommodate 40 child daycare institutional.
 - TRANSPORTATION:
 - The site will be accessed via the new type II driveway.
 - The interior parking shall be located in the front with screening applied on a paved surface with wheel stops provide.
 - Bike rack is to be located on the side of the building under the over hang.
- ARCHITECTURAL STANDARDS:
 - The building shall be constructed with a minimum of 20 feet of screening.
 - There will be no exposure of chain walls greater than 20 feet.
 - Purpose building will be residential in character.
- STREETS CAPE AND LANDSCAPING:
 - To the extent possible, the Petitioner seeks to protect and preserve as many existing large mature tree on site.
 - Street planting strips and interior parking lot planting will be maintained.
 - All trees planted will meet tree ordinance requirements per spacing and numbers.
 - Spacing and planting shall be in accordance with the Ordinance.
 - The required buffers shall not be reduced 50% with a wall or a fence.
- ENVIRONMENTAL FEATURES:
 - The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
 - The Site will comply with Chapter 21 - The Tree Ordinance.
- PARKS, GREEN WAYS AND OPEN SPACE:
 - The Petitioner shall adhere to the requirements of the Ordinance for Open Space within this development area.
- FIRE PROTECTION:
 - The Petitioner shall adhere to the requirements of the Charlotte Fire Department for this Development area.
- SIGNAGE:
 - Sign age will comply with the Ordinance?
- LIGHTING:
 - All new lighting shall conform to the Ordinance.
 - All freestanding lighting and all exterior lighting on buildings will be full cut-off type fixtures and shielded in such a way that the light source shall not cast light directly on adjacent residentially used/zoned property, causing glare. Maximum height of any freestanding lighting shall be not exceed 15 feet.

2 GENERAL NOTES & LEGEND

PETITIONER: 2015-011

AMERICAN ARCHITECTURE COLLABORATIVE, LLC
1333 N. TRYON ST.
CHARLOTTE, NC 28206
TEL: 704.333.1965
FAX: 704.376.7122

REZONING PETITION #
PHYLIS HOUGH CHILD CARE CENTER
1700 VALLEYDALE ROAD
CHARLOTTE, N.C.

REVISIONS:		
NO.	DATE	DESCRIPTION
1	1.12.15	REVISIONS
2	2.16.15	REVISIONS

DATE: OCT 28, 2014
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO. 10-0016
CAD FILE: CHILD CARE

C0100

