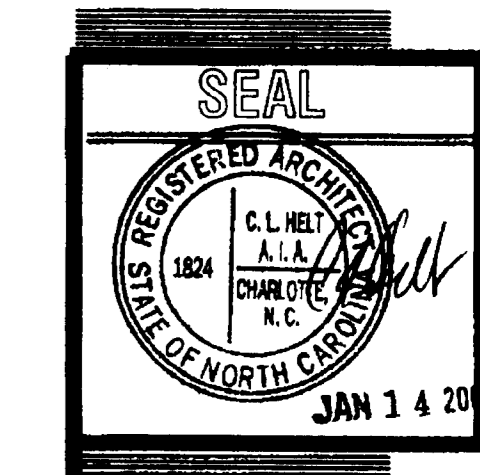


C.L. Holt, Architect Inc.

1136 Greenwood Cliff
Charlotte, NC 28204

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Fx. 704-343-0054
EMAIL: CHELLET@CHELLET.COM

ARCHITECT'S PROJECT # 0400



REVISIONS		
No.	Date	By
1	1/23/06	CH

OWNER
The Sunshine House

PROJECT
13530 Erwin Road
Charlotte, North Carolina

ASSOCIATE ARCHITECT

E. ABRAHAM
ASSOC. INC.

AA

PH: 984-889-4081
FAX: 984-889-0837
P.O. BOX 764
GREENWOOD S.C.
e.abraham@eabraham.com

DATE
20 DEC 04

REZONING
PLAN

SHEET
Z1

GENERAL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. HEIGHT AND WIDTH SIZES SHALL BE MET REGARDLESS OF CONTAINER OR CONDITION SHOWN.
- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
- CONTRACTOR TO REVIEW PLANT SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND DURING PROPOSAL PREPARATION FOR QUALITY CONTROL AND VALUE ENGINEERING.
- LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATION IN THE FIELD, PRIOR TO BEGINNING CONSTRUCTION.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES—PLANT 15'-20' OFF SEWER AND STORM DRAINAGE LINES; 10'-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.
- ANY CONFLICT BETWEEN TREES AND UTILITIES SHALL BE RESOLVED IN THE FIELD WITH FINAL TREE LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT AND THE PLANNING DEPARTMENT.
- LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- PLEASE CALL 336-4255 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS. T-1 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
- ATTENTION CONTRACTOR/LANDSCAPER: IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-3944 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGN, SIGN, OVERHEAD POWERLINES OR OTHER UTILITIES.
- VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION MITIGATION.
- 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. MITIGATION TREES ARE 3-9 1/2" CAL.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL—OR UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE OR PLANTING AREA).
- MULCH ALL PLANTING BEDS WITH 4" OF PINE NEEDLE MULCH.
- APPLY PRE-EMERGENT HERBICIDE TO PLANTING BEDS PRIOR TO MULCHING.
- SEED ALL DISTURBED AREAS EXCEPT PLANTING BEDS AS NOTED.
- ALL PLANT BEDS AND LAWN AREAS SHALL HAVE 2" - 4" TRENCH EDGE.

BUFFER PLANTINGS

- 15' CLASS C BUFFER 261.43 LF
REQUIRED PLANTING
261.43 / 100 x 4 = 11 TREES
261.43 / 100 x 20 = 54 SHRUBS
PROVIDED PLANTING
(5) RED MAPLES
(3) TREE FORM WAX MYRTLES
(3) KOUSA DOGWOODS
(5) DWARF BURFORD HOLLIES
- 15' CLASS C BUFFER 157.64 LF
REQUIRED PLANTING
157.64 / 100 x 4 = 6 TREES
157.64 / 100 x 20 = 28 SHRUBS
PROVIDED PLANTING
(3) RED MAPLES
(2) TREE FORM WAX MYRTLES
(2) DWARF BURFORD HOLLIES
- 15' CLASS C BUFFER 261.43 LF
REQUIRED PLANTING
261.43 / 100 x 4 = 11 TREES
261.43 / 100 x 20 = 54 SHRUBS
PROVIDED PLANTING
(5) RED MAPLES
- 15' CLASS C BUFFER 157.60 LF WITH 6' SCREEN FENCE
REQUIRED PLANTING
157.60 / 100 x 4 = 6 TREES
NO SHRUBS REQUIRED WITH A 6' SCREEN FENCE
PROVIDED PLANTING
(12) RED MAPLES
(12) FOSTER HOLLIES
(16) KOUSA DOGWOODS
- TREES TO BE 40% 2" CAL. LARGE MATURING, 25% EVERGREEN
SHRUBS TO BE 30" TALL, 24" SPREAD EVERGREEN, 5" O.C. MIN.
- EXISTING VEGETATION MAY BE USED TO MEET TREE BUFFER
REQUIREMENT IF ON SITE BY THE ZONING INSPECTOR. APPROVED
SHRUB REQUIREMENTS TO BE PLANTED.
- LANDSCAPE PLANS SHOWING COMPLIANCE WITH THE ZONING
ORDINANCE AND CONDITIONAL ZONING PLAN SHALL BE
SUBMITTED FOR APPROVAL DURING THE BUILDING PERMIT
PROCESS.

INTERNAL TREE REQUIREMENTS

ONE TREE PER 10,000 SF. OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT. OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 5% FOR RENOVATED SITES AND 10% FOR NEW SITES.

CALCULATIONS:
LANDSCAPE AREA: 32,645 SQ FT
LANDSCAPE AREA: 52,689 SQ FT
TOTAL SITE AREA: 85,334 SQ FT

IMPERVIOUS AREA: 32,645 SQ FT
32,645 / 10,000 = 4 TREES REQUIRED
(4) 2" CAL. 8' HT. YOSHINO CHERRY

PERIMETER TREE REQUIREMENTS

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

STREET: HIGHWAY 44 = 140 LF
REQUIRED: 11 SMALL MATURING TREES
PROVIDED: (1) 2" CAL. 8' HT. YOSHINO CHERRY

STREET: ERWIN ROAD = 363 LF
REQUIRED: 13 SMALL MATURING TREES
PROVIDED: (3) 2" CAL. 8' HT. YOSHINO CHERRY

IF OVERHEAD DISTRIBUTION POWER LINES EXIST, ONLY SMALL MATURING TREES ARE ALLOWED WITHIN 25 FT. OF LINES. OTHERWISE 75% OF NEW TREES MUST BE LARGE MATURING.

PARCEL INFO:

PID#
20135182

SIZE:
1.96 ac

PRESENT ZONING:
R-8MF(CD)

PROPOSED ZONING:
INST(CD)

PROPOSED USE:
12,200 SF
DAYCARE FOR
UPTO 195
CHILDREN

SYMBOL	QUANTITY	SCIENTIFIC NAME/ COMMON NAME	CALIPER	HT.	SFD.	COND.	NOTES
(Tree Symbol)	12	RED MAPLE AQUILARIA	2" MIN.	8'-10'		B+B	STRAIGHT TRUNK, FULL CROWN
(Tree Symbol)	6	COASTAL REDWOOD COASTAL REDWOOD	2" MIN.	8'-10'		B+B	
(Tree Symbol)	7	WAX MYRTLE MYRTA CARYOPHYLLATA	2" MIN.	8'-8'		B+B	TREE FORM
(Tree Symbol)	4	RELAT GUM QUERCUS FUSCATA	2" MIN.	8'-10'		B+B	STRAIGHT TRUNK, FULL CROWN
(Tree Symbol)	20	YOSHINO CHERRY PRUNUS YOSHINO	2" MIN.	8'-10'		B+B	STRAIGHT TRUNK
(Shrub Symbol)	208	DWARF BURFORD HOLLIE VIBURNUM DOUGLASSII	30-36"	30-36"	6 GAL.	B	5" O.C. FULL

GENERAL NOTES

- ALL HVAC UNITS SHALL BE SCREENED FROM DIRECT VIEW FROM ADJACENT PROPERTIES AND OR FROM THE PUBLIC STREET RIGHT-OF-WAYS.

DESIGN GUIDELINES:

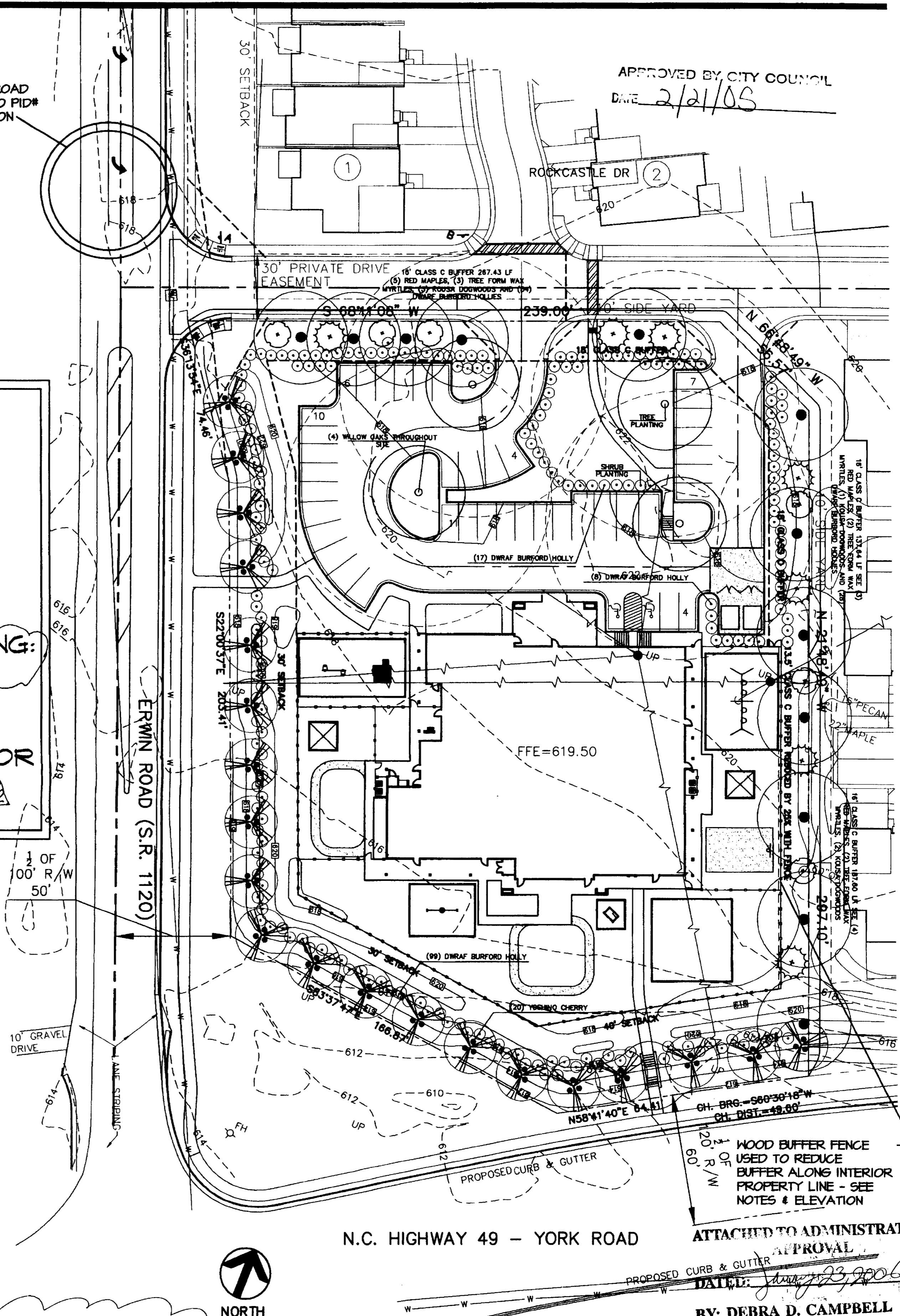
- A. ARCHITECTURAL TREATMENT**
- THE ARCHITECTURE OF THE DAYCARE BUILDING LOCATED WITHIN THE PARCEL SHALL BE RESIDENTIAL IN CHARACTER.
 - THE OUTDOOR PLAY SPACE ASSOCIATED WITH THE DAYCARE CENTER SHALL BE ENCLOSED WITH A DECORATIVE ALUMINUM FENCE.
 - ANY DUMPSTER OR TRASH RECEPTACLE 'CORRAL' ASSOCIATED WITH THE DAYCARE CENTER SHALL BE SCREENED BY A SOLID ENCLOSURE WITH A GATE AND SHALL ALSO HAVE A FIVE FOOT (5') MINIMUM PLANTING STRIP AROUND THE PERIMETER.
- B. YARD RESTRICTIONS AND BUFFER REQUIREMENTS**
- BUFFER AREAS SHALL BE MAINTAINED ALONG PORTIONS OF THE SITE BOUNDARY IN THE MANNER SHOWN ON THIS PETITION DOCUMENT AND IN ACCORDANCE WITH THE STANDARDS OF THE ORDINANCE. IN THE EVENT THAT AN ADJACENT PARCEL IS EITHER REZONED TO A ZONING DISTRICT OR DEVOTED TO A USE THAT ELIMINATES OR REDUCES THE BUFFER REQUIREMENTS ON THE SITE, THEN THE PETITIONER MAY REDUCE OR ELIMINATE, AS THE CASE MAY BE, THE BUFFERS SET OUT ON THIS PETITION DOCUMENT.
- C. OFF STREET PARKING**
- OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE.
- D. STORM WATER MANAGEMENT**
- STORM WATER SHALL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.
- E. SIDEWALKS**
- ALONG HIGHWAY 44 THE CONCRETE SIDEWALK AND PLANTING STRIP TO BE BUILT BY AND PER NCDOT PLANS WHICH ARE CURRENTLY UNDER CONSTRUCTION (NCDOT PROJECT # U-2912A).
 - A FIVE FOOT (5') SIDEWALK AND AN EIGHT FOOT (8') WIDE PLANTING STRIP WILL BE INSTALLED ALONG ERWIN ROAD.

STORM WATER NOTES

THE PETITIONER WILL TIE-IN TO THE EXISTING STORM WATER SYSTEM. THE PETITIONER WILL HAVE THE RECEIVING DRAINAGE SYSTEM ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. THE PETITIONER SHALL ALSO HAVE THE CULVERT LOCATED DIRECTLY DOWNSTREAM OF THE SITE (Hwy. 44) REVIEWED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE REZONING. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM TO BE TAKEN OUT OF STANDARD, THE PETITIONER WILL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

IF IT IS FOUND THAT THE REZONING WILL CAUSE THE CULVERT TO BE TAKEN OUT OF STANDARD, THE PETITIONER WILL PROVIDE ADEQUATE DETENTION TO PREVENT THIS FROM OCCURRING. THE CULVERT SHOULD PASS THE 50-YEAR STORM EVENT WITHOUT OVER-TOPPING.

LEFT TURN LANE ON ERWIN ROAD TO BE COMPLETED PRIOR TO PID# 20135182 TENANT OCCUPATION.



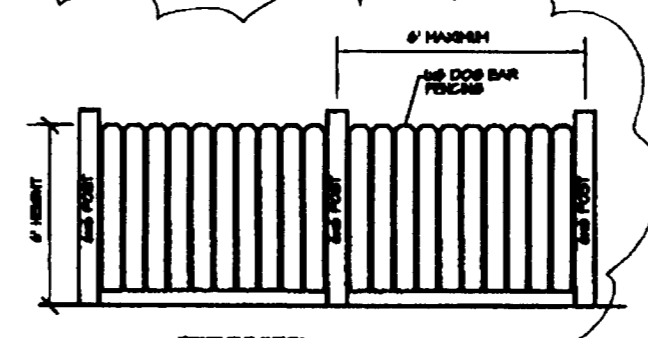
APPROVED BY CITY COUNCIL
DATE 2/21/05

ATTACHED TO ADMINISTRATIVE
APPROVAL

DATE: January 23, 2006
BY: DEBRA D. CAMPBELL

DETAIL - BUFFER WOOD FENCE

- NOTES
- SOLID WOOD FENCE SIMILAR IN DESIGN TO THAT SHOWN ON DETAIL SHALL BE PROVIDED AS A BUFFER BETWEEN ADJACENT RESIDENTIAL PROPERTY IN ORDER TO REDUCE REQUIRED TYPE C BUFFER BY 25%.
 - FENCEMALL HEIGHT WILL BE A MINIMUM OF SIX FEET IN HEIGHT, AND A MAXIMUM OF EIGHT FEET.
 - THE FINISHED SIDE OF THE FENCE SHALL FACE ADJACENT PROPERTY.
 - PROVIDE WOOD FRAME WORK BETWEEN POSTS OF 2x4 GIRTS SPACED 24" O.C. MAX.



FOR PUBLIC HEARING

PETITION No.
2004-150

Design
Resource Group
1230 West Morehead Street, Suite 214
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704.343.0608 fax 704.358.3093
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Landscape Architecture
Urban Design
Civil Engineering
Land Planning

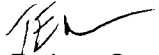


CHARLOTTE - MECKLENBURG
PLANNING COMMISSION

INTER - OFFICE COMMUNICATION

DATE: January 23, 2006

TO: Gary Huss
Zoning Coordinator

FROM: 
Debra Campbell
Planning Director

SUBJECT: Administrative Approval for Petition No. 2004-150 by Sunshine House Day Care.

Attached is a revised site plan for the above petition to allow an additional 5 children or 195 total children. Since this change is minor and allowed by the Zoning Ordinance, I am administratively approving this revise sheet plan. Please use this plan when evaluating requests for building permits and certificates of occupancy. **Note that all other ordinance and signage requirements still apply.**