

1997-005

Addition to Precious Child Academy Charlotte, North Carolina

OCTOBER 28, 1996 REV. DECEMBER 19, 1996 REV. SEPTEMBER 4, 1997 REV. OCTOBER 24, 1997

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 12/22/97 BY: MARTIN R. CRAMTON, JR.

DEVELOPMENT DATA SUMMARY

PETITION #97.5 "FOR PUBLIC HEARING"

TOTAL SITE AREA: 59,000 SF (1.35 ACRES)
 TOTAL CHILDREN AT DAYCARE: 138
 PLAY AREA REQUIRED: 10,600 SF
 PLAY AREA PROVIDED: 10,600 SF
 REQUIRED BUFFER: 16' (BUFFER REDUCED TO 12' WITH ADDITION OF FENCE)

SITE SHALL CONFORM TO ZONING ORDINANCE, TREE ORDINANCE, STORM WATER DETENTION ORDINANCE, PARKING, AND DRIVEWAY REGULATIONS.

ALL TREES WILL BE PRESERVED IN BUFFER AREAS. NO STORM WATER DETENTION WILL BE LOCATED IN BUFFER AREAS OR WITHIN SETBACKS. TREES AND SHRUBBERY PLANTING IN BUFFER SHALL MEET THE REQUIREMENTS OF THE ZONING ORDINANCE.

SIGNAGE SHALL BE PERMITTED AS REGULATED BY THE ZONING ORDINANCE. TYPICAL PARKING MODULE SHALL NOT BE LESS THAN 9'-0" WIDE BY 19'-0" LONG. COMPACT PARKING MODULE SHALL NOT BE LESS THAN 8'-0" WIDE BY 17'-0" LONG.

TWO 35'-0" X 35'-0" SIGHT TRIANGLES MUST BE RESERVED AT THE ENTRANCES TO MEET SIGHT DISTANCE REQUIREMENTS.

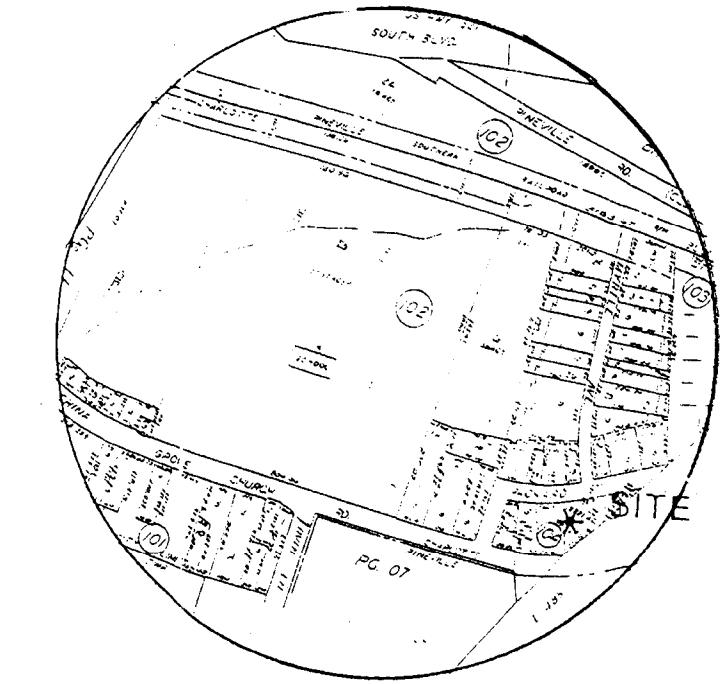
PETITIONER IS FILING A REQUEST FOR A VARIANCE FROM THE CHARLOTTE MECKLENBURG BOARD OF ADJUSTMENT FOR A RELIEF FROM ANY SETBACK ALONG THE PROPERTY LINE AT THE I-485 OUTER LOOP. VARIANCE WILL BE TO ALLOW PARKING AND PLAY SPACE WITHIN THE SETBACK FOR I-485. EXISTING ZONING IS R-17 MF (cd). NEW PROPERTY ACQUIRED PROPOSED TO BE ZONED RR-17MF (cd).

PROPOSED TOTAL BUILDING SQUARE FOOTAGE
 4914 SQ. FT. (EXISTING)
 + 3752 SQ. FT. (NEW)
 8666 SQ. FT. (TOTAL)

SCREENING WILL BE PROVIDED PER SECTION 12.303 OF THE CITY ZONING REGULATIONS. A COMBINATION MASONRY AND WOOD FENCE, 6 FEET IN HEIGHT, SHALL BE CONSTRUCTED AT THE INTERIOR EDGE OF THE 12' CLASS C BUFFER AS INDICATED ON THIS TECHNICAL DATA PLAN.

COMPACT PARKING MODULE SHALL NOT BE LESS THAN 8'-0" WIDE BY 17'-0" LONG.

THE MAXIMUM NEW BUILDING HEIGHT SHALL NOT EXCEED 1 STORY.



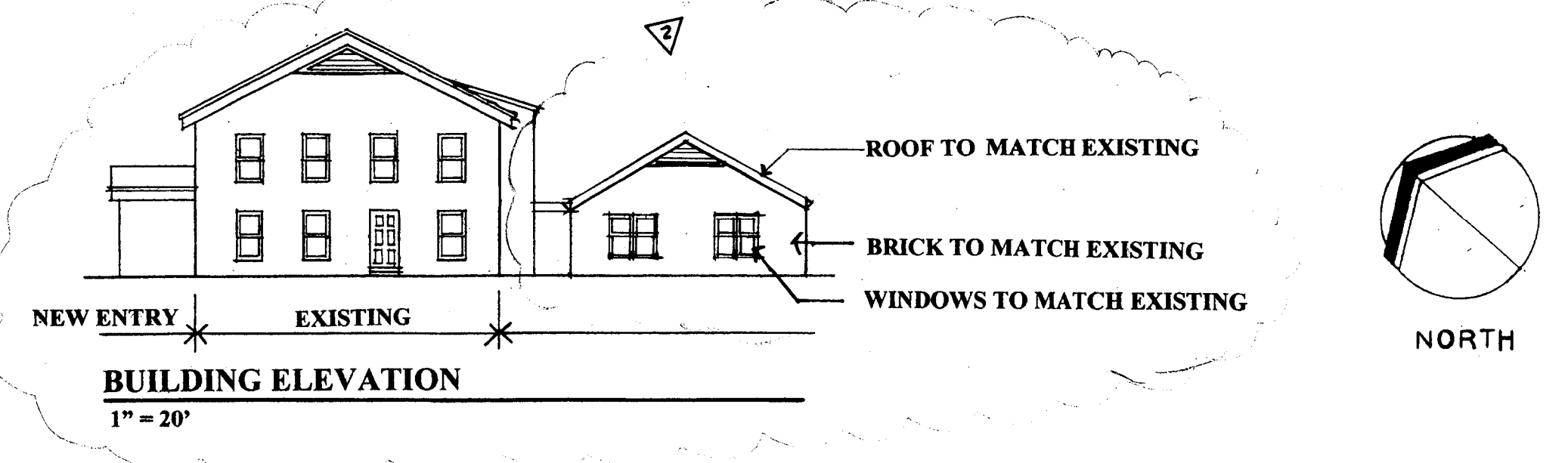
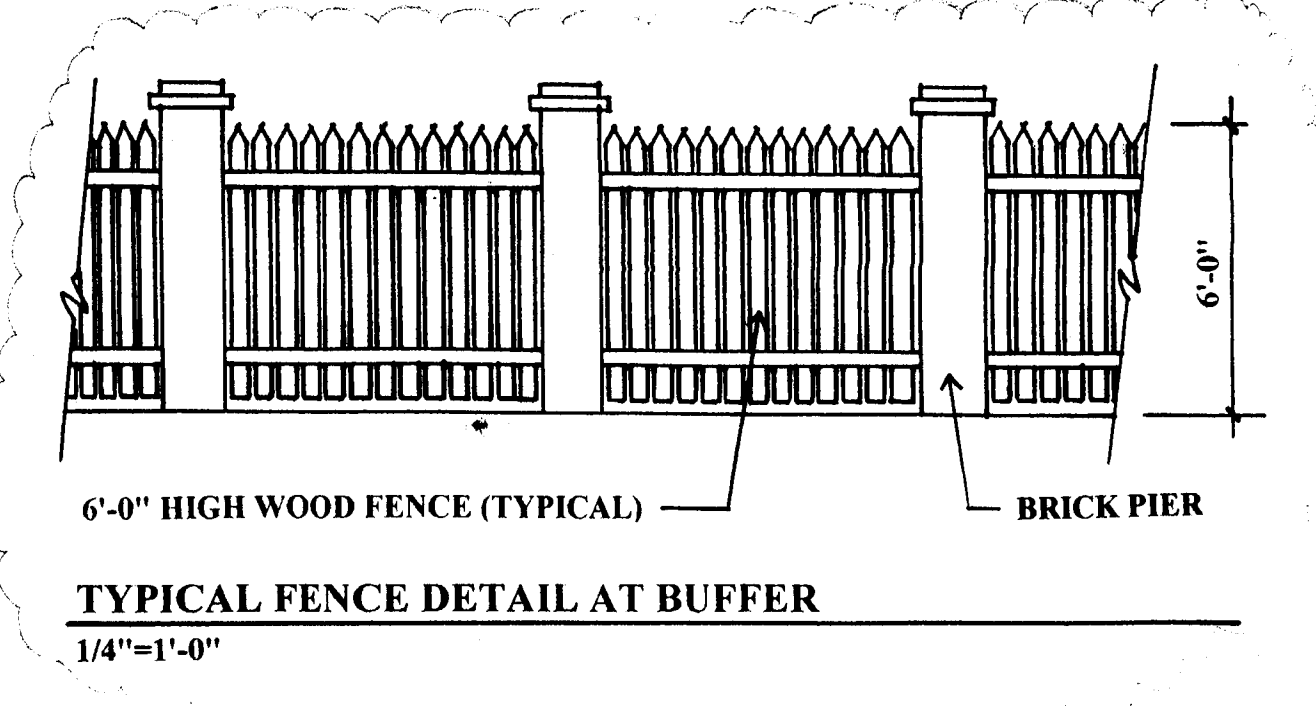
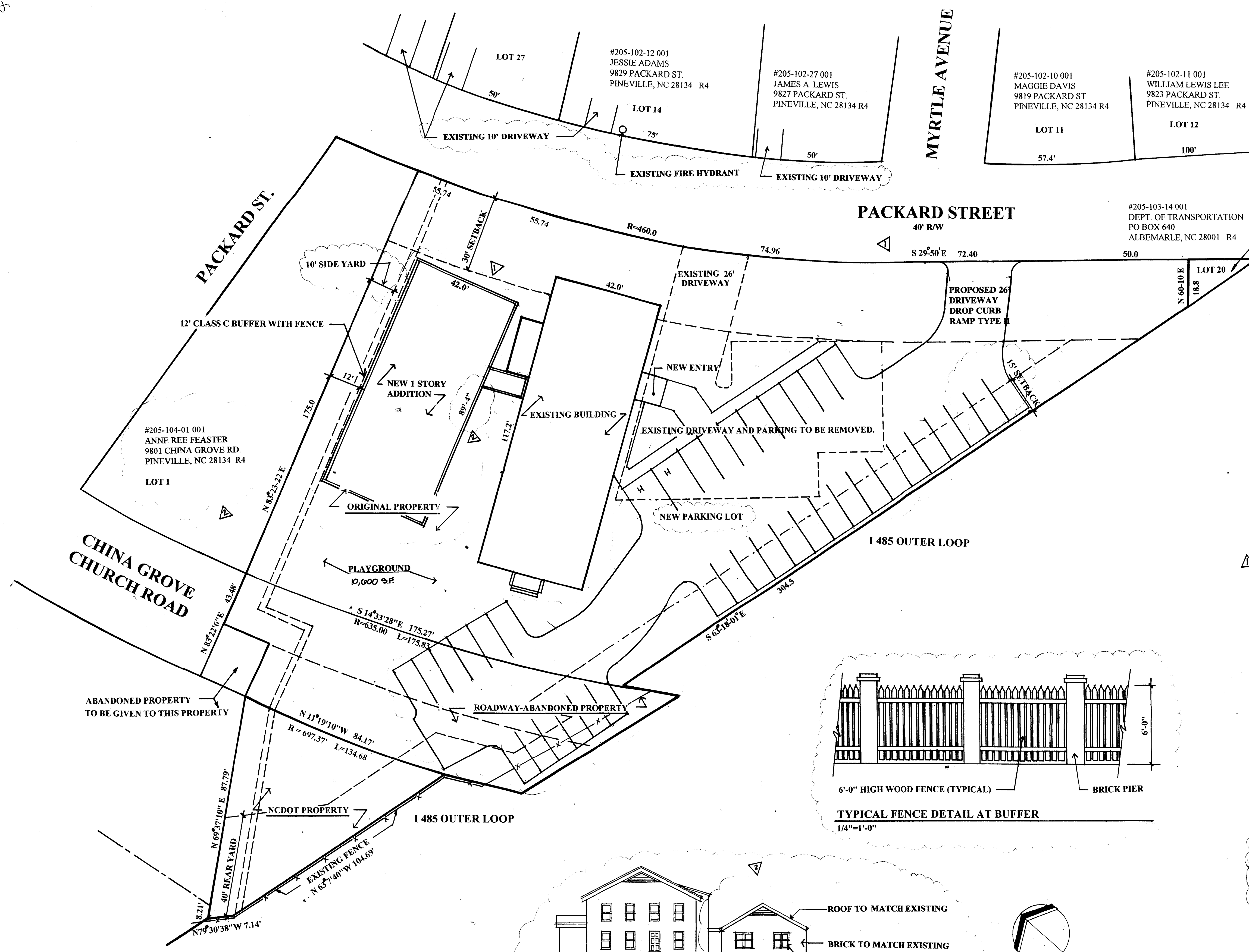
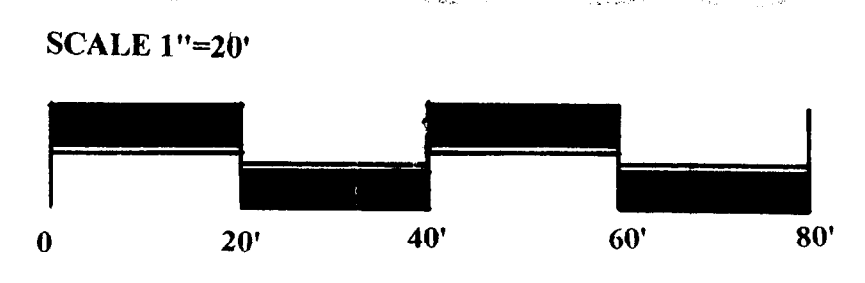
VICINITY MAP

FLOOR TO CEILING HEIGHT IN NEW ADDITION TO BE 10'

PARKING CALCULATIONS

138 CHILDREN (1 SPACE PER 10 CHILDREN)	14 SPACES
24 EMPLOYEES	24 SPACES
TOTAL SPACES REQUIRED	38 SPACES
TOTAL SPACES PROVIDED	38 SPACES

*TOTAL COMPACT SPACES PROVIDED (TOTAL SPACES X 25%) 38 X .25 = 10 COMPACT SPACES.



TECHNICAL DATA PLAN

1" = 20'