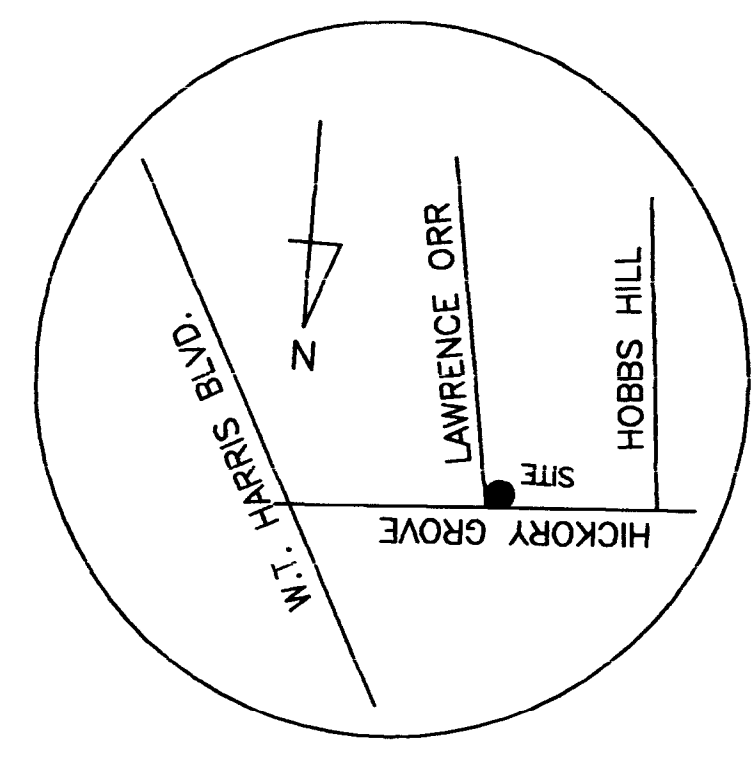


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ANOINTED FUTURE TOO
DAYCARE
5842 HICKORY GROVE RD.
CHARLOTTE, NORTH CAROLINA

CAD FILE:	
REVISIONS:	—
Submital:	IN HOME DAYCARE
SCALE:	AS NOTED
DRAWN BY:	HJW
CHECK BY:	AWH
DATE:	12-9-2005
JOB NO.	120305AFT

C0100



- TREE PLANTING NOTES**
- 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 8 feet tall.
 - All strapping and top 1/4 of wire basket must be cut away and removed from root ball prior to back filling planting pit. Remove top 1/2 of the burlap from root ball.
 - For new planting areas, remove all pavement, gravel sub-base and construction debris, remove compacted soil and add 18" new topsoil, or till and amend the top 18" of existing soil to meet topsoil / planting mix standards for trees (within entire minimum area of 274 square feet per tree).
 - Large maturing trees may not be planted where there are overhead distribution or transmission lines. If trees conflict with power lines or signs, call Urban Forestry Staff to resolve before planting.
 - Adjust tree planting locations to avoid underground utilities. Plan 15' from all underground utilities (sewer and storm drainage, gas, water, phone, and electrical lines).
 - Attention Landscaper: Notify Urban Forestry Staff of any sign, power line, or other conflicts BEFORE planting new trees.
 - Please call (704) 336-6769 for an inspection and / or tree planting areas, 1 to 2 days before the temporary or final Certificate of Occupancy is needed.
 - No light or utility poles allowed in tree islands. Keep all poles 20 feet from trees.
 - All trees on public property are protected by ordinance and removal must be approved by the city arborist (704) 336-4262.
 - During final inspection any tree unhealthy per tree inspector will have to be replace per code.
 - IMPERVIOUS AREA = — SQ. FT. = 43%
LANDSCAPE AREA = — SQ. FT. = 57%
TOTAL SITE AREA = — SQ. FT.
INTERNAL TREE REQUIREMENTS:
IMPERVIOUS AREA /
10,000 SQUARE FEET = 1 TREE

SCALE: 1"=20'-0"

2 TREE PLANTING NOTES

SCALE: 1"=20'-0"

4 H/C RAMP DETAIL

1 SITE PLAN WITH REVISE CHANGES

SITE DATA: PARCEL-ID# 10320212	
EXISTING ZONING	R-3
PROPOSED ZONING	INST (CD)
PROPOSED USE	DAYCARE CENTER
UNINTENDED USE	DAYCARE CENTER
TOTAL NUMBER OF CHILDREN	30
TOTAL NUMBER OF EMPLOYEES	3
PARKING REQUIRED	6
PARKING PROVIDED	6
SITE ACREAGE	.45
TYP. PARKING SPACE	6'5" X 14'5"
TYP. H/C PARKING SPACE	16' X 14'5"
PLAY AREA REQUIRED	1,500 SQ. FT.
PLAY AREA PROVIDED	2,615 SQ. FT.
TOTAL SQUARE FOOTAGE EXISTING	1,452 +/-
BUILDING HEIGHT	- HIGH
AREA TO BE REZONED	
— — — — —	VINYL COATED PROPOSED 5' HIGH CHAIN LINK FENCE
— — — — —	PROPOSED HOOD FENCE
— — — — —	CENTER LINE OF R/W LINE
— — — — —	BUILDING BACK LINE
— — — — —	PLANTING STRIP
— — — — —	EXISTING TO BE REMOVED
A FIRE HYDRANT IS LOCATED WITHIN 150' OF THE MOST REMOTE POINT OF A BUILDING AS TRUCK TRAVELS. (NEAREST FIRE HYDRANT IS APPROX. 300' AWAY FROM THE PROPERTY.)	

- CONDITIONAL NOTES**
- Screening will comply with the applicable standards set forth in section 12.305 of the City of Charlotte zoning ordinance.
 - Parking meets the standards of the Table 12.202 of the City of Charlotte zoning ordinance with shrubs and trees to screen from the public right-of-way and the adjoining properties.
 - The dumpster will be screened by a 6" solid wood fence or a solid masonry with a solid wood gate.
 - All proposed trees, fences and signs will not interfere with sight distance at the entrance of the site. Any fence requiring a certificate will be obtained from the CDOT.
 - The sidewalk may meander and the planting width may vary, but not less than 6 feet to save trees 6" in caliper and larger.
 - No storm water detention in buffer or setbacks.
 - All the new utilities to be underground.
 - Signage will be permitted in accordance with applicable zoning or sign ordinance standards.
 - Throughout this rezoning petition, the terms "Owners/Petitioners" shall, with respect to the site, be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the owner or owners of the site and may be moved with any.
 - The Developer will provide 10% tree savings of the existing trees.
 - Developer to provide evergreen trees 6" to 10" on center along the property line that is abutting the single family lots that are not owned by the developer (petitioner), however, if the developer acquires any of those lots, then evergreen trees will not be required.
 - The petitioner acknowledges that other standard development requirements imposed by other city ordinances, standards, policies, and appropriate design manuals will exist. Those criteria (for example, those that require buffers, regulate streets, sidewalks, trees, stormwater, and site development, etc.) will apply to the development site. This includes chapters 6, 9, 12, 11, 16, 14, 20, and 21 of the City Code. Conditions set forth in this petition are supplemental requirements imposed on the development in addition to other standards, where conditions on this plan differ from ordinance, standards, policies, and approaches in existence at the time of formal engineering plan review submission. The stricter condition or existing requirements shall apply.
 - If adjacent property zoning changes, the buffer required for this property may be reduced to meet the proper requirement for that zoning criteria.
 - The petitioner will comply with the Charlotte City Council approved and adopted Post-Construction Controls Ordinance.

- GENERAL NOTE**
- THE PROPOSED DEVELOPMENT WILL CREATE APPROXIMATELY 6,850 SF. OF IMPERVIOUS SURFACE AREA, WHICH IS LESS THAN THE MINIMUM 20,000 SF. OF IMPERVIOUS SURFACE FOR STORM WATER DETENTIONS REQUIRED. THEREFORE, NO STORM DETENTION FACILITIES ARE PROPOSED.
 - THE PROPOSED BUILDING SHALL BE USED AS DAY CARE AND IT WILL BE ARCHITECTURALLY COMPATIBLE WITH RESIDENTIAL ROOFING.
 - PLAY SPACE CANNOT BE LOCATED WITHIN BUFFER OR SETBACKS/YARDS.
 - BLACK VINYL COATED CHAIN LINK FENCE MUST BE LOCATED OUTSIDE OF BUFFER SCREENED FROM PUBLIC STREET.
 - CONTRACTOR TO PROVIDE HOOD TIMBERS ALONG THE PERIMETER OF THE PARKING LOT EXCEPT AT THE ENTRANCE AND EXIT.
 - THE SIDEWALK MAY MEANDER AND THE PLANTING WIDTH MAY VARY TO SAVE TREES 6" IN CALIPER AND LARGER.
 - THERE WILL NOT BE A DUMPSTER USED. THE OWNER WILL USE ROLL OUT CITY GARBAGE CANS.
 - CONTRACTOR TO SLOPE SIDE WALK ABOVE GRADE OVER EXISTING TREE ROOT SYSTEM.
 - THE EXISTING PARKING AND MANEUVERING WITHIN THE 40-FOOT SETBACK IS GRANDFATHERED IN.
- TYPE OF TREES TO BE USED**
- EASTERN RED CEDAR
 - ELM TREE
 - SUGAR MAPLE TREE
 - RED BUD
 - DOG
- 25% OF THE TREE SHALL BE EVERGREEN TREE.
- SHURDS TO USED ON SITE MUST BE AT LEAST 2 TO 2 1/2 FEET TALL WITH A MINIMUM SPREAD OF 2 FEET WHEN PLANTED AND NO FUTHER APART THAN 5 FEET O.C.
- TYPE OF SHURDS TO BE USED**
- DIAMOND BURFORD HOLLY

3 GENERAL NOTES & LEGEND

SCALE: 1"=20'-0"