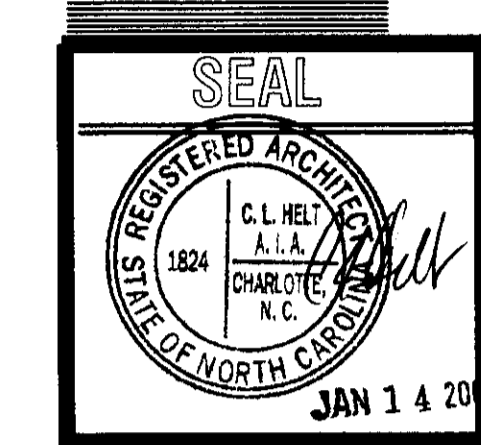


C.L. Helt, Architect Inc.

1136 Greenwood Cliff
Charlotte, NC 28204

Ph. 704-342-1686
Fx. 704-343-0054
E-MAIL CHETHELT@CLHET.COM

ARCHITECT'S PROJECT # 04000



REVISIONS		
No.	Date	By

OWNER
The Sunshine House

PROJECT
13530 Erwin Road
Charlotte, North Carolina

ASSOCIATE ARCHITECT

E. ABRAHAM ASSOC. INC.

AA

FAX: 864-289-6337
P.O. BOX 764
GREENWOOD S.C.
e.abraham@emeraldids.com

DATE
20 DEC 04

REZONING
PLAN

SHEET
Z1

APPROVED BY CITY COUNCIL
DATE 2/21/05

LEFT TURN LANE ON ERWIN ROAD
TO BE COMPLETED PRIOR TO PID#
20135182 TENANT OCCUPATION

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. HEIGHT AND WIDTH SIZES SHALL BE MET REGARDLESS OF CONTAINER OR CONDITION SHOWN.
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK, SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
- CONTRACTOR TO REVIEW PLANT SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND DURING PROPOSAL PREPARATION FOR QUALITY CONTROL AND VALUE ENGINEERING.
- LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATION IN THE FIELD, PRIOR TO BEGINNING CONSTRUCTION.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES--PLANT 15'-20' OFF SEWER AND STORM DRAINAGE LINES; 10'-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.
- ANY CONFLICT BETWEEN TREES AND UTILITIES SHALL BE RESOLVED IN THE FIELD WITH FINAL TREE LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT AND THE PLANNING DEPARTMENT.
- LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- PLEASE CALL 336-4295 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
- ATTENTION CONTRACTOR/LANDSCAPER: IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-9249 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWER LINES OR OTHER UTILITIES.
- VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION MITIGATION.
- MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 6 FEET TALL. MITIGATION TREES ARE 3-3 1/2" CAL.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 2" NEW TOPSOIL--OR UNCOMPACT AND AMEND THE TOP 2" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE OR PLANTING AREA).
- MULCH ALL PLANTING BEDS WITH 4" OF PINE NEEDLE MULCH.
- APPLY PRE-EMERGEN HERBICIDE TO PLANTING BEDS PRIOR TO MULCHING.
- SEED ALL DISTURBED AREAS EXCEPT PLANTING BEDS AS NOTED.
- ALL PLANT BEDS AND LAWN AREAS SHALL HAVE 2" - 4" TRENCH EDGE.

BUFFER PLANTINGS

- 18' CLASS C BUFFER 267.43 LF
REQUIRED PLANTING
267.43 / 100 x 4 = 11 TREES
267.43 / 100 x 20 = 54 SHRUBS
PROVIDED PLANTING
(5) RED MAPLES
(3) TREE FORM HAX MYRTLES
(3) KOUSA DOGWOODS
(54) DWARF BURFORD HOLLIES
- 18' CLASS C BUFFER 181.60 LF WITH 6' SCREEN FENCE
REQUIRED PLANTING
181.60 / 100 x 4 = 8 TREES
NO SHRUBS REQUIRED WITH A 6' SCREEN FENCE
PROVIDED PLANTING
(12) FOSTER HOLLIES
(4) RED MAPLES
(8) KOUSA DOGWOODS
(8) TREE FORM HAX MYRTLES
(2) TREE FORM HAX MYRTLES
(1) KOUSA DOGWOODS
(28) DWARF BURFORD HOLLIES
- 18' CLASS C BUFFER 267.43 LF
REQUIRED PLANTING
267.43 / 100 x 4 = 11 TREES
267.43 / 100 x 20 = 54 SHRUBS
PROVIDED PLANTING
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(1) KOUSA DOGWOODS
(28) DWARF BURFORD HOLLIES
- LANDSCAPE PLANS SHOWING COMPLIANCE WITH THE ZONING ORDINANCE AND CONDITIONAL ZONING PLAN SHALL BE SUBMITTED FOR APPROVAL DURING THE BUILDING PERMIT PROCESS.

INTERNAL TREE REQUIREMENTS

ONE TREE PER 10,000 S.F. OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT. OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 5% FOR RENOVATED SITES AND 10% FOR NEW SITES.

CALCULATIONS:
IMPERVIOUS AREA: 32,645 SQ FT
LANDSCAPE AREA: 52,683 SQ FT
TOTAL SITE AREA: 85,328 SQ FT

IMPERVIOUS AREA: 32,645 SQ FT
32,645 / 10,000 = 4 TREES REQUIRED
(4) 2" CAL., 8' HT. YOSHINO CHERRY

PERIMETER TREE REQUIREMENTS

LINEAR FEET OF ROAD FRONTAGE ALONG MAINTAINED RIGHT OF WAY INCLUDING DRIVEWAYS

STREET: HIGHWAY 49 = 140 LF
REQUIRED: 11 SMALL MATURING TREES
PROVIDED: (1) 2" CAL., 8' HT. YOSHINO CHERRY

STREET: ERWIN ROAD = 363 LF
REQUIRED: 13 SMALL MATURING TREES
PROVIDED: (13) 2" CAL., 8' HT. YOSHINO CHERRY

IF OVERHEAD DISTRIBUTION POWER LINES EXIST, ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25 FT. OF LINES. OTHERWISE 75% OF NEW TREES MUST BE LARGE MATURING.

SYMBOL	QUANTITY	SCIENTIFIC NAME / COMMON NAME	CALIPER	HT.	SPD.	COND.	NOTES
TREES							
	12	RED MAPLE ACER RUBRUM	2" MIN.	8'-10'		B+B	STRAIGHT TRUNK, FULL CROWN
	6	SEWAL DOGWOOD CORNUS STODOL	2" MIN.	8'-10'		B+B	
	7	HAX MYRTLE MYRTLA CERIFERA	2" MIN.	6'-8'		B+B	TREE FORM
	4	WILLOW OAK QUERCUS PHELLOS	2" MIN.	8'-10'		B+B	STRAIGHT TRUNK, FULL CROWN
	20	YOSHINO CHERRY PRUNUS YEDONENSIS	2" MIN.	8'-10'		B+B	STRAIGHT TRUNK
SHRUBS							
	208	DWARF BURFORD HOLLY ILEX CORNUTA 'BURFORDIANA'	30-36"	30-36"	5 GAL.	B' O.C. FULL	

GENERAL NOTES

- ALL HVAC UNITS SHALL BE SCREENED FROM DIRECT VIEW FROM ADJACENT PROPERTIES AND OR FROM THE PUBLIC STREET RIGHT-OF-WAYS.

PARCEL INFO:

PID#
20135182

SIZE:
1.96 ac

PRESENT ZONING:
R-8MF(CD)

PROPOSED ZONING:
INST(CD)

PROPOSED USE:
12,200 SF
DAYCARE FOR
UPTO 190
CHILDREN

DESIGN GUIDELINES:

- ARCHITECTURAL TREATMENT**
 - THE ARCHITECTURE OF THE DAYCARE BUILDING LOCATED WITHIN THE PARCEL WILL BE RESIDENTIAL IN CHARACTER.
 - THE OUTDOOR PLAY SPACE ASSOCIATED WITH THE DAYCARE CENTER WILL BE ENCLOSED WITH A DECORATIVE ALUMINUM FENCE.
 - ANY DUMPSTER OR TRASH RECEPTACLE 'CORRAL' ASSOCIATED WITH THE DAYCARE CENTER WILL BE SCREENED BY A SOLID ENCLOSURE WITH A GATE AND WILL ALSO HAVE A FIVE FOOT (5') MINIMUM PLANTING STRIP AROUND THE PERIMETER.
- YARD RESTRICTIONS AND BUFFER REQUIREMENTS**
 - BUFFER AREAS WILL BE MAINTAINED ALONG PORTIONS OF THE SITE BOUNDARY IN THE MANNER SHOWN ON THIS PETITION DOCUMENT AND IN ACCORDANCE WITH THE STANDARDS OF THE ORDINANCE. IN THE EVENT THAT AN ADJACENT PARCEL IS EITHER ZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, THEN THE PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE BUFFERS SET OUT ON THIS PETITION DOCUMENT.
- OFF STREET PARKING**

OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
- STORM WATER MANAGEMENT**

STORM WATER SHALL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.
- SIDEWALKS**
 - ALONG HIGHWAY 49 THE CONCRETE SIDEWALK AND PLANTING STRIP TO BE BUILT BY AND PER NC DOT PLANS WHICH ARE CURRENTLY UNDER CONSTRUCTION (NC DOT PROJECT # U-2912A).
 - A FIVE FOOT (5') SIDEWALK AND AN EIGHT FOOT (8') WIDE PLANTING STRIP WILL BE INSTALLED ALONG ERWIN ROAD.

STORM WATER NOTES

THE PETITIONER WILL TIE-IN TO THE EXISTING STORM WATER SYSTEM. THE PETITIONER WILL HAVE THE RECEIVING DRAINAGE SYSTEM ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. THE PETITIONER SHALL ALSO HAVE THE CULVERT LOCATED DIRECTLY DOWNSTREAM OF THE SITE (HWY. 49) REVIEWED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE REZONING. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, THE PETITIONER WILL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

IF IT IS FOUND THAT THE REZONING WILL CAUSE THE CULVERT TO BE TAKEN OUT OF STANDARD, THE PETITIONER WILL PROVIDE ADEQUATE DETENTION TO PREVENT THIS FROM OCCURRING. THE CULVERT SHOULD PASS THE 50-YEAR STORM EVENT WITHOUT OVER-TOPPING.

F. LANDSCAPING, SCREENING AND TREE PRESERVATION

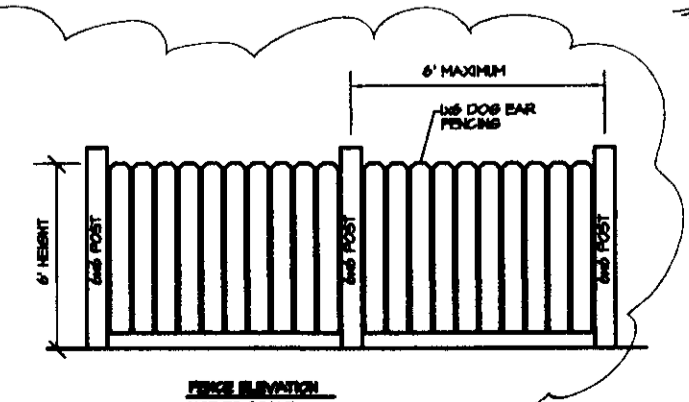
- LANDSCAPING AND SCREENING WILL, AT A MINIMUM, SATISFY THE REQUIREMENTS OF SECTION 12.303 OF THE ORDINANCE.
 - THE LANDSCAPE/SCREENING TREATMENT ALONG THE HIGHWAY 49 AND ERWIN ROAD FRONTAGES WILL INCLUDE A BERM OF APPROXIMATELY FOUR FEET (4') IN HEIGHT. THE BERM WILL BE REDUCED OR ELIMINATED IN THOSE AREAS WHERE EXISTING TREES EIGHT (8") CALIPER AND GREATER ARE LOCATED WITHIN THE SETBACK. AN ADDITIONAL ROW OF EVERGREEN SHRUBBERY WILL BE ADDED WHERE THE BUILDING HAS A REAR ORIENTATION TO HIGHWAY 49.
 - ANY DUMPSTER OR TRASH RECEPTACLE 'CORRAL' ASSOCIATED WITH THE DAYCARE CENTER WILL BE SCREENED BY A SOLID ENCLOSURE WITH A GATE AND SHALL ALSO HAVE A FIVE FOOT (5') MINIMUM PLANTING STRIP AROUND THE PERIMETER.
- SIGNS

ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- LIGHTING
 - ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND THE MAXIMUM HEIGHT OF ANY SUCH LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED FIFTEEN FEET (15') IN HEIGHT.
 - ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREETLIGHTS WHICH MAY BE ERECTED ALONG PRIVATE DRIVES AND STREETS) WILL BE CAPPED TO PROJECT LIGHT DOWNWARD AND OTHERWISE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY ADJACENT PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY, AND SHIELDING SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES.
- FIRE HYDRANTS

FIRE HYDRANTS SHALL BE LOCATED WITHIN SEVEN HUNDRED FIFTY FEET (750') OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAVELS.

DETAIL - BUFFER WOOD FENCE

- NOTES
- SOLID WOOD FENCE SIMILAR IN DESIGN TO THAT SHOWN ON DETAIL WILL BE PROVIDED AS A BUFFER BETWEEN ADJACENT RESIDENTIAL PROPERTY IN ORDER TO REDUCE REQUIRED TYPE C BUFFER BY 25%.
 - FENCE/ALL HEIGHT WILL BE A MINIMUM OF SIX FEET IN HEIGHT, AND A MAXIMUM OF EIGHT FEET.
 - THE FINISHED SIDE OF THE FENCE SHALL FACE ADJACENT PROPERTY.
 - PROVIDE WOOD FRAME WORK BETWEEN POSTS OF 2x4 GIRTS SPACED 24" O.C. MAX.



FOR PUBLIC HEARING

PETITION No.
2004-150

Design Resource Group

1230 West Morehead Street, Suite 214
Charlotte, NC 28208
704.343.0608 fax 704.358.3093
www.drgrp.com

- Landscape Architecture
- Urban Design
- Civil Engineering
- Land Planning

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