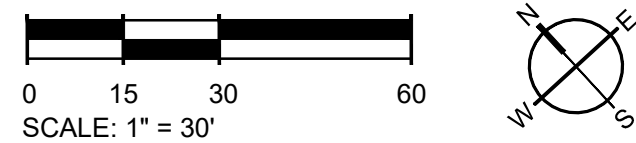


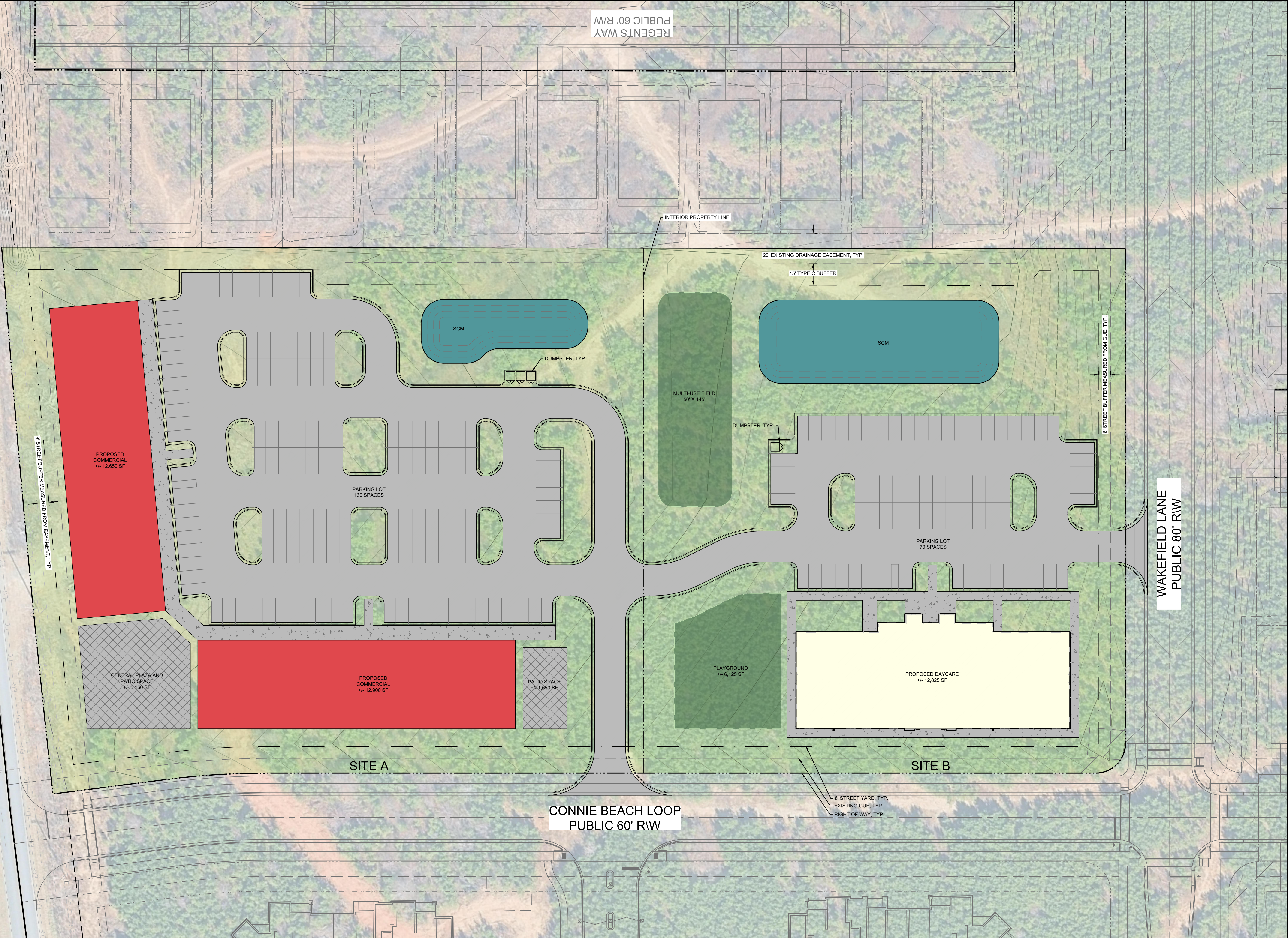
ZONING & PRELIMINARY DUE DILIGENCE CHART	
PROPOSED ZONING	CENTRAL BUSINESS PERIMETER DISTRICT (CBP)
NORTH BUFFER	15'-0"
SOUTH BUFFER	N/A
EAST BUFFER	N/A
WEST BUFFER	N/A
FRONT SETBACK	NO MINIMUM, 10' MAX
SIDE SETBACK	N/A
REAR SETBACK	N/A
FLOOD ZONE	N/A
BUILDING HEIGHT	80' MAX
PARKING REQUIREMENT	DAYCARE: 1 / EMPLOYEE, 1 / FACILITY VEHICLE, 1 / 15 CHILDREN AND ADULTS COMMERCIAL: 4 / 1,000 SF
FRONTAGE REQUIREMENT	8' STREET YARD
STORMWATER APPROACH	ON-SITE BMP
TREE ASSESSMENT PROVIDED	N
ENVIRONMENTAL ISSUES	N
PUMP STATION NEEDED	N
WITHIN URBAN GROWTH BOUNDARY	Y/N
OTHER REQUIREMENTS	
SITE DATA	
TOTAL SITE AREA	6.10 ACRES
PARCEL A	3.44 ACRES
LAND USE	COMMERCIAL
PARKING REQUIRED	103 SPACES
PARKING PROVIDED	130 SPACES
PARCEL B	2.66 ACRES
LAND USE	DAYCARE
PARKING REQUIRED	TBD BASED ON ANTICIPATED EMPLOYEE AND CHILDREN COUNTS
PARKING PROVIDED	70 SPACES

- GENERAL NOTES:**
1. BASE INFORMATION PROVIDED BY PUBLIC GIS DATA AND SHOULD BE VERIFIED FOR ACCURACY.
 2. ALL SITE PLAN, ZONING AND WETLAND INFORMATION UTILIZED IN THE PREPARATION OF THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
 3. ALL ACCESS POINTS, STREETS AND DRIVEWAYS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. THESE ITEMS WILL NEED TO BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION TO MEET OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE CODE OF ORDINANCES OR UDO.
 4. OPEN SPACE AND TREE SAVE REQUIREMENTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. TREE SAVE AREAS ARE BASED ON AERIAL PHOTOGRAPHY AND WILL NEED TO BE VERIFIED BY A SURVEY. ALL TREE SAVE AND OPEN SPACE CALCULATIONS SHALL BE REVIEWED BY THE AUTHORITY HAVING JURISDICTION TO MEET OR EXCEED MINIMUM REQUIREMENTS ESTABLISHED IN THE CODE OF ORDINANCES OR UDO.
 5. STORMWATER AREAS ARE CONCEPTUAL IN NATURE BASED ON A 5% OF DEVELOPED AREA AND SUBJECT TO CHANGE BASED ON PRELIMINARY GRADING AND DRAINAGE STUDIES. OVERALL MASTER DEVELOPMENT STORMWATER PROVIDES RETENTION FOR A PORTION OF THE SITE.
 6. NO UTILITY AVAILABILITY OR LOCATIONS WERE ACQUIRED PRIOR TO THE CREATION OF THIS CONCEPTUAL STUDY. UTILITY GRID MAPS WILL NEED TO BE OBTAINED FROM THE AUTHORITY HAVING JURISDICTION.
 7. SEAMON WHITESIDE IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION PROVIDED BY PUBLIC SOURCES.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE



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WAKEFIELD DAYCARE AND COMMERCIAL
KW COMMERCIAL
STATESVILLE, NC
10/9/2025