

**LAND DAYCARE CENTER STANDARDS**

The site will be governed by the provisions of the Charlotte Zoning Ordinance, as well as other applicable codes and standards. The site plan depicts existing buildings and parking configuration shown on the site plan and represents a firm plan for the renovation of a portion of the site and represents a firm plan for the renovation of a portion of the site and represents a firm plan for the renovation of a portion of the site. Individual site elements may be altered or modified within the site by the ordinance, as provided for in Section 6.206(2), during the design construction phases.

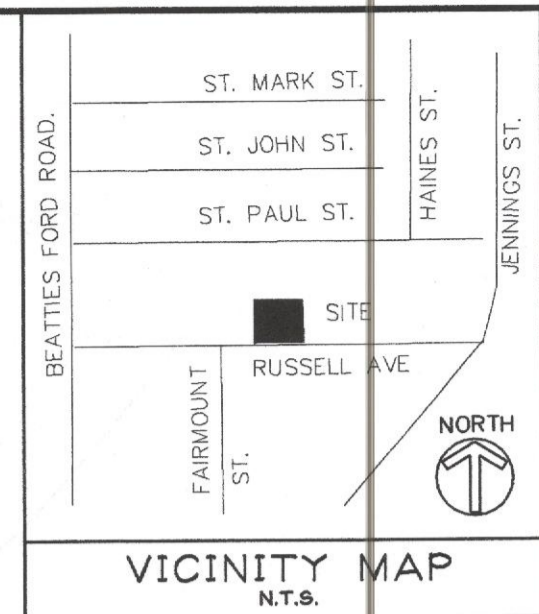
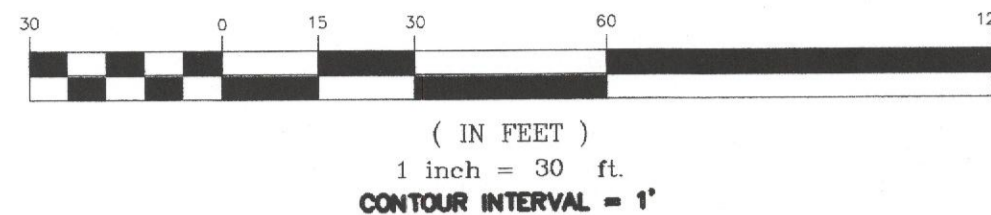
ed, will conform to the provisions of section 12.301.

form to the provisions of section 12.303. All garbage/trash disposal, etc. will be screened with a solid enclosure and gates.

lighting on the site will not exceed 20 feet in height and will be away from adjoining properties and public streets.

5. Signage on the site will be permitted in accordance with applicable ordinance provisions. ~~Detached signs, if used, will be ground-mounted, limited to 7 feet in height and 60 square feet in area.~~ **DELETED.**
6. Stormwater detention will comply with applicable standards of Charlotte/Mecklenburg Stormwater Services. **NO DETENTION WILL BE ALLOWED IN BUFFERS OR SETBACKS.**
7. Parking will be provided at a rate that will meet or exceed the minimum requirements of the ordinance.
8. The building proposed for the site will not exceed one (1) stories (20 feet) in height.
9. The proposed use of the site is for the development and operation of a daycare center, or any use allowed by the R-5 district standards.
10. Access to the site will be provided by one widened existing driveway from Russell Avenue

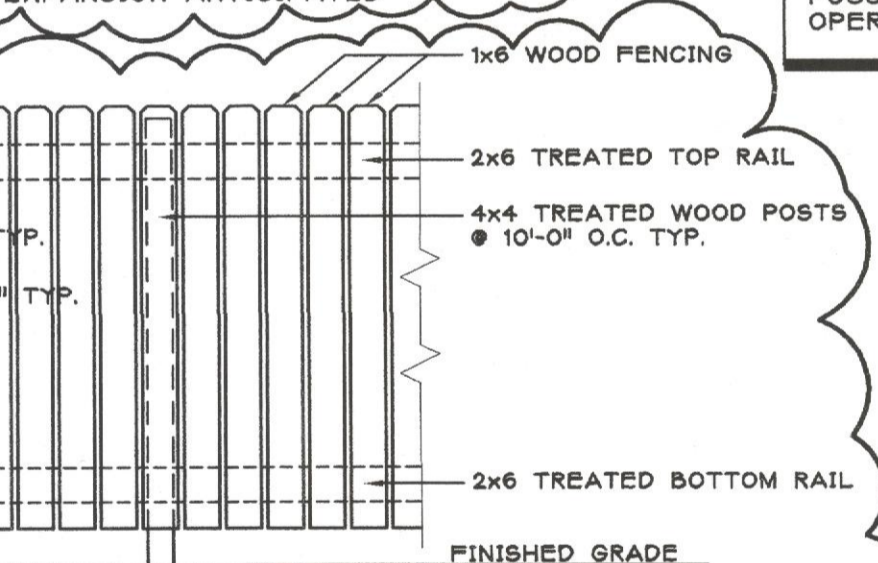
**GRAPHIC SCALE**



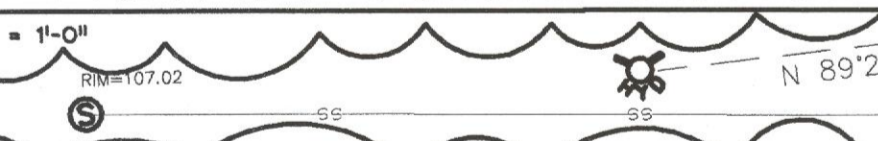
**PERMITS CRITERIA R8MF-CD**

LOT AREA	.15
	15,000 SQ.FT.
	100'
BACK	30'
WARD	10'
WARD	40'
SPACE	85%
	20'

**PRIVACY FENCE DETAIL**



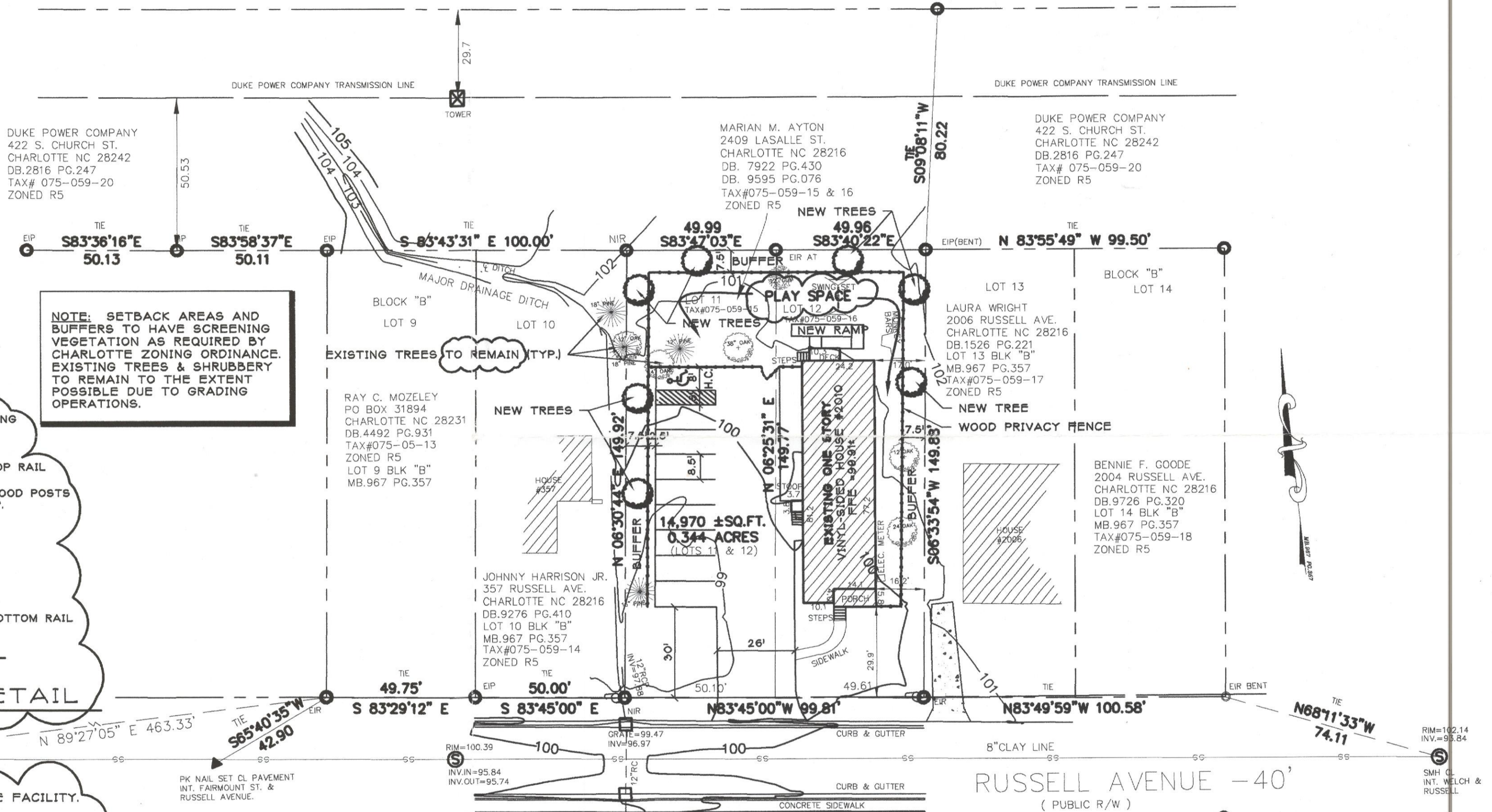
**PRIVACY FENCE DETAIL**



THE WILL REMAIN AND BE USED AS A DAYCARE FACILITY.

CARE FACILITY TO BE LIMITED TO A MAXIMUM (OR) ANY USE IN THE R-5 DISTRICT.

R RESERVES THE RIGHT TO SEEK A VARIANCE THE 7.5' BUFFER BETWEEN THE DAYCARE FACILITY POWER CO. TRANSMISSION LINE RIGHT-OF-WAY. ALL BE MOVED TO THE REAR PROPERTY LINE IF IS GRANTED.



**NOTE: SETBACK AREAS AND BUFFERS TO HAVE SCREENING VEGETATION AS REQUIRED BY CHARLOTTE ZONING ORDINANCE. EXISTING TREES & SHRUBBERY TO REMAIN TO THE EXTENT POSSIBLE DUE TO GRADING OPERATIONS.**

RENOVATIONS TO  
**ANGELA'S FAIRYLAND DAYCARE CENTER**  
 2010 RUSSELL AVENUE  
 CHARLOTTE, NORTH CAROLINA

**PROPOSED REZONING SITE PLAN**

**FOR PUBLIC HEARING - PETITION # 00-95**

**HAWKINS KIBLER ASSOCIATES**  
 REGISTERED ARCHITECTS  
 1193  
 CHARLOTTE, N.C.

**HAWKINS KIBLER ASSOCIATES**  
 222 SOUTH CHURCH STREET, SUITE 225  
 CHARLOTTE, NC 28202 (704) 376-3561

APPROVED BY CITY COUNCIL  
 DATE 02/19/01

00-95  
 10-30-00