

ZONING DATA

UTILITIES

LEGEND	
602	EXIST. CONTOURS
OHU	EXIST. TREE
OHU	EXIST. O.H. ELECTRIC
SS	EXIST. STORM DRAIN
SS	EXIST. SANITARY SEWER
NEW BUILDING	NEW BUILDING
NEW ASPHALTIC CONC. PAVEMENT	NEW ASPHALTIC CONC. PAVEMENT
NEW CONCRETE/SIDEWALK	NEW CONCRETE/SIDEWALK
NEW H.C. LOGO	NEW H.C. LOGO
NEW SIGN	NEW SIGN
NEW 6' HIGH C.L. FENCE (BLACK VINYL CLAD)	NEW 6' HIGH C.L. FENCE (BLACK VINYL CLAD)
NEW CONTOURS	NEW CONTOURS
NEW DITCH BOTTOM INLET	NEW DITCH BOTTOM INLET
NEW DRAINAGE PIPE	NEW DRAINAGE PIPE
NEW SANITARY SEWER	NEW SANITARY SEWER
NEW WATER MAIN	NEW WATER MAIN
NEW FINISH GRADE	NEW FINISH GRADE
DRAINAGE FLOW ARROW	DRAINAGE FLOW ARROW
DENOTES TREE TO BE REMOVED	DENOTES TREE TO BE REMOVED
SILT FENCE TEMPORARY DURING CONST.	SILT FENCE TEMPORARY DURING CONST.
TREE BARRICADE	TREE BARRICADE
2	DRAINAGE STRUCTURE NUMBER

EXISTING SITE DATA	
TAX PARCEL NUMBER	20137145
LEGAL DESCRIPTION	TRACT 3 M44-131
TOTAL AREA (Existing)	3.346 Acres
TOTAL AREA (Proposed)	3.346 Acres
EXISTING ZONING	B-1SCD
PROPOSED ZONING	B-1(CD)
DEVELOPMENT STANDARDS	
BUILDING SETBACK	60'
BUILDING SETBACK	40'
BUFFER	CLASS "B" BUFFER (66.25')
PROPOSED BUILDING AREAS	
CHILD CARE CENTER	15,540± s.f.
BUILDING HEIGHT	25'-0"
PLAY GROUND AREA	22,685 s.f.
PARKING LOT & SIDEWALK	27,796 s.f.
EXISTING STORMWATER POND	12,205 s.f.
GREEN SPACE	67,682 s.f.
TREE SAVED AREA	23,922 (34,986 s.f.)
PROPOSED PARCEL AREA	
20137145	145,756 s.f./3.346 Ac.
PARKING REQUIREMENTS	
REQUIRED	50 Spaces
PROVIDED	52 Spaces + 3 H.C. Spaces 1 BUS Space

POWER:
DUKE POWER CO.
(800) 367-8868 HELP DESK

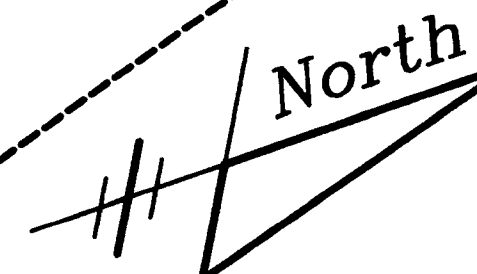
TELEPHONE:
BELL SOUTH TELECOMMUNICATIONS
(704) 367-6974 NEW CONNECTIONS
(704) 367-6960 EXISTING SERVICES

WATER & SEWER:
CHARLOTTE-MECKLENBURG UTILITY DEPARTMENT (CMUD)
(704) 386-2221

GAS:
FERMONT NATURAL GAS CO.
(704) 526-5886 NEW CONNECTIONS
(704) 526-5886 EXISTING CONNECTIONS

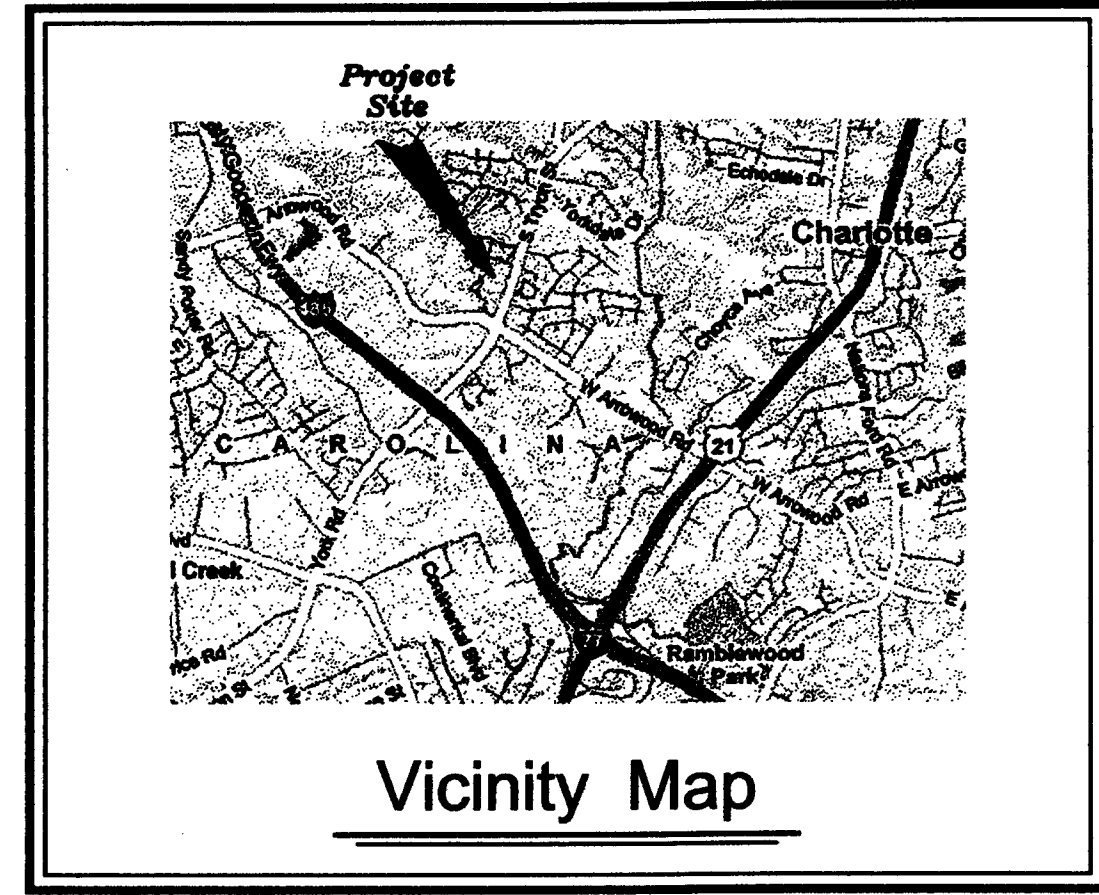
CABLE TELEVISION:
TIME WARNER CABLE
(704) 377-9800

NOTE:
THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL APPLY. THOSE CRITERIA (FOR EXAMPLE, THOSE THAT REQUIRE BUFFER, REGULATORY STREET, SIDEWALK, TREE, STORMWATER, AND SITE DEVELOPMENT, ETC.), WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 8, 12, 17, 18, 19, 20 AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS. THESE CONDITIONS ON THIS PLAN DEPEND FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION. THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.



1" = 30'

Graphic Scale
0 10 20 30 40 50 60

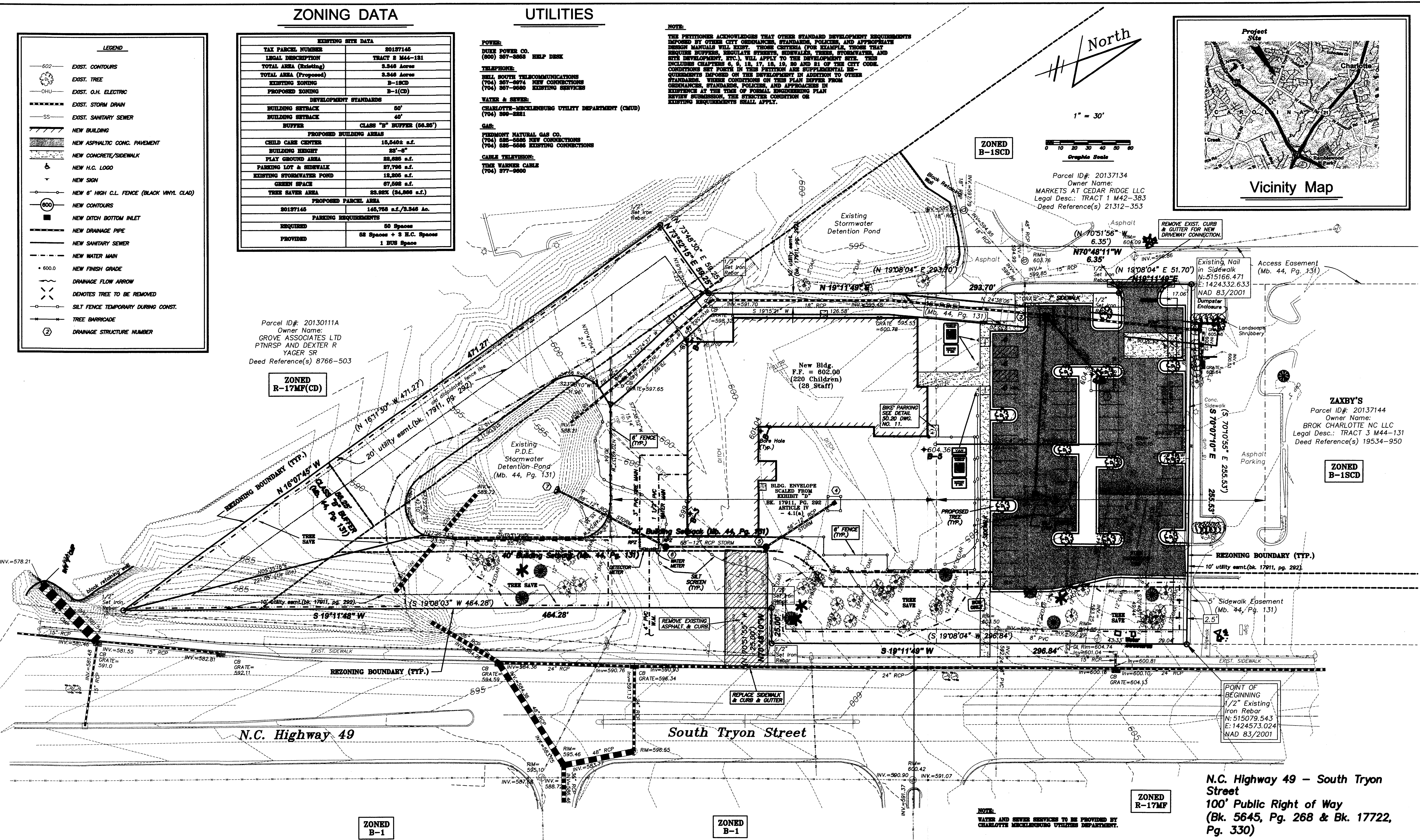


Parcel ID#: 20130111A
Owner Name:
GROVE ASSOCIATES LTD
PINRSP AND DEXTER R
YAGER SR
Deed Reference(s) 8766-503

ZONED
R-17MF(CD)

ZAXBY'S
Parcel ID#: 20137144
Owner Name:
BROK CHARLOTTE NC LLC
Legal Desc.: TRACT 3 M44-131
Deed Reference(s) 19534-950

ZONED
B-1SCD



N.C. Highway 49 - South Tryon Street
100' Public Right of Way
(Bk. 5645, Pg. 268 & Bk. 17722, Pg. 330)

REZONING PETITION NO.
2007-135

DATE	REVISIONS	REVISED BY	CHECKED BY	DATE	REVISIONS	REVISED BY	CHECKED BY	DATE

WARNING
IF THIS BAR DOES NOT MEASURE 1" THIS COPY OF THIS DOCUMENT IS NOT TO SCALE

CADD	NAME	DATE
DESIGNED	GEM	
DRAWN	CSL	
CHECKED	GEM	
APPROVED		
FILE:	070844-1-1.dwg	

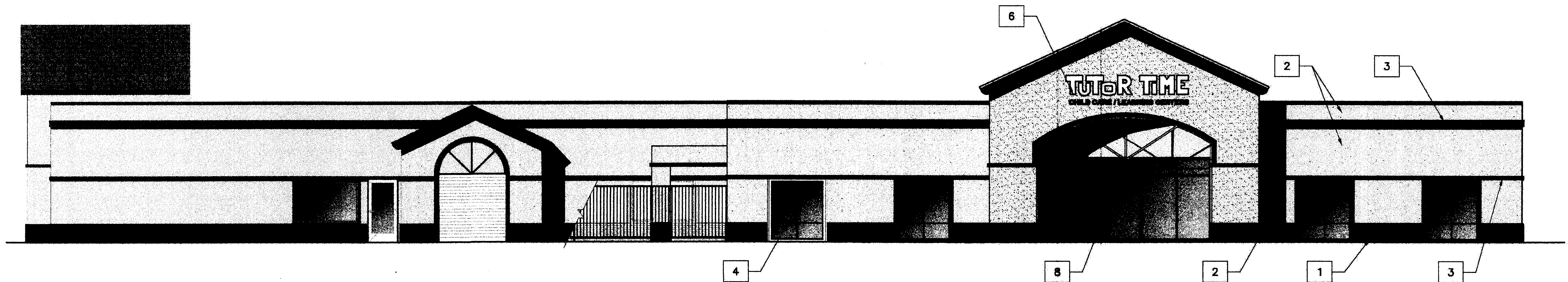
Dyer, Riddle, Mills & Prescott, Inc.

DRMP
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
7506 East Independence Blvd., Suite 105 - Charlotte, NC 28227

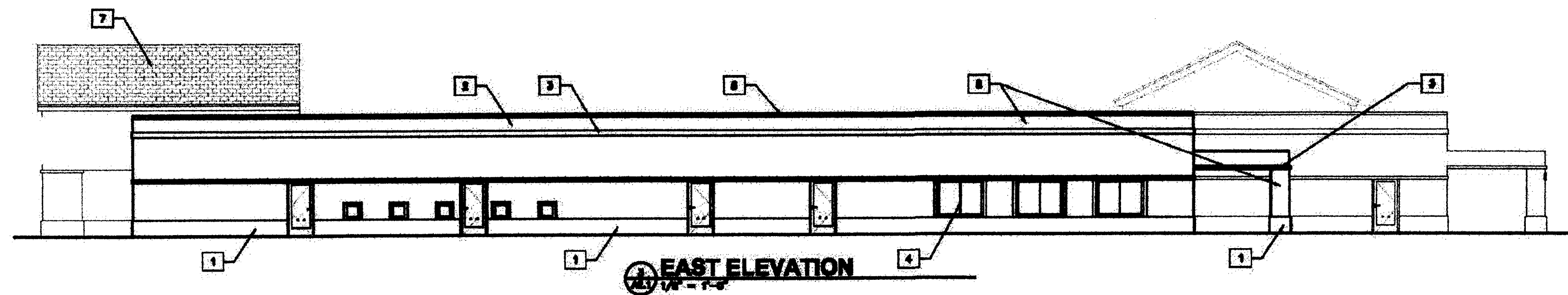
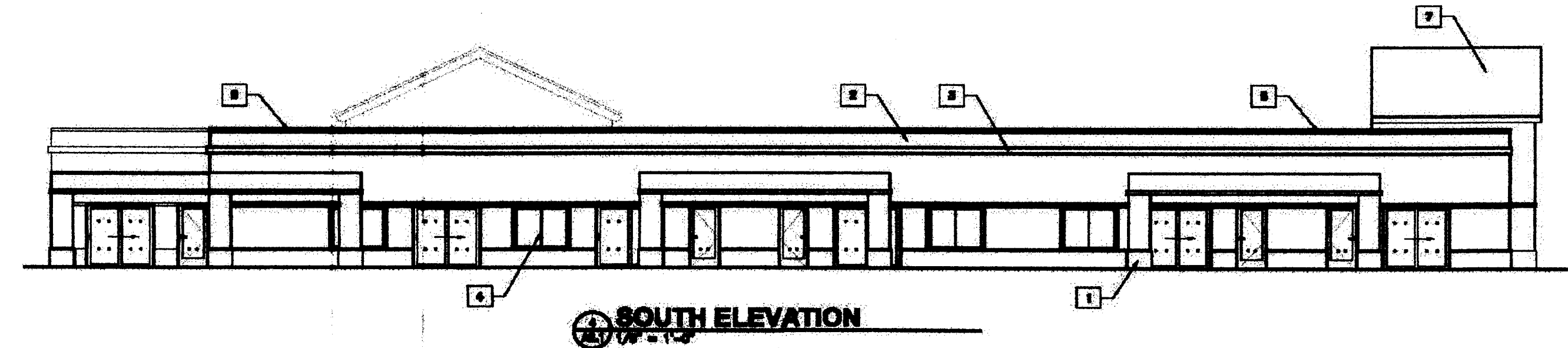
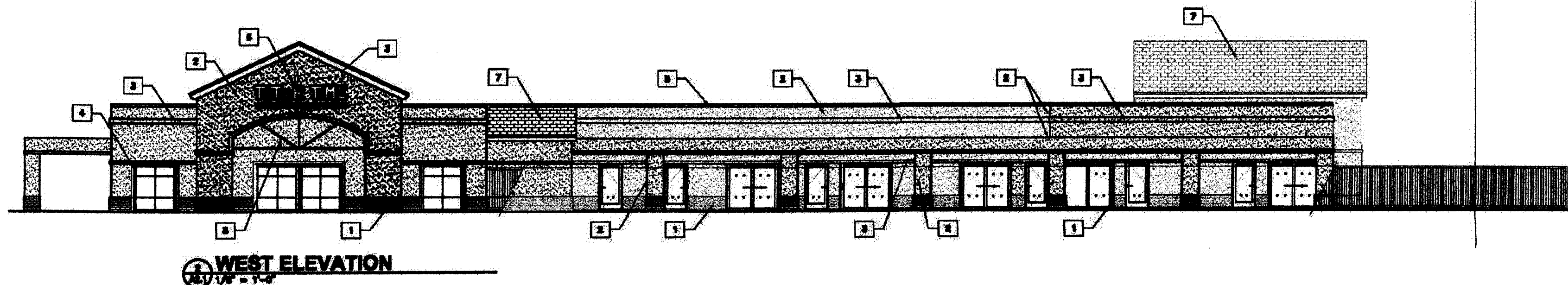
SITE PLAN

ACCP SOUTH TRYON STREET
CHILD CARE CENTER
CHARLOTTE, NORTH CAROLINA

REGISTERED ENGINEER	PROJECT NO.
GREG E. MURPHY NC # 19093	07-0844.000
	DATE
	SEPTEMBER, 2007
	SCALE
	1" = 30'
	SHEET
	1 OF 1



WEST ELEVATION
A2.1 1/8" = 1'-0"



EXTERIOR MATERIALS & FINISHES					
MARK	MATERIAL	COLOR	FINISH	MFR./ MODEL#	REMARKS
1	BRICK VENEER	RED	FLASHED	T.B.D.	MORTAR T.B.D.
2	FIELD E.I.F.S.	LIGHT TAN		DRYVIT BUCKSKIN #449	WALL SURFACES
3	ACCENT E.I.F.S.	DARK TAN	SANDPEBBLE FINE	DRYVIT MONASTERY BROWN #381	TRIM ACCENTS AND CORNICE
4	VINYL WINDOWS	WHITE		MILGARD OR EQUIVALENT	
5	METAL CAP FLASHING				COLOR TO MATCH ADJACENT EIFS
6	ALUMINUM CHANNEL LETTERS	WHITE W/ RED FACE			PROVIDED BY OWNER
7	ARCHITECTURAL SHINGLES	GREY			
8	DECORATIVE TUBE STEEL	WHITE			

NOTE: CONSTRUCT ON SITE SAMPLE PANEL FOR FINAL MATERIAL & COLOR SELECTION/APPROVAL.
INCLUDE MIN. (1) CONTROL JOINT FOR SEALANT SELECTION/APPROVAL.

American Child Care Properties, L.L.C. **NC0002 South Tryon Street**

South Tryon Street
Mecklenburg County, North Carolina

