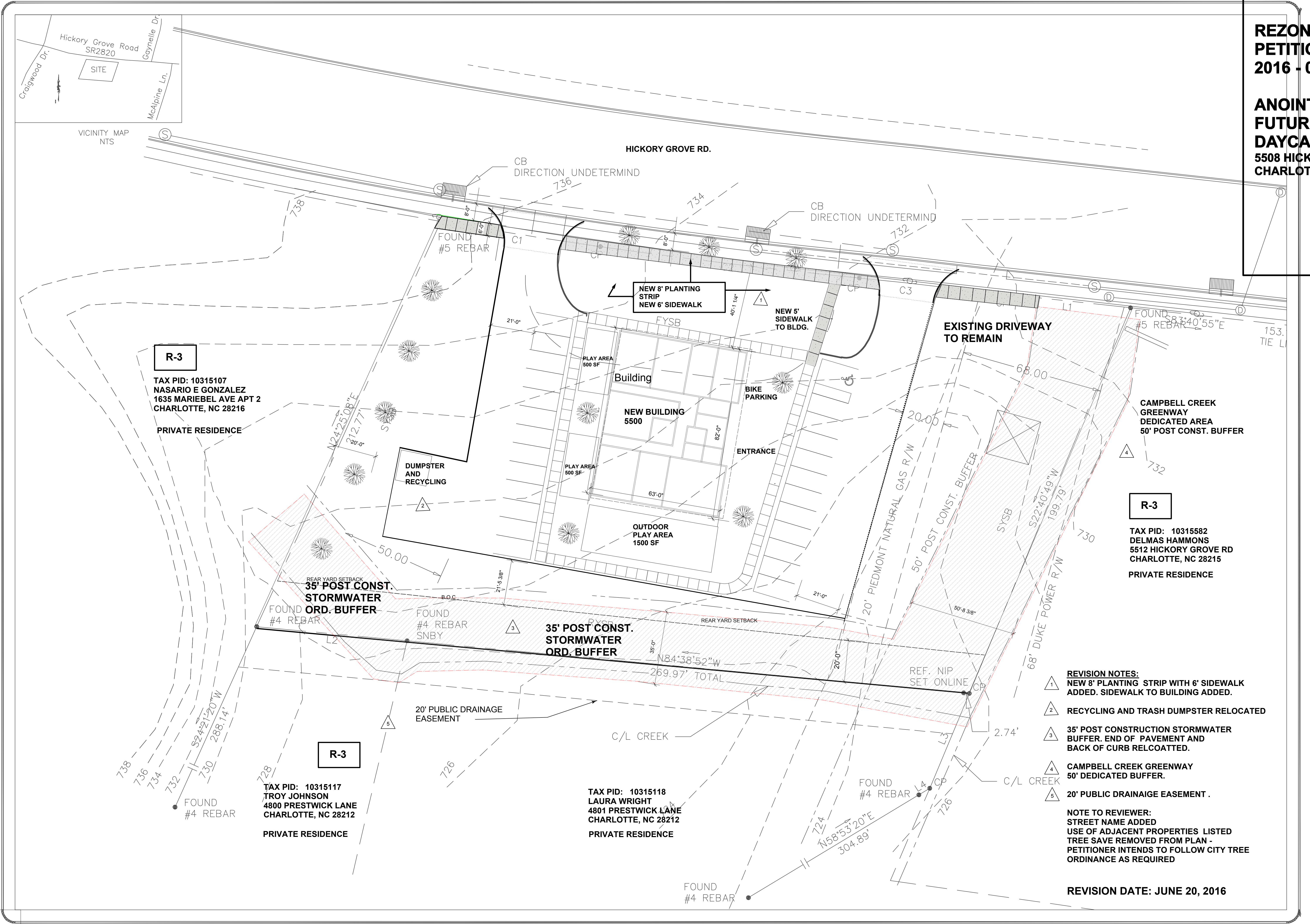


**REZONING
PETITION:
2016 - 088**

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



R-3
TAX PID: 10315107
NASARIO E GONZALEZ
1635 MARIEBEL AVE APT 2
CHARLOTTE, NC 28216
PRIVATE RESIDENCE

R-3
TAX PID: 10315582
DELMAS HAMMONS
5512 HICKORY GROVE RD
CHARLOTTE, NC 28215
PRIVATE RESIDENCE

R-3
TAX PID: 10315117
TROY JOHNSON
4800 PRESTWICK LANE
CHARLOTTE, NC 28212
PRIVATE RESIDENCE

TAX PID: 10315118
LAURA WRIGHT
4801 PRESTWICK LANE
CHARLOTTE, NC 28212
PRIVATE RESIDENCE

- 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 RECOATTEED.
 - 4 CAMPBELL CREEK GREENWAY 50' DEDICATED BUFFER.
 - 5 20' PUBLIC DRAINAIQE 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

Date		03/28/16	
Revision		Revision	
Project ID		Petition 2016 - 088	
Drawing Code		DAYCARE	
Project Name		DAYCARE	
Project Manager		Mario A. Hodgie	
Date		00/00/00	
No.		00/00/00	
Issue Notes			
Design Firm		HCNC Inc	
Contract		Dmitry Shklovsky PE 4, Darrmoor Drive Manalapan, NJ 07726	
Project File		Tax PID: 10315109 Anointed Future Daycare 5508 Hickory Grove Rd Charlotte, NC 28215	
Sheet No.		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

**REZONING
 PETITION:
 2016 - 088**

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

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 mprovements 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 chidl care facility. The daycare will accomodate 79 students is 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.

5. STREETScape AND LANDSCAPING:

- a. To the extent possible, the Petitioner seeks to protect and preserve as many existing large mature trees on site.
- 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.

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:

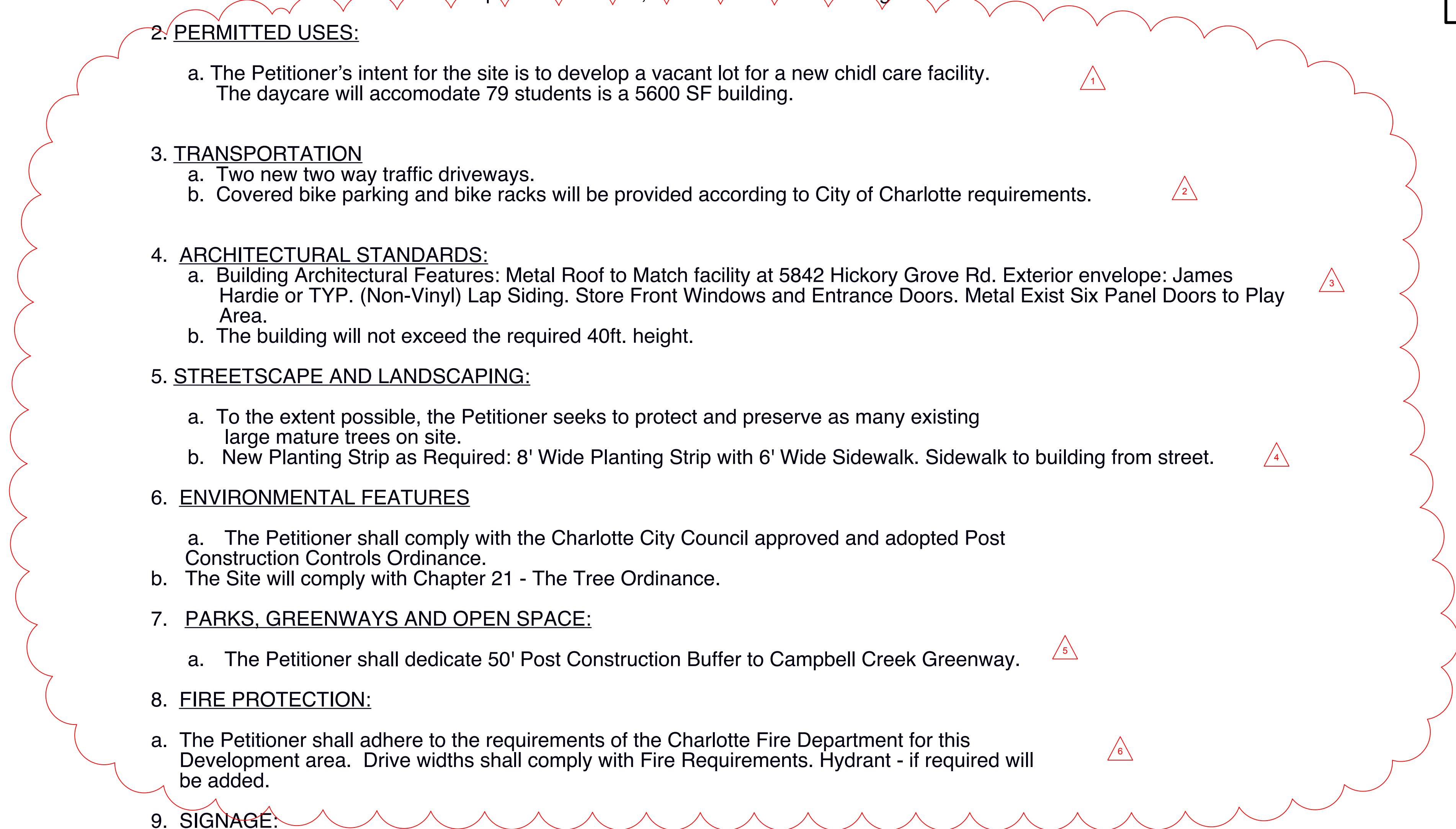
- a. All project signs, banners, flags and pennants for identification or decoration must conform to the Ordinance.

10. LIGHTING:

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

11. PHASING

- a. Development to be constructed in one phase.



Issue Notes		Date		No.	
Designed By	Dmitry Shklovsky	Checked By	MAH	Project ID	03/28/16
Drawn By	HCNC Inc	Reviewed By	DS	Project Name	Revision
Submitted By	MAH	Project ID	Petition 2016 - 088	Drawing Code	DAYCARE
Project Manager	Mario A. Hodge, LEED AP	Scale	N/A	Sheet No.	00/00/00
Design Firm	HCNC Inc	Scale	N/A	Sheet No.	RZ-2
Consultant	Dmitry Shklovsky P.E. 4. Dartmoor Drive Manelapan, NJ 07726	Scale	N/A	Sheet No.	of 2
Project Title	Tax PID: 10315109 Anointed Future Daycare 5508 Hickory Grove Rd Charlotte, NC 28215	Scale	N/A	Sheet No.	
Sheet Title	General Provisions	Scale	N/A	Sheet No.	