



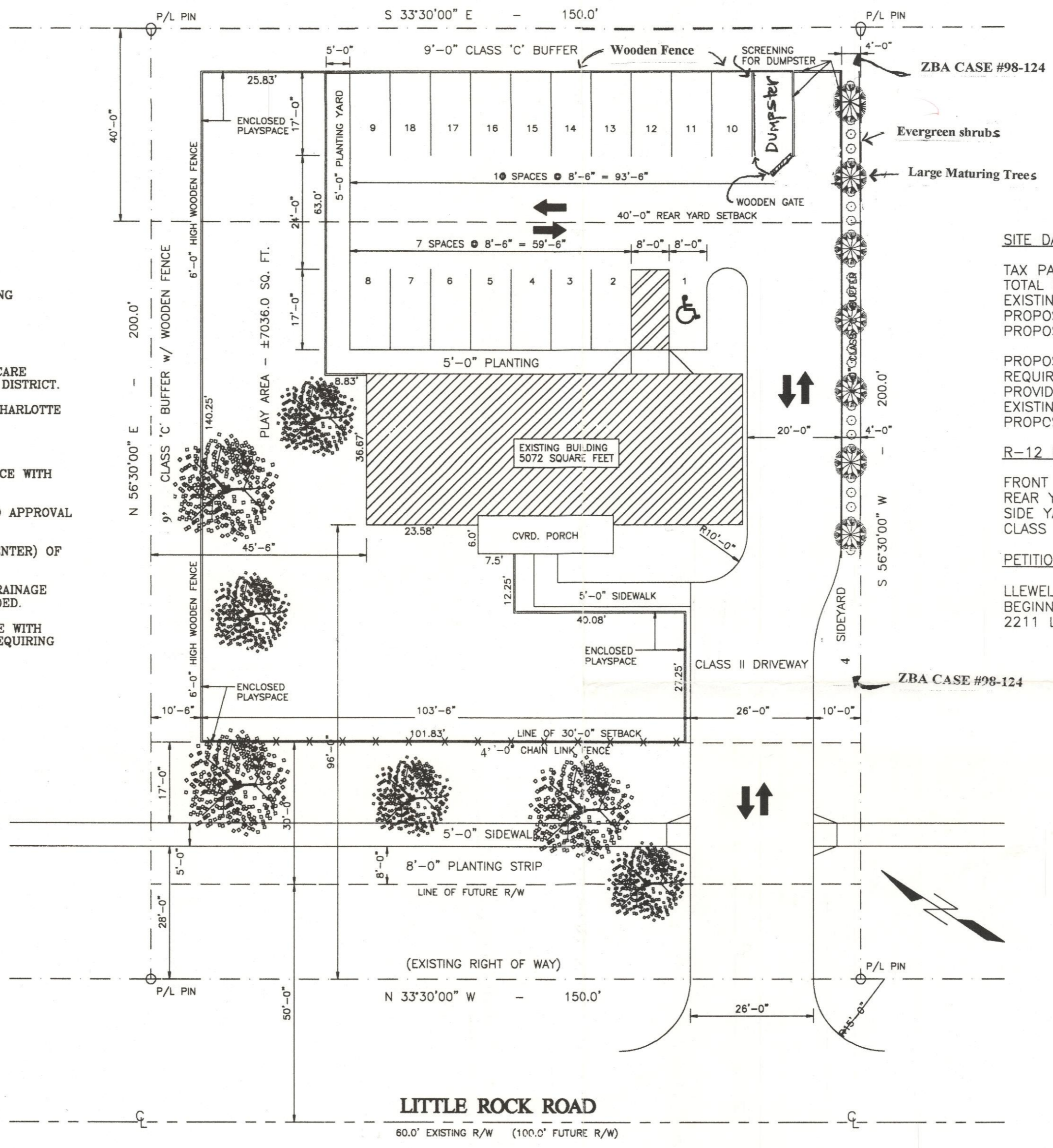
05917203  
**98-85**

APPROVED BY CITY COUNCIL  
DATE January 20, 1999

BEGINNING YEARS DAYCARE  
2211 LITTLE ROCK ROAD  
CHARLOTTE, NORTH CAROLINA

**CONDITIONAL NOTES:**

1. DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCES.
2. BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. SCREENING WILL CONFORM WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
4. PARKING EXCEEDS THE STANDARDS OF TABLE 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
5. THE ONLY USE WHICH SHALL BE ALLOWED SHALL BE A DAY CARE CENTER AND ANY USE PERMITTED IN THE CURRENT R-3 ZONING DISTRICT.
6. SIGNAGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
7. MAXIMUM BUILDING HEIGHT SHALL BE 40 FEET.
8. THE DUMPSTER WILL BE SCREENED BY A 6' SOLID WOOD FENCE WITH A SOLID WOOD GATE.
9. THE DRIVEWAY CONNECTION WILL BE SUBJECT TO REVIEW AND APPROVAL BY CDOT AND NCDOT.
10. THE SITE WILL COMPLY WITH SECTION 12.502 (CHILD CARE CENTER) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
11. A STANDARD 2"-6" CURB AND GUTTER, ASSOCIATED STORM DRAINAGE AND 5 FOOT SIDEWALK ALONG LITTLE ROCK ROAD WILL BE PROVIDED.
12. ALL PROPOSED TREES, FENCES AND SIGN WILL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE OF THE SITE. ANY FENCE REQUIRING A CERTIFICATE WILL BE OBTAINED FROM CDOT.
13. EXISTING TREES TO REMAIN.
14. Additional Right of Way along Little Rock Road will be dedicated prior to issuance of Certificate of Occupancy.
15. A variance was granted on November 24, 1998 from the City of Charlotte Zoning Board of Adjustment reducing the side yard to four (4) feet. Case #98-124
16. Shrubs will be planted along the fence located in front setback.



**SITE DATA:**

TAX PARCEL NO.	059-172-03
TOTAL SITE ACREAGE:	0.792 AC
EXISTING ZONING:	R-3
PROPOSED ZONING:	R-12 MF (CD)
PROPOSED USE:	DAY CARE CENTER
PROPOSED NUMBER OF CHILDREN - MAX.:	70
REQUIRED PARKING:	18
PROVIDED PARKING:	19
EXISTING BUILDING SQ. FOOTAGE:	5072 SF
PROPOSED BUILDING SQ. FOOTAGE:	5072 SF
<b>R-12 MF DISTRICT REQUIREMENTS</b>	
FRONT SETBACK	30 FT.
REAR YARD	40 FT.
SIDE YARD	10 FT.
CLASS 'C' BUFFER	12 FT.
<b>PETITIONER</b>	
LLEWELLYN & LINDA SCOTT BEGINNING YEARS DAYCARE 2211 LITTLE ROCK ROAD	

**SITE PLAN**

SCALE: 1" = 20'

REVISIONS:

8/21/98
9/21/98
9/25/98
10/19/98

APPROVED BY: \_\_\_\_\_  
 SCALE: AS NOTED  
 DATE: 7/28/98  
 DRAWING NO.: W98001

SHEET NO.:  
**C1** of