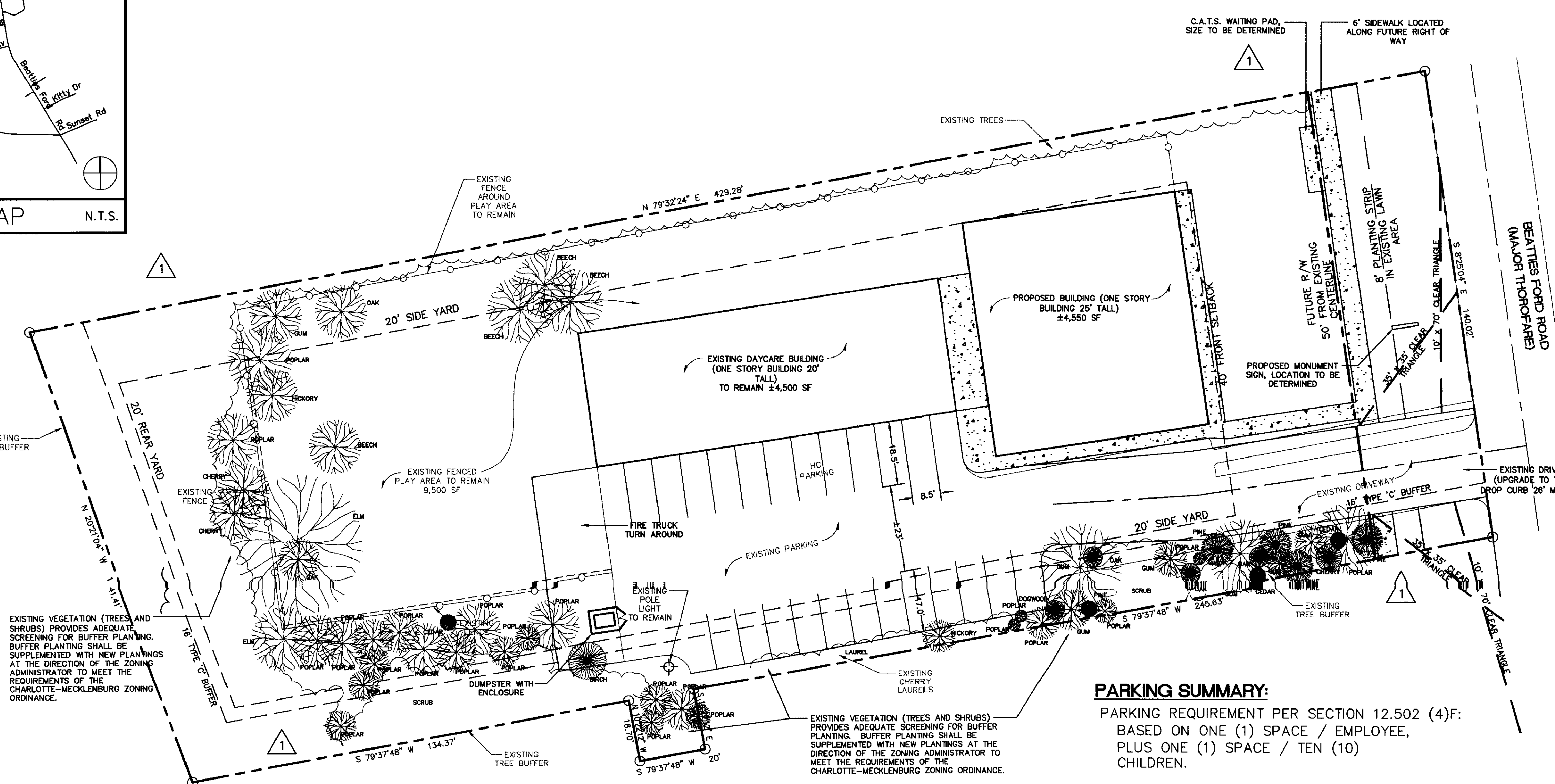


VICINITY MAP N.T.S.



**DEVELOPMENT DATA:**  
 TAX PARCEL#: 037-361-22  
 TOTAL ACRES: ±1.32 ACRES  
 EXISTING ZONING: 0-15(CD)  
 PROPOSED ZONING: INST (CD)  
 PROPOSED USE: DAY CARE FACILITY WITH 126 MAXIMUM CHILDREN (WITH ADDITION)  
 MAXIMUM SQUARE FOOTAGE:  
 ±4,400 SF EXIST  
 ±4,550 SF PROPOSED  
 TOTAL MAXIMUM SF = 9,000 SF  
 MAXIMUM BUILDING HEIGHT: 40'

**General Note:**  
 Base plan and boundary information provided by others. Boundary based on Deed, book #11428, page 927-930.

**PARKING SUMMARY:**  
 PARKING REQUIREMENT PER SECTION 12.502 (4)F:  
 BASED ON ONE (1) SPACE / EMPLOYEE,  
 PLUS ONE (1) SPACE / TEN (10) CHILDREN.  
 EIGHT (8) EMPLOYEES = 8 SPACES  
 126 MAXIMUM CHILDREN (IN BOTH BLDGS.) = 13 SPACES  
 TOTAL = 21 SPACES REQ'D  
 PROVIDED = 25 SPACES

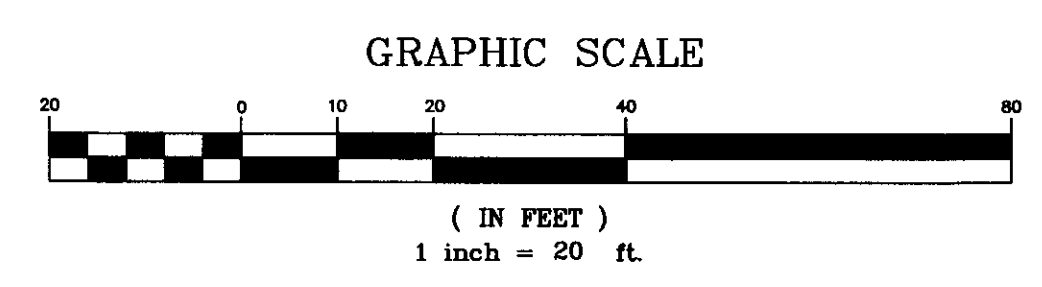
APPROVED BY CITY COUNCIL  
 DATE 7/18/05  
 RECEIVED JUN 29 2005

**DEVELOPMENT STANDARDS:**

- General Provision/Permitted Uses**
- Unless more stringent standards are established by this Illustrative Site Plan or these Development Standards, all requirements established under the Charlotte Zoning Ordinance (the "Ordinance") for the INST zoning district classification shall be followed. The proposed zoning for this parcel shall be INST (CD) and limited to a Day Care Facility use.
  - The development depicted on this plan is schematic in nature, not to be considered as specific development plans but rather as a preliminary graphic representation of the type of development and layout proposed for the Site. Accordingly, subject to the final design, the configuration, placement, and size of the new building footprints, parking and service areas and driveways are conceptual in nature, and may be altered or modified during design development and construction document phases within the maximum development area boundaries established hereon.
- Square Footage Restrictions**
- The gross floor area of the buildings, existing and new, to be constructed within the site may not exceed, in the aggregate, 9,000 square feet.
- Setbacks, Side Yards and Rear Yards**
- The building to be constructed on the site shall satisfy or exceed the setback, rear yard and side yard requirements established under the Ordinance for the INST (CD) Zoning District.
  - No play space or parking shall be allowed in the front setback.
- Buffers**
- The Buffer area established on this Illustrative Site Plan shall conform to the standards of Section 12.302, and 12.303 of the Ordinance.
  - The Petitioner reserves the right, within all portions of the Buffer area, to install walls, fences and utilities. No building, parking spaces, maneuvering areas or storm water detention facilities may be located within the buffer or setback areas.
  - Per Section 12.502 (4)(c), no play areas shall be located in the buffers, front setback, or sideyards.
  - Where existing trees and natural vegetation have been cleared within the 13' Class C Buffer in order to accommodate the installation of utilities, the cleared areas will be re-landscaped with new trees and shrubs per the Buffer Requirements.
  - The width of any portion of the Buffer area may be reduced by 25% in accordance with the provisions of Section 12.302 (8) of the Ordinance with the installation of a 6 foot minimum height fence within the Buffer.
- Architectural Elements**
- Proposed building shall be residential in character.
  - Construction shall be approximately 90% brick masonry on all perimeter elevations.

- Screening**
- Screening shall conform with the standards specified in Section 12.303 of the Ordinance.
- Design and Performance Standards**
- The dumpster area will be enclosed on all four sides by an opaque fence with one side being a hinged opaque gate.
  - All mechanical equipment on the new building, including roof top equipment, shall be screened from view from abutting streets and adjoining properties.
  - All new freestanding lighting fixtures, except street lights erected along public streets, will be uniform in design. The maximum height of any freestanding lighting fixture, including its base, may not exceed 25 feet and all light fixtures shall be fully shielded from adjacent properties.
  - All parking lot lighting shall be capped and designed such that direct illumination does not extend past any exterior property line.
  - No wall type lighting shall be permitted. However, wall-mounted decorative light fixtures, such as sconces, are permitted.
- Storm Water Management**
- Storm Water Management shall conform to the Charlotte Mecklenburg Storm Water Design Manual.
  - Storm Water Management, if required, will not be permitted within any setback or required buffer.
- Vehicle Access/Driveways**
- The existing driveway will serve as vehicular access to the site and this driveway will be rebuilt to meet Type II, two-way drive, 26' minimum width. The driveway is subject to any adjustments required for approval by the Charlotte Department of Transportation (CDOT) and the North Carolina Department of Transportation (NCDOT).
  - The existing driveway shall be improved to standards set forth in the Charlotte / Mecklenburg Land Development Standards.
  - The developer shall install a 2'-6" curb and gutter followed by an 8' wide planting strip and a 6' wide sidewalk along the frontage of Beatties Ford Road, adjacent to the future 50' right of way (location to be determined by CDOT).
  - Proposed trees, berms, walls, fenced and/or identification signs must not interfere with sight distance.
  - Petitioner shall dedicate and convey additional Right of Way adjacent to Beatties Ford Road as measured 50 feet from the existing centerline prior to issuance of a Certificate of Occupancy.
- Pedestrian Access**
- The developer shall also provide 4' minimum internal sidewalks and crosswalks.

- Bicycle Parking**
- Bicycle parking spaces (i.e. bike racks) shall be provided on the Site such that the number of bicycle parking spaces provided is at least five percent of the total number of automobile parking spaces required for the entire site. Thus, the number of bicycle parking spaces shall be equal to or greater than 1 (which represents 5% of the total number of parking spaces). The final location of the bike rack will be determined on the final construction plans.
- Automobile Parking**
- Off street parking will meet the minimum standards established under the Ordinance.
- Signs**
- Signage for the Day Care Facility shall be a new freestanding monument sign (a maximum 32 square feet/4 foot maximum height). This signage shall be single letters and uniform in color. The monument sign may be externally illuminated.
- Tree Ordinance Compliance**
- Proposed planting shown on the Illustrative Site Plan is conceptual only and will be subject to change on actual Site Conditions and Urban Forestry approval. The Urban Forestry Staff will determine the number and type of trees required for this site during Landscape Plan review.
- Fire Protection**
- Adequate fire protection in the form of a fire hydrant will be provided to the Fire Marshall's specifications. Plans for the building will be submitted to the Fire Marshall's office for approval before the construction of that building commences. Fire apparatus is required to access within 150' of all exterior walls.
- Amendments to Rezoning Plan**
- Future amendments to the Technical Data Sheet/Illustrative Site Plan and these Development Standards may be applied for by the then Owner or Owners of the Subject Parcel in accordance with the provisions of Chapter 6 of the Ordinance in existence as of the date of the approval of this Rezoning Petition.
- Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under these Development Standards and the Technical Data Sheet/Illustrative Site Plan will, unless amended in the manner provided under the Ordinance, be binding upon the Petitioner and the current and subsequent owners of the Site and their respective successors in interest and assigns.
  - Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of the Site who may be involved in any future development thereof.



**GNA DESIGN ASSOCIATES, Inc.**  
 428 East Fourth Street  
 Suite 408 (709) 373-1907  
 Charlotte, NC 28202  
 Surveying • Landscape Architecture • Civil Engineering

**PRELIMINARY NOT FOR CONSTRUCTION**

PROJECT: CONDITIONAL REZONING REQUEST FOR THE KIDS WORKSHOP DAY CARE FACILITY 5901 BEATTIES FORD ROAD  
 SHEET TITLE: ILLUSTRATIVE SITE PLAN  
 PETITIONER: MR. ROBERT MIDDLETON

Project No. 58566  
 Checked by TLH  
 Drawn by SSS  
 Date Drawn 05.18.05  
 Revisions  
 1 per City Comments  
 2 per City Comments

Sheet RZ-1

6/29/05 REVISED FOR ZONING COMMITTEE PETITION #2005-06-4

CADD FILE: XXXX.YYY.DWG