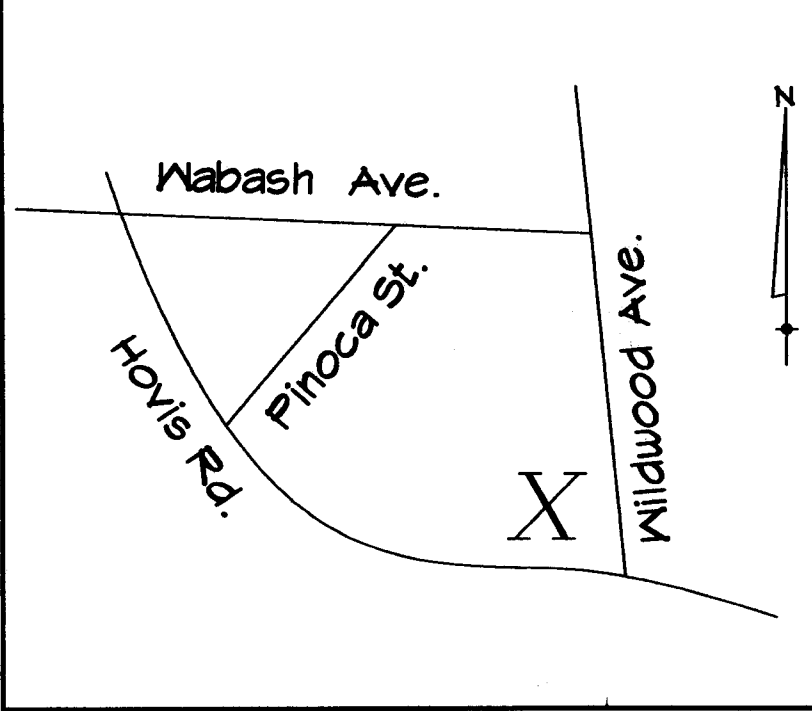
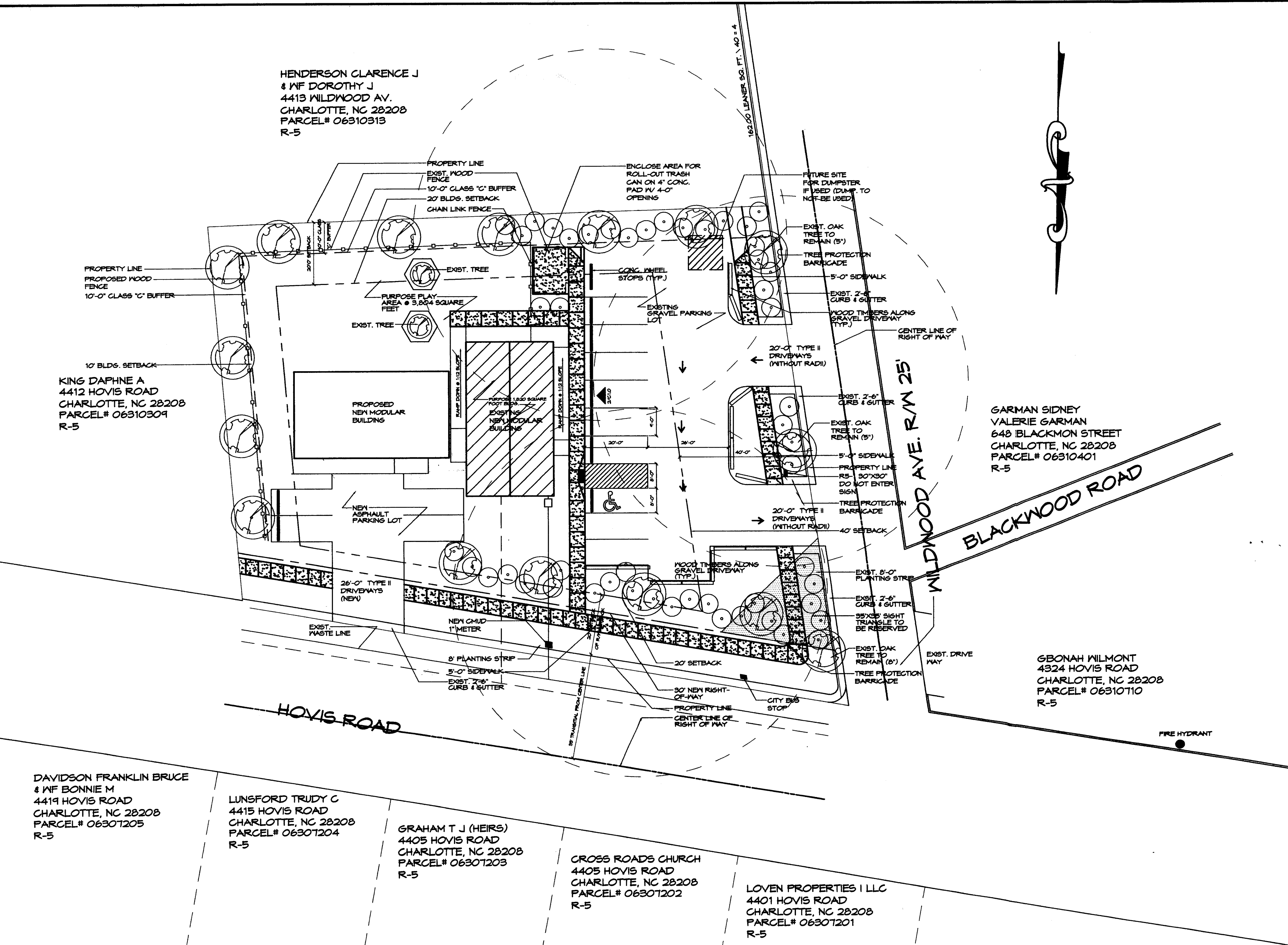


PARCEL-ID# 06310310
PARCEL-ID# 06310311



PETITION # 2007-000

2007-147



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 STEMS MAXIMUM IF MULTISTEM. MULCH IS REQUIRED; STACKING CUTS IS OPTIONAL.

ALL STRIPPING 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 = 0,850 SQ / 10,000 LANDSCAPE AREA = 11,030 TOTAL SITE AREA = 28,289 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.

SITE DATA PARCEL-ID#	
EXISTING ZONING	RS & RD MF (CD)
PROPOSED ZONING	INST (CD)
PROPOSED USE	DAYCARE CENTER
UNINTENDED USE	DAYCARE CENTER
TOTAL NUMBER OF CHILDREN	61
TOTAL NUMBER OF EMPLOYEES	8
PARKING PROVIDED	11
SITE ACREAGE	1.21
TYP. PARKING SPACE	8.5' X 19.5'
TYP. H/V PARKING SPACE	16' X 19.5'
PLAY AREA REQUIRED	2,068SQ. 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 750' OF THE MOST REMOTE POINT OF A BUILDING AS TRUCK TRAVELS. (NEAREST FIRE HYDRANT IS APPROX. 300' AWAY FROM THE PROPERTY.)

CONDITIONAL NOTES:

- 1.) 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.
- 2.) BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 3.) SCREENING WILL CONFORM WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 4.) PARKING SHALL MEET THE STANDARDS OF TABLE 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 5.) THE ONLY USE WHICH SHALL BE ALLOWED SHALL BE A DAYCARE CENTER OR A SINGLE-FAMILY HOME.
- 6.) SIGNAGE SHALL CONFORM TO CHAPTER 15 OF THE CITY OF CHARLOTTE ZONING ORDINANCE LIMIT TO 4' IN HEIGHT AND 52 SQ. FT. MAX.
- 7.) MAXIMUM BUILDING HEIGHT SHALL BE 13 FEET.
- 8.) BUFFERS SHOWN WILL NOT BE REDUCED IN WIDTH FROM THAT SHOWN.
- 9.) THE DRIVEWAY CONNECTION WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE CDOT AND THE NCDOT.
- 10.) THE SITE WILL COMPLY WITH SECTION 12.302 (CHILD CARE CENTER) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 11.) ALL PROPOSED TREES, FENCES AND SIGNS WILL NOT INTERFERE WITH 35'X35' SIGHT TRIANGLE AT THE ENTRANCE OF THE SITE. ANY FENCE REQUIRING A CERTIFICATE WILL BE OBTAINED FROM THE CDOT.
- 12.) EXISTING TREES IN BUFFER ARE TO REMAIN.
- 13.) 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.
- 14.) A STANDARD 2'-6" CURB AND GUTTER, ASSOCIATED STORM DRAINAGE AND 5' SIDEWALK AND 5' FEET PLANTING STRIP ALONG HOVIS ROAD WILL BE PROVIDED ALSO REQUIRED ALONG WILDMOOD 4'-0" WALK 8'-0" PLANTING STRIP.
- 15.) IF ADJACENT PROPERTY ZONING CHANGES, THE BUFFER REQUIRED FOR THIS PROPERTY MAY BE REDUCED TO MEET THE PROPER REQUIREMENT FOR THAT ZONING CATEGORY.
- 16.) THE MINIMUM TREE SIZE AT THE PLANTING STRIP IF SINGLE STEM IS TO BE 2'-FOOT

GENERAL NOTE

- 1.) THE PROPOSED DEVELOPMENT WILL CREATE APPROXIMATELY 8,850 SF. OF IMPERVIOUS SURFACE AREA, PITCH IS LESS THAN THE MINIMUM 20,000 SF. OF IMPERVIOUS SURFACE FOR STORM WATER DETENTIONS REQUIRED. THEREFORE, NO STORM DETENTION FACILITIES ARE PROPOSED.
 - 3.) THE PROPOSED BUILDING SHALL BE USED AS DAY CARE AND IT WILL BE ARCHITECTURALLY COMPATIBLE WITH RESIDENTIAL ROOFING.
 - 4.) PLAY SPACE CANNOT BE LOCATED WITHIN BUFFER OR SETBACKS/YARDS.
 - 5.) BLACK VINYL COATED CHAIN LINK FENCE MUST BE LOCATED OUTSIDE OF BUFFER SCREENED FROM PUBLIC STREET
 - 6.) CONTRACTOR TO PROVIDE WOOD TIMBERS ALONG THE PERIMETER OF THE PARKING LOT EXCEPT AT THE ENTRANCE AND EXIT.
 - 7.) THE SIDEWALK WAY MEANDER AND THE PLANTING WIDTH MAY VARY TO SAVE TREES 6" IN CALIPER AND LARGER.
 - 8.) THERE WILL NOT BE A DUMPSTER USED. THE OWNER WILL USE ROLL OUT CITY GARBAGE CANS
 - 9.) CONTRACTOR TO SLOPE SIDE WALK ABOVE GRADE OVER EXISTING TREE ROOT SYSTEM
- 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.C.
- TYPE OF SHRUBS TO BE USED
1. DWARF BURFORD HOLLY

2 GENERAL NOTES & LEGEND

SCALE: 1"=20'-0"

WANDA JOHNSON
CHILD CARE CENTER
4400 HOVIS ROAD
CHARLOTTE, NORTH CAROLINA

CAD FILE:	
REVISIONS:	--
Submitted:	--
SCALE:	AS NOTED
DRAWN BY:	HJJ
CHECK BY:	HJJ
DATE:	08-27-07
JOB NO.	000000

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