

DEVELOPMENT NOTES:

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phase within the building envelope line as shown on the plan.
2. The proposed zoning classification of the entire site is Institutional CD and the use and development of the site will be limited by the standards of the Institutional district and the restrictions of this site plan. The proposed use of the site will be for a child development center that may be licensed for up to 208 children (large childcare center as defined by Charlotte Zoning Ordinance) and related accessory uses.
3. Buffer areas required by the Zoning Ordinance will be developed in accordance with the provisions of Sect. 12.302. The buffer will remain undisturbed and the existing vegetation will be applied toward meeting the buffer planting requirements. At least 34 feet of the 100' undisturbed buffer will meet the Class 'C' buffer standards. The area along I-485 will remain undisturbed, except for any utility or drainage construction that might be required.
4. A 5-foot sidewalk behind an 8' planting strip will be constructed along McKee Rd. Trees which are 8" caliper or larger will be preserved within the setback along McKee Rd. except in those areas which must be graded for access to the site. Sidewalks will also be constructed from building on the site to the public street sidewalk as required by ordinance.
5. Storm water detention facilities will be designed to meet the applicable standards of Stormwater Services. Detention will not be placed within any required yards or buffers. The following agencies will be contacted prior to construction: Section 401 permit, NCDEHNR-Raleigh Office, 919-733-1786 and Section 404 Permit, US Army Corps of Engineers, 704-271-4854.
6. Signage will be permitted in accordance with applicable Zoning standards but any detached identification sign will be limited to ground mounted sign of no more than 50 square feet in area per side. This will allow for site identification and a small message board that provides information to the community about programs at the child development center. Any such sign may be internally illuminated.

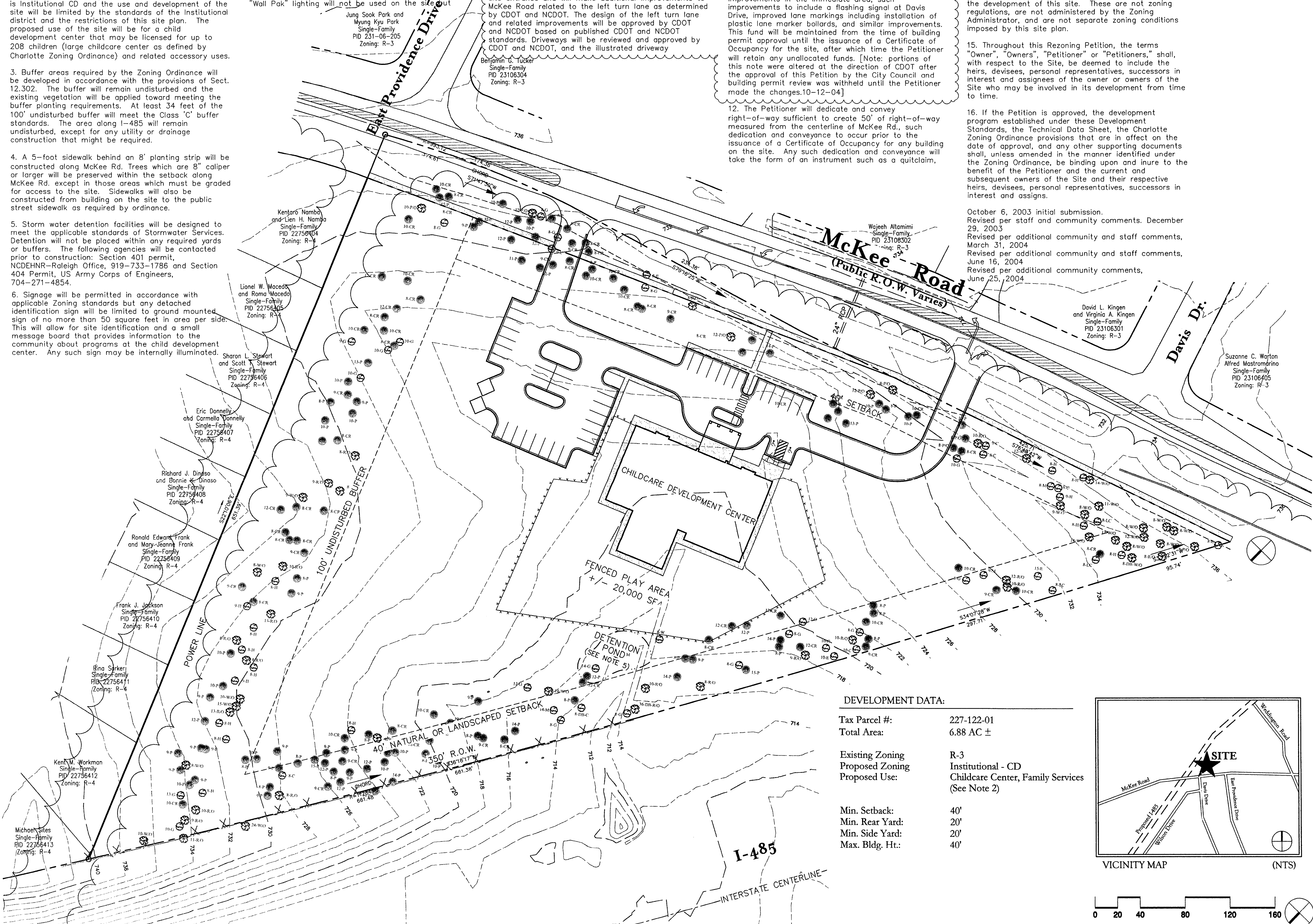
7. Parking will be provided which will meet or exceed the standards of the Zoning ordinance and the parking will be screened from McKee Rd. with a landscape screen that will be maintained at no less than three feet.
8. Screening, if required, will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
9. Buildings will not exceed 40 feet in height. All buildings will be located within 750' of a fire hydrant.
10. Any detached lighting on the site will be limited to 20 feet in height and will be capped or aimed into the site away from adjoining properties and public streets. "Wall Pak" lighting will not be used on the site.

11. Access to the site will be provided by connections to McKee Rd. All driveway connections are subject to approval by CDOT and NCDOT. The Petitioner will construct a left turn lane on McKee Road to serve the site entrance and will make additional improvements to McKee Road related to the left turn lane as determined by CDOT and NCDOT. The design of the left turn lane and related improvements will be approved by CDOT and NCDOT based on published CDOT and NCDOT standards. Driveways will be reviewed and approved by CDOT and NCDOT, and the illustrated driveway configuration may be utilized if sight distance standards can be satisfied. The Petitioner will also work with the property owner across McKee Road regarding his driveway configuration and access to ensure that safe access will be provided on his site based on the final driveway design approved by CDOT and NCDOT for the Petitioner's site. Relative to that driveway, the Petitioner will reconstruct the single-family driveway, in accordance with CDOT and NCDOT standards, to create a safe connection to McKee Road using like materials and dimensions as the existing driveway. In addition, the Petitioner will establish a fund for transportation improvements in the amount of \$4,000.00, to be used at CDOT's direction for other transportation improvements in the immediate area, such as improvements to include a flashing signal at Davis Drive, improved lane markings including installation of plastic lane marker bollards, and similar improvements. This fund will be maintained from the time of building permit approval until the issuance of a Certificate of Occupancy for the site, after which time the Petitioner will retain any unallocated funds. [Note: portions of this note were altered at the direction of CDOT after the approval of this Petition by the City Council and building permit review was withheld until the Petitioner made the changes 10-12-04]

12. The Petitioner will dedicate and convey right-of-way sufficient to create 50' of right-of-way measured from the centerline of McKee Rd., such dedication and conveyance to occur prior to the issuance of a Certificate of Occupancy for any building on the site. Any such dedication and conveyance will take the form of an instrument such as a quitclaim, non-warranty deed with appropriate reversion clause wherein the rights in the property or right of way so dedicated and conveyed will revert to the owner of the property without cost should the purpose for which the dedication and conveyance no longer exists and the responsible governmental authority abandons its use or need for the property.

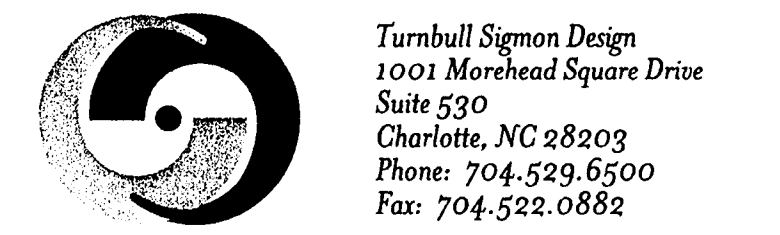
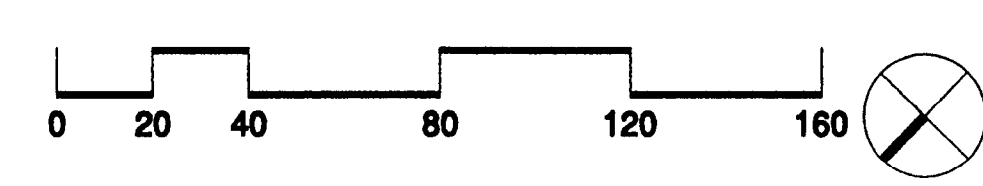
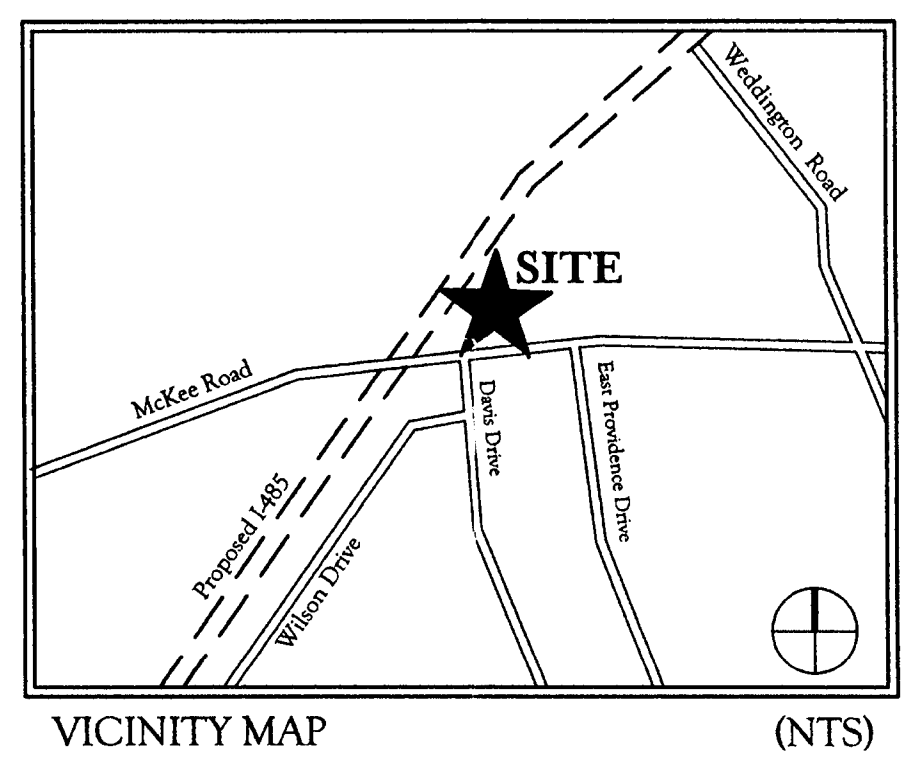
13. All dumpsters on the site will be screened with a solid enclosure with gates.
14. The Petitioner acknowledges that other standard development requirements imposed by other city ordinances, such as those that regulate streets, sidewalks, trees, and site development, may apply to the development of this site. These are not zoning regulations, are not administered by the Zoning Administrator, and are not separate zoning conditions imposed by this site plan.
15. Throughout this Rezoning Petition, the terms "Owner", "Owners", "Petitioner" or "Petitioners," shall, with respect to the Site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assignees of the owner or owners of the Site who may be involved in its development from time to time.
16. If the Petition is approved, the development program established under these Development Standards, the Technical Data Sheet, the Charlotte Zoning Ordinance provisions that are in effect on the date of approval, and any other supporting documents shall, unless amended in the manner identified under the Zoning Ordinance, be binding upon and inure to the benefit of the Petitioner and the current and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest and assigns.

October 6, 2003 initial submission.
 Revised per staff and community comments. December 29, 2003
 Revised per additional community and staff comments. March 31, 2004
 Revised per additional community and staff comments. June 16, 2004
 Revised per additional community comments. June 25, 2004



DEVELOPMENT DATA:

Tax Parcel #:	227-122-01
Total Area:	6.88 AC ±
Existing Zoning:	R-3
Proposed Zoning:	Institutional - CD
Proposed Use:	Childcare Center, Family Services (See Note 2)
Min. Setback:	40'
Min. Rear Yard:	20'
Min. Side Yard:	20'
Max. Bldg. Ht.:	40'



LAND DEVELOPMENT DESIGN SERVICES

THE DRAWINGS AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF TURNBULL SIGMON DESIGN, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT THE CONSENT OF TURNBULL SIGMON DESIGN, P.A. IS PROHIBITED. 2002

Atrium Development

115 ATRIUM WAY
 SUITE 204
 COLUMBIA, S.C. 29223
 (803) 736-7716

Gateway Academy at McKee Road

CHARLOTTE, NORTH CAROLINA

APPROVED BY CITY COUNCIL
 DATE 6/28/04

REZONING Schematic Site Plan

Petition # 2004-009
 For Public Hearing

PROJECT NUMBER: 03-087
 DRAWN BY: ABS
 DESIGNED BY: BCS
 ISSUE DATE: 10/13/03

5. 10-13-04 ABS NEW DEV. DATA
 4. 06-25-04 ABS NEW DEV. DATA
 3. 06-17-04 ABS NEW DEV. DATA
 2. 04-02-04 ABS PER CMPC COMMENTS
 1. 12-29-03 ABS PER CMPC COMMENTS
 NO. DATE: BY: REVISIONS: