

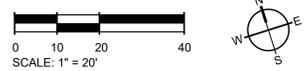


ZONING & PRELIMINARY DUE DILIGENCE CHART

CURRENT OR PROPOSED ZONING	N1-B
NORTH BUFFER	N/A
SOUTH BUFFER	25'
EAST BUFFER	N/A
WEST BUFFER	N/A
FRONT SETBACK	27'
CORNER SETBACK	13.5'
SIDE SETBACK	5'
REAR SETBACK	35'
LOT OR BUILDING COVERAGE	40%
BUILDING HEIGHT	48'
PARKING REQUIREMENT	2 SPACES PER CLASSROOM
OPEN SPACE REQUIREMENT	10% TOTAL SITE AREA
GREEN AREA REQUIREMENT	15% TOTAL SITE AREA
STORMWATER APPROACH	BMP
SITE DATA	
TOTAL SITE AREA	2.37 AC
PROPOSED BUILDING SIZE	100'x150' (15K SQFT)
PARKING PROVIDED	42 STANDARD, 2 ADA

- 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 STREAM AND/OR WETLAND INFORMATION PROVIDED BY PUBLIC GIS DATA, ANY STREAM AND/OR WETLAND INFORMATION SHOWN ON THIS PLAN IS CONCEPTUAL IN NATURE AND SHOULD BE VERIFIED BY A JURISDICTIONAL BOUNDARY BY A THIRD-PARTY CONSULTANT.
 4. 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 UOD.
 5. 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 UOD.
 6. STORMWATER AREAS ARE CONCEPTUAL IN NATURE BASED ON A 15% OF DEVELOPED AREA AND SUBJECT TO CHANGE BASED ON PRELIMINARY GRADING AND DRAINAGE STUDIES.
 7. 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.
 8. SEAMON WHITESIDE IS NOT RESPONSIBLE FOR PLAN DEFICIENCIES CREATED BY INCORRECT, INCOMPLETE, MISSING OR OUTDATED INFORMATION PROVIDED BY PUBLIC SOURCES.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



TARRYWOOD LANE DAYCARE SKETCH SITE PLAN

VELOCITY COMMERCIAL REAL ESTATE
CHARLOTTE, NC
1/20/26