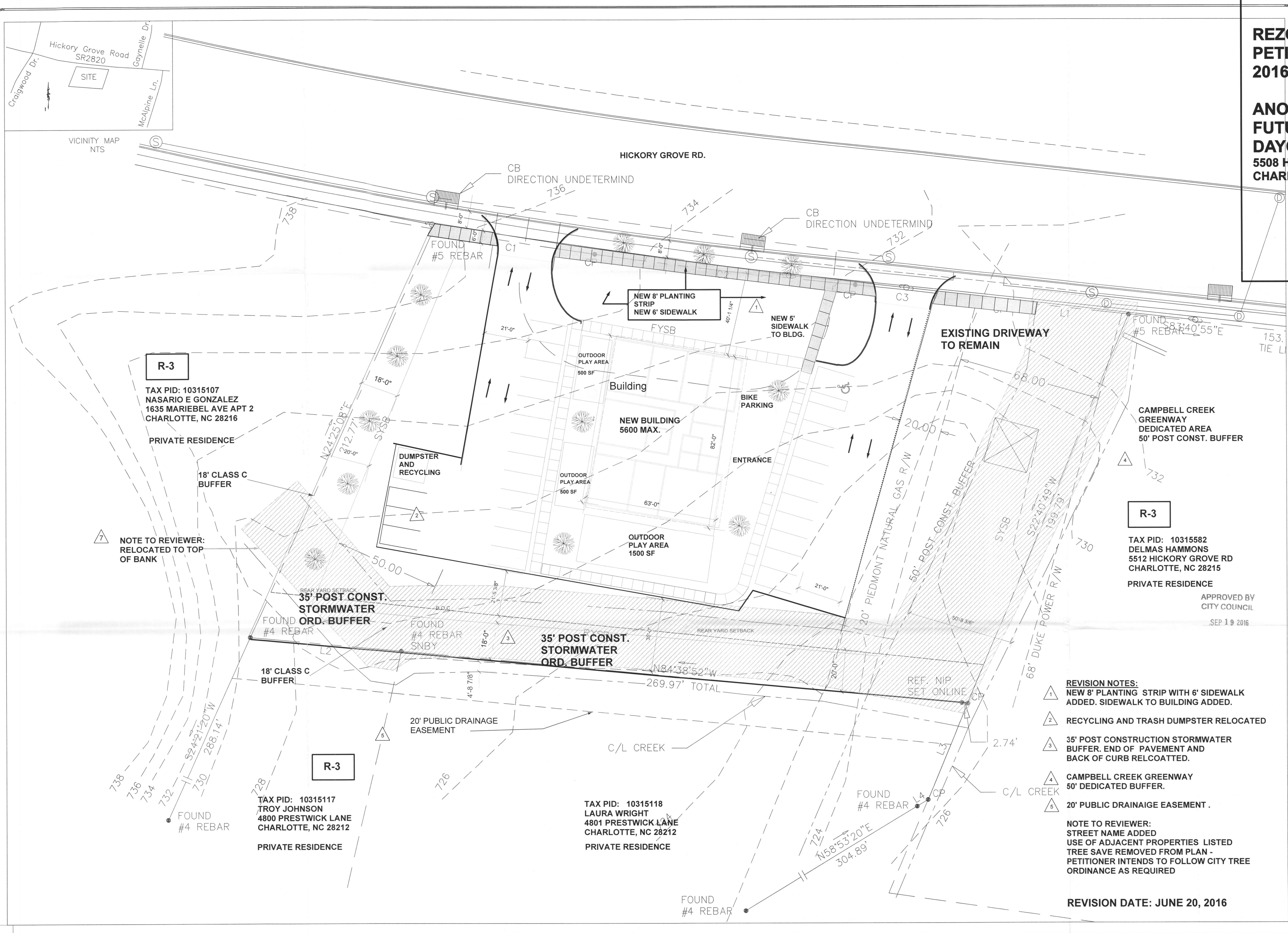


**REZONING PETITION: 2016 - 088**

**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  
 PRIVATE RESIDENCE

NOTE TO REVIEWER:  
 RELOCATED TO TOP OF BANK

REAR YARD SETBACK  
**35' POST CONST. STORMWATER ORD. BUFFER**  
 FOUND #4 REBAR

**R-3**  
 18' CLASS C BUFFER

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

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

**EXISTING DRIVEWAY TO REMAIN**

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

APPROVED BY CITY COUNCIL  
 SEP 19 2016

- REVISION NOTES:**
- 1 NEW 8' PLANTING STRIP WITH 6' SIDEWALK ADDED. SIDEWALK TO BUILDING ADDED.
  - 2 RECYCLING AND TRASH DUMPSTER RELOCATED
  - 3 35' POST CONSTRUCTION STORMWATER BUFFER. END OF PAVEMENT AND BACK OF CURB RECOATED.
  - 4 CAMPBELL CREEK GREENWAY 50' DEDICATED BUFFER.
  - 5 20' PUBLIC DRAINAGE EASEMENT.

NOTE TO REVIEWER:  
 STREET NAME ADDED  
 USE OF ADJACENT PROPERTIES LISTED  
 TREE SAVE REMOVED FROM PLAN -  
 PETITIONER INTENDS TO FOLLOW CITY TREE  
 ORDINANCE AS REQUIRED

REVISION DATE: JUNE 20, 2016

| Issue Notes     |  | Date         | No.  |
|-----------------|--|--------------|--|
|                 |  |              |  |
| Designed By     | Dmitry Shiklovsky  | Date         | 03/28/16   |
| Drawn By        | MAH  | Revision     |  |
| Checked By      | DS PE  | Project ID   | Petition 2016 - 088  |
| Reviewed By     | DS PE  | Drawing Code | DAYCARE  |
| Submitted By    | Mario A. Hodge   | DAYCARE      |  |
| Project Manager | Mario A. Hodge, LEED AP  | Per Date     | 00/00/00   |
| Design Firm     | HCNC Inc   |              |  |
| Project File    | Tax PID: 10315109<br>Anointed Future Daycare<br>5508 Hickory Grove Rd<br>Charlotte, NC 28215 | Consultant   | Dmitry Shiklovsky PE<br>4. Damoor Drive<br>Manalapan, NJ 07726 |
| Sheet Title     | Proposed Site Plan<br>Rezoning Petition  |              |  |
| Scale           | 1" = 20'   |              |  |
| Sheet No.       | RZ-1   |              |  |
|                 | of 2   |              |  |



**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

**NOTE TO REVIEWER:  
 REVISIONS TO CONDITIONAL NOTES  
 USE REVISION MARKER TO IDENTIFY  
 CORRECTIONS**

**REVISION DATE: JUNE 20, 2016**

**REVISION 7/21/16  
 ADDED NOTE TO THE FOLLOWING:  
 ARCHITECTURAL STANDARDS**

**STREET AND LANDSCAPE 5a**

**PARKS AND GREENWAYS 7a**

**1. GENERAL PROVISIONS**

- a. These Development Standards form a part of the Rezoning Plan associated with this INST (CD) petition 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 improvements 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 for a new child care facility. The daycare will accommodate 79 students in a 5600 SF (MAX) building.

**3. TRANSPORTATION**

- a. Two new two way traffic driveways.
- b. Covered bike parking and bike racks will be provided according to City of Charlotte requirements.

**4. ARCHITECTURAL STANDARDS:**

- a. Building Architectural Features: Metal Roof to Match facility at 5842 Hickory Grove Rd. Exterior envelope: James Hardie or TYP. (Non-Vinyl) Lap Siding. Store Front Windows and Entrance Doors. Metal Exist Six Panel Doors to Play Area.
- b. The building will not exceed the required 40ft. height.
- c. Front of the building will be detailed with an entrance that will read as a primary entrance Building will be residential in character with a pitched roof (no less than 5:12), will not exceed two stories, windows will be of residential character, and there will be visible trim around windows, doors and cornices.

**5. STREETScape AND LANDSCAPING:**

- a. To the extent possible, the Petitioner seeks to protect and preserve as many existing large mature trees on site. - TREE SAVE COMMITMENTS - ATTEMPT TO KEEP 25% OF ALL TREE CANOPY IN SIDE YARD AND REAR YARD
- b. New Planting Strip as Required: 8' Wide Planting Strip with 6' Wide Sidewalk. Sidewalk to building from street.

**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 dedicate 50' Post Construction Buffer to Campbell Creek Greenway. 50' BUFFER WILL BE DEDICATED TO MECKLENBURG COUNTY. Dedication will take place prior to CO of building.

**8. FIRE PROTECTION:**

- a. The Petitioner shall adhere to the requirements of the Charlotte Fire Department for this Development area. Drive widths shall comply with Fire Requirements. Hydrant - if required will be added.

**9. SIGNAGE:**

- a. All project signs, banners, flags and pennants for identification or decoration must conform to the Ordinance.

**10. LIGHTING:**

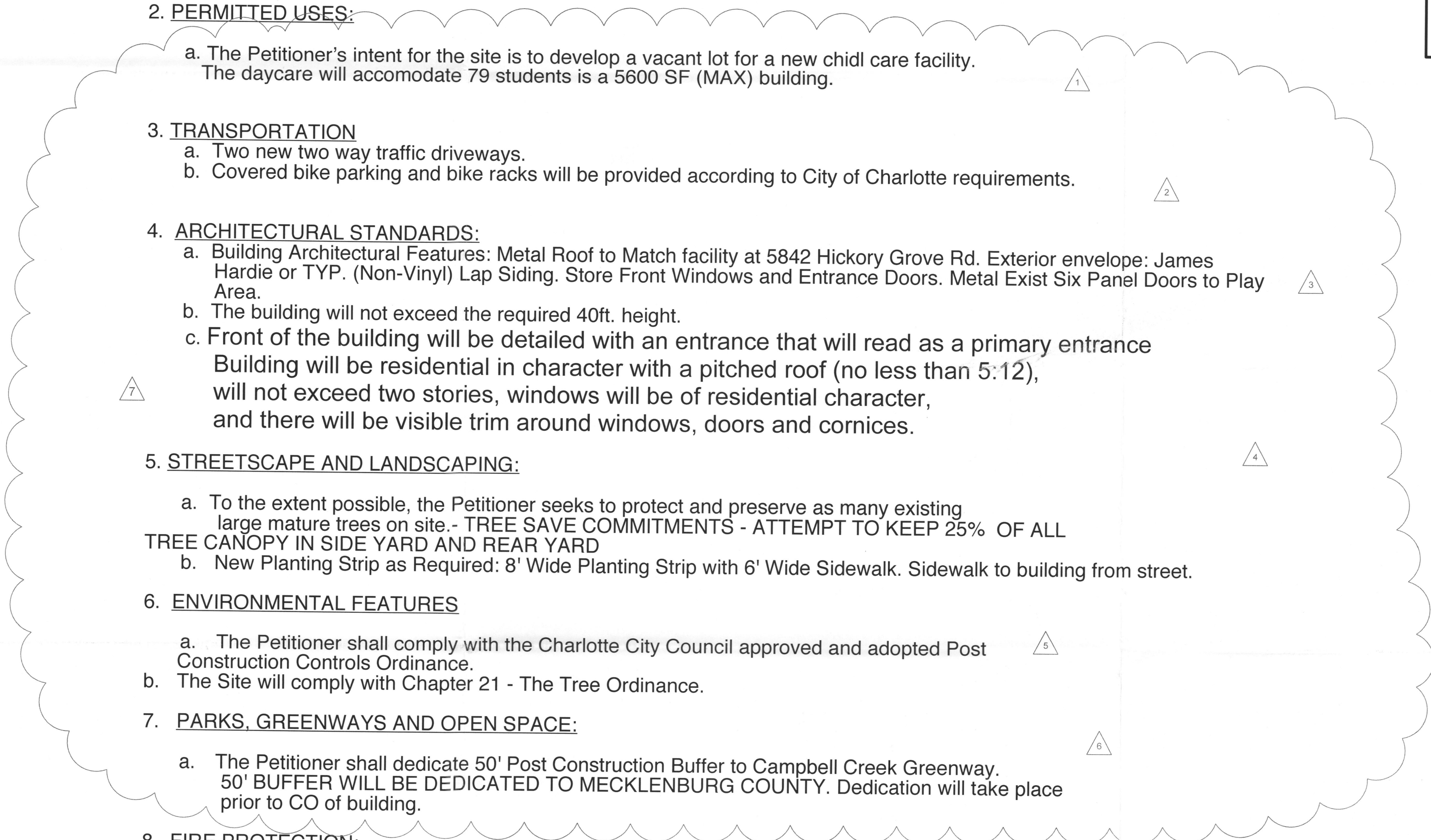
- a. All new lighting shall conform to the Ordinance.

**11. PHASING**

- a. Development to be constructed in one phase.

**REZONING  
 PETITION:  
 2016 - 088**

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



APPROVED BY  
 CITY COUNCIL  
 SEP 19 2016

|  |                    |                       |   |               |                         |
|--|--------------------|-----------------------|---|---------------|-------------------------|
| Issue Notes  |                    | Date                  |   | No.           |                         |
| Date   | Revision           | Project ID            | Drawing Code                              | City File No. | Per Date                |
| 03/28/16   | Revision           | Petition 2016 - 088   | DAYCARE                                   | 00/00/00      | 00/00/00                |
| Designed By  | Drawn By           | Checked By            | Reviewed By                               | Submitted By  | Project Manager         |
| Dmitry Shklovsky   | MAH                | HCNC Inc              | DS  | MAH           | Mario A. Hodge, LEED AP |
| Design Firm  | Client             | Consultant            |   |               |                         |
| HCNC Inc   | HCNC Inc           | Dmitry Shklovsky P.E. | 4. Dartmouth Drive<br>Manalapan, NJ 07726 |               |                         |
| Project Title  | Sheet Title        |                       |   |               |                         |
| Tax PID: 10315109<br>Anointed Future Daycare<br>5508 Hickory Grove Rd<br>Charlotte, NC 28215 | General Provisions |                       |   |               |                         |
| Scale  | N/A                |                       |   |               |                         |
| Sheet No.  | RZ-2               |                       |   |               |                         |
|  | _____ of _____     |                       |   |               |                         |
|  | 2                  |                       |   |               |                         |