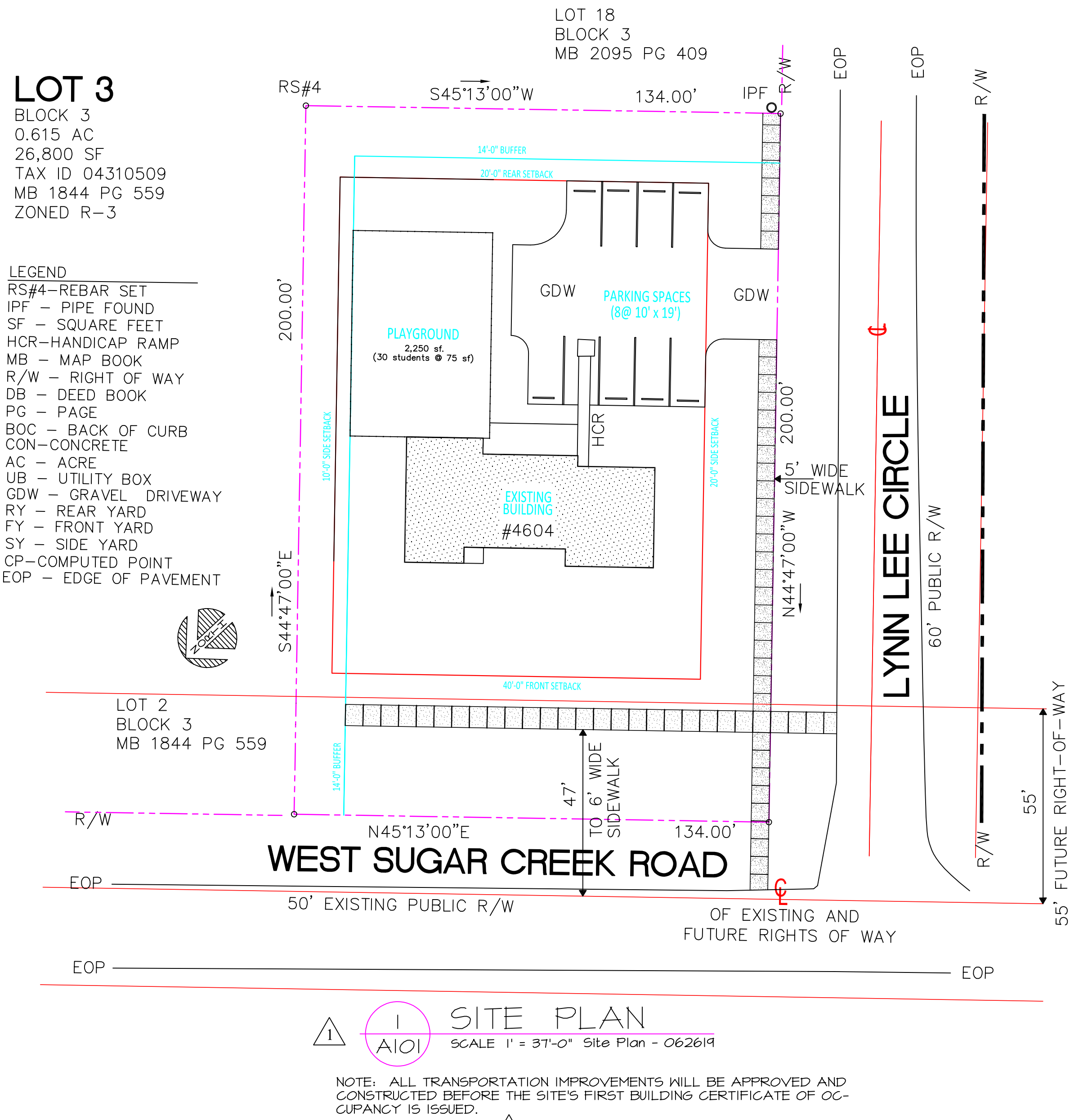


GENERAL COMMENTS

2 NONE

SITE PLAN



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 modifica-tions, 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
C2 ENGINEERING SOLUTIONS
HOWARD VERNA ENGINEERS

ARCHITECTURE
MECHANICAL & ELECTRICAL
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

CONTRARY TO THE BUILDING'S EARLIER LIFE AS A DAY CARE CENTER WHEN THE CHILDREN WERE YOUNGER AND SMALLER AND PERIODICALLY HAD NEED OF A BUS FOR FIELD TRIPS AND MIS-CELLANEOUS OUTINGS REQUIRING POSSESSION OF A BUS, THIS REMODELED FACILITY WILL BE FOR "LATCH KEY KIDS" WHO WILL BE DROPPED OFF BY SCHOOL BUSES AFTER SCHOOL FOR THE AFTERNOON STAY WHERE THEY WILL REMAIN UNTIL PICKED UP BY PARENTS AT THE END OF THE DAY. THE BUSES WILL NOT ENTER THE PROPERTY, ONLY LEAVING THE CHILDREN AT CURBSIDE AND LEAVING IMMEDIATELY. THERE WILL BE NO NEED FOR ANY BUSES TO REMAIN AT THE SITE ANY LONGER THAN TO DROP THEM OFF FOR THE AFTERNOON. HENCE, NO NEED FOR PROVIDING A PARK-ING SPACE FOR PARKING A BUS ON SITE.

2 AS STATED ABOVE, THERE IS NO NEED NOR ANY OCCASION WHEN A BUS NEEDS TO ENTER OR PARK ON THE PROPERTY, THEREFORE, THERE IS NO PARKING SPACE PROVIDED FOR A BUS.

SQUARE FOOTAGE

AREA	SQ. FT.
FIRST FLOOR	2,080
PORCH	25
TOTAL SQUARE FOOTAGE	2,105

VICINITY MAP



Clary Architecture

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CLARY ARCHITECTURE, PLLC
CERT. NO. 154
REGISTERED ARCHITECT
NORTH CAROLINA
JANUARY 21, 2019

PHASE
DRAWN BY
CHECKED BY
APPROVED BY

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

REVISIONS

NO.	DATE	
1	June 13, 2019	Revised in accordance with reviewers' comments.
2	June 26, 2019	Revised in accordance with reviewers' comments.
-		
-		

JOB NO. 5326.010 SHEET NO.

FILE NO.

DATE January 21, 2019

PLATE NO. OF 1

A101

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