

DEVELOPMENT DATA SUMMARY

PETITION #97.5 FOR PUBLIC HEARING

TOTAL SITE AREA: 59,000 SF (1.35 ACRES)
 TOTAL CHILDREN AT DAYCARE: 200
 PLAY AREA REQUIRED: 15,000 SF
 PLAY AREA PROVIDED: 15,000 SF
 REQUIRED BUFFER: 10' (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.

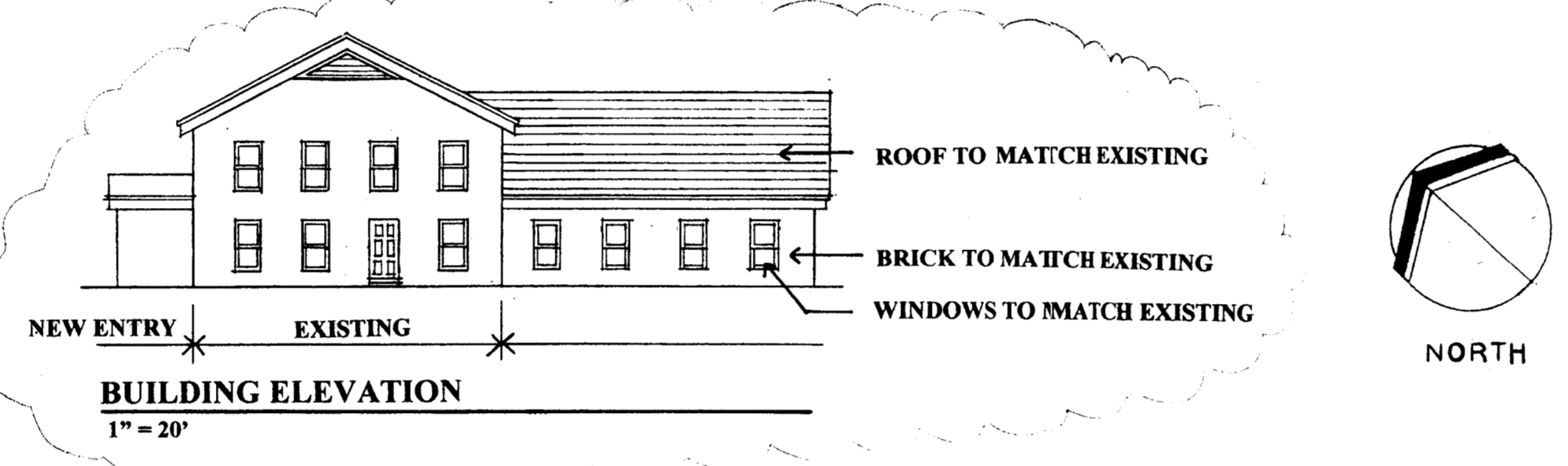
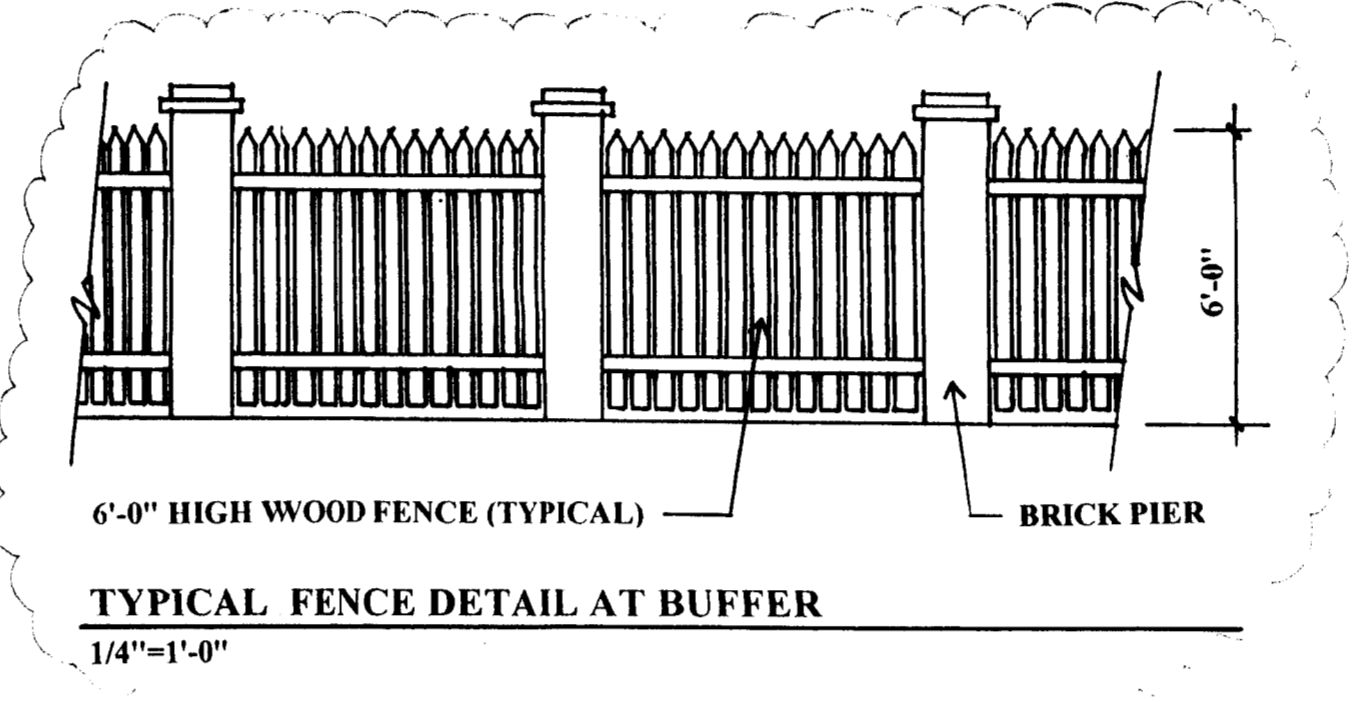
SIGNAGE SHALL BE PERMITTED AS REGULATED BY THE ZONING ORDINANCE. TYPICAL PARKING MODULE SHALL NOT BE LESS THAN 9'-0" WIDE BY 19'-0" LONG.

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 1485 OUTER LOOP. VARIANCE WILL BE TO ALLOW PARKING AND PLAY SPACE WITHIN THE SETBACK FOR 1-485. EXISTING ZONING IS R-17 MF(cd). NEW PROPERTY ACQUIRED PROPOSED TO BE ZONED RR-17MF(c-d).

PROPOSED TOTAL BUILDING SQUARE FOOTAGE
 4914 SQ. FT. (EXISTING)
 ± 2000 SQ. FT. (NEW)
 7914 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. TYPICAL PARKING MODULE SHALL NOT BE LESS THAN 9'-0" WIDE BY 19'-0" LONG. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 2 STORIES.



VICINITY MAP

FLOOR TO CEILING HEIGHT IN NEW ADDITION TO BE 10'

PARKING CALCULATIONS

200 CHILDREN (1 SPACE PER 10 CHILDREN)	20 SPACES
10 EMPLOYEES	10 SPACES
TOTAL SPACES REQUIRED	30 SPACES
TOTAL SPACES PROVIDED	30 SPACES

SCALE 1" = 20'

1997-005

APPROVED BY CITY COUNCIL
 DATE FEBRUARY 11, 1997

