

H BRUCE CONNER AND (ET-AL.)
4635 LAWRENCE ORR RD
CHARLOTTE, NC 28215
PARCEL# 10320102
R-3

W K GLADDEN AND
HELEN R GLADDEN
4630 LAWRENCE ORR RD
CHARLOTTE, NC 28215
PARCEL# 10320226
R-3

W.K. GLADDEN, and wife
HELEN R. GLADDEN
DB.7907 PG.903
LOT 15
GLADDEN PROPERTY
MAP 1

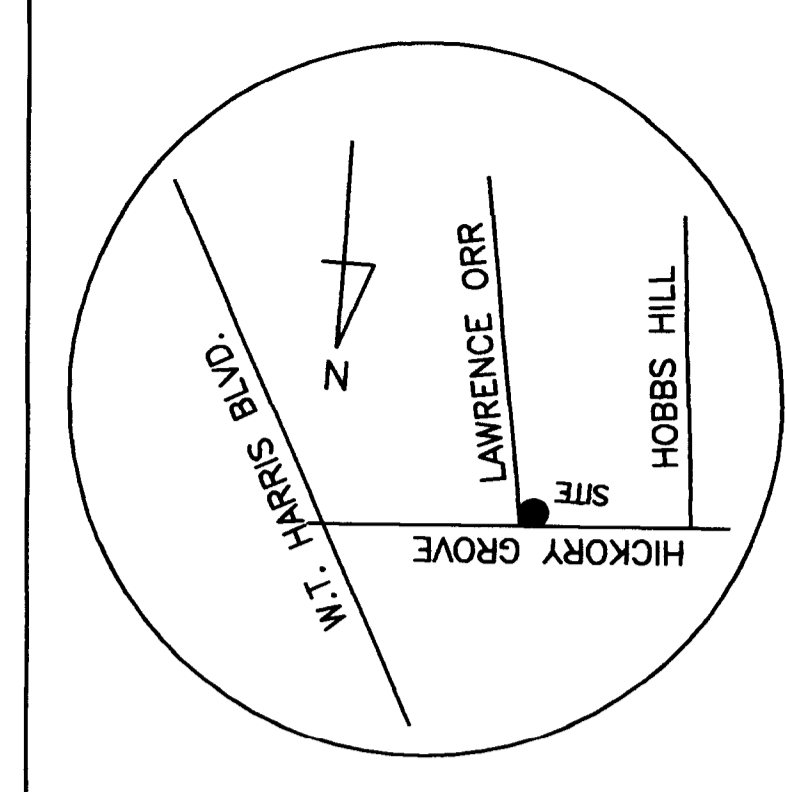
MOHAMMED M SHERRIFF
5900 HICKORY GROVE RD
CHARLOTTE, NC 28215
PARCEL# 10320114
R-3

LAWRENCE ORR ROAD
EXISTING 50' PUBLIC R/W

HICKORY GROVE ROAD
EXISTING PUBLIC R/W VARIES-SR# 2820

NOTE: ADDITIONAL R/W-CDOT DB.15935 PG.934

APPROVED BY
CITY COUNCIL
FEB 16 2009



Millennium Design Group
A r c h i t e c t u r e
1313 N. Tryon Street Charlotte NC 28206
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ANOINTED FUTURE TOO
DAYCARE
5842 HICKORY GROVE RD.
CHARLOTTE, NORTH CAROLINA

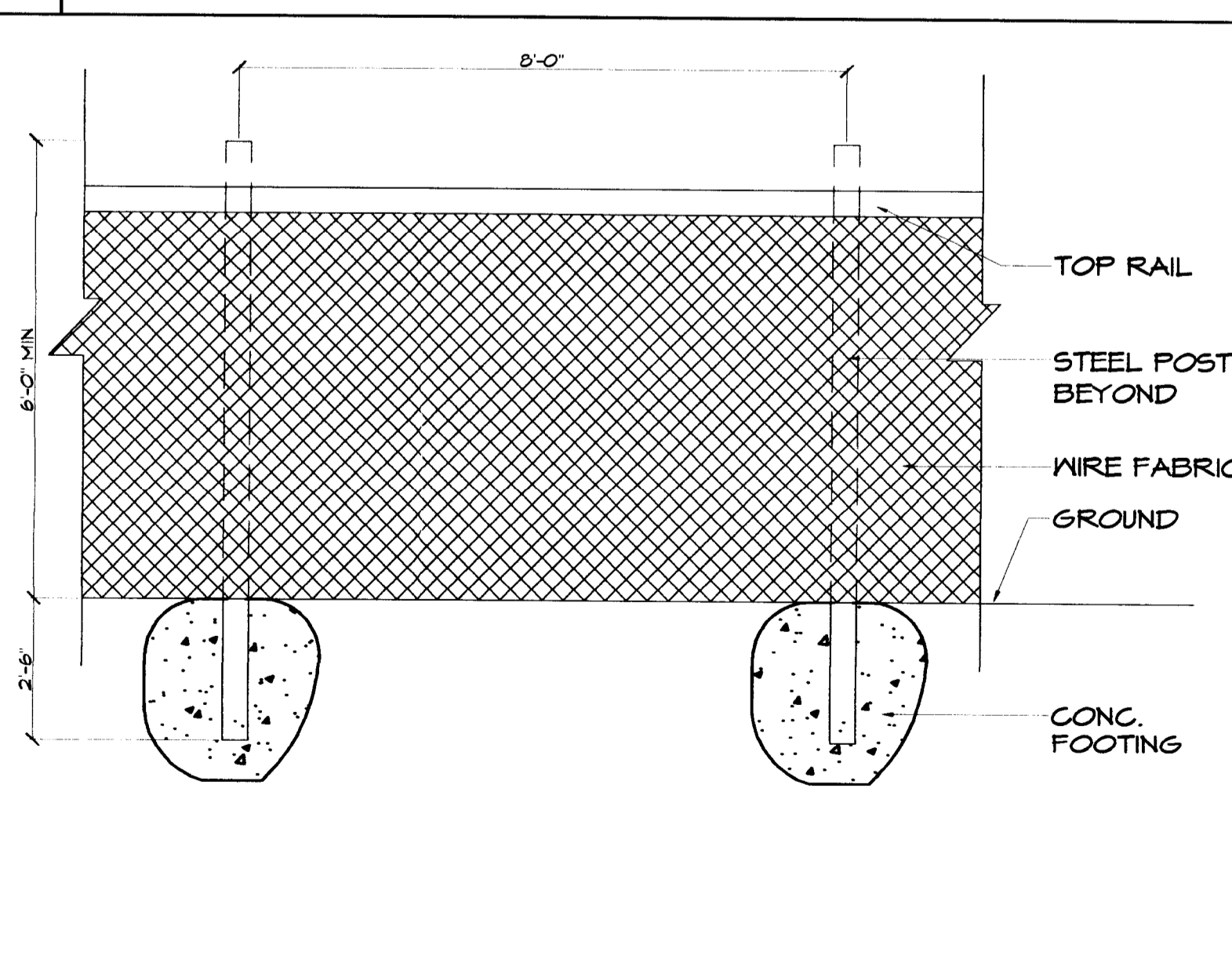
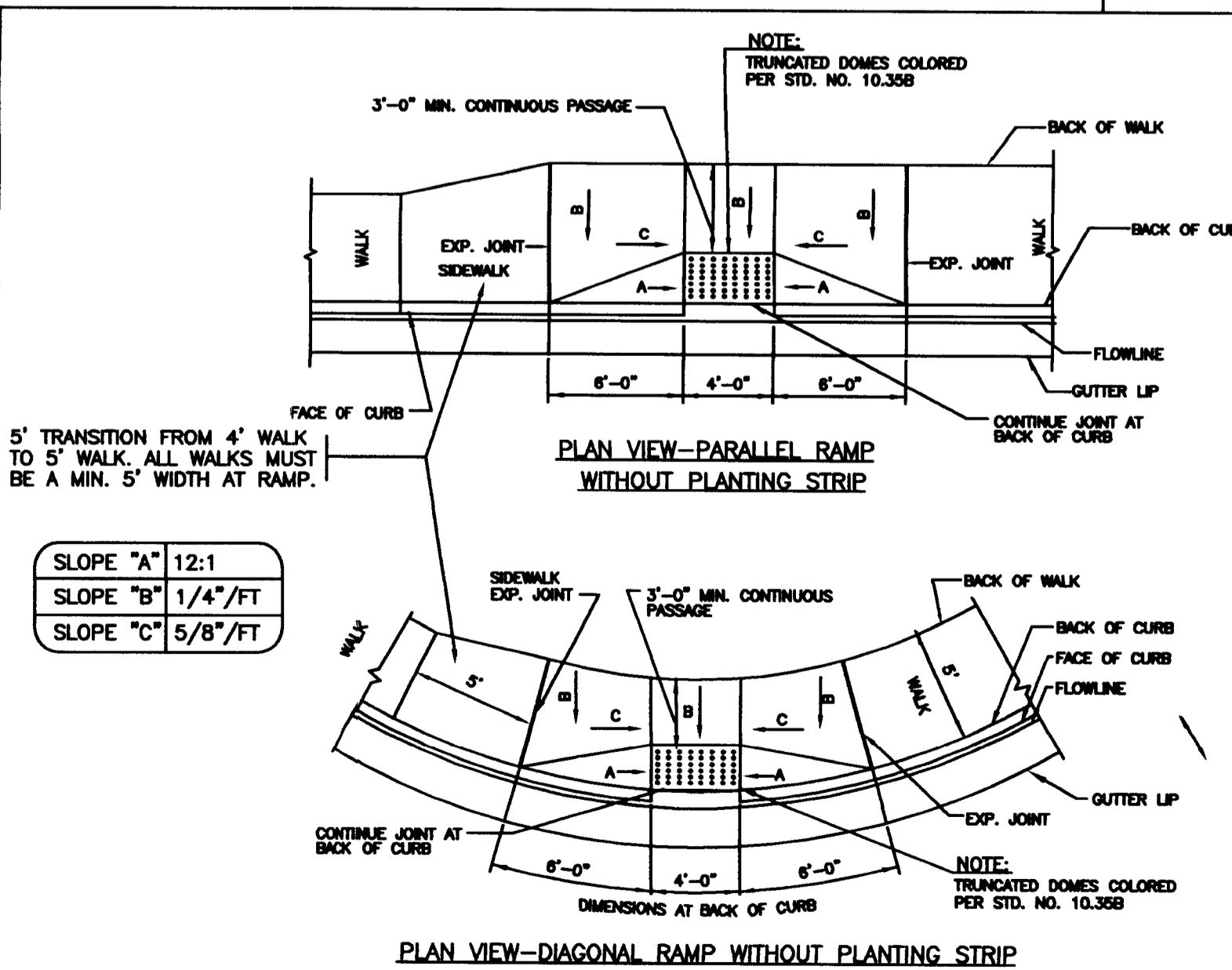
CAD FILE:
REVISIONS: 1/27/09
Submital: Rezoning
SCALE: AS NOTED
DRAWN BY: HJH
CHECK BY: AVH
DATE: 11-9-2008
JOB NO. 120305AFT

C0100

1 SITE PLAN WITH REVISE CHANGES

SITE DATA: PARCEL-ID# 10320212	
EXISTING ZONING	R4
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	8.5' X 19.5'
TYP. H/G PARKING SPACE	16' X 19.5'
PLAY AREA REQUIRED	1,500 SQ. FT.
PLAY AREA PROVIDED	2,870 SQ. FT.
TOTAL SQUARE FOOTAGE EXISTING BUILDINGS HEIGHT	1,452 +/- ONE STORY MAX
AREA TO BE REZONED	[Symbol]
VINYL COATED PROPOSED 5' HIGH CHAIN LINK FENCE	[Symbol]
PROPOSED WOOD FENCE	[Symbol]
CENTER LINE OF R/W LINE	[Symbol]
BLDG SET BACK LINE	[Symbol]
PLANTING STRIP	[Symbol]
EXISTING TO BE REMOVED	[Symbol]

- Conditional notes:
- Screening will comply with the applicable standards set forth in section 12.309 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 building properties.
 - The dumpsters will be screened by a 6' solid wood fence or a solid masonry wall 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 assignees of the owner or owners of the site who may be involved shall apply.
 - The Developer will provide 10% tree savings of the existing trees.
 - 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, 17, 18, 19, 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 ordinances, standards, policies, and approaches in existence at the time of formal engineering plan review submission, the stricter condition or existing requirements shall apply.
 - If an adjacent property zoning changes to a district that would not require a buffer, the buffer required for this property may be reduced or eliminated 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.
 - The Building height will not exceed 40'
 - Detached lighting will be limited to 15 feet in height. Lighting will be shielded with full cut-off fixtures.
- GENERAL NOTE:
- THE PROPOSED DEVELOPMENT WILL CREATE APPROXIMATELY 6,850 SF. OF IMPERVIOUS SURFACE AREA. HIGH IS LESS THAN THE MINIMUM 20,000 SF. OF IMPERVIOUS SURFACE FOR STORM WATER DETENTIONS REQUIRED. THEREFORE, NO STORM DETENTION FACILITIES ARE PROPOSED.
 - PLAY SPACE CANNOT BE LOCATED WITHIN BUFFER OR SETBACKS/YARDS.
 - CONTRACTOR TO PROVIDE MOOD TIMBERS ALONG THE PERIMETER OF THE PARKING LOT EXCEPT AT THE ENTRANCE AND EXIT.
 - THE SIDEWALK MAY MEANDER TO SAVE TREES 6" IN CALIPER AND LARGER.
 - TREES WILL MEET ORDINANCE STANDARDS. (25% OF THE TREES SHALL BE EVERGREEN TREES)
 - SHRUBS TO BE USED ON SITE WILL BE AT LEAST 2 TO 2 1/2 FEET TALL WITH AN MINIMUM SPREAD OF 2 FEET WHEN PLANTED AND NO FURTHER APART THAN 5 FEET O.C.
 - THE SITE WILL COMPLY WITH BICYCLE PARKING REQUIREMENTS



3 GENERAL NOTES & LEGEND

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.)

SCALE: NTS

4 H/C RAMP DETAIL

SCALE: NTS

5 FENCING DETAIL

SCALE: NTS

PETITIONER: 2009-01