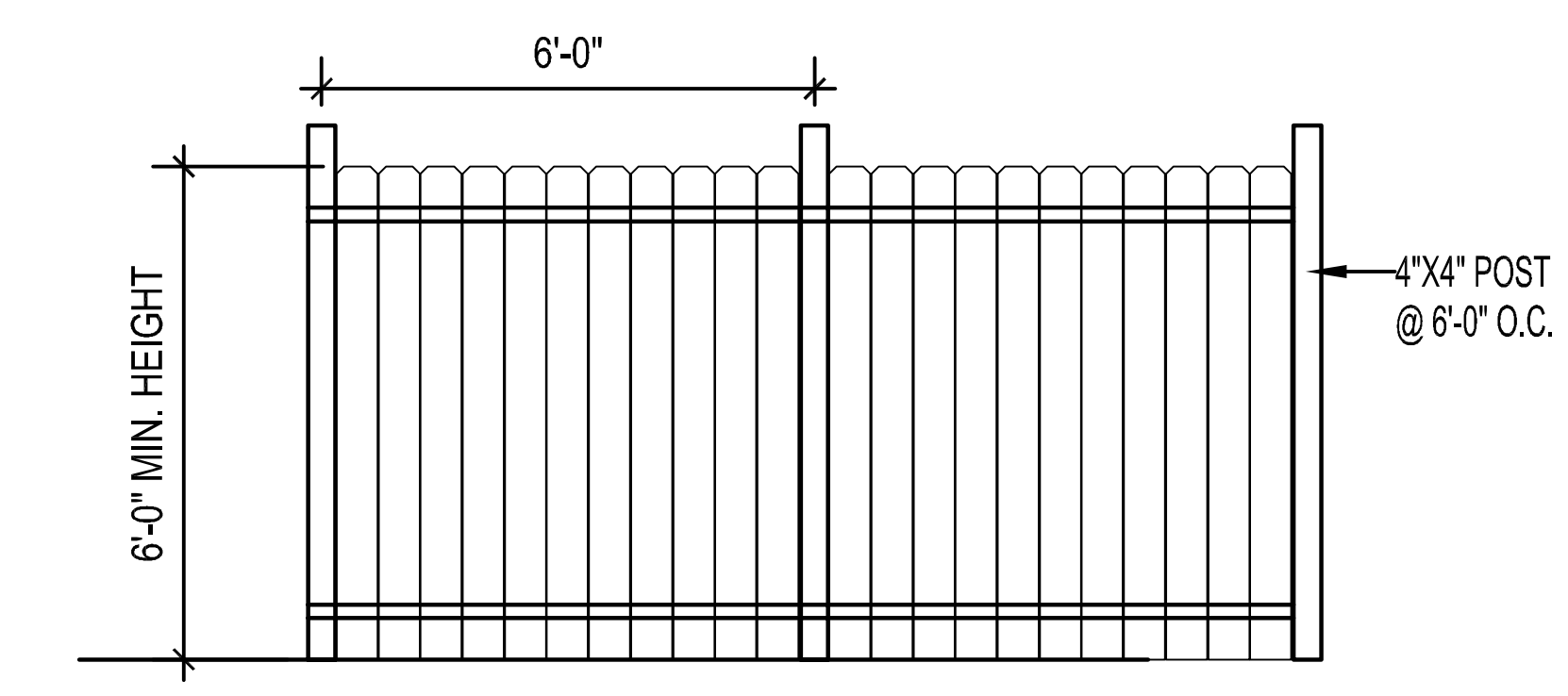


3 CHAIN LINK FENCE DETAIL SCALE: NTS



- 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	47 AC
TAX PARCELS	04513107
EXISTING ZONING	R-3
PROPOSED ZONING	INST (CD) CHILD CARE CENTER UP TO 40 CHILDREN
EXISTING USES	RESIDENTIAL HOME
PROPOSED USES	UP TO 40 CHILD CARE
EXISTING BUILDING AREA	1,146 SQ. FT. (EXISTING)
FLOOR AREA RATIO	
MAXIMUM BUILDING HEIGHT	40 FT. (MEASURED FROM THE AVERAGE FINAL GRADE)
MAXIMUM BUILDING SQ. FT.	2,800 SQ. FT.
PROPOSED PARKING SPACES	1 SPACE FOR EVERY 10 CHILDREN 1 SPACE FOR EVERY 1 TEACHER 8 PARKING SPACES MIN. 12 PARKING SPACES PROVIDED
AMOUNT OF OPEN SPACE	PER ORDINANCE

- 1. GENERAL PROVISIONS:**
- These Development Standards form a part of the Rezoning Plan associated with this INST (CD) petition to redevelop an approximately 47-acre site located on Derita road as more particularly shown on the rezoning plan (the "SMP"). 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 5.2.2 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 residential home and add additional 1,654 sq. ft. building to accommodate 40 child day care enrollment.
- 3. TRANSPORTATION:**
- The site will be accessed via the new type B driveway.
 - The interior parking shall be located in the front with screening applied on a paved surface with wheel stops per site.
 - Site shall be located on the side of the building under the street light. A minimum of 50% of the site shall be developed to a minimum of 10%.
- 4. ARCHITECTURAL STANDARDS:**
- The building addition will not exceed the required 40ft. height.
 - There will be no exposure of blank walls greater than 20 feet.
 - Purpose addition to the existing building will be residential in character.
- 5. STREETS CAPE AND LANDSCAPING:**
- To the extent possible, the Petitioner seeks to protect and preserve as many existing large mature trees 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.
 - Shrubs are not required if fence or wall is constructed in accordance with the Ordinance.
 - The required buffers will not be reduced 25% with a wall or a fence.
 - The properties shall be inspected for water supply wells. Any water supply wells identified shall be protected from damage by flagging and fencing during site development or permanently abandoned per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity occurring.
- 6. ENVIRONMENTAL FEATURES:**
- The Petitioner will comply with the Charlotte City Council approved and adopted Pool Construction Control 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 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 zoned property, causing glare. Maximum height of any freestanding lighting shall be not exceed 15 feet.

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

2 GENERAL NOTES & LEGEND PETITIONER: 2015-50

DREAM BY DESIGN, LLC
1333 N. TRYON ST.
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REZONING PETITION #
**BUKOLA OLASIMBO
CHILD CARE CENTER**
2407 DERITA AV
CHARLOTTE, N.C.

REVISIONS:

NO.	DATE	DESCRIPTION
1	4-15-15	REVISIONS
2	6-16-15	REVISIONS
3	7-24-15	REVISIONS

DATE: FEB. 20, 2015
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO. 10-0022
CAD FILE: CHILD CARE

C0100