

- NOTES:
- IRON PINS AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - TAX PARCEL: 027-251-57 & 58
 - ZONING: INSTITUTIONAL (CD) PET # 99-28
FRONT SETBACK: 40'
SIDE YARD: 20'
REAR YARD: 20'
 - CONDITIONAL PETITION NUMBER: 89-37(C)
THIS PROPERTY DOES NOT LIE WITHIN IN ANY FLOOD-HAZARD HAZARD AREA.
 - WATER AND SEWER LATERALS ARE EXISTING AND NOT TO BE UPGRADED.

NORTH PER MAP BOOK 23, PAGE 541

MALLARD TRACE AT ROSSMORE
(NOW OR FORMERLY)
DEED: 8671/377
TAX LOT: 027-255-97

MALLARD TRACE AT ROSSMORE
(NOW OR FORMERLY)
DEED: 8671/377
TAX LOT: 027-255-97

PRIVATE SEWER LATERAL EASEMENT

EXIST. 18" CUMD 55 R/W

N 04°55'59" E 206.00
S 04°59'09" W 104.94
THIS EXISTING BUFFER IS UNDISTURBED

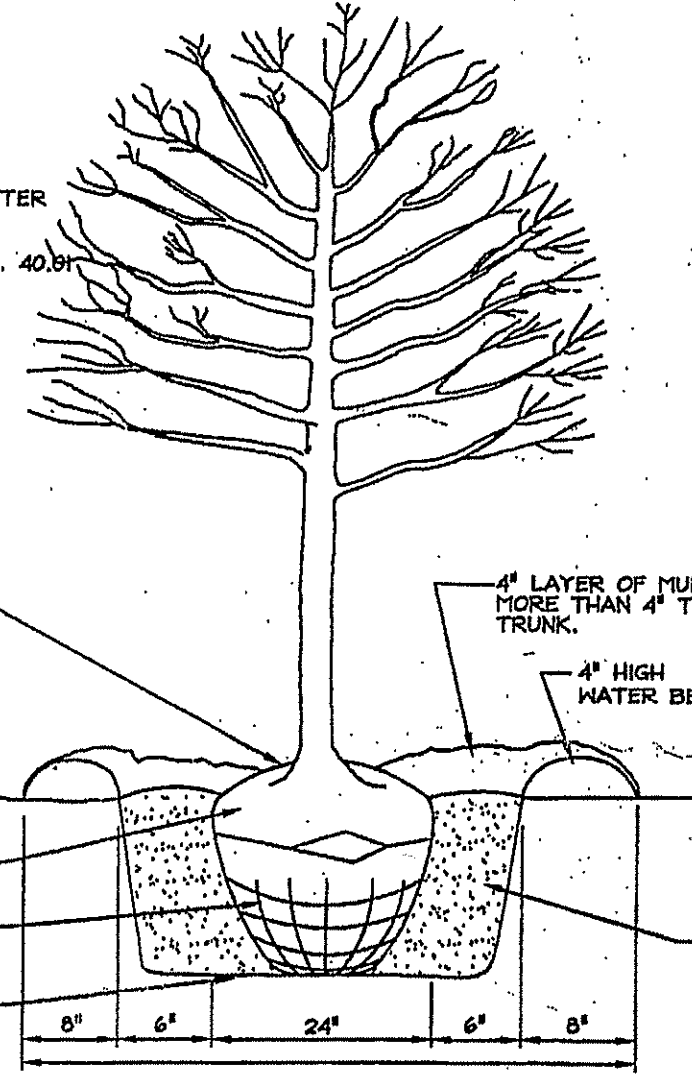
N 12°11'44" W 378.95
23' TYPE C BUFFER UNDISTURBED

N 01°00'29" E 148.00

N 12°11'44" W 378.95

EXIST. 18" CUMD 55 R/W

- NOTES:
- REMOVE WIRE OR NYLON THINE FROM BALL
 - INSTALL TOP OF BALL 2" ABOVE FINISH GRADE
 - SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION
 - IF STAKING IS REQUIRED USE DETAIL FOR STD. NO. 4001H
 - 4" GAUGER WILL BE OUTSIDE OF BACKFILL
 - SEE SPECIFICATIONS FOR OTHER PLANTING REQUIREMENTS
 - ADDITIONAL INFORMATION ON TREE PLANTING AND PRESERVATION IS AVAILABLE IN CITY OF CHARLOTTE LANDSCAPE CONSTRUCTION STANDARDS MANUAL



- TREE PLANTING NOTES:
- MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER 8' TALL IF SINGLE STEM; MINIMUM 8' TALL AND 3 STEMS MAXIMUM IF MULTISTEM. MULCH IS REQUIRED; STAKING/GUYING IS OPTIONAL.
 - ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILL PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
 - PLEASE CALL 336-3660 FOR FINAL INSPECTION OF TREES AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.
 - REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/PLANTING MIX -OR- EXISTING SOIL TO MEET TOPSOIL/PLANTING MIX STANDARDS FOR TREES.
 - FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS BEFORE PREPARING SOIL AND PLANTING TREES.

ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI, 1990, PART 1, "Shade and Flowering Trees")

For Example	Caliper	Height (range)	Max. height	Min. root ball dia.	Min. root ball depth
2"	12-14'	16'	24'	24"	24"
3"	14-16'	21'	32'	32"	24"

PLANTING DETAIL-SINGLE STEM TREE

ZONING CODE SUMMARY

PROJECT NAME: PAL-A-ROO'S DAYCARE
OWNER: PAL-A-ROO'S DAYCARE PHONE #
PLANS PREPARED BY: CIVILTEK ASSOCIATES CHARLOTTE # (704) 344-1966
ZONING: R-1EMF/R-3 JURISDICTION: CHARLOTTE
PROPOSED USE: DAYCARE
BUILDING HEIGHT: 40' Feet, Stories: 1
BUILDING COVERAGE: 19,525 sq.ft. GROSS FLOOR AREA: 19,525 sq.ft.
LOT SIZE: 3,219 sq.ft. NUMBER OF UNITS/SUITES: N/A
YARD REQUIREMENTS:
Setback (Front): 40 ft. from R/W 140 ft. from C/L of R/W
Side Yard (L): 20 ft. Side Yard (R): 20 ft.
Rear Yard: 20 ft.
REQUIRED BUFFERS:
Front: (No) / Yes ft. Rear: No / (Yes) 25 ft.
Side (L): No / (Yes) 25 ft. Side (R): No / (Yes) 25 ft.
REQUIRED SCREENING:
Front: (No) / Yes Rear: (No) / Yes
Side (L): No / (Yes) Side (R): No / (Yes)
Parking Only: (No) / Yes
PAVEMENT COVERAGE: 0.620 sq.ft. / 62%
PARKING DATA (specify requirement, zoning ordinance and section number)

PERIMETER TREE REQUIREMENTS:

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

IF OVERHEAD DISTRIBUTION POWER LINES EXIST, ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25' OF LINES. OTHERWISE 50% OF NEW TREES MUST BE LARGE MATURING.

INTERNAL TREE REQUIREMENTS:

ONE TREE PER 10,000 SQ.FT. OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60' 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= 23,923.99 SQ.FT. (ENTIRE SITE) LANDSCAPE AREA= 71,555.09 SQ.FT. TOTAL AREA= 95,489.08 SQ.FT.

* INTERNAL TREE REQUIREMENT: IMPERVIOUS AREA/10,000=3 TREES.

ATTENTION CONTRACTOR/LANDSCAPER IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT EFFECT TREES SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-3660 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.

STEPHEN W. MOWRY, JR.
(NOW OR FORMERLY)
DEED: 2166/3
TAX LOT: 027-251-03

ELIZABETH T. MOWRY
(NOW OR FORMERLY)
DEED: 1668/540
TAX LOT: 027-251-04

ELIZABETH T. MOWRY
(NOW OR FORMERLY)
DEED: 2917/238
TAX LOT: 027-251-05

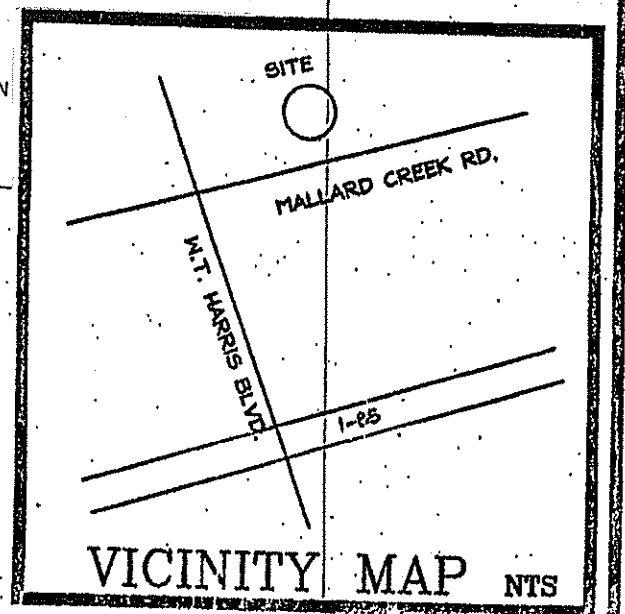
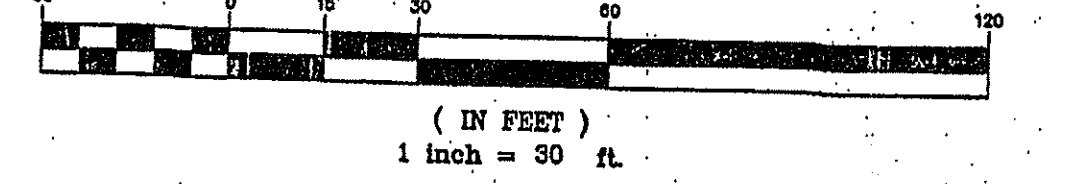
STATEMENT OF RESTRICTIVE CONDITIONS
(AS APPROVED BY REZONING PETITION #2018-)

- THE TAX PARCELS 027-251-57 AND 027-251-58 CONTAINING 3.25 ACRES ARE ZONED INST(CD) AND ARE OWNED BY DIANNA HORNEY AND CURRENTLY OCCUPIED BY PAL-A-ROO'S CHILD DEVELOPMENT CENTER.
- THE ADDRESS IS 9215 MALLARD CREEK ROAD, CHARLOTTE, NC 28262
- THE REZONING PETITION IS FOR A SITE PLAN AMENDMENT (SPA) FOR THE EXISTING INST (CD) SITE PLAN. THE PETITION WILL INCLUDE ADDITIONAL PERMITTED USES THAT ARE ALLOWED IN THE INSTITUTIONAL ZONING DISTRICT.
- THE BUILDING SETBACKS WOULD BE: FRONT 40' SIDE 20' REAR 20'. THE MAXIMUM SQUARE FOOTAGE OF ALL BUILDINGS WILL NOT EXCEED 25,500 MAXIMUM SQUARE FEET. THE MAXIMUM HEIGHT OF ANY BUILDING WILL NOT EXCEED 40 FEET.
- THE PARCEL ABUTS R-3 RESIDENTIAL ALONG THE SIDE YARD, AND A PORTION OF THE REAR YARD AND A PORTION ALONG THE REAR YARD AND IS ALSO R-15 MF (CD) ALONG THE REAR YARD. A 23' CLASS "C" BUFFER HAS BEEN INSTALLED ON THE LEFT SIDE REAR, AND RIGHT SIDE. THE BUFFER HAS BEEN PLANNED PER SECTION 12.302 OF THE ZONING REGULATIONS.
- ADDITIONAL LANDSCAPING AND "TREE SAVES" AREAS WILL BE IDENTIFIED AND MAINTAINED PER CITY REQUIREMENTS. THESE INCLUDE SCREENING REQUIREMENTS FOR PARKING LOTS, AND OWNERS LANDSCAPING AROUND BUILDINGS.
- THERE WILL BE NO TRASH PICKUP BY THE CITY AT CURBSIDE. THERE ARE TRASH DUMPSTERS ON SITE WITH ENCLOSED WALLS SCREENING THE TRASH AND THE DUMPSTERS. THESE ENCLOSURES HAVE HINGED GATES.
- THERE IS DETACHED POLE-LIGHTING ON THE SITE (SEE LOCATION ON THE SITE PLAN) THE DETACHED POLE-LIGHTING DOES NOT EXCEED 20'.
- THE PHYSICAL USE OF THIS SITE WILL CONSIST OF THE FOLLOWING:
 - THE EXISTING PAL-A-ROO DAYCARE CENTER IS LICENSED FOR 205 TOTAL CHILDREN MAXIMUM, PLUS 45 TEACHERS MAXIMUM.
 - THE MULTI-PURPOSE FACILITY IS FOR THE USE OF AN EDUCATIONAL BUILDING. IT IS A PRE-ENGINEERED METAL STRUCTURE ATTACHED TO A CLASSROOM BUILDING. IT WILL CONTAIN A BASKETBALL COURT WITH A STAGE, TOILETS, AND A MEZANINE FLOOR TO BE USED AS A TEACHER'S CONFERENCE AREA. THIS MULTI-PURPOSE FACILITY WILL BE USED ON RAINY DAYS WHEN CHILDREN CANNOT GO OUTSIDE TO PLAY. GROUP ACTIVITIES CAN ALSO USE THIS BUILDING WHEN A LARGER AREA IS NEEDED FOR SCHOOL-AGE PROGRAMS.
 - THIS MULTI-PURPOSE FACILITY MAY BE LEASED FOR THE USE OF SMALL CHURCH ASSEMBLY SERVICES ON SUNDAY MORNINGS ONLY FOR 3 HOURS MAXIMUM. THIS IS BASED ON PARKING REQUIREMENTS OF 1 CAR PER 4 MOVEABLE SEATS, 67 SPACES X 4 = 268 MAXIMUM PEOPLE ALLOWED FOR CHURCH WORSHIP.
 - THE NEW MULTI-PURPOSE FACILITY MAY BE LEASED OCCASIONALLY DURING AFTER SCHOOL HOURS FOR CHURCH LEAGUE ACTIVITIES. THE TIME OF USE FOR THESE ACTIVITIES WILL BE AFTER REGULAR HOURS AND TO TERMINATE NO LATER THAN MIDNIGHT.
 - A FENCED-IN OUTDOOR PHYSICAL PLAY AREA WILL BE REQUIRED BASED ON 100 SQUARE FEET OF LAND PER CHILD. THEREFORE, BASED ON 205 CHILDREN THE MAXIMUM 205 X 100 = 20,500 SQUARE FEET IS REQUIRED. THIS IS INDICATED ON YARD.
 - ELEMENTARY SCHOOL AND SECONDARY SCHOOL.
- THE AMENDED ADDITIONAL PRINCIPAL USES SUBJECT TO COMPLIANCE WITH CHAPTER 4 (DEVELOPMENT APPROVAL) SHALL INCLUDE THE FOLLOWING:
 - ADULT DAYCARE CENTERS SUBJECT TO THE REGULATIONS OF SECTION 12.502
 - VOCATIONAL SCHOOL
 - RELIGIOUS INSTITUTIONS
 - HEALTH INSTITUTIONS, PROVIDED WITHIN THE COMPLIANCE OF:
 - MAXIMUM FLOOR RATIO 3.0
 - NO PRIMARY VEHICULAR ACCESS FROM CLASS V
 - LOW INTENSITY INSTITUTIONAL USE
 - CULTURAL FACILITIES
 - ELEMENTARY SCHOOL AND SECONDARY SCHOOL
- COMPLIANCE OF CHAPTER 4 MAY BE REQUIRED WITH A CHANGE OF USE FROM THE EXISTING INSTITUTIONAL USE AS A DAYCARE CENTER TO ANOTHER LISTED APPROVED USE ON THIS SITE PLAN.
- PARKING IS INDICATED ON THE SITE PLAN.

1 SPACE PER 10 CHILDREN IS REQUIRED	= 20 SPACES
1 SPACE PER EACH STAFF MEMBER IS REQUIRED	= 45 SPACES
2 CENTER VAN SPACES 45 SPACES	= 2 SPACES
	67 TOTAL SPACES
	68 TOTAL SPACES SHOWN ON THIS PLAN

NOTE: FOR THE TOTAL SPACES SHOWN, 2 ARE FOR HANDICAPPED.

GRAPHIC SCALE



Civiltek Associates
Engineering Planning Surveying
1318 EB Central Ave.
Charlotte, NC 28205
(704) 344-1966

Site Plan
PAL-A-ROO'S DAYCARE
9215 Mallard Creek Road
City of Charlotte,
Mecklenburg County, North Carolina

Revisions:
REV. AS PER COMMENTS 6-27-99
REV. AS PER COMMENTS 7-02-99
REV. AS PER COMMENTS 8-15-99
REV. AS PER COMMENTS 9-10-99

PROFESSIONAL SEAL
12976
CIVIL ENGINEER
NORTH CAROLINA

Drawn by:
Approved by:
F.I.G.
Date: DATE
Job name: NAME

Scale: 1"=30'
(H)
(V)
Sheet No.
1 of 3

