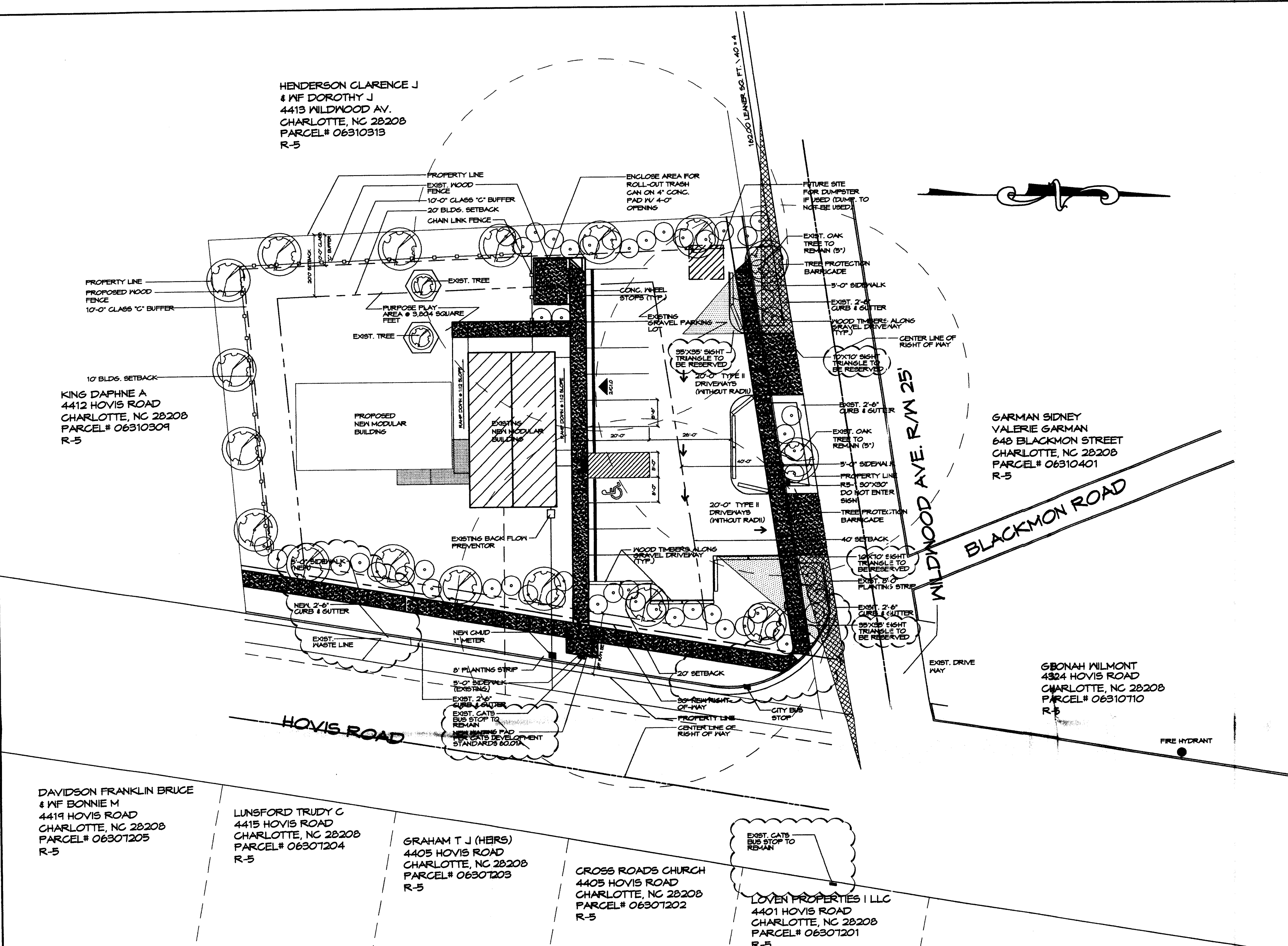
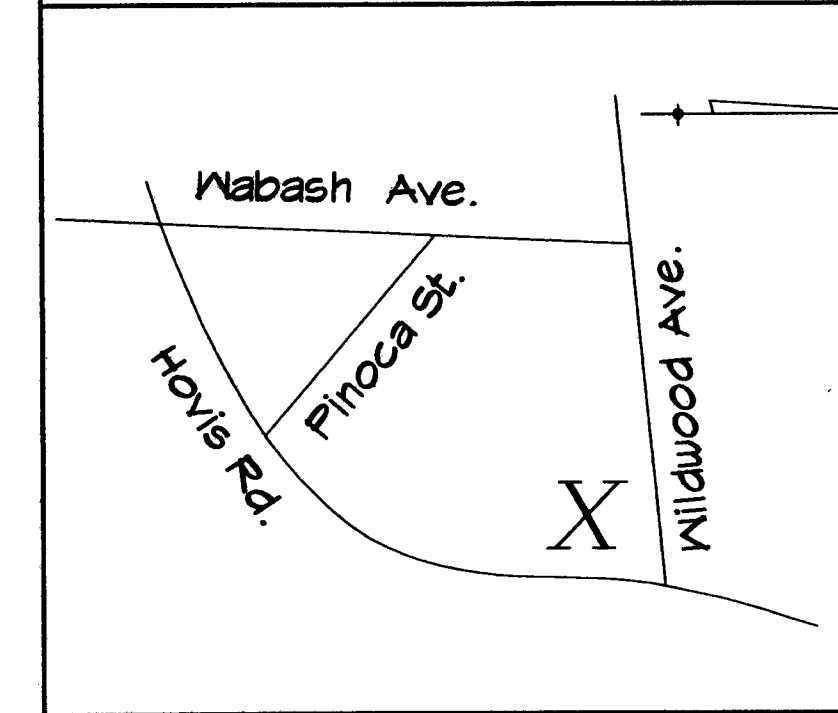


PARCEL-ID# 06310310
PARCEL-ID# 06310311

1319 N. Tryon St.
Tel: 704.333.1985
Fax: 704.379.7122
123 W. Main St., 2nd Fl.
Tel: 813.886.8300
Fax: 813.886.8300



1 SITE PLAN

SCALE: 1"=20'-0"

NOTE:
MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER, 8' TALL IF SINGLE STEM;
MINIMUM 8' TALL AND 3" DBH;
HANDMIM IF MULTISTEM, MARCH IS REQUIRED; STACKING GUYING IS OPTIONAL.

ALL STRIPPINGS AND TOP 2/3 OF FIRE 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 18-30" OFF BENCH & STORM DRAINAGE LINES; 10" OFF GAS WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.

IMPERVIOUS AREA = 8,550 SQ / 10,000
LANDSCAPE AREA = 17,250
TOTAL SITE AREA = 25,800
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. 1 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.

EXISTING ZONING	R5 & R5 MF (CD)
PROPOSED ZONING	R5 (CD)
UNUTILIZED USE	DAYCARE CENTER
TOTAL NUMBER OF CHILDREN	61
TOTAL NUMBER OF EMPLOYEES	5
PARKINGS REQUIRED	11
PARKINGS PROVIDED	11
SITE ACREAGE	.4
TYP. PARKING SPACE	8.5' X 19.5'
TYP. H/C PARKING SPACE	16' X 19.5'
PLAY AREA REQUIRED	2,069SQ. FT.
PLAY AREA PROVIDED	3,804 SQ FT
TOTAL SQUARE FOOTAGE PROPOSED BUILDINGS HEIGHT	1,820 +/- 18'-0" HIGH

- CONDITIONAL NOTES:**
- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCES.
 - BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - SCREENING SHALL COMPLY WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 12.309 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - PARKING SHALL MEET THE STANDARDS OF TABLE 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - THE ONLY USE WHICH SHALL BE ALLOWED SHALL BE A DAYCARE CENTER, OR SINGLE-FAMILY HOME.
 - SIGNS WILL COMPLY WITH THE ZONING ORDINANCE.
 - MINIMUM BUILDING HEIGHT SHALL BE 15 FEET.
 - BUFFERS SHOWN WILL NOT BE REDUCED IN WIDTH FROM THAT SHOWN.
 - THE DRIVEWAY CONNECTION WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE CDDT AND THE NCDOT.
 - THE SITE WILL COMPLY WITH SECTION 12.302 (CHILD CARE CENTERS) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - 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 CDDT.
 - EXISTING TREES IN BUFFER ARE TO REMAIN.
 - ADDITIONAL RIGHT OF WAY ALONG HOVIS RD WILL BE CONVEYED AND TIE TO THE BOUNDARY OF A BUILDING PERMIT 35'-0" FEET FROM CENTER LINE OF ROAD PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.
 - A STANDARD 2'-6" CURB AND GUTTER, ASSOCIATED STORM DRAINAGE AND 8" SIDEWALK AND 8" FEET PLANTING STRIP ALONG HOVIS ROAD WILL BE PROVIDED ALSO REQUIRED ALONG WILWOOD 4'-0" WALK 8'-0" PLANTING STRIP.
 - IF ADJACENT PROPERTY ZONING CHANGES, THE BUFFER REQUIRED FOR THIS PROPERTY MAY BE REDUCED TO MEET THE PROPER REQUIREMENT FOR THAT ZONING CRITERIA.
 - THE MINIMUM TREE SIZE AT THE PLANTING STRIP IF SINGLE STEM IS TO BE 8'-0" FT.

17. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICES, AND APPROPRIATE DESIGN MANUALS WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 8, 12, 11, 18, 14, 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, POLICES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW SUBMISSION. THE STRICTER CONDITION OR STANDARD REQUIREMENTS SHALL APPLY.

18. THE EXISTING PARKING AND MANEUVERING WITHIN THE 40-FOOT SETBACK WILL BE GRANDFATHERED.

- GENERAL NOTE:**
- THE PROPOSED DEVELOPMENT WILL CREATE APPROXIMATELY 8,550 SF. OF IMPERVIOUS SURFACE AREA WHICH IS LESS THAN THE MINIMUM 20,000 SF. OF IMPERVIOUS SURFACE FOR STORM WATER DETENTION REQUIRED. THEREFORE, NO STORM DETENTION FACILITIES ARE PROPOSED.
 - THE PROPOSED BUILDING SHALL BE USED AS DAY CARE AND IT WILL BE ARCHITECTURALLY COMPATIBLE WITH RESIDENTIAL ROOFING.
 - PLAY SPACE CANNOT BE LOCATED WITHIN BUFFER OR SETBACKS/YARDS.
 - BLACK VINYL COATED CHAIN LINK FENCE MUST BE LOCATED OUTSIDE OF BUFFER SCREENED FROM PUBLIC STREET.
 - CONTRACTOR TO PROVIDE HOOD TIMBERS ALONG THE PERIMETER OF THE PARKING LOT EXCEPT AT THE ENTRANCE AND EXIT.
 - THE SIDEWALK MAY MEANDER AND THE PLANTING WIDTH MAY VARY TO SAVE TREES IF IN CALIPER AND LARGER.
 - THERE WILL NOT BE A DUMPSTER USED. THE OWNER WILL USE ROLL OUT CITY GARBAGE CANS.
 - CONTRACTOR TO SLOPE SIDE WALK ABOVE GRADE OVER EXISTING TREE ROOT SYSTEM.
 - 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 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.G.
- TYPE OF SHRUBS TO BE USED
1. DRAWN BURFORD HOLLY

APPROVED BY
CITY COUNCIL
JAN 22 2007

JOHNSON MINI
SCHOOL CHILD CARE
4400 HOVIS ROAD
CHARLOTTE, NC
ID # _____ CODE/ITEM # 041706SNTS

NO.	DATE	DESCRIPTION

DATE: 10-5-2007
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO. _____
CAD FILE

2 GENERAL NOTES & LEGEND

SCALE: 1"=20'-0"

FOR PUBLIC HEARING
PETITION # 2007-147

C0100