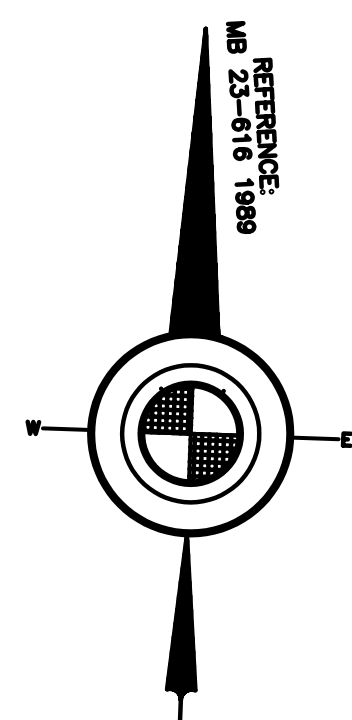
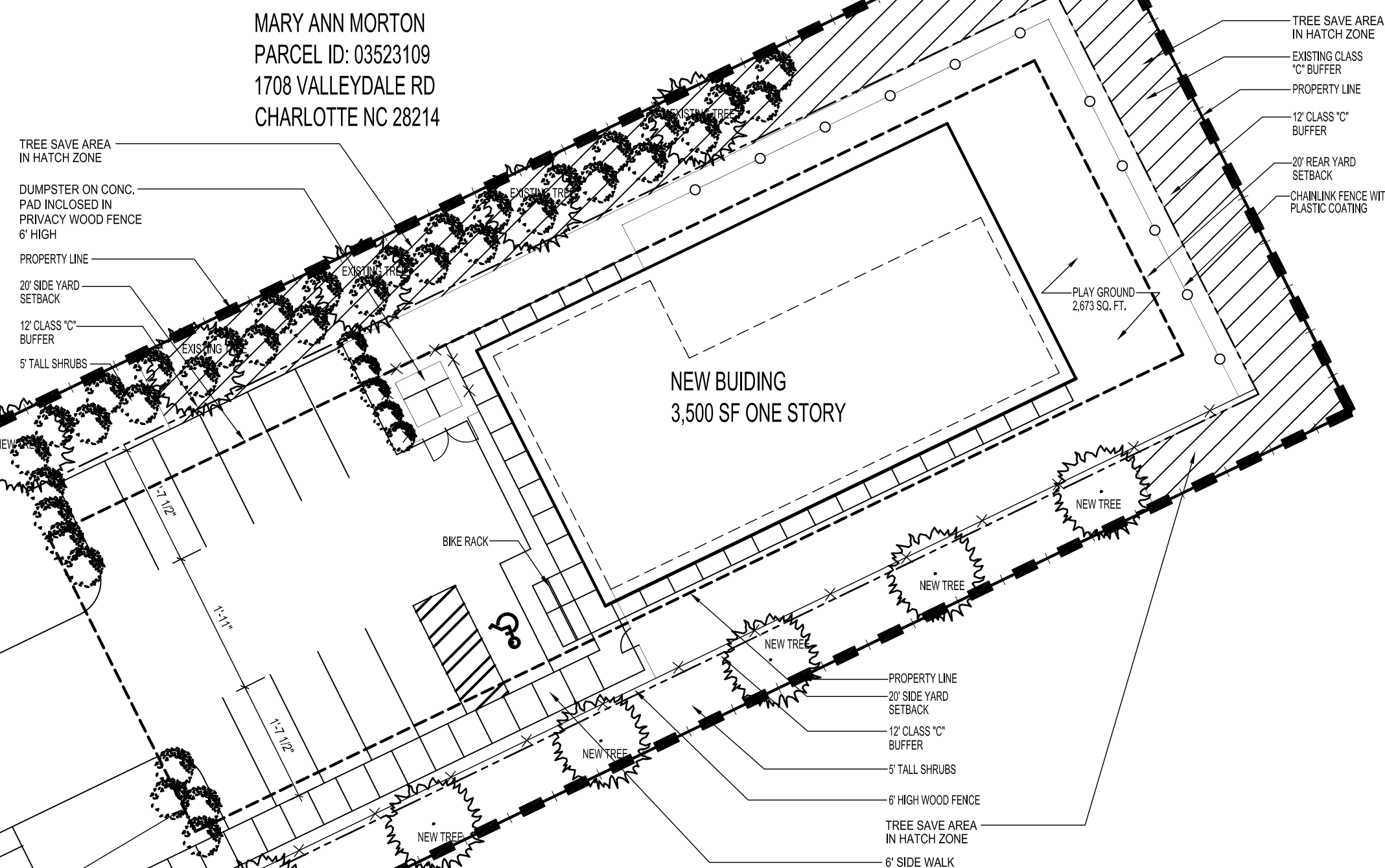


NOT TO SCALE



MARY ANN MORTON  
PARCEL ID: 03523109  
1708 VALLEYDALE RD  
CHARLOTTE NC 28214

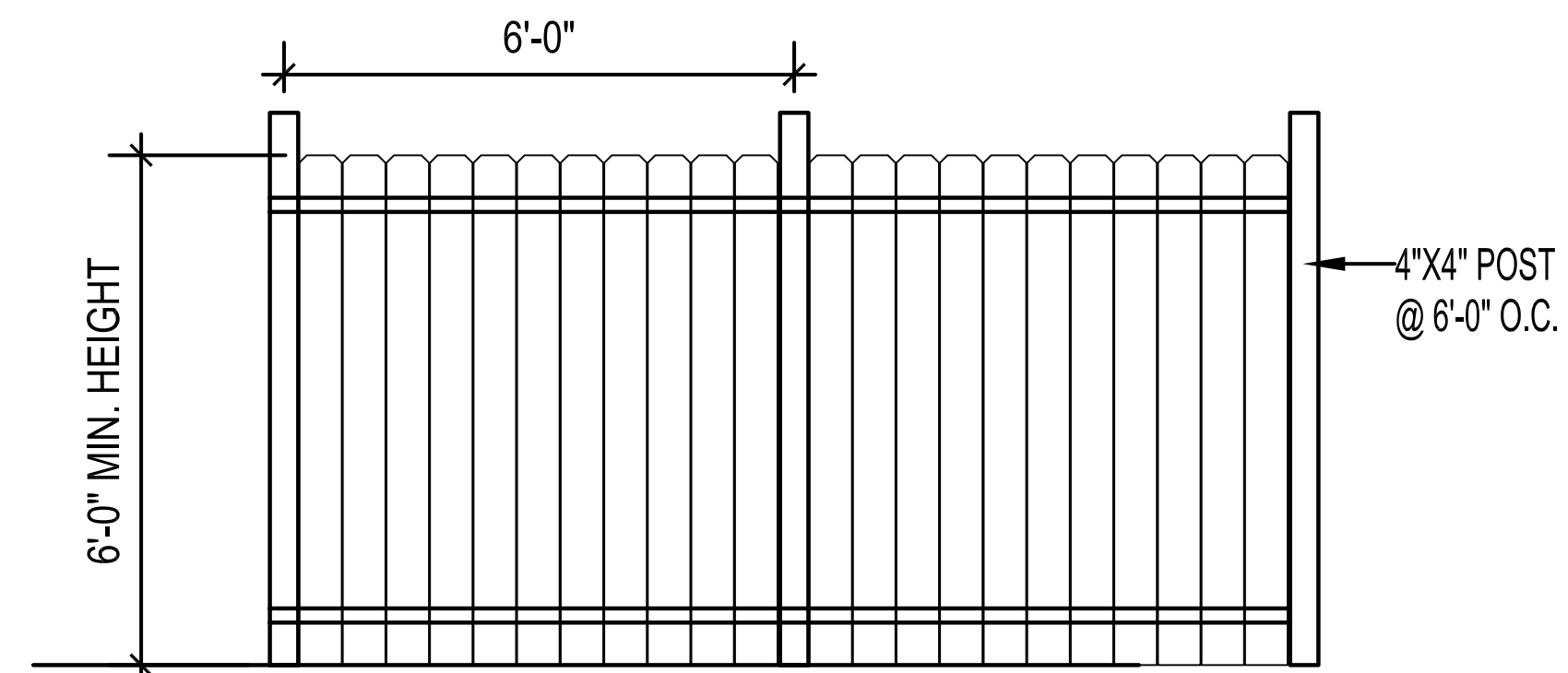
METHODIST CITY  
CHURCH INC.  
PARCEL ID: 03523114  
6621 BEATTIES FORD RD  
CHARLOTTE NC 28216



SAMUEL GARCIA FLOR B  
GARCIA  
PARCEL ID:03133347  
PO BOX 789  
ROCKINGHAM NC 28379

ROY MURPHY  
PARCEL ID: 03133312  
1621 VALLEYDALE RD  
CHARLOTTE NC 28214

JERRY XIONG  
XEE LOR  
PARCEL ID: 03523111  
1638 VALLEYDALE RD  
CHARLOTTE NC 28214



NOTES:

1. 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
2. FENCE / WALL HEIGHT WILL BE A MINIMUM OF SIX FEET IN HEIGHT AND A MAXIMUM OF EIGHT FEET.
3. 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	035231110
EXISTING ZONING	R-4
PROPOSED ZONING	INST (CD)
EXISTING USES	OPEN LOT
PROPOSED USES	CHILD CARE
PROPOSED BUILDING AREA	3,500 SQ. FT. PROPOSED
FLOOR AREA RATIO	
MAXIMUM BUILDING HEIGHT	40 FT. (MEASURED FROM THE THE AVERAGE FINAL GRADE)
PROPOSED PARKING SPACES	1 SPACE FOR EVERY 15 CHILDREN 1 SPACE FOR EVERY 1 TEACHER 10 PARKING SPACES MIN.
AMOUNT OF OPEN SPACE	N/A

1. **GENERAL PROVISIONS:**
- A. These Development Standards form a part of the Rezoning Plan associated with the INEST (C2) petition for development on an approximately .556 acres also located on Valleyville road as more particularly shown on the rezoning plans (the "Site"). Development of the Site will be governed by the attached plans and the Development Standards (including the provisions of the "Rezone" Plan) as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan (together with the attached plans) indicates otherwise, the Development Standards shall govern development on the Site.
- B. Except as otherwise expressly specified on the Rezoning Plan, site elements may be subject to alterations or modifications, during the design/development/construction phases of the project, as proposed by the applicant in compliance with the accompanying Development Standards and Section 6.02(7) of the Ordinance.
- C. 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:**
- A. The Petitioner's intent for the site is to redevelop the existing open lot and add a 3,500 sq. building to accommodate 60 child day care individual.
3. **TRANSPORTATION:**
- A. The site will be accessed via the new type I driveway.
- B. The interior parking shall be located in the front with screening applied on a paved surface with wheel stops provide.
- C. Bike rack to be located on the side of the building under the over hang
4. **ARCHITECTURAL STANDARDS:**
- A. The site will comply with all Architectural standards set forth in the Ordinance.
- B. The building will not exceed the required 40ft. height
5. **STREETSCAPE AND LANDSCAPING:**
- A. To the extent possible, the Petitioner seeks to protect and preserve as many existing large mature trees on site.
- B. Street planting strips and interior parking lot planting will be maintained.
6. **ENVIRONMENTAL FEATURES:**
- A. The Petitioner shall comply with the Charlotte City Council approved and adopted Open Space/Concords Ordinance.
- B. The Site will comply with Chapter 21 - The Tree Ordinance.
7. **PARKS, GREENWAYS AND OPEN SPACE:**
- A. The Petitioner shall adhere to the requirements of the Ordinance for Open Space within this development area.
8. **FIRE PROTECTION:**
- A. The Petitioner shall adhere to the requirements of the Charlotte Fire Department for this Development area.
9. **SIGNAGE:**
- A. All project signs, banners, flags and pennants for identification or decoration must conform to the Ordinance.
10. **LIGHTING:**
- A. All new lighting shall conform to the Ordinance.
11. **PHASING**
- A. Development to be constructed in one phase.

CONSULTANTS

○

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REZONING PETITION #  
FAMILY OUTREACH &  
COUNSELING CENTER, INC.  
200 W. SURGAR CREEK RD.  
CHARLOTTE, N.C. 28213

REVISIONS:

NO.	DATE:	DESCRIPTION
1	11-12-14	REVISION TO COMMENTS

DATE: SEPT 2, 2014

SCALE:

DRAWN BY:

CHECKED BY:

JOB NO.	10-0014
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CAD FILE: FAMILY

[illegible]

# CO100

**AMERICAN ARCHITECTURE  
COLLABORATIVE, LLC**

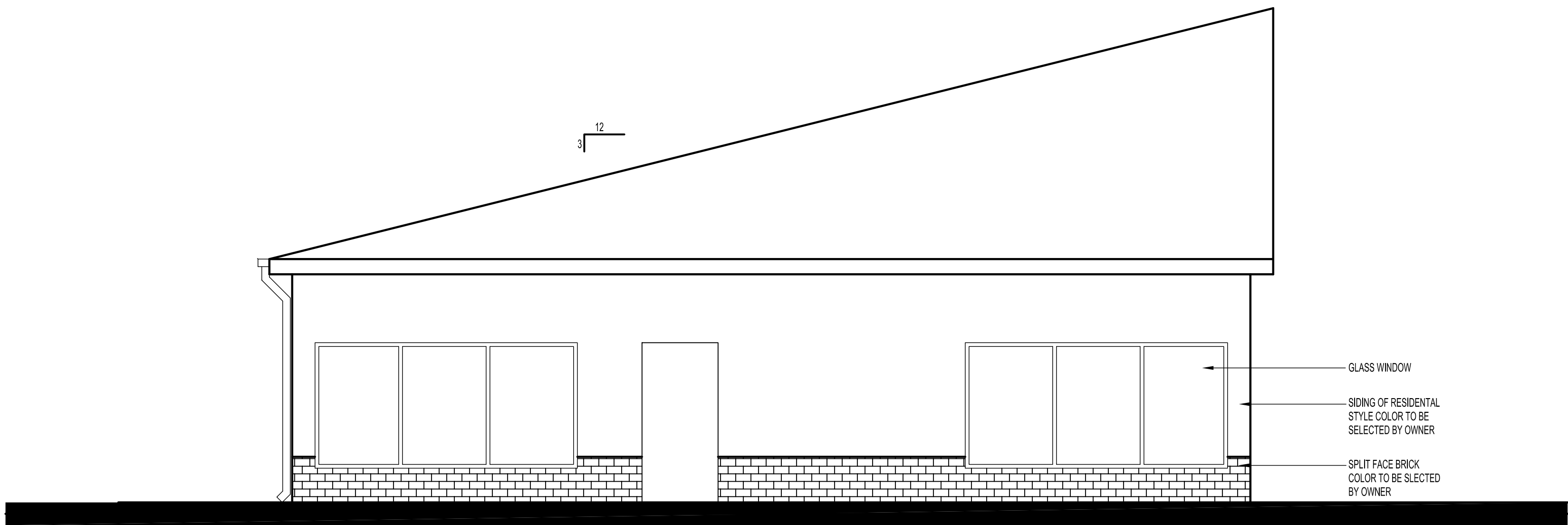
1313 N. TRYON ST.  
CHARLOTTE, NC 28206  
TEL: 704.333.1965  
FAX: 704.376.7122

1	SITE PLAN
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**SCALE: 1"=20'-0"**

2	GENERAL NOTES & LEGEND
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**PETITIONER: 2015---**



GLASS WINDOW

SIDING OF RESIDENTIAL  
STYLE COLOR TO BE  
SELECTED BY OWNER

SPLIT FACE BRICK  
COLOR TO BE SELECTED  
BY OWNER