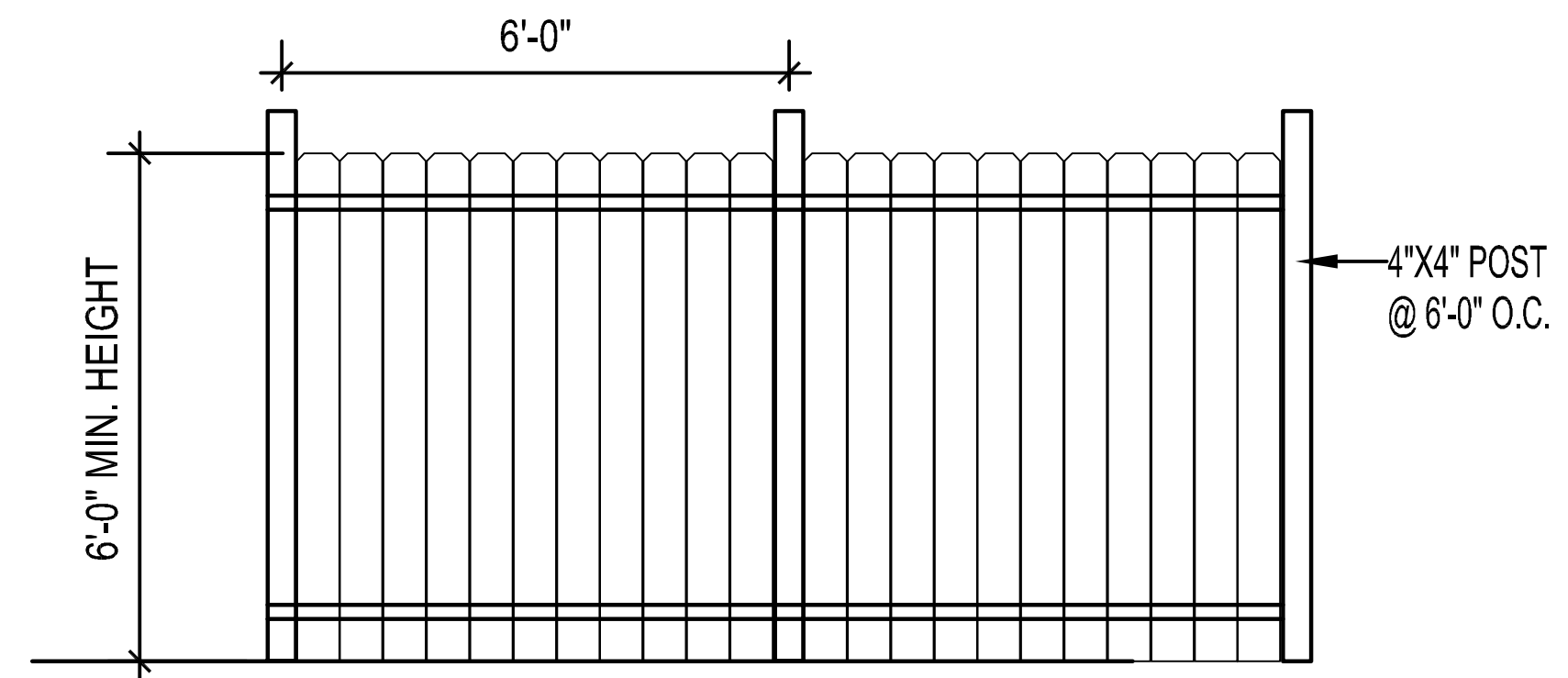
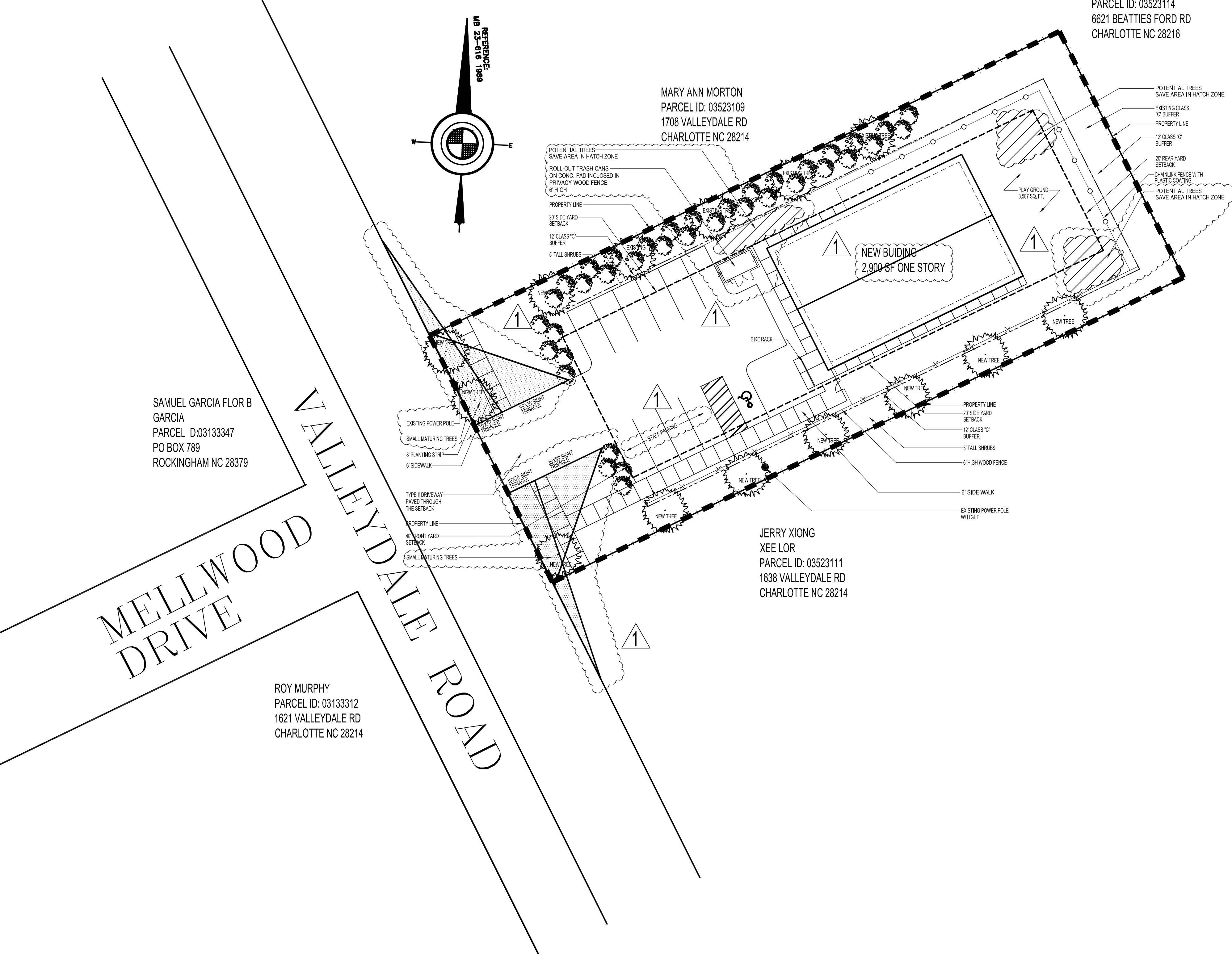
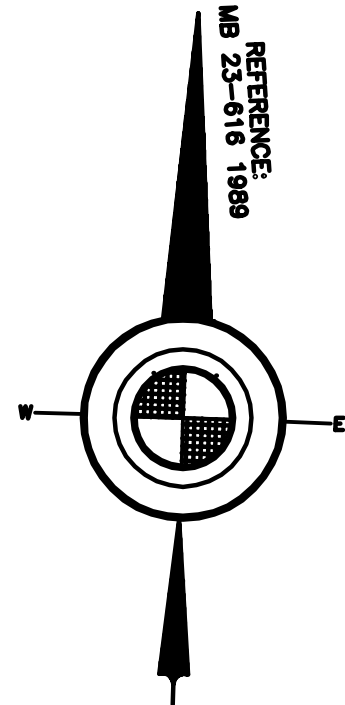


NOT TO SCALE



- NOTES:
- SOLID WOOD FENCE SIMILAR IN DESIGN TO THAT SHOWN ON DETAIL MAY BE USED AS AN ALTERNATE IN PERIMETER BUFFER IN LIEU OF SHRUBS PER ZONING. ORD. SECTION 12.302
  - FENCE / WALL HEIGHT WILL BE A MINIMUM OF SIX FEET IN HEIGHT AND A MAXIMUM OF EIGHT FEET.
  - THE FINISH SIDE OF THE FENCE SHALL FACE ADJACENT PROPERTY.

**2 BUFFER FENCE DETAIL**

SCALE: NTS

DEVELOPMENT DATA TABLE	
SITE ACREAGE	504 AC
TAX PARCELS	03523110
EXISTING ZONING	R-4 (LWWPA)
PROPOSED ZONING	INST (CD) (LWWPA)
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	N/A

1. 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 indicates 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.
2. PERMITTED USES:
- The Petitioner's intent for the site is to redevelop the existing open lot and add a 3,500 sq. ft. building to accommodate 60 child daycare institutional.
3. 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 provided.
  - Bike rack is to be located on the side of the building under the over hang.
4. ARCHITECTURAL STANDARDS:
- The site will comply with all Architectural standards set forth in the Ordinance.
  - The building will not exceed the required 40ft. height.
5. STREETSCAPE AND LANDSCAPING:
- To the extent possible, the Petitioner seeks to protect and preserve as many existing large mature tree on site.
  - Shrub planting spacing and placement shall conform to the Ordinance.
  - All trees planted will meet tree ordinance requirements per spacing and numbers.
  - Shrubs are not required if a fence or wall is constructed in accordance with the Ordinance.
6. ENVIRONMENTAL FEATURES:
- The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Concrete Ordinance.
  - The Site will comply with Chapter 21 - The Tree Ordinance.
7. PARKS, GREENWAYS AND OPEN SPACE:
- The Petitioner shall adhere to the requirements of the Ordinance for Open Space within this development area.
8. FIRE PROTECTION:
- The Petitioner shall adhere to the requirements of the Charlotte Fire Department for this Development area.
9. SIGNAGE:
- Signage will comply with the Ordinance.
10. 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 use/zoned property, causing glare. Maximum height of any freestanding lighting shall be not exceed 15 feet.

**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	11.12.15	REVISIONS

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

**C0100**

DATE PLOTTED: 10/28/2014 10:58:06 AM

DATE PRINTED: 10/28/2014 10:58:06 AM

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

REVISIONS:		
NO.	DATE	DESCRIPTION
1	1.12.15	REVISIONS
2		
3		

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

**A0500**



GLASS WINDOW

SIDING OF RESIDENTIAL  
STYLE COLOR TO BE  
SELECTED BY OWNER

