

PROJECT DATA:

1. EXISTING ZONING: R-3
2. PROPOSED ZONING: INSTITUTIONAL (CD)
3. PROPOSED USE: DAY CARE CENTER
4. MAXIMUM NUMBER OF CHILDREN: 190
5. SITE ACREAGE: 3.005 ACRES
6. MAXIMUM BUILDING SIZE: 12,500 SQUARE FEET

PARKING SUMMARY:

1 SPACE PER EMPLOYEE
PLUS 1 SPACE PER 10 CHILDREN

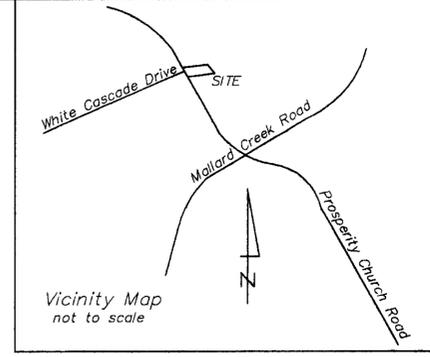
24 EMPLOYEES (ASSUMED) = 24 SPACES REQUIRED
190 CHILDREN (ASSUMED) = 19 SPACES REQUIRED

43 TOTAL SPACES REQUIRED
(INCLUDING 2 HANDICAP SPACES)

49 TOTAL SPACES PROVIDED
(INCLUDING 2 HANDICAP SPACE)

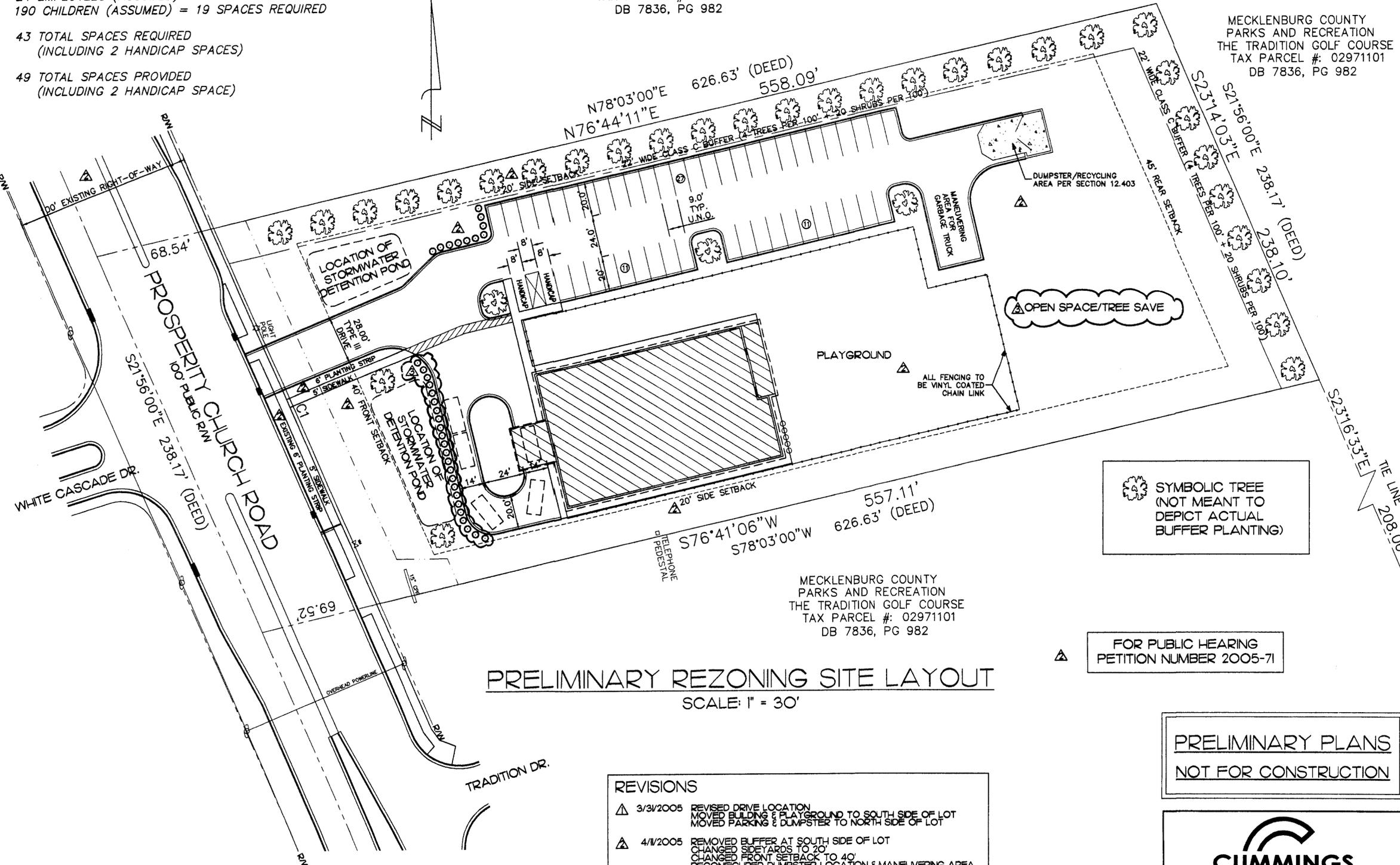
MECKLENBURG COUNTY
PARKS AND RECREATION
THE TRADITION GOLF COURSE
TAX PARCEL #: 02971101
DB 7836, PG 982

NOTE: THIS PLAN IS CONTINGENT ON FAVORABLE TOPOGRAPHY AT THIS SITE. A TOPOGRAPHIC SURVEY OF THIS SITE MUST BE COMPLETED TO ADEQUATELY DETERMINE FEASIBILITY OF PROPER DRAINAGE.



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1. The development of the site will be controlled by the standards depicted on this site plan and by the standards of the City of Charlotte Zoning Ordinance. The development depicted by this plan is intended to reflect the general arrangement of proposed uses on the site, but the exact details of the configuration, placement and size of individual buildings and/or site elements may be altered or modified within the limits prescribed by the ordinance as specified in Section 6.206(2) as may be applicable. Minor and incidental changes of detail which do not alter the basic, overall layout and/or the relationships to abutting sites are permitted as a matter of right for the petitioner/developer.
2. All proposed development on the site shall comply with applicable ordinance requirements regarding such things as the number and arrangement of off-street parking, setback/yard dimensions, signage, buffers, screening, open space, landscaping, Tree Ordinance, etc., unless otherwise indicated.
3. Vehicular points of access shall be limited to those shown on the plan. The exact location may vary from that depicted, but shall comply with all applicable design/location requirements of the Charlotte Dept. of Transportation and/or the North Carolina Dept. of Transportation.
4. Maximum building heights shall be limited to one story.
5. Detached business identification signage shall be limited to a monument type sign which shall be a maximum of seven feet in height. Furthermore, the maximum sign area of the sign shall not exceed 32 square feet.
6. As illustrated on the site plan, the site shall comply with buffer requirements (if applicable). In this instance a Class C buffer measuring twenty-two (22) feet in width shall be established as shown on two (2) sides.
7. The proposed development shall be a day care center containing a maximum of 190 children.
8. Dumpster areas shall be enclosed by a solid enclosure with gates.
9. Parking lot lighting shall be limited to a maximum height of 25 feet and shall be designed to be fully capped and shielded to direct light away from adjoining residential sites.
10. Storm water detention area(s) shall not be permitted within the front setback area.
11. A tree survey shall be conducted and provided by the petitioner/developer as part of the building permit process.
12. Wall pack lighting shall not be permitted.
13. The attached illustration depicts the overall architectural design/theme of the proposed building. Minor and incidental changes of detail which do not alter the general design appearance, height of the building, etc. are permitted as a matter of right depending upon the needs and final design criteria of the petitioner.
14. All access/drive aisles, turn around, maneuvering, etc. shall comply with all required, applicable regulations pertaining to the Charlotte Fire Department.
15. Except for trees which are required to be removed due to the location of the driveway, sidewalk and planting strip, all other trees which are four inches or greater in caliper shall be preserved in the front setback. Also, trees in the back area of the site labeled "open space/tree save" which are not part of the improved/developed site shall be preserved.



PRELIMINARY REZONING SITE LAYOUT
SCALE: 1" = 30'

SYMBOLIC TREE (NOT MEANT TO DEPICT ACTUAL BUFFER PLANTING)

FOR PUBLIC HEARING
PETITION NUMBER 2005-71

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

CUMMINGS
CONSTRUCTION CORPORATION

POST OFFICE BOX 692
MATTHEWS, NC 28104

(704) 845-9868
www.cummingsconst.com

- REVISIONS**
- 3/3/2005 REVISED DRIVE LOCATION
MOVED BUILDING & PLAYGROUND TO SOUTH SIDE OF LOT
MOVED PARKING & DUMPSTER TO NORTH SIDE OF LOT
 - 4/1/2005 REMOVED BUFFER AT SOUTH SIDE OF LOT
CHANGED SIDEYARDS TO 20'
CHANGED FRONT SETBACK TO 40'
RECONFIGURED DUMPSTER LOCATION & MANEUVERING AREA
REVISED NOTES #5, #6 & #9. ADDED NOTES #10, #11, #12, #13 & #14
REVISED/ADDED MISCELLANEOUS NOTES ON DRAWING
 - 6/6/2005 RELABELED "OPEN SPACE" AS "OPEN SPACE/TREE SAVE"
ADDED LANDSCAPING BETWEEN BACK OF POND AND PAVING
ADDED NOTE #5

CURVE TABLE

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	238.76	37778.80	N23°26'42"W	238.76

THE ACADEMY AT MALLARD CREEK
3500 PROSPERITY CHURCH ROAD
CHARLOTTE, NORTH CAROLINA

DATE: 3/23/2005
SCALE: AS NOTED

APPROVED BY CITY COUNCIL
DATE: 6/20/05

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2005-071

SP-1