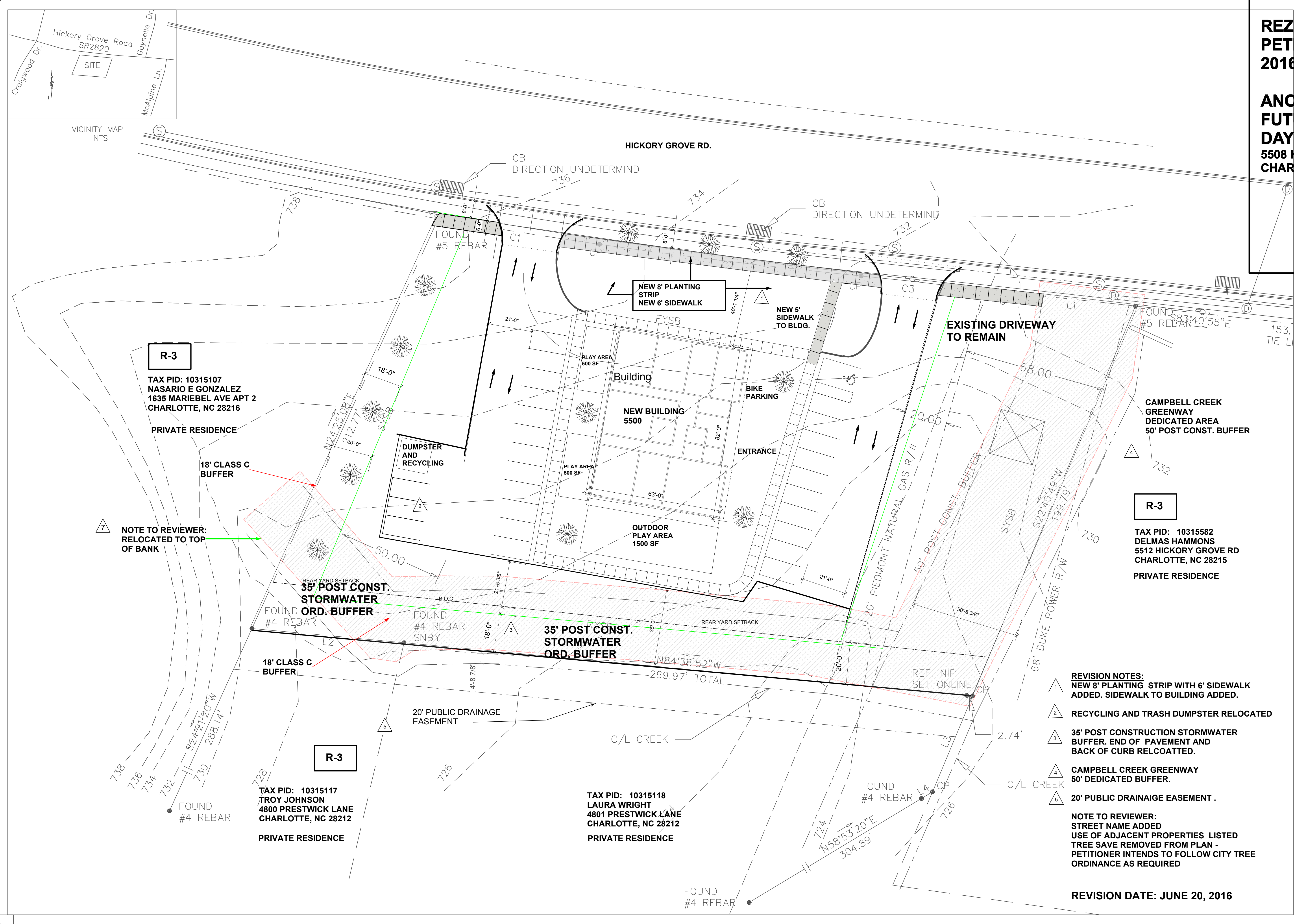


**REZONING
PETITION:
2016 - 088**

**ANOINTED
FUTURE
DAYCARE**
5508 HICKORY GROVE RD
CHARLOTTE, NC 28215



- REVISION NOTES:**
- 1. NEW 8' PLANTING STRIP WITH 6' SIDEWALK ADDED. SIDEWALK TO BUILDING ADDED.
 - 2. RECYCLING AND TRASH DUMPSTER RELOCATED
 - 3. 35' POST CONSTRUCTION STORMWATER BUFFER. END OF PAVEMENT AND BACK OF CURB RELOCAATED.
 - 4. CAMPBELL CREEK GREENWAY 50' DEDICATED BUFFER.
 - 5. 20' PUBLIC DRAINAGE EASEMENT .
- NOTE TO REVIEWER:**
STREET NAME ADDED
USE OF ADJACENT PROPERTIES LISTED
TREE SAVE REMOVED FROM PLAN -
PETITIONER INTENDS TO FOLLOW CITY TREE
ORDINANCE AS REQUIRED

REVISION DATE: JUNE 20, 2016

Issue Notes		Date		No.	
Designed By	Dmitry Shklovsky	Date	03/28/16	Revision	
Drawn By	MAH	Project ID	Petition 2016 - 088	Revision	
Checked By	DS PE	Drawing Code	DAYCARE	Revision	
Reviewed By	DS PE	Sheet Name	DAYCARE	Revision	
Submitted By	Mario A. Hodge	Project Manager	Mario A. Hodge, LEED AP	Revision	
HCNC Inc		Dmitry Shklovsky PE		4, Darmoor Drive Manalapan, NJ 07726	
Tax PID: 10315109 Anointed Future Daycare 5508 Hickory Grove Rd Charlotte, NC 28215		Proposed Site Plan Rezoning Petition			
Scale		1"= 20'			
Sheet No.		RZ-1			
		of		2	

SITE DEVELOPMENT DATA:

ACREAGE: 1.79 ACRES

TAX PARCEL ID: 10315109

EXISTING ZONING: R-3

PROPOSED ZONING: INST (CD)

EXISTING USES: UNDEVELOPED LOT

PROPOSED USES: CHILD CARE CENTER

BUILDING AREA: 5481 SF

OPEN SPACE: N/A

PARKING REQUIREMENTS:

1 SPACE PER EMPLOYEE
1 SPACE PER 10 CHILDREN
TOTAL OF 24 SPACES

**NOTE TO REVIEWER:
REVISIONS TO CONDITIONAL NOTES
USE REVISION MARKER TO IDENTIFY
CORRECTIONS**

REVISION DATE: JUNE 20, 2016

REVISION 7/21/16
ADDED NOTE TO THE FOLLOWING:
ARCHITECTURAL STANDARDS

STREET AND LANDSCAPE 5a

PARKS AND GREENWAYS 7a

1. GENERAL PROVISIONS

- a. These Development Standards form a part of the Rezoning Plan associated with this INST (CD) patient to redevelop on an approximately 1.79 acres site located on Hickory Grove Road as more particularly shown on the rezoning plan (the "Site"). Development of the Site will be governed by the attached plans and these Development Standards (together with the plans referred to as the "Rezoning Plan: as well as the applicable provisions of the City of Charlotte Zoning Ordinance)"the Ordinance). Unless the Rezoning Plan (including these Development standards establish more stringent standards, the regulations established under the Ordinance for the INST Zoning Classification shall govern development on the site.
- b. Except as otherwise expressly specified on the Rezoning Plan, site elements may be subject to alterations or modifications, during the 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 develop a vacant lot for a new child care facility. The daycare will accommodate 79 students in a 5600 SF building.

3. TRANSPORTATION

- a. Two new two way traffic driveways.
- b. Covered bike parking and bike racks will be provided according to City of Charlotte requirements.

4. ARCHITECTURAL STANDARDS:

- a. Building Architectural Features: Metal Roof to Match facility at 5842 Hickory Grove Rd. Exterior envelope: James Hardie or TYP. (Non-Vinyl) Lap Siding. Store Front Windows and Entrance Doors. Metal Exist Six Panel Doors to Play Area.
- b. The building will not exceed the required 40ft. height.
- c. Front of the building will be detailed with an entrance that will read as a primary entrance
Building will be residential in character with a pitched roof (no less than 5:12),
will not exceed two stories, windows will be of residential character,
and there will be visible trim around windows, doors and cornices.

5. STREETSCAPE AND LANDSCAPING:

- a. To the extent possible, the Petitioner seeks to protect and preserve as many existing large mature trees on site.- TREE SAVE COMMITMENTS - ATTEMPT TO KEEP 25% OF ALL TREE CANOPY IN SIDE YARD AND REAR YARD
- b. New Planting Strip as Required: 8' Wide Planting Strip with 6' Wide Sidewalk. Sidewalk to building from street.

6. ENVIRONMENTAL FEATURES

- a. The Petitioner shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- b. The Site will comply with Chapter 21 - The Tree Ordinance.

7. PARKS, GREENWAYS AND OPEN SPACE:

- a. The Petitioner shall dedicate 50' Post Construction Buffer to Campbell Creek Greenway. 50' BUFFER WILL BE DEDICATED TO MECKLENBURG COUNTY. Dedication will take place prior to CO of building.

8. FIRE PROTECTION:

- a. The Petitioner shall adhere to the requirements of the Charlotte Fire Department for this Development area. Drive widths shall comply with Fire Requirements. Hydrant - if required will be added.

9. SIGNAGE:

- a. All project signs, banners, flags and pennants for identification or decoration must conform to the Ordinance.

10. LIGHTING:

- a. All new lighting shall conform to the Ordinance.

11. PHASING

- a. Development to be constructed in one phase.

REZONING PETITION: 2016 - 088

ANOINTED FUTURE DAYCARE

**5508 HICKORY GROVE RD
CHARLOTTE, NC 28215**

	RZ-2	Sheet No.	Scale	Project Title	Design Firm	Designed By	Date	No.	Date	Issue Notes
		N/A		Tax PID: 10315109 Ancient Future Daycare 5508 Hickory Grove Rd Charlotte, NC 28215	HCNC Inc	Dmitry Shikovskiy	03/28/16			
						Drawn By MAH	Revision			
						Checked By HCNC Inc	Project ID Petition 2016 - 088			
						Reviewed By DS	Drawing Code DAYCARE			
						Submitted by MAH	CAD File Name			
						Project Manager Mario A. Hodge, LEED AP	PLOT Date			
				General Provisions	Dmitry Shikovskiy P.E. 4, Dartmoor Drive Marietta, NJ 07726					