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R-4

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FAIRMARKET PLAZA ASSOC.
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PARCEL# 09708610
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NOTE:
MINIMUM TREE SIZE AT PLANTING IS
2' CALIF. 8' TALL IF SINGLE STEM;
MINIMUM 8' TALL AND 3 STEMS
MAXIMUM IF MULTI-STEM. MULCH IS
REQUIRED; STACKING GUYING IS OPTIONAL.

ALL STRAPPINGS AND TOP 2/3 OF WIRE
BASKET MUST BE CUT AWAY AND
REMOVED FROM ROOT BALL PRIOR TO
BACK FILLING PLANTING PIT. REMOVE TOP
1/3 OF BURLAP FROM ROOT BALL.

REMOVE COMPACTED SOIL AND ADD
24" NEW TOPSOIL/ PLANTING MIX -OR-
UNCOMPACT AND AMEND TOP 24" OF
EXISTING SOIL TO MEET TOPSOIL/
PLANTING MIX STANDARDS FOR TREES.

ADJUST TREE PLANTING LOCATIONS TO
AVOID UNDERGROUND UTILITIES -- PLANT
15-50' OFF SEWER & STORM DRAINAGE
LINES; 10-15' OFF GAS WATER, PHONE
AND UNDERGROUND ELECTRICAL LINES.

IMPERVIOUS AREA = 8,850 SQ / 10,000
LANDSCAPE AREA = 11,038
TOTAL SITE AREA = 25,888
INTERNAL TREE REQUIREMENTS: IMPERVIOUS AREA/
10,000 SQUARE FEET = 1 TREE

LARGE MATURING TREES MAY NOT BE PLANTED
WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION
LINES EXIST. IF TREES CONFLICT WITH POWER
LINES OR SIGNS, CALL URBAN FORESTER TO
RESOLVE BEFORE PLANTING.

PLEASE CALL 336-6764
FOR FINAL INSPECTION OF TREES AND/OR
TREE PLANTING AREAS, 7 TO 10 DAYS
BEFORE THE CERTIFICATE OF OCCUPANCY
IS NEEDED.

GENERAL NOTE

- 1.) THE PROPOSED DEVELOPMENT WILL CREATE APPROXIMATELY 8,850 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.
- 2.) THE PROPOSED BUILDINGS SHALL BE USED AS DAY CARE AND IT WILL BE ARCHITECTURALLY COMPATIBLE WITH RESIDENTIAL ROOFINGS.
- 3.) PLAY SPACE CANNOT BE LOCATED WITHIN BUFFER OR SETBACKS/YARDS.
- 4.) BLACK VINYL COATED CHAIN LINK FENCE MUST BE LOCATED OUTSIDE OF BUFFER SCREENED FROM PUBLIC STREET
- 5.) CONTRACTOR TO PROVIDE WOOD TIMBERS ALONG THE PERIMETER OF THE PARKING LOT EXCEPT AT THE ENTRANCE AND EXIT.
- 6.) THE SIDEWALK MAY MEANDER AND THE PLANTING WIDTH MAY VARY TO SAVE TREES 6" IN CALIPER AND LARGER.
- 7.) THERE WILL NOT BE A DUMPSTER USED. THE OWNER WILL USE ROLL OUT CITY GARBAGE CANS
- 8.) CONTRACTOR TO SLOPE SIDE WALK ABOVE GRADE OVER EXISTING TREE ROOT SYSTEM
- 9.) THE EXISTING PARKING AND MANEUVERING WITHIN THE 40-FOOT SETBACK IS GRANDFATHERED IN.

TYPE OF TREES TO BE USED
1. EASTERN RED CEDAR
2. ELM TREE
3. SUGAR MAPLE TREE

25% OF THE TREE SHALL BE EVERGREEN TREE

SHRUBS TO BE 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 FURTHER APART THAN 5 FEET O.C.

TYPE OF SHRUBS TO BE USED
1. DWARF BURFORD HOLLY

SITE DATA PARCEL-ID#

EXISTING ZONING	R4
PROPOSED ZONING	INST (CD)
PROPOSED USE	DAYCARE CENTER
UNINTENDED USE	DAYCARE CENTER
TOTAL NUMBER OF CHILDREN	132
TOTAL NUMBER OF EMPLOYEES	4
PARKING PROVIDED	25
SITE ACREAGE	1.34 ACRES
TYP. PARKING SPACE	8.5' X 14.5'
TYP. H/C PARKING SPACE	16' X 14.5'
PLAY AREA REQUIRED	2,069SQ. FT.
PLAY AREA PROVIDED	3,804 SQ FT
TOTAL SQUARE FOOTAGE PROPOSED	1,820 +/-
BUILDING HEIGHT	13'-0" HIGH

AREA TO BE REZONED

VINYL COATED PROPOSED 5' HIGH CHAIN LINK FENCE

PROPOSED WOOD FENCE

CENTER LINE OF R/W LINE

BLDG SET BACK LINE

PLANTING STRIP

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.)

General Notes:

1. The Development of the site will be controlled by the standards depicted on this site plan by the standards of the City of Charlotte, NC zoning ordinances. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phases per section 6.2 of the Zoning Ordinance.
2. Screening will comply with the applicable standards set forth in section 12.309 of the City of Charlotte zoning ordinance.
3. 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 abutting properties.
4. Maximum building height shall be 20 feet.
5. The dumpsters will be screened by a 6' solid wood fence or a solid masonry with a solid wood gate.
6. 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 CDDOT.
7. A standard 2'-6" curb and gutter, associated storm drainage along with a 6' sidewalk, 8' feet planting strip with trees at 40'-feet O.C., sidewalk lighting, that will be fully shaded at 18 feet high maximum per City of Charlotte Ordinance, will be provided along Barrington Drive and Plaza rd. extension. Typical there will be an eight foot planting strip between curb and sidewalk, however, planting strip width may be reduced to protect existing trees along streets, with prior approval from urban forestry staff.
8. The sidewalk may meander and the planting width may vary to save trees 6" in caliper and larger.
9. No storm water detention in buffer or setbacks.
10. All the new utilities to be underground.
11. Signage will be permitted in accordance with applicable zoning standards.
12. 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.
13. There will be underground storm water detention system put in place.
14. The development will add approximately 3 students to the schools in this area.
15. All of the buildings may be moved provided that the 14-foot minimum setback is maintained.
16. The Developer will provide 10% tree savings of the existing trees on the site at Parcel A, B & C.
17. Developer to provide evergreen trees 8' 10" on center along the property lines that is abutting the single family lot that are not owned by the developer (petitioner). However, if the developer acquires any of those lots, then evergreen trees will not be required.
18. 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 regulate streets, sidewalks, trees, storm water, post construction controls, and site development, etc.) will apply to the development site. 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).
19. 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).
20. If adjacent property zoning changes, the buffer required for this property may be reduced to meet the proper requirement for that zoning criteria.

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2004-083

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MAR 17 2008

REHAB TO INSPIRATION
STATION CHILD DEVELOPMENT
6015 BARRINGTON DRIVE

ID # _____ CODE/ITEM # 041706SNTS

EXISTING SITE PLAN

REVISIONS:

NO.	DATE	DESCRIPTION
1	7/16/07	REHAB COMMENTS
2	10/16/07	REHAB COMMENTS
3	11/15/07	REHAB COMMENTS

DATE: 6-4-2007
SCALE: AS NOTED
DRAWN BY: HJJ
CHECKED BY: AVH
JOB NO. ---
CAD FILE: