



**Charlotte-Mecklenburg Planning, Design, & Development**

**DATE:** July 2, 2020

**TO:** Sonja Sanders  
Zoning Supervisor

**FROM:** Taiwo Jaiyeoba  
Planning Director

**SUBJECT:** Administrative Approval for Petition No.  
2001-052 Newton & Jacqueline Williams

Attached is the revised site plan for the petition above. This request allows the modification of the proposed site plan as listed below. Since these changes do not alter the intent of the development and meets the requirements of the Charlotte Zoning Ordinance Section 6.207 Alterations to Approval, minor changes, I am administratively approving this plan. Please use these plans when evaluating requests for building permits and certificates of occupancy.

- To allow the additional 850 square feet per section 6.207
- Elevations of the proposed expansion.

Staff supports of the request because:

- The site plan complies with the conditional notes and still meets the intent of the original approval by the City Council.

**Note: All other Zoning, Subdivision, Tree, PCSO Ordinances, conditional requirements and building codes still apply.**

**Signage was not reviewed as part of this request.**

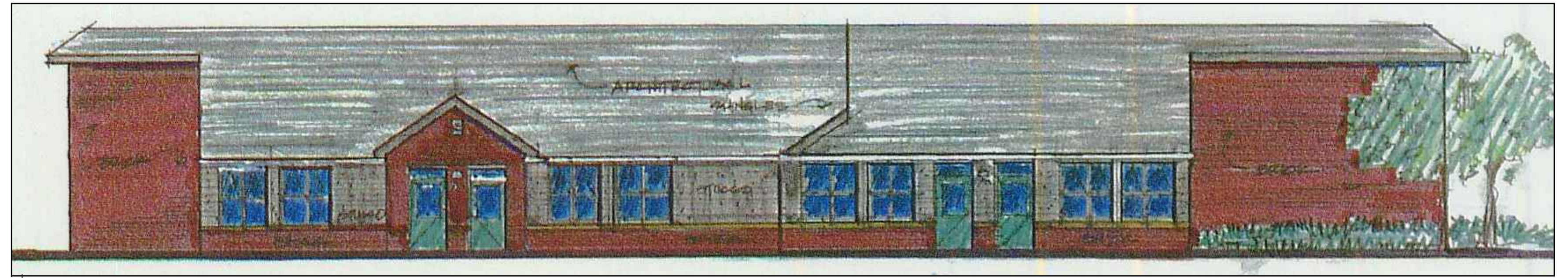








3D RENDERING  
A2



PROPOSED CONDITIONAL CONCEPT ELEVATION  
A2

Attached to Administrative  
Approval

*Solomon A. Fortune* *SF*  
Solomon A. Fortune



6 FRONT ELEVATION  
SCALE: 1/4"=1'-0"



16 LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



1155 ROSEWOOD DR  
CHARLOTTE, NC  
28211  
www.arch2020.com

F:\Users\2020-G1-01\Documents\1601 Daycare Jackie Hillman.dwg Plotted By: ARCH2020, Plot Date: Jan 18, 2020 - 4:24pm







**LANDSCAPE NOTES**

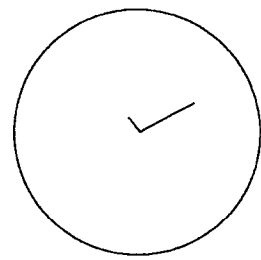
**GENERAL LANDSCAPE NOTES:**

1. MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TRUNKS, AND MINIMUM 8' TALL. MULCH IS REQUIRED.
2. ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.
3. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOP SOIL OR UNCOMPACT AND AMEND 24" OF EXISTING SOIL TO MEET TOP SOIL/ PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 200 SQ. FT. PER TREE).
4. LARGE MATURING TREES ARE NOT ALLOWED UNDER OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
5. PLEASE CALL 336-4824 FOR AN INSPECTION OF TREE PROTECTION AND / OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
6. GUY WIRES ARE NOT PERMITTED IN THE STREET RIGHT-OF-WAY.
7. ALL TREES SHALL MEET AMERICAN STANDARDS FOR NURSERY STOCK (ANSI, 1990, PART 1, "SHADE AND FLOWERING TREES").

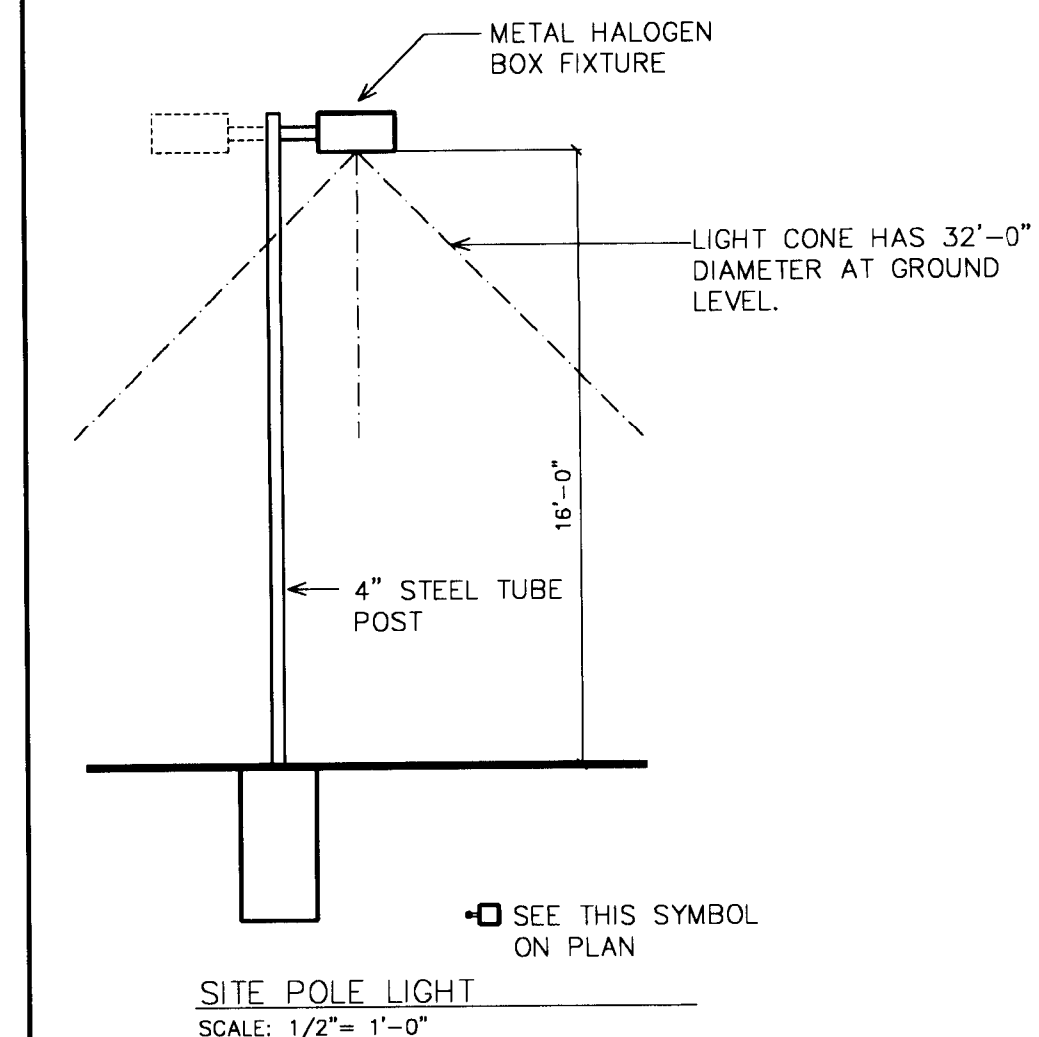
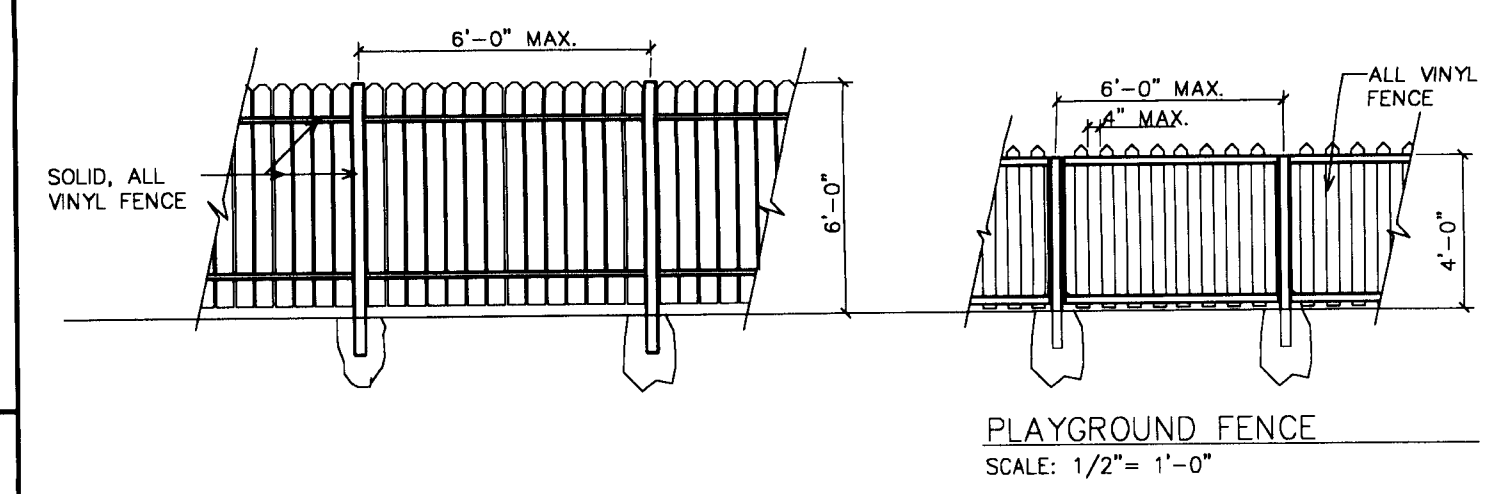
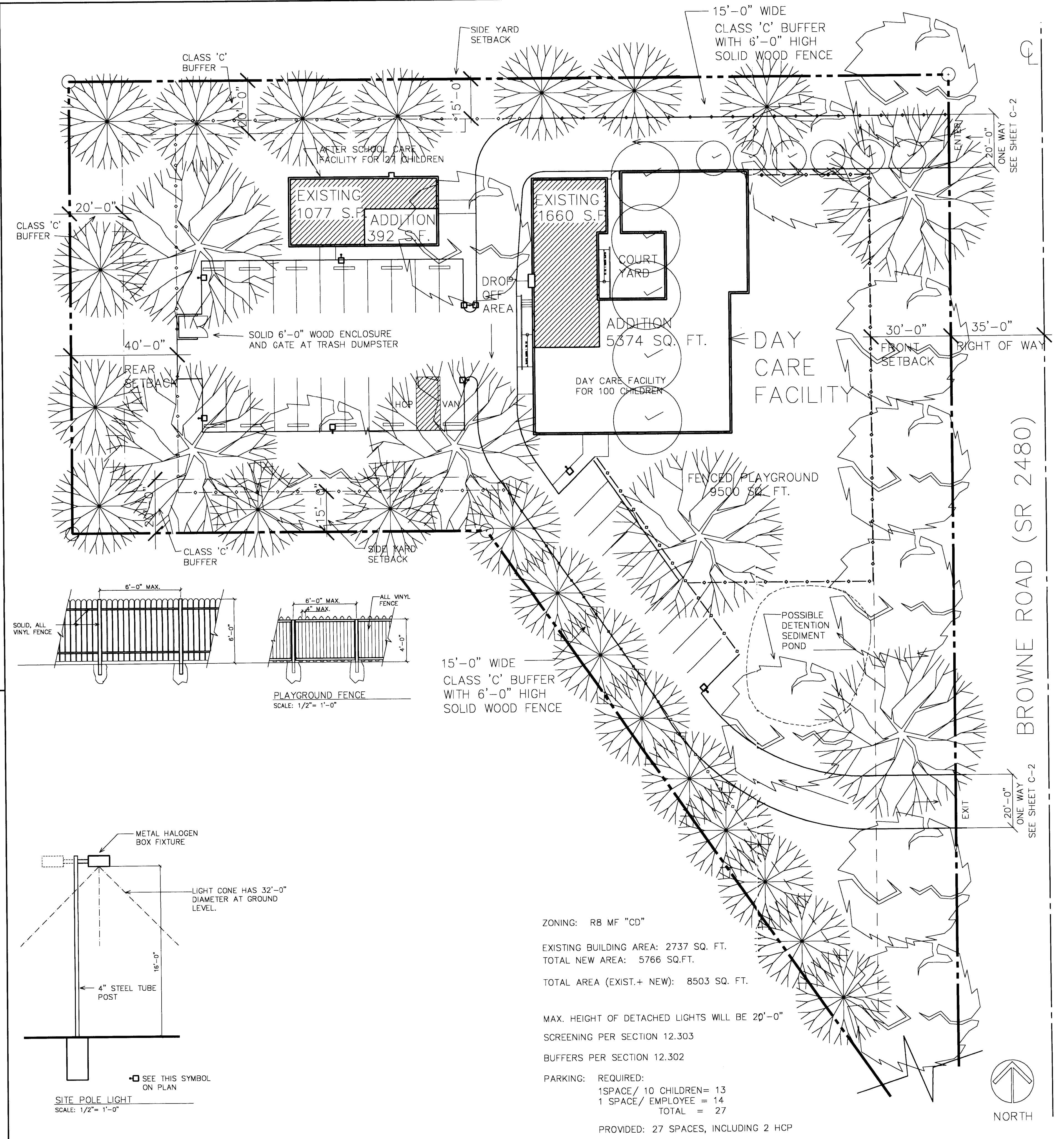
**FOR EXAMPLE:**

CALIPER	HEIGHT RANGE	MAX. HGHT.	MIN ROOT BALL	MIN DEPTH
2"	12' TO 14'	16'	24"	16"
3"	14' TO 16'	18'	32"	21"

8. PREFERRED SPACING FOR TREES IS:  
30' FOR SMALL MATURING TREES (20' MIN. IF PLANTED IN GROUPS).  
40' FOR LARGE-MATURING TREES (25' MIN. IF PLANTED IN GROUPS).
9. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES- PLANT 15-20' OFF SEWER AND STORM DRAINAGELINES; 10-15' OFF GAS, WATER, PHONE, AND UNDERGROUND ELECTRIC LINES.
10. EXISTING HEALTHY TREES AS SHOWN WITHIN 25 FEET OF THE RIGHT-OF-WAY LINE MAY BE CREDITED TOWARD THE PERIMETER REQUIREMENT IF PRESERVED HEALTHY.
11. EXISTING TREES TO BE UP ROOTED, THEN RE-PLANTED WITH NEW.



**PERMITASE: DAYCARE ONLY.**



ZONING: R8 MF "CD"  
 EXISTING BUILDING AREA: 2737 SQ. FT.  
 TOTAL NEW AREA: 5766 SQ.FT.  
 TOTAL AREA (EXIST.+ NEW): 8503 SQ. FT.  
 MAX. HEIGHT OF DETACHED LIGHTS WILL BE 20'-0"  
 SCREENING PER SECTION 12.303  
 BUFFERS PER SECTION 12.302  
 PARKING: REQUIRED:  
 1 SPACE/ 10 CHILDREN= 13  
 1 SPACE/ EMPLOYEE = 14  
 TOTAL = 27  
 PROVIDED: 27 SPACES, INCLUDING 2 HCP

1 SITE PLAN  
SCALE: 1"=20'-0"

"FOR PUBLIC HEARING" PETITION NUMBER 01-052

APPROVED BY CITY COUNCIL  
DATE 9/17/01

DATE	ACTION/REVISION
MAY 08, 2001	PRELIMINARY REVIEW W
MAY 10, 2001	PUBLIC HEARING
JULY 11, 2001	PLANNING COMMISSION COMMENTS

**WAYNE SIMS INC.**  
 7810 BALLANTYNE COMMONS PARKWAY, CHARLOTTE NC. 28277  
 PHONE: 704.319.5599 FAX: 704.319.2250

**MALLARD CREEK LEARNING CENTER**  
 8765 BROWNE ROAD  
 CHARLOTTE, NORTH CAROLINA

**ACANTHUS**  
 58 LAKEWOOD DR.  
 ASHEVILLE, NC 28803  
 (828) 252-7640

Project #: 01-1  
 Designed by: CSG  
 Drawn by: CSG  
 Checked by: CSG

Sheet No.  
**C-1**  
 Contents:  
 SITE PLAN