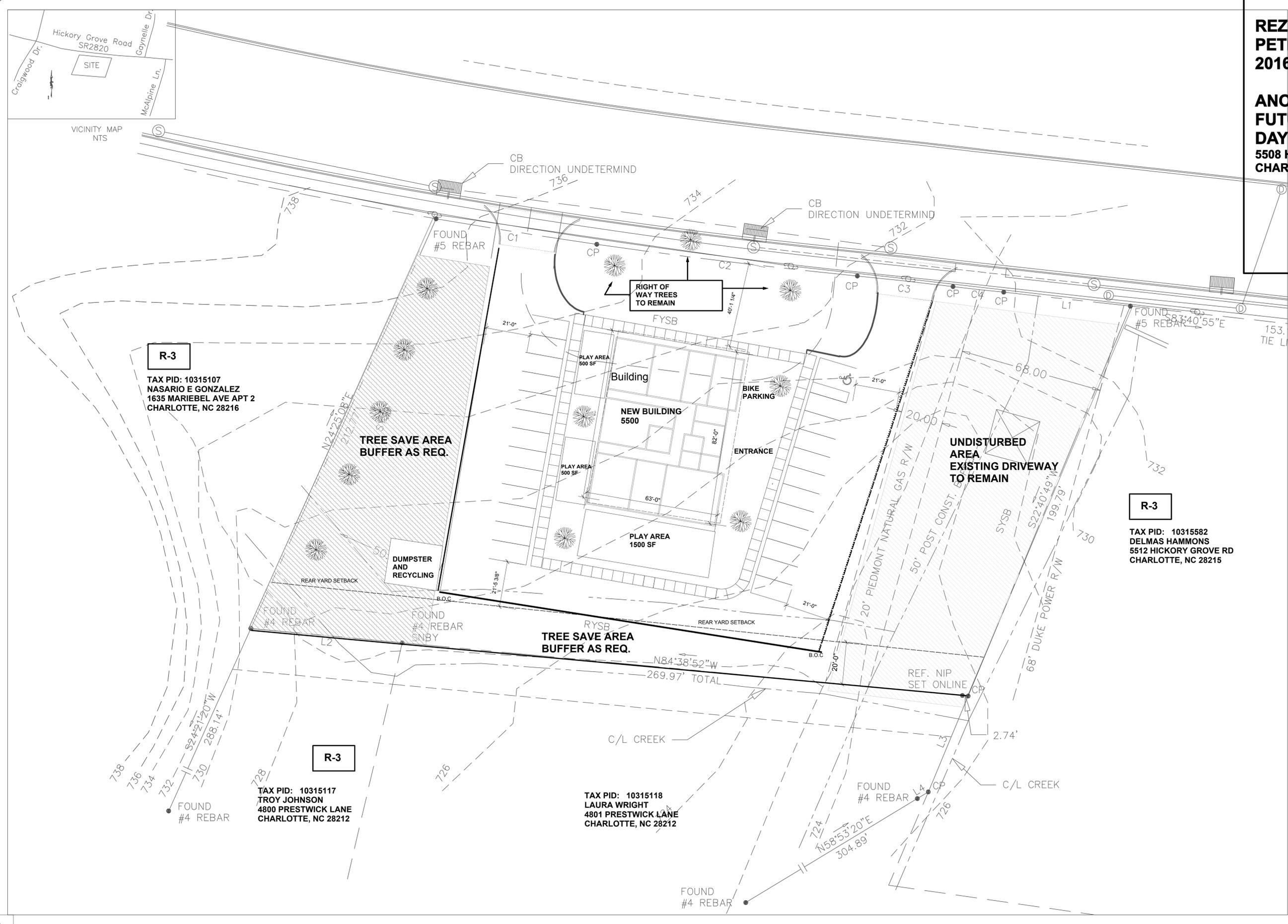


**REZONING
PETITION:
2016 - XXXX**

**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

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

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

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

Issue Notes		Date		No.	
Date	Revision	Project ID	Drawing Code		
03/28/16		Petition 2016 - XXX	DAYCARE		
Prepared By	Checked By	Reviewed By	Submitted By	Project Manager	
Dmitry Shklovsky	MAH	DS PE	Mario A. Hodges	Mario A. Hodges, LEED AP	
Design Firm					
HCNC Inc					
Project Title					
Tax PID: 10315109 Anointed Future Daycare 5508 Hickory Grove Rd Charlotte, NC 28215					
Scale					
1" = 20'					
Sheet No.					
RZ-1					

**REZONING
PETITION:
2016 - XXXX**

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

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

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 and add a 5600 SF building to accommodate 79 child daycare institution.

3. TRANSPORTATION

- a. The site will be accessed via two new type II driveway.
- b. The interior parking shall be located on both sides of the building, tree buffers along curb and side yards. Parking lot will be on paved surface with wheel stops provided.
- c. Covered bike parking and bike racks will be provided according to City of Charlotte requirements.

4. ARCHITECTURAL STANDARDS:

- a. The site will comply with all Architectural standards set forth in the Ordinance.
- b. The building will not exceed the required 40ft. heirht.

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. Street planting strips and interior parking lot planting will be maintained.

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 adhere to the requirements of the Ordinance for Open Space within this development area.

8. FIRE PROTECTION:

- a. The Petitioner shall adhere to the requirements of the Charlotte Fire Department for this Development area.

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.
03/28/16	00/00/00
Revision	Revision
MAH	MAH
HCNC Inc	HCNC Inc
DS	DS
MAH	MAH
Mario A. Hodge, LEED AP	Mario A. Hodge, LEED AP
Design Firm	Consultant
HCNC Inc	Dmitry Shklovsky P.E. 4. Dartmoor Drive Manelapan, NJ 07726
Project Title	Sheet Title
Tax PID: 10315109 Anointed Future Daycare 5508 Hickory Grove Rd Charlotte, NC 28215	General Provisions
Scale	N/A
Sheet No.	RZ-2 of 2

I, STEVEN L. DRAKE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE BY ME; DEED DESCRIPTION IN DEED BOOK: (AS SHOWN ON PLAT) PAGES: (AS SHOWN ON PLAT); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM DEEDS OF REFERENCE RECORDED IN THE MECKLENBURG COUNTY, NC REGISTER OF DEEDS. THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000+; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY HAND AND SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9TH DAY OF FEB., 2016.

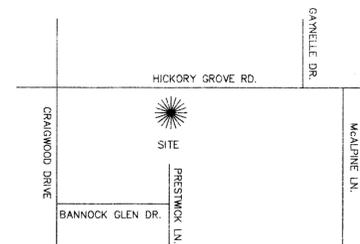
Steven L. Drake
 STEVEN L. DRAKE, PLS
 LICENSE NUMBER: L-4962



LINE TABLE		
LINE	LENGTH	BEARING
L1	60.51	S83°43'48"E
L2	72.21	N84°38'52"W
L3	49.15	S22°41'01"W
L4	6.03	S58°53'20"W

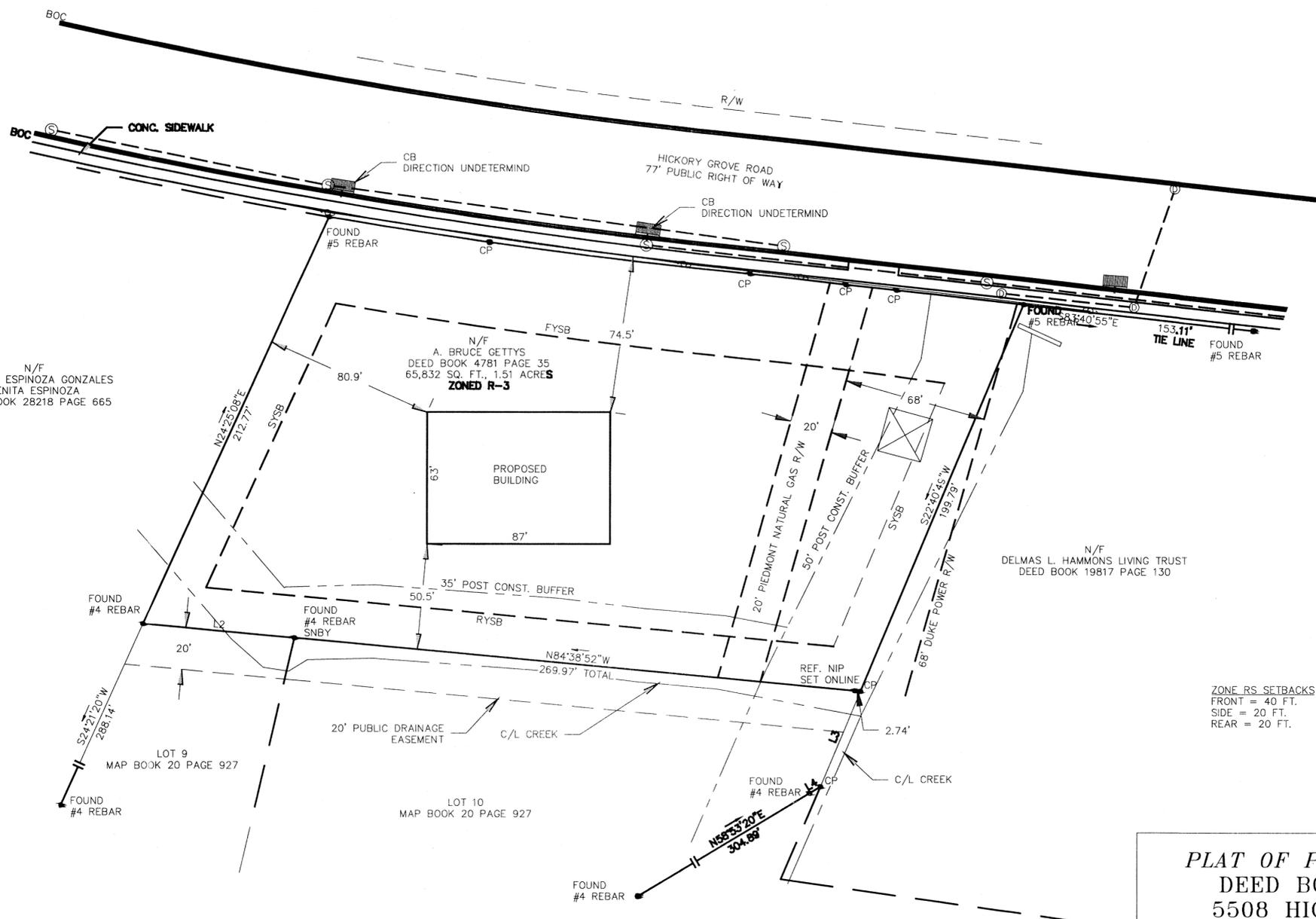
CURVE TABLE				
CURVE	LENGTH	RADIUS	DIRECTION	LENGTH
C1	77.29	2557.20	S81°01'13"E	77.28
C2	124.66	2883.69	S83°05'50"E	124.65
C3	45.73	2132.80	N83°43'17"W	45.73
C4	24.22	1183.40	S83°41'36"E	24.22

CITY OF CHARLOTTE
 MECKLENBURG COUNTY, NC
 VICINITY MAP NOT
 TO SCALE



SEE NOTE #3

N/F
 NASARIO ESPINOZA GONZALES
 BENITA ESPINOZA
 DEED BOOK 28218 PAGE 665



N/F
 DELMAS L. HAMMONS LIVING TRUST
 DEED BOOK 19817 PAGE 130

ZONE RS SETBACKS
 FRONT = 40 FT.
 SIDE = 20 FT.
 REAR = 20 FT.

- LEGEND
- N/F = NOW OR FORMERLY
 - CP = COMPUTED POINT
 - R/W = RIGHT OF WAY
 - SQ. FT. = SQUARE FEET
 - NIP = NEW IRON PIN
 - EIP = EXISTING IRON PIPE
 - EIR = EXISTING IRON ROD
 - RB = REBAR
 - SNBY = SET NAIL BY
 - EOP = EDGE OF PAVEMENT
 - FYSB = FRONT YARD SETBACK
 - SYSB = SIDE YARD SETBACK
 - RYSB = REAR YARD SETBACK
 - = NOT TO SCALE
 - ⊙ = SANITARY SEWER MANHOLE
 - ⊕ = STORM DRAIN MANHOLE

PLAT OF PHYSICAL SURVEY of
DEED BOOK 4781 PAGE 35
5508 HICKORY GROVE ROAD
 CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC



1525 BEAGLE CLUB RD.
 SALISBURY, NC 28146
 704.746.4799

F-1256

SURVEY FOR:
 HCNC
 9127 BROCKLEHURST LN.
 CHARLOTTE, NC 28215

PARCEL ID:
 10315109
 DATE OF SURVEY
 FEB. 9, 2016

SCALE
 1"=40'
 JOB #
 020116

- NOTES
- 1) THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, AGREEMENTS OR RESTRICTIVE COVENANTS OF RECORD PRIOR TO DATE OF THIS SURVEY.
 - 2) BOUNDARY INFORMATION BASED ON DEED BOOK 4781 PAGE 35, AND THOSE SHOWN ON PLAT AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 - 3) NORTH BASED ON MAP BOOK 20 PAGE 927 AS RECORDED IN THE MECKLENBURG COUNTY REGISTER OF DEEDS.
 - 4) THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE, CLOSE OR DEDICATE A STREET.
 - 5) THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
 - 6) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN PER FEMA COMMUNITY PANEL #3710458400J DATED 3/2/09.
 - 7) THIS PARCEL TO BE SERVICED BY PUBLIC UTILITIES.

