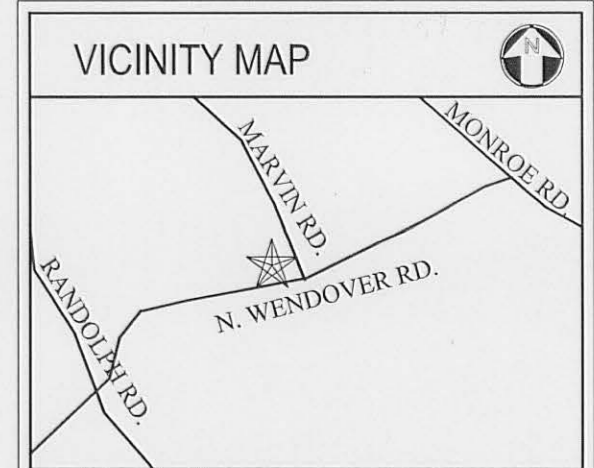


01 ILLUSTRATIVE SITE PLAN

SCALE: 1" = 40'-0"

LEGEND

- EXISTING PROPERTY LINE
- - - ZONING BOUNDARY
- - - SETBACK BOUNDARY
- - - EXISTING FENCE LINE
- - - FENCE LINE
- ▭ EXISTING BUILDING
- ▭ EXISTING SIDEWALK
- EXISTING TREES
- EXISTING SHRUBS



SITE PLAN NOTES (NOTE: BOLD ITEMS REVISED 3-15-2012 SUBMITTAL)

- 1. DEVELOPMENTAL DATA TABLE**
- | | |
|-------------------------------|--------------------------------------|
| SITE ACREAGE: | 3.65AC (2.01 + 1.64) |
| TAX PARCEL #: | 15705411, 15705412 |
| EXISTING ZONING: | R-22MF |
| PROPOSED ZONING: | O-1 (CD) |
| EXISTING & PROPOSED USE: | DAYCARE TO OFFICE |
| EXISTING GROSS SF: | 13,582 SF |
| MAX. ADDITIONAL SF: | 16,650 |
| MAXIMUM TOTAL SF: | 30,232 |
| MAX. FLOOR AREA RATIO: | 0.60 PER ORDINANCE |
| MAX. BUILDING HEIGHT: | 40' |
| PARKING: | MINIMUM REQUIRED BY ORDINANCE |
| MIN. LOT WIDTH: | 80' |
| MIN. SETBACK: | 20' |
| MIN. SIDEYARD: | 10' |
| MIN. REARYARD: | 20' |
- APPROVED BY CITY COUNCIL**
MAY 14 2012
- 2. GENERAL PROVISIONS**
- a) THESE DEVELOPMENT STANDARDS FORM A PART OF THE TECHNICAL DATA SHEET ASSOCIATED WITH THE REZONING PETITION FILED BY THOMPSON CHILD AND FAMILY FOCUS TO ACCOMMODATE REUSE OF THIS 3.65 ACRE SITE. DEVELOPMENT OF THE SITE WILL BE GOVERNED BY THE TECHNICAL DATA SHEET, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE (THE "ORDINANCE"), UNLESS THE TECHNICAL DATA SHEET OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS.
- 3. OPTIONAL PROVISIONS**
N/A
- 4. PERMITTED USES**
- a) BUILDING ENVELOPE "749" AND "769" OF THE SITE MAY BE DEVOTED TO OFFICE USES TOGETHER WITH INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH WHICH ARE PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE O-1 ZONING DISTRICT.
- 5. TRANSPORTATION**
- a) **PARKING**
- QUANTITIES AND DESIGN OF SURFACE OFF-STREET PARKING, AND LOADING AREAS WILL MEET OR EXCEED THE STANDARDS ESTABLISHED UNDER THE ORDINANCE.
 - BICYCLE PARKING SPACES, LONG TERM AND SHORT TERM, SHALL BE PROVIDED IN ACCORDANCE WITH THE ORDINANCE.
 - PARKING AREA INSIDE SETBACK WILL BE REMOVED. PETITIONER RESERVES THE RIGHT TO REQUEST AND TO OBTAIN ZONING BOARD OF ADJUSTMENT VARIANCE PRIOR TO CERTIFICATE OF OCCUPANCY.**
- b) **CONNECTIVITY**
- PEDESTRIAN AND VEHICULAR CONNECTIONS THROUGHOUT THE SITE WILL BE PROVIDED IN THE MANNER GENERALLY SHOWN ON THE TECHNICAL DATA SHEET.
 - INTERNAL SIDEWALKS SHALL CONNECT THE ENTRANCES OF THE BUILDINGS TO THE SIDEWALK ALONG THE STREET.
 - NEW 5' CONC. SIDEWALK WILL BE PROVIDED FROM SITE TO WENDOVER RD. AND MARVIN RD. ACTUAL LOCATION TO BE DETERMINED.**
- c) **DRIVEWAYS**
- EXISTING - ONE DRIVEWAY WILL BE REMOVED, SUBJECT TO CDOT & NCDOT APPROVAL.
- 6. ARCHITECTURAL STANDARDS**
- a) THE EXISTING BUILDINGS SHALL REMAIN, AND ANY EXPANSION AND EXTERIOR REVISIONS WILL BE CONSTRUCTED IN A MANNER THAT WILL BE COMPATIBLE WITH THE CHARACTER OF THE EXISTING, AND COMPLY WITH RESTRICTIONS OF THE ZONING CLASSIFICATION.
- 7. STREETScape AND LANDSCAPING**
- a) TREES ON SITE PLAN ARE ILLUSTRATIVE ONLY. LOCATION OF EXISTING AND PROPOSED TREES MAY VARY. SITE SHALL MEET THE CITY OF CHARLOTTE TREE ORDINANCE REQUIREMENTS.
- b) EXISTING VEGETATION MAY BE UTILIZED TO COMPLY WITH TREE SAVE, SCREENING AND BUFFER REQUIREMENTS.
- c) DUMPSTER AREAS SHALL BE SCREENED BY ENCLOSED ON ALL FOUR SIDES BY AN OPAQUE WALL WITH ONE SIDE BEING A HINGED OPAQUE GATE. IF ONE OR MORE SIDES OF A DUMPSTER AREA ADJOIN A SIDE OR REAR WALL OF A BUILDING, THE SIDE OR REAR WALL OF THAT BUILDING MAY BE SUBSTITUTED FOR A SIDE.
- d) THE VEGETATION BETWEEN THE ADJACENT PROPERTIES & THE BUILDINGS, AND THE STREET & THE BUILDINGS, WILL BE SAVED EXCEPT FOR THAT TAKEN BY FUTURE EXPANSION, SITE CONNECTIVITY AND DRIVE CONNECTIONS.
- e) **BUFFER REQUIREMENTS-** CLASS C BUFFER BETWEEN R-22MF AND SITE
5 TREES/100 LF AND 20 SHRUBS PER 100'
NO BUFFER REQ'D BETWEEN NS AND SITE
- f) ADDITIONAL R.O.W. MEASURING 50 FEET FROM CENTERLINE OF WENDOVER ROAD WILL BE DEDICATED AND CONVEYED.**
- g) EXISTING TREE CANOPY SHOWN TO REMAIN AS BUFFER IF AND WHEN PARKING EXPASION IN THIS AREA OCCURS. BUFFER WILL BE MINIMUM 40', AND PLANTINGS SHALL EXCEED MIN. BUFFER REQUIREMENTS BETWEEN PARKING AND ADJACENT RESIDENTIAL USE.**
- 8. ENVIRONMENTAL FEATURES**
- a) TREE SAVE AREA SHALL MEET OR EXCEED 15% AS REQUIRED BY THE ORDINANCE BY INCLUDING UNDISTURBED EXISTING CEMETERY AND EXISTING BUFFERS. (15% OF 3.65AC = .55AC)
- 9. LIGHTING**
- a) ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN.
- b) THE MAXIMUM HEIGHT OF ANY FREESTANDING LIGHTING FIXTURE INCLUDING ITS BASE MAY NOT EXCEED 25 FEET.
- c) ALL PARKING LOT LIGHTING SHALL BE DOWNWARDLY DIRECTED AND SHIELDED.
- d) NO WALL-PAK LIGHTING WILL BE ALLOWED.**
- e) ARCHITECTURAL DECORATIVE LIGHT FIXTURES ON BUILDING FACADES, SUCH AS SCONCES, WILL BE PERMITTED.**
- 10. STORM DRAINAGE**
- a) THE PETITIONER SHALL COMPLY WITH THE CITY OF CHARLOTTE APPROVED POST CONSTRUCTION CONTROLS ORDINANCE.
- b) THE DEVELOPMENT WILL MEET ALL APPLICABLE CODES AND ORDINANCES FOR STORMWATER DETENTION AND MANAGEMENT.

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PROJECT NAME: 749 & 769 NORTH WENDOVER RD, REZONING THOMPSON CHILD AND FAMILY FOCUS

DATE: 01-23-12
ISSUED FOR: REZONING
REVISIONS: 3-15-2012 REVIEW/REVISIONS

SHEET TITLE: TECHNICAL DATA REZONING PETITION 2012-026

SHEET NUMBER: RZ-01

DRAWN BY: LKA

2012-026
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MAR 16 2012