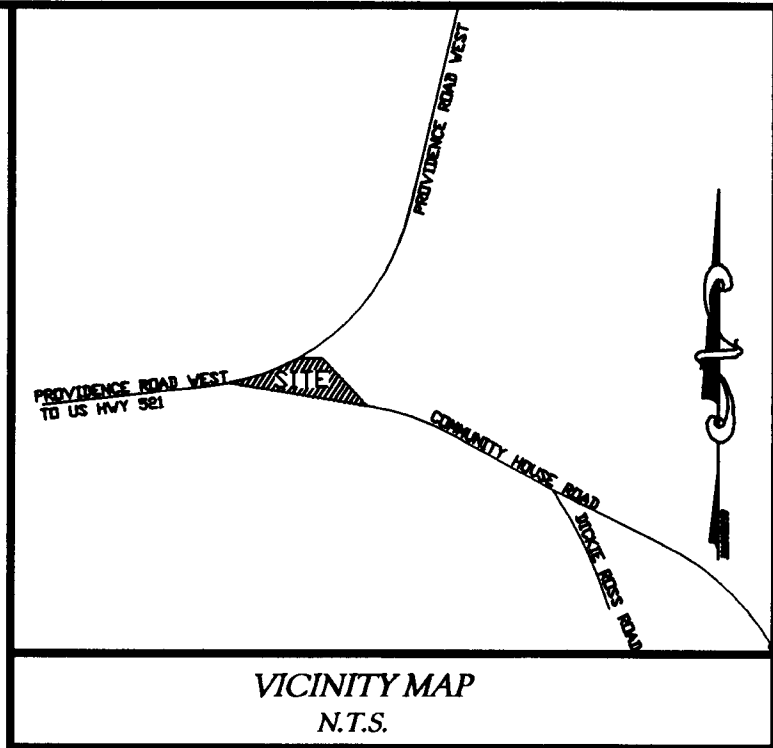
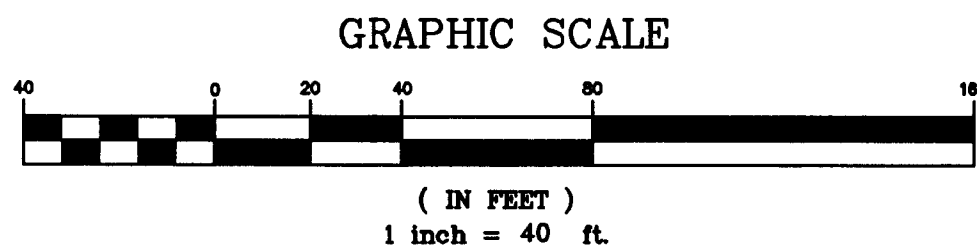
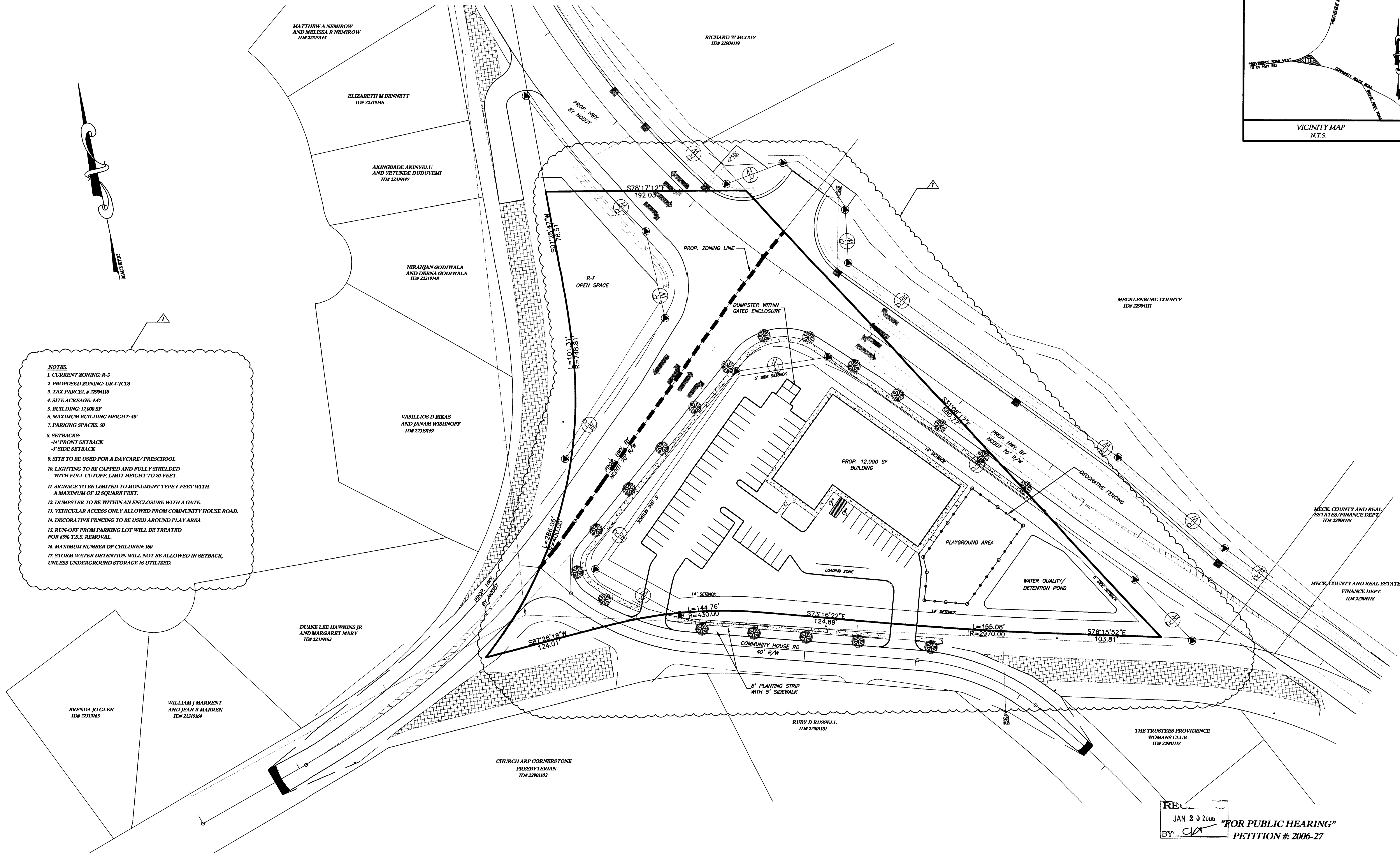
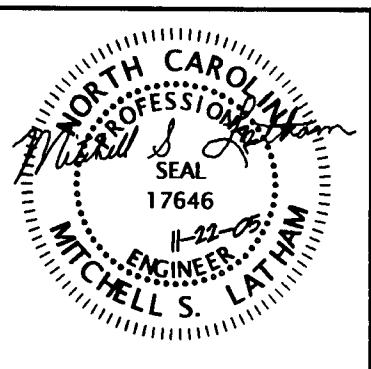


- NOTES:
1. CURRENT ZONING: R-3
 2. PROPOSED ZONING: UR-C (CD)
 3. TAX PARCEL # 22904110
 4. SITE ACREAGE: 4.47
 5. BUILDING: 12,000 SF
 6. MAXIMUM BUILDING HEIGHT: 40'
 7. PARKING SPACES: 50
 8. SETBACKS:
 - 14' FRONT SETBACK
 - 5' SIDE SETBACK
 9. SITE TO BE USED FOR A DAYCARE/ PRESCHOOL
 10. LIGHTING TO BE CAPPED AND FULLY SHIELDED WITH FULL CUTOFF. LIMIT HEIGHT TO 20 FEET.
 11. SIGNAGE TO BE LIMITED TO MONUMENT TYPE 4 FEET WITH A MAXIMUM OF 32 SQUARE FEET.
 12. DUMPSTER TO BE WITHIN AN ENCLOSURE WITH A GATE.
 13. VEHICULAR ACCESS ONLY ALLOWED FROM COMMUNITY HOUSE ROAD.
 14. DECORATIVE FENCING TO BE USED AROUND PLAY AREA
 15. RUN-OFF FROM PARKING LOT WILL BE TREATED FOR 85% T.S.S. REMOVAL.
 16. MAXIMUM NUMBER OF CHILDREN: 160
 17. STORM WATER DETENTION WILL NOT BE ALLOWED IN SETBACK, UNLESS UNDERGROUND STORAGE IS UTILIZED.



REV. NO.	COMMENTS PER CHARLOTTE MECK. PLANNING COMMISSION	DATE
1	REVISIONS	

LWE
LATHAM-WALTERS ENGINEERING, INC.
16507-A NORTHCROSS DRIVE
HUNTERVILLE, NORTH CAROLINA 28078
(704) 895-8484 FAX (704) 895-8485



OWNER:
JEFFREY ROSS
19614 META RD
CORNELIUS, NORTH CAROLINA 28031
(704) 892-8355

ROSS REZONING
CHARLOTTE NORTH CAROLINA
SITE PLAN

DATE: NOV. 2005
SCALE: 1" = 40'
DRAWN BY: JFL
CHECKED BY: MSL
PROJECT NO: 2005.60
SHEET **1**

RECORDED
JAN 23 2006
BY: *CL*
"FOR PUBLIC HEARING"
PETITION #: 2006-27