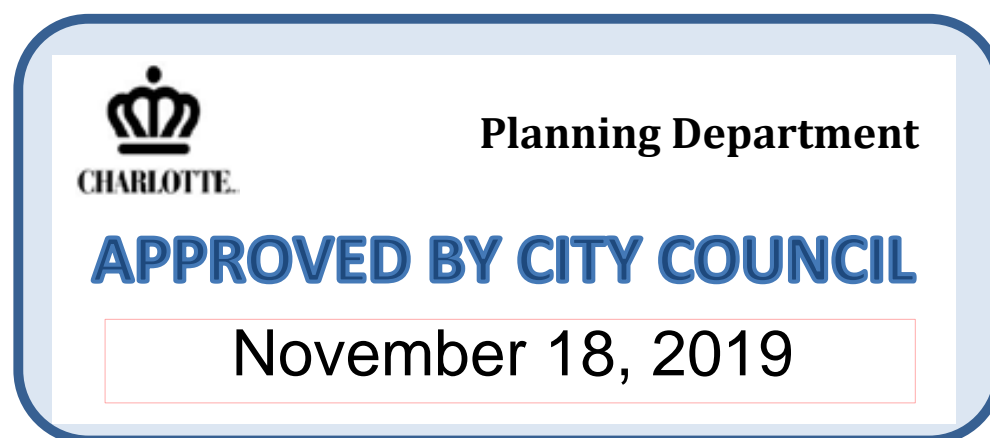
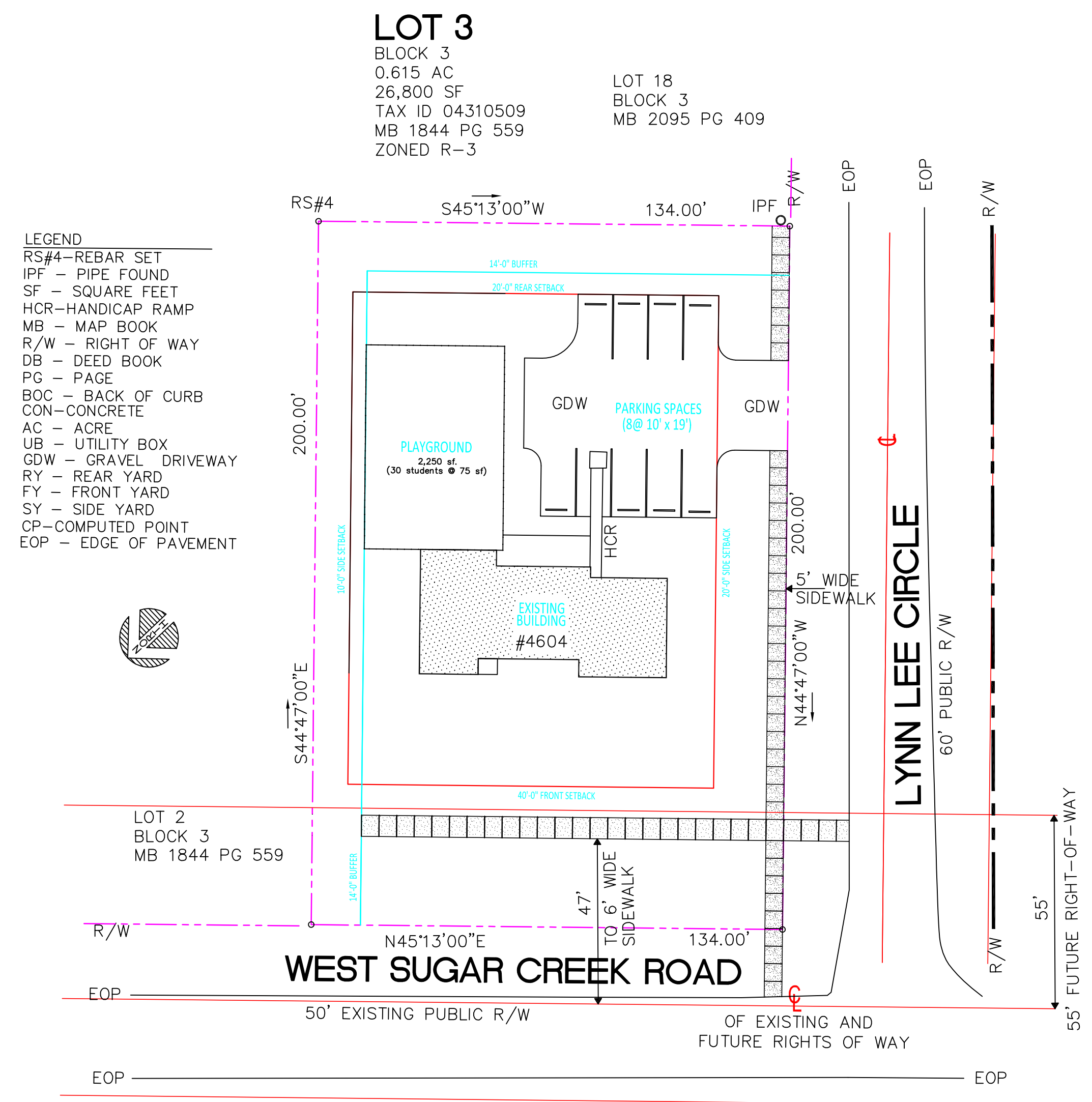


# GENERAL COMMENTS ⚠

2 NONE



# SITE PLAN



1 **SITE PLAN**  
SCALE 1" = 40'-0" Site Plan - 103019

NOTE: ALL TRANSPORTATION IMPROVEMENTS WILL BE APPROVED AND CONSTRUCTED BEFORE THE SITE'S FIRST BUILDING CERTIFICATE OF OCCUPANCY IS ISSUED.

1. GENERAL PROVISIONS
  - a. The development of the Site will be governed by the attached plans and the City of Charlotte Developmnt standards.
  - b. Except as otherwise expressly specified on the Rezoning Plan, site elements may be subject to alterations or modifications, during design/development/construction phases, as long as the proposed improvements are in compliance with the accompanying Development Standards and Section 6.207 of the Ordinance.
  - c. To the extent of any conflict between the matters contained in other areas of the Rezoning Plan and the matters set forth in the Development Standards, the more restrictive shall govern.
2. PERMITTED USES:
  - a. The Petitioner's intent for the site is to rezone the existing property from R3 to Institutional CD to accommodate a Child Daycare Center in an existing residential structure. The new daycare will accommodate 40 students in a 2,105 sf (maximum) building.
3. TRANSPORTATION:
  - a. Covered bicycle parking and bicycle racks will be provided according to City of Charlotte requirements.
4. ARCHITECTURAL STANDARDS:
  - a. The Petitioner's intent for the site is to rezone the existing property (on which the existing house is to remain) from R3 to Institutional CD to accommodate a Day Care Center.
  - b. The building does not exceed the maximum allowed 40 feet in height. ⚠
5. FIRE PROTECTION:
  - a. The Petitioner shall adhere to the requirements of the Charlotte Fire Department for this building type and use.
6. SIGNAGE:
  - a. All project signs, banners, flags and pennants for identification or decoration must conform to the Ordinance.
6. BUFFERS:
  - a. Buffers are to be provided in accordance with City of Charlotte Land Development regulations. ⚠

# PROJECT DATA

**OWNER:**  
JOYCE GREEN

**PROJECT ADDRESS:**  
4604 WEST SUGAR CREEK ROAD  
CHARLOTTE, NC 28269

**LEGAL DESCRIPTION**  
APN: 04310590

**CONSTRUCTION TYPE:** V2  
CHARLOTTE, NC 28269

**DESIGN TEAM:**  
CLARY ARCHITECTURE PLLC ARCHITECTURE  
C2 ENGINEERING SOLUTIONS MECHANICAL & ELECTRICAL  
HOWARD VERNA ENGINEERS55 STRUCTURAL

# SITE DEVELOPMENT DATA

**ACREAGE:** .615 ACRES  
**TAX PARCEL ID:** 04310509  
**LEGAL DESCRIPTION:** APN: 04310590  
**EXISTING ZONING:** RESIDENTIAL (R3)  
**PROPOSED ZONING:** INSTITUTIONAL (CD)  
**PRESENT USE:** AFTER-SCHOOL CARE CENTER  
**BUILDING AREA:** 2,105 SQUARE FEET

**PARKING REQUIREMENTS:**  
1 SPACE PER EMPLOYEE.....4  
1 SPACE PER 10 CHILDREN.....4  
**TOTAL PARKING SPACES REQUIRED.....8**

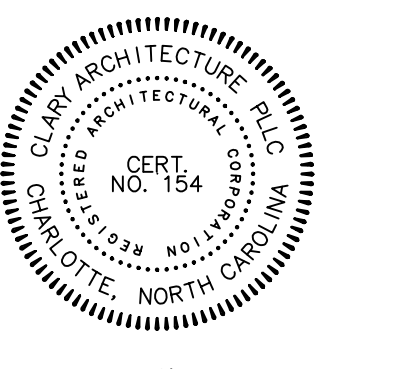
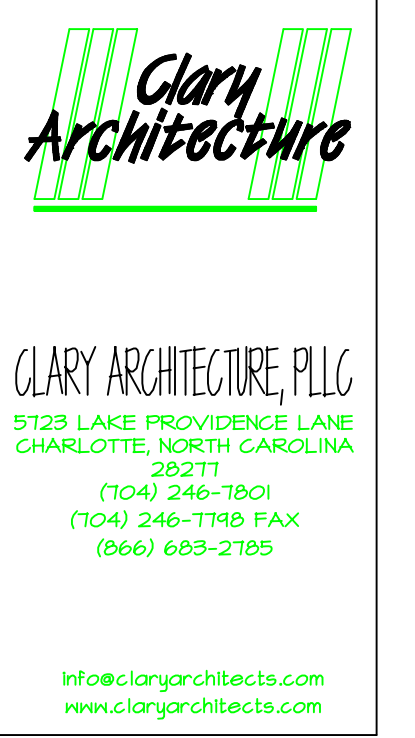
# SPECIAL NOTES

3 NONE

# SQUARE FOOTAGE

AREA	SQ. FT.
FIRST FLOOR	2,080
PORCH	25
<b>TOTAL SQUARE FOOTAGE</b>	<b>2,105</b>

# VICINITY MAP



PHASE  
DRAWN BY  
CHECKED BY  
APPROVED BY

RENOVATION OF BUILDING FOR  
**A STEP AHEAD LEARNING CENTER**  
 PETITION 2019-051  
 CHARLOTTE, NORTH CAROLINA  
 4604 SUGAR CREEK ROAD  
 SUTE PLAN AND GENERAL NOTES

**REVISIONS**

NO.	DATE	REVISION
1	June 13, 2019	Revised in accordance with reviewers' comments.
2	June 26, 2019	Revised in accordance with reviewers' comments.
3	October 30, 2019	Revised in accordance with reviewers' comments.

JOB NO. 5926.010 SHEET NO.  
FILE NO.  
DATE January 21, 2019 **A101**  
PLATE NO. OF 1

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