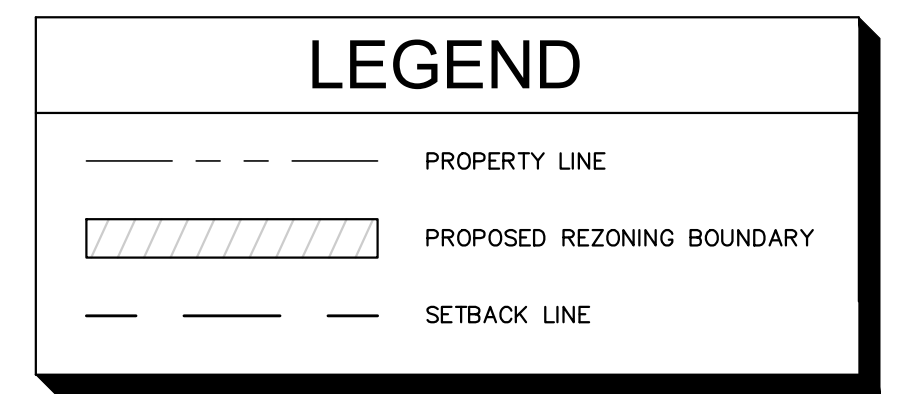
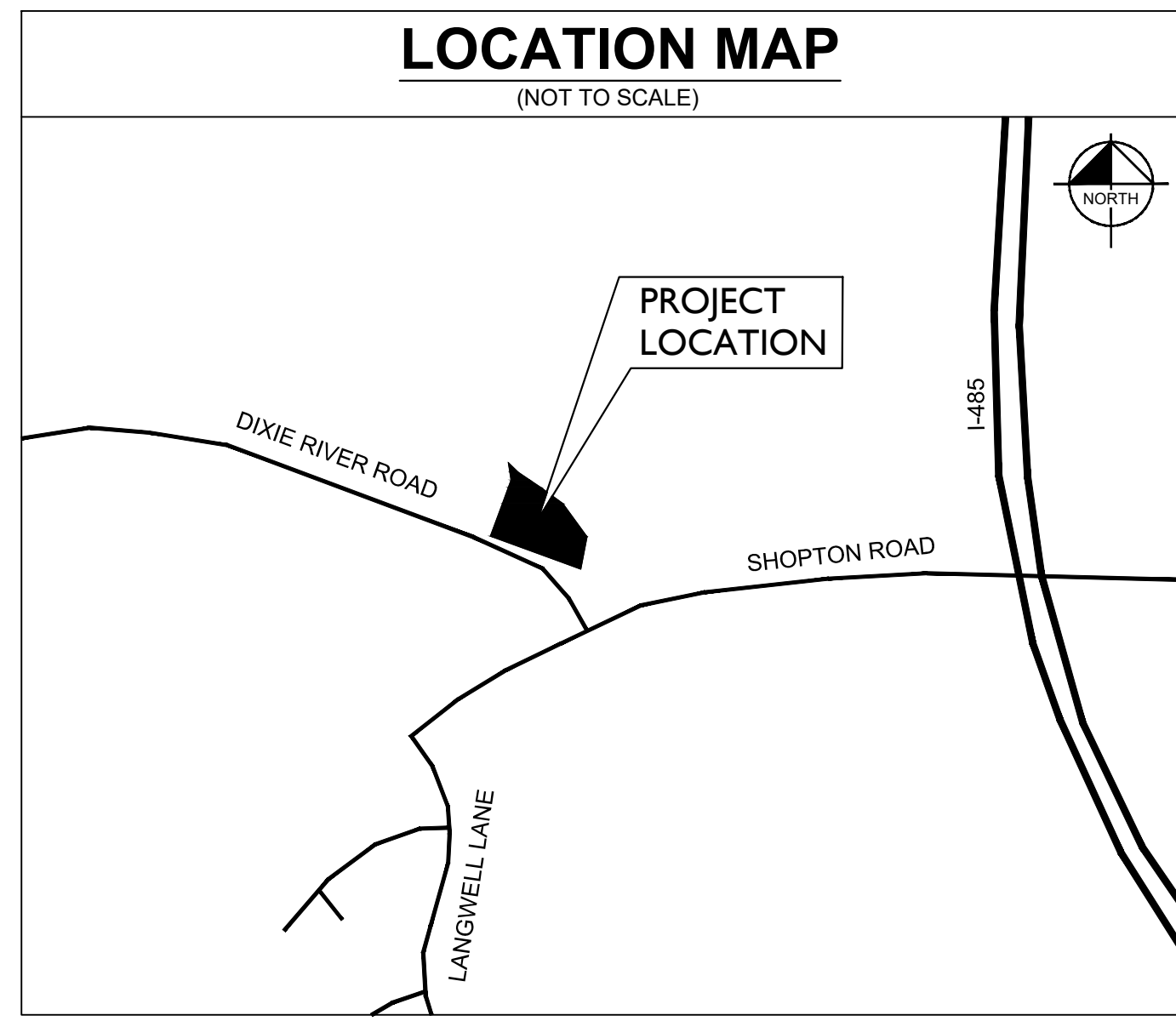
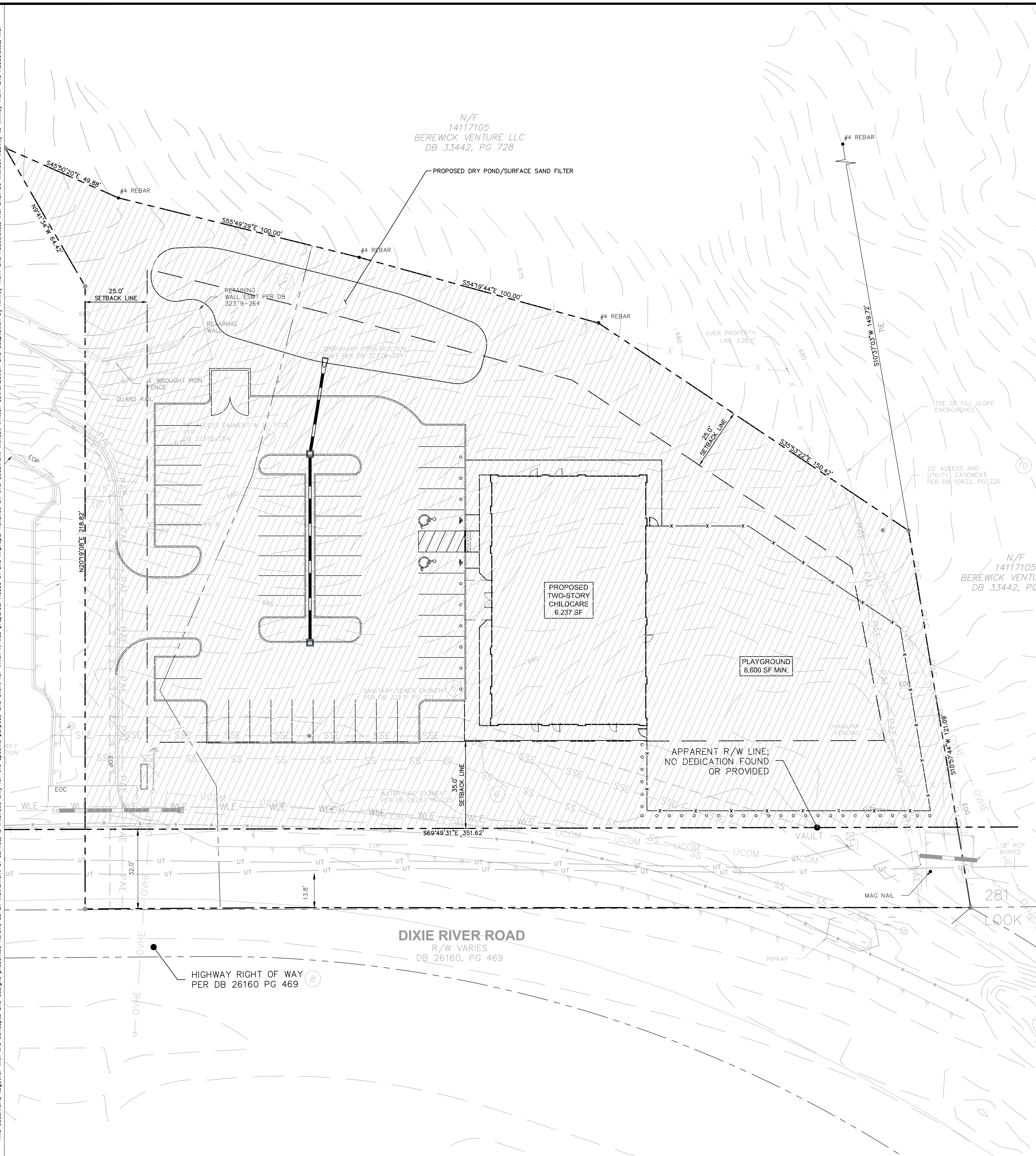


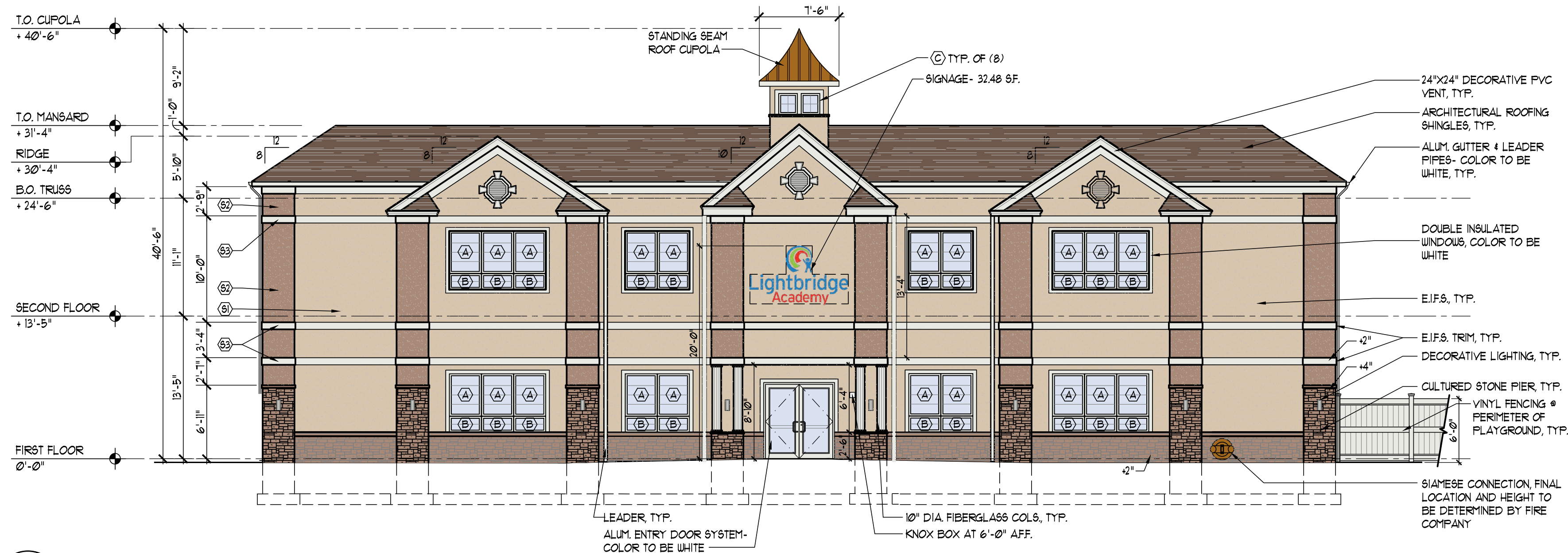
Drawing name: K:\IND_DEV\170171002_M3_LightbridgeAcademyDaycare\Drawings\2020-06-18_ZoningSitePlan\ZoningSitePlan_2020-06-18.dwg Layout Jun 18, 2020 3:28pm by Connor Stepien
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DEVELOPMENT STANDARDS

- JUNE 22, 2020
- DEVELOPMENT DATA TABLE**
 - 1.1. SITE ACREAGE: 1.61
 - 1.2. TAX PARCELS INCLUDED IN REZONING: 141-17-104
 - 1.3. EXISTING ZONING: R-17MF(CD)
 - 1.4. PROPOSED ZONING: CC
 - 1.5. NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: N/A
 - 1.6. RESIDENTIAL DENSITY: N/A
 - 1.7. SQUARE FOOTAGE OF NON-RESIDENTIAL USES BY TYPE: 6,237 SF - COMMERCIAL
 - 1.8. FLOOR AREA RATIO: 0.089
 - 1.9. MAXIMUM BUILDING HEIGHT: 40 FT
 - 1.10. MAXIMUM NUMBER OF BUILDINGS: 1
 - 1.11. NUMBER AND/OR RATIO OF PARKING SPACES: 46 SPACES
 - 1.12. AMOUNT OF OPEN SPACE: 1.00 ACRES
 - GENERAL PROVISIONS**
 - 2.1. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN (COMPRISED OF THE ZONING SITE PLAN AND THESE DEVELOPMENT STANDARDS) ASSOCIATED WITH THE REZONING PETITION FILED BY MR3 DEVELOPMENT (HEREINAFTER REFERRED TO AS THE "PETITIONER") TO ACCOMMODATE A MULTI-USE DEVELOPMENT ON AN APPROXIMATELY 1.61 ACRE SITE LOCATED ON DIXIE RIVER ROAD, WHICH SITE IS MORE PARTICULARLY DEPICTED ON THE ZONING SITE PLAN (HEREINAFTER REFERRED TO AS THE "SITE"). THE SITE IS COMPRISED OF THOSE PARCELS OF LAND DESIGNATED AS TAX PARCEL NO. 141-17-104.
 - 2.2. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN AND THE APPLICABLE PROVISIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE (THE "ORDINANCE"). UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE COMMERCIAL CENTER (CC) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
 - 2.3. THE DEVELOPMENT AND USES DEPICTED ON THE ZONING SITE PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF USES AND IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATIONS, AND SIZES OF THE USES, IMPROVEMENTS, AND SITE ELEMENTS DEPICTED ON THE ZONING SITE PLAN AS WELL AS THE INTERNAL STREETS, DRIVES, AND PARKING AREAS ARE SCHEMATIC IN NATURE AND, SUBJECT TO THE TERMS OF THESE DEVELOPMENT STANDARDS AND THE ORDINANCE, ARE SUBJECT TO MINOR ALTERATIONS OR MODIFICATIONS DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES.
 - 2.4. PURSUANT TO SECTION 1.110 OF THE ORDINANCE AND SECTION 160A-385.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES, AND MARKET CONDITIONS.
 - 2.5. ALTERATIONS TO THE REZONING PLAN ARE SUBJECT TO SECTION 6.207 OF THE ORDINANCE.
 - PERMITTED USES**
 - 3.1. SUBJECT TO THE LIMITATIONS SET OUT BELOW IN PARAGRAPH 3.2., THE SITE SUBJECT OF THE REZONING PLAN MAY BE DEVOTED TO ANY USE OR USES ALLOWED BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN THE CC ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES) AND TO ANY INCIDENTAL OR ACCESSORY USES ASSOCIATED THEREWITH THAT ARE PERMITTED UNDER THE ORDINANCE IN THE CC ZONING DISTRICT.
 - 3.2. NOTWITHSTANDING THE TERMS OF PARAGRAPH 3.1., ONLY THE USES SET OUT BELOW SHALL BE PERMITTED ON THE SUBJECT SITE.
 - 3.2.1. CHILDCARE CENTERS, SUBJECT TO THE REGULATIONS OF THE CITY OF CHARLOTTE ZONING ORDINANCE §12.502.
 - TRANSPORTATION**
 - 4.1. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED BY THE CHARLOTTE DEPARTMENT OF TRANSPORTATION ("CDOT") AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
 - 4.2. THE ALIGNMENTS AND CONFIGURATIONS OF THE INTERNAL PRIVATE STREETS, DRIVES, PARKING AREAS, AND VEHICULAR CIRCULATION AREAS MAY BE MODIFIED BY PETITIONER TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS, AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY CDOT AND/OR NCDOT IN ACCORDANCE WITH APPLICABLE PUBLISHED STANDARDS.
 - 4.3. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED ON THE SITE AS GENERALLY DEPICTED ON THE REZONING PLAN.
 - ARCHITECTURAL STANDARDS**
 - 5.1. THE MAXIMUM HEIGHT OF ANY BUILDING DEVELOPED SHALL BE GOVERNED BY THE ORDINANCE.
 - STREETScape AND LANDSCAPING**
 - 6.1. BUFFERS SHALL BE ESTABLISHED ON THE SITE AS REQUIRED BY THE ORDINANCE AND AS DEPICTED ON THE REZONING PLAN, AND SUCH BUFFERS SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ORDINANCE. PURSUANT TO THE ORDINANCE, PETITIONER MAY REDUCE THE REQUIRED WIDTH OF A BUFFER BY 25% BY INSTALLING A WALL, FENCE, OR BERM THAT MEETS THE STANDARDS OF SECTION 12.302(B) OF THE ORDINANCE.
 - 6.2. IN THE EVENT THAT AN ADJACENT PARCEL OF LAND IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE RELEVANT BUFFER AREAS ACCORDINGLY.
 - 6.3. PURSUANT TO SECTION 11.405(5) OF THE ORDINANCE, INTERIOR BUFFERS BETWEEN USES LOCATED ON THE SITE ARE WAIVED AND SHALL NOT BE REQUIRED.
 - ENVIRONMENTAL FEATURES**
 - 7.1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE TREE ORDINANCE.
 - 7.2. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE POST CONSTRUCTION CONTROLS ORDINANCE.
 - 7.3. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
 - PARKS, GREENWAYS, AND OPEN SPACE**
 - 8.1. NO RESERVATIONS, DEDICATIONS, IMPROVEMENTS, OR CONNECTIONS TO PARKS, GREENWAYS, OR PRIVATELY CONSTRUCTED OPEN SPACE ARE ANTICIPATED FOR THE SITE.
 - FIRE PROTECTION**
 - 9.1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE FIRE PROTECTION REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - SIGNAGE**
 - 10.1. DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - LIGHTING**
 - 11.1. ALL FREESTANDING LIGHTING FIXTURES INSTALLED ON THE SITE (EXCLUDING STREET LIGHTS AND LOWER, DECORATIVE LIGHTING THAT MAY BE INSTALLED ALONG THE SIDEWALKS, PARKING AREAS AND IN LANDSCAPED AREAS) SHALL BE FULLY CAPPED AND SHIELDED AND THE ILLUMINATION DOWNWARDLY DIRECTED SO THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY PROPERTY LINE OF THE SITE.
 - PHASING**
 - 12.1. DEVELOPMENT OF THE SITE SHALL OCCUR OVER A SINGULAR PHASE OF CONSTRUCTION.
 - OTHER**
 - 13.1. IF THIS REZONING PETITION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE USE AND DEVELOPMENT OF THE SITE IMPOSED UNDER THESE DEVELOPMENT STANDARDS AND THE REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF THE PETITIONER AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS.
 - 13.2. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERM "PETITIONER" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF PETITIONER OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.
 - 13.3. ANY REFERENCE TO THE ORDINANCE HEREIN SHALL BE DEEMED TO REFER TO THE REQUIREMENTS OF THE ORDINANCE IN EFFECT AS OF THE DATE THIS REZONING PETITION IS APPROVED.

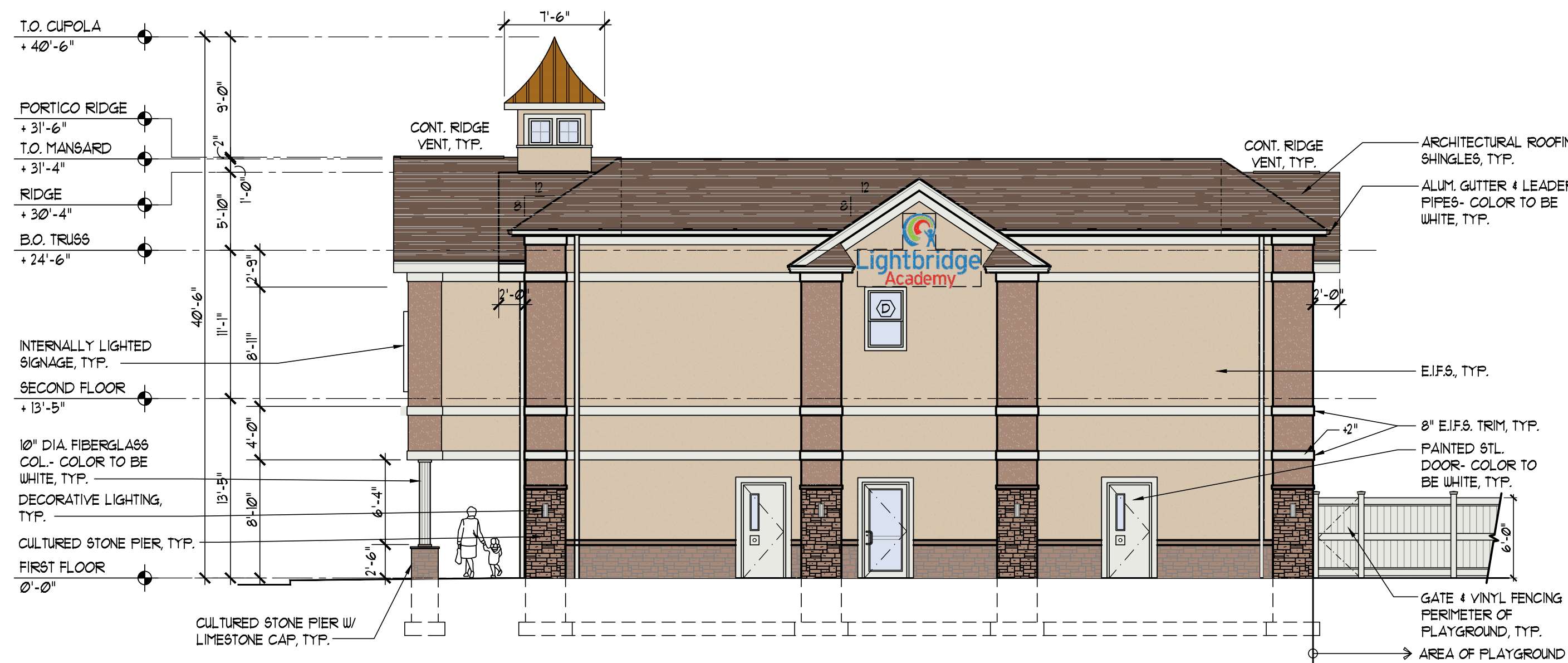
SCALE:	AS NOTED	DESIGNED BY: CVS	DRAWN BY: CVS	CHECKED BY: GRR	NO.	REVISIONS	DATE	BY
ZONING SITE PLAN LIGHTBRIDGE ACADEMY DAYCARE								
ORIGINAL ISSUE: 06/22/2020 KHA PROJECT NO. 170171002 SHEET NUMBER 1 OF 1								



EXISTING FRONT BUILDING ELEVATION

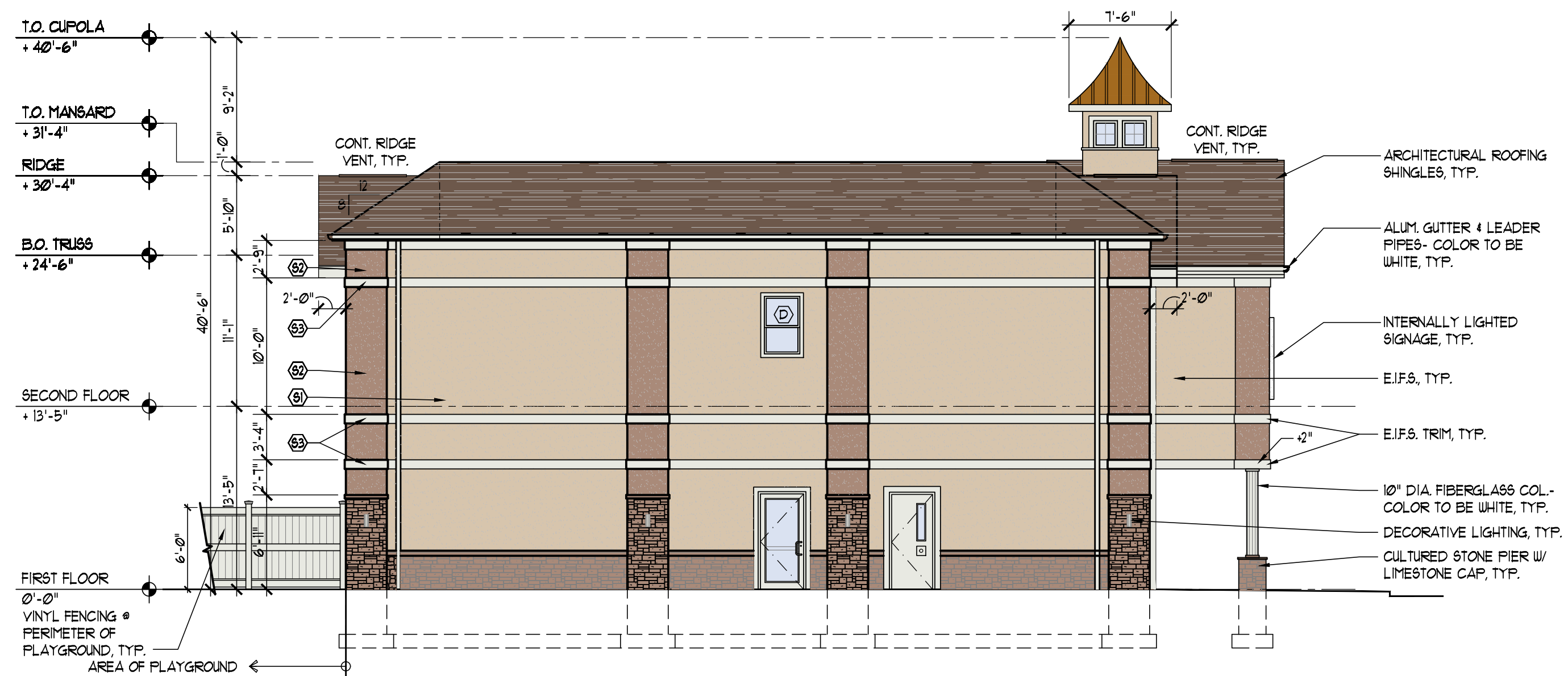
1 FRONT BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



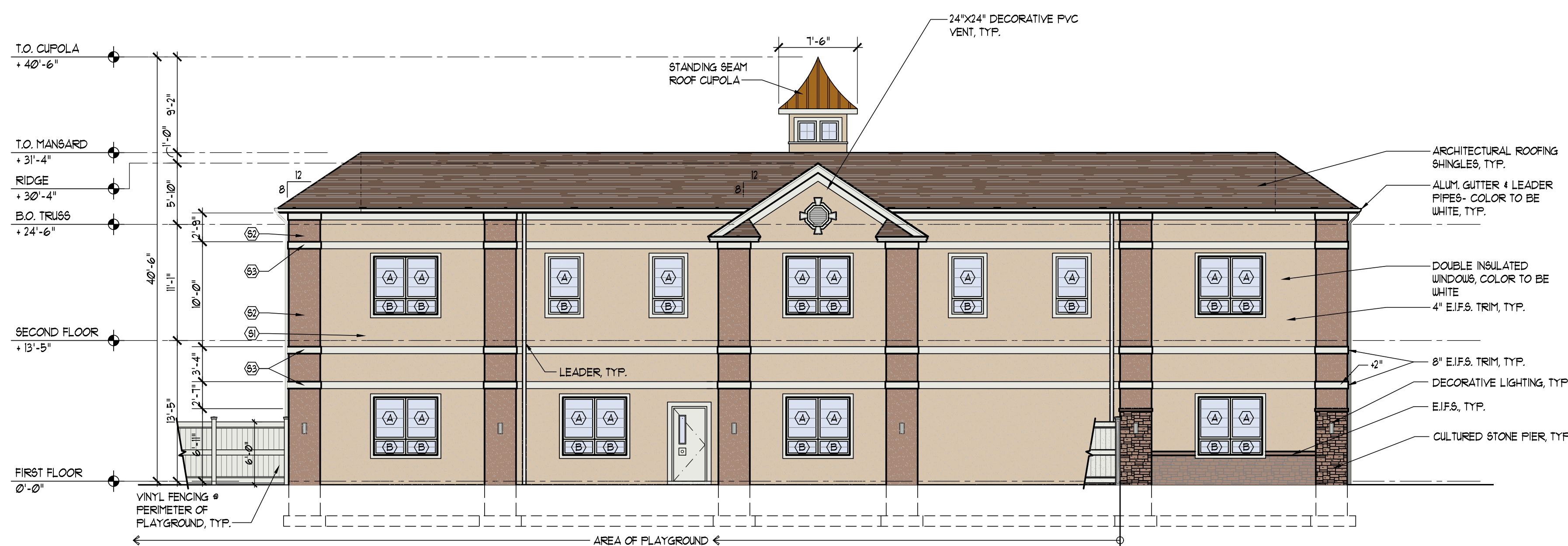
2 RIGHT SIDE BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



3 LEFT SIDE BUILDING ELEVATION

SCALE: 1/8" = 1'-0"



4 REAR BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

STUCCO FINISH SCHEDULE		WINDOW SCHEDULE	
SYM	DESCRIPTION	COLOR	MODEL
(S)	BODY	3139 BURLAP	P3040
(A)			3'-0" x 4'-0"
(B)			3'-0" x 1'-5"
(C)			1'-9" x 2'-0" 5/8"
(D)			4'-8" 7/8" x 3'-1" 5/8"
(E)	ACCENT	01004 ADOBE BROWN	AR31
(F)	TRIM	9433 WHITE	CN2
			TW5046

NOTE: COLORS MAY NOT BE REPRESENTED DUE TO PRINTING.



5 SIGNAGE DETAIL

SCALE: 3/8" = 1'-0"



6 DECORATIVE BLDG. EXTERIOR LIGHTING

MANUF.: PROGRESS LIGHTING
MODEL NO.: P5615-20/30K

These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.C. as amended December 1990 and known as Architectural Works Copyright Protection Act of 1990.

ARCHITECT OF RECORD:
J.A. Mihalik | Architect, PLLC

373 US Route 46 West
Building D, Suite 240
Fairfield, New Jersey 07004
ph: 973-291-3730 fax: 973-291-3740
e: jmihalik@jam-arch.com

JUSTIN A. MIHALIK, AIA
NJ LIC. # AI 13989
NY LIC. # 027468
PA LIC. # RA402849
CT LIC. # 10431
ME LIC. # ARC3180
MD LIC. # 17519
NC LIC. # 11821
FL LIC. # AR 95150
VA LIC. # 16368

NOT VALID FOR CONSTRUCTION WITHOUT SEAL



PRELIMINARY
NOT FOR
CONSTRUCTION

Project:
LIGHTBRIDGE ACADEMY
Dixie River Rd. &
Shopton Rd.
Steele Creek, NC

Developer:
MR3 Development
PO Box 11067
Pittsburgh, PA 15237

PARCEL ID: 14117104

SHEET TITLE:
PROPOSED BUILDING
ELEVATIONS, SIGNAGE
DETAILS & SCHEDULES

Rev. #	Date	Remarks
	06/16/2020	ISSUED FOR REVIEW
	04/22/2020	ISSUED FOR REVIEW

JOB NUMBER: 2020-02-09
DATE: 04/22/2020
DRAWN BY: JAM/KM
CHECKED BY: JAM

SHEET NO.
PR-2