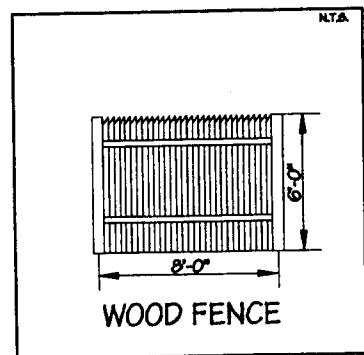


PETITION TO REZONE

FOR PUBLIC HEARING PETITION NO. 99-105
THIS PROPERTY AS R-8MF(CD)
GENERAL NOTES:

- BOUNDARY INFORMATION SHOWN HERE IS BASED ON A BOUNDARY SURVEY OF LOT 091-091-34 BY BRUCE E. CRAIG LAND SURVEYOR LICENSE L-3838 DATED NOVEMBER 13, 2000.
- BEARING BASIS: THE SOUTHERN MOST LINE OF THE SPENCER MEMORIAL METHODIST CHURCH PROPERTY, DB 1649 PG 227
- SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM FEMA FIRM MAP, COMMUNITY PANEL NUMBER 3701590009B
- PRESENT ZONING: R-5 PROPOSED ZONING: R-8MF(CD)
- SECURITY LIGHT NOT TO EXCEED 15' IN HEIGHT. SHIELDED NOT TO SHINE DIRECTLY INTO RESIDENTIAL PROPERTY OR ROADWAY.
- SIGNAGE MAY BE ON BUILDING WITH A MAXIMUM SIZE OF 24 SQ. FEET.
- 14 FOOT CLASS "C" BUFFERYARD IS REQUIRED AT THE WESTERN PROPERTY LINE AND ON THE LEFT SIDEYARD PROPERTY LINE.
- 7 FOOT CLASS "C" BUFFERYARD IS REQUIRED AT THE SOUTHEASTERN YARD PROPERTY LINE.
- 40% OF THE REQUIRED TREES WITHIN THE BUFFERYARD TO BE LARGE MATURING TREES.
- ALL TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES MEASURED 6 FEET ABOVE GROUND AT THE TIME OF PLANTING.
- 75% OF SHRUBS SHALL BE EVERGREEN AND AT LEAST 2 1/2 FEET TALL WHEN PLANTED HAVING AN AVERAGE HEIGHT OF 5 FT. TO 6 FT. TO BE EXPECTED AS NORMAL GROWTH WITHIN FOUR YEARS.
- 25 % OF ALL TREES WITHIN THE BUFFER SHALL BE EVERGREEN.
- SITE WILL COMPLY WITH REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE SECTION 12.502.
- THE EXISTING STRUCTURE WILL NOT BE INCREASED IN SIZE OR HAVE ANY FUTURE EXPANSION.
- THE PROPERTY WILL BE USED FOR A CHILD CARE CENTER FOR UP TO 50 CHILDREN. IF THE PROPERTY IS NOT DEVELOPED FOR THAT USE, USES PROVIDED IN THE R-5 ZONING DISTRICT WILL BE PERMITTED.
- THE ARCHITECTURE OF THE EXISTING STRUCTURE WILL REMAIN RESIDENTIAL IN CHARACTER.
- ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY



DUMPSTER ENCLOSURE

ZONING CODE SUMMARY

PROJECT NAME: IBEKWERE DAY CARE PHONE # 704-864-9197
OWNER: LILIAN IBEKWERE PHONE # 704-760-7787
PLANS PREPARED BY: DESIGN HAUS ARCHITECT, P.A. JURISDICTION: CHARLOTTE
ZONING: R-5 MAX. # OF CHILDREN = 50
PREVIOUS USE: DAY CARE MAX. # OF EMPLOYEES = 0
PROPOSED USE: DAY CARE
BUILDING HEIGHT: 10 FEET
BUILDING: 2,564 SQ. FT. STORIES: 1
GROSS FLOOR AREA: 2,564 SQ. FT.
NUMBER OF UNITS/BURTES: _____
TAX I.D.: 091-091-54 & 091-091-55

LOT SIZE: 1.08 SQ. FT. / ACRE

YARD REQUIREMENTS:
SETBACK (FK): 50 FT. FROM RAW FT. FROM CL. OF RAW
SIDE YARD (L): 10 FT. SIDE YARD (R): 5 FT.
REAR YARD: 40 FT.

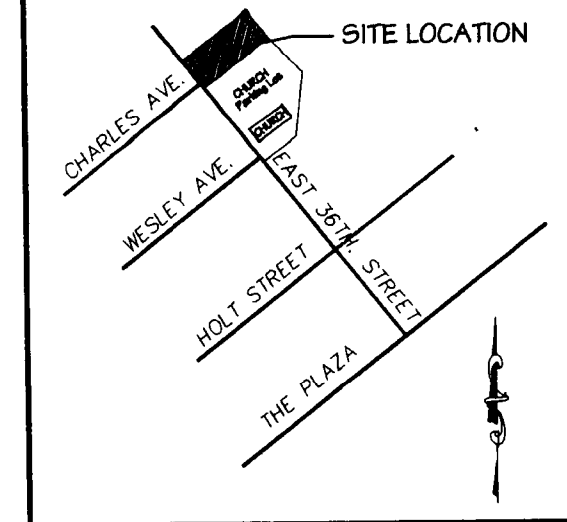
REQUIRED BUFFER:
FRONT: NO REAR: NO
SIDE (L): NO SIDE (R): NO

REQUIRED SCREENING:
FRONT: NO REAR: NO
SIDE (L): NO SIDE (R): NO

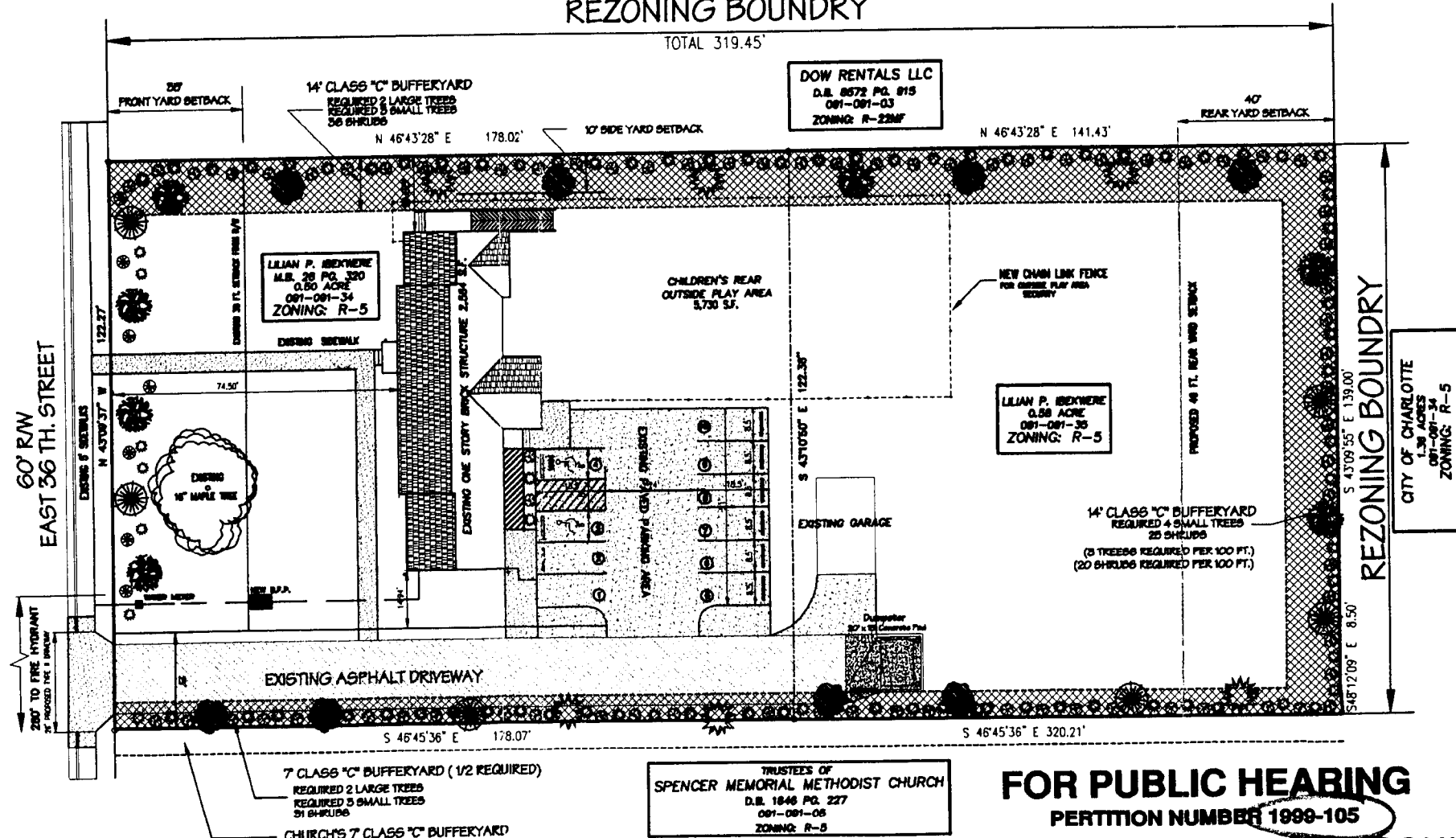
PARKING ONLY: NO
PAVEMENT COVERAGE: 3,120 SQ. FT. / ACRES
PROPERTY SIZE: 1.08 SQ. FT. / ACRES

PARKING DATA
REQUIRED: 10 PROVIDED: 10 HANDICAP: 2 1 SPACE PER 10 CHILDREN = 5
CARPOOL: 0 LOADING SP.: 0 COMPACT: 0 1 SPACE PER EMPLOYEE = 0

VICINITY MAP (NOT TO SCALE)



REZONING BOUNDARY



1 PROPOSED SITE PLAN
C-1 SCALE 1" = 20'-0"

99-105

FOR PUBLIC HEARING
PETITION NUMBER 1999-105

APPROVED BY CITY COUNCIL

DATE 3/17/03

Design Haus
Architect, P.A.
40 Odell School Road Suite 3
Concord, N.C. 28027
Ph.: (704) 795-7737
Fax: (704) 788-8990

CORPORATE SEAL

ARCHITECT SEAL

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IBEKWERE DAYCARE
965 EAST 36TH. STREET
CHARLOTTE, N.C. 28105

REV	DATE	DRAWN	DESCRIPTION
1	01-31-03	RDG	PER PLAN REVIEW

SHEET TITLE
FOR PUBLIC HEARING
PETITION NUMBER 1999-105

DRAWN	JCM/RDG	CHECKED	RDG	SHEET SIZE	24X36
APPROVED:				PLOT FACTOR:	PAPER
PROJECT:	12-2001	DATE:	09-13-02	CAD NAME:	12-C1
SCALE:	AS SHOWN				

DRAWING NUMBER
C-1