THOMAS C. WALLS 2224 WEST BOULEVARD BLOCK A CHARLOTTE, N.C. 28208 W.J. McCOMBS TAX NUMBER: 117-061-19 M.B. 5, PG 31 PROPOSED PLAYORIOUND AREA LOT 6 CLASS C / BUFFER W/FENCE HEAT & AIR SETTBACK PROPOSED BUILDING; AREA: 2480 SQ. FT.. ESTELL MAYFIELD MRS. WADDELL BY ENT. P.O. BOX 30772 CHARLOTTE, N.C. 28230 TAX NUMBER: 117-061-17 30' FUTURE SETBACK LINE PROPOSED SHRUBS & TREEES

SCREENING AS PER
SECTION 12.303 30' ZONING SETBACK LINE 4.0 CONC. WALK C SEWER LINE

SEWER LINE

SEWER LINE

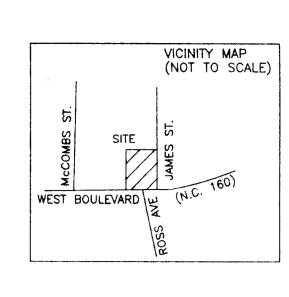
SANITARY SEWER MANHOLE

MANHOLE

SANITARY SEWER MANHOLE WEST BOULEVARD (N.C. 160) FIRE HYDRANT (64' PUBLIC R/W))SS (R/W

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
FEBRUARY 26, 1982





CURRENT USE: VACANT

PROPOSED USE: CHILD DAYCARE
50 CHILDREN (1 PARKING SPACES PER 10 CHILDREN) = 5 SPACES 5 EMPLOYEES (1 PARKING SPACES PER EMPLOYEE) = 5 SPACES

= 10 REQUIRED SPACES

PLANNED PARKING: 11 REG. PARKING SPACES 1 HANDICAP PARKING SPACES 12 TOTAL PARKING SPACES PROVIDED

10 PARKING SPACES REQUIRED

APPROXIMATE COMPLETION TIME OF PROJECT: OCT. 1995 (REVISED 05-05-95)

• GARBAGE COLLECTION WILL BE THROUGH PRIVATE CONTRACTOR. • PLAN FOR GARBAGE DISPOSAL APPROVED BY RUSSELL H. STEPP, JR., MECKLENBURG COUNTY HEALTH DEPT.

TRASH WILL BE DEPOSITED AND COLLECTED TROUGH GATE OPENING TO STREET. THERE WILL BE NO ACCESS TO TRASH CONTAINERS THROUGH PLAYGROUND AREA.

PRESENT ZONING IS R-8 PROPOSED ZONING IS R-8MF (CD)

ANY PLANTINGS WITHIN THE SIGHT TRIANGLE AREAS AT DRIVE AND AT INTERSECTION OF JAMES STREET AND WEST BOULEVARD WILL NOT OBSTRUCT SIGHT DISTANCES.

SITE WILL CONFORM TO ANY DRIVEWAY PERMIT, FENCE OR WALL CONSTRUCTION PERMITS OR CERTIFICATIONS OR RIGHT-OF-WAY ENCROACHMENT AGREEMENTS AS REQUIRED BY CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION.

APPROVED BY CITY COUNCIL

LEGEND E.I.P. . . . EXISTING IRON PIN N.I.P. . . . NEW IRON PIN

R/W . . . RIGHT-OF-WAY
R.C.P. . . REINFORCED CONCRETE PIPE

NO N.C.G.S. MONUMENT WITHIN 2,000 FEET OF SUBJECT PROPERTY.

TOTAL AREA: 16,456 SQ.FT. OR 0.379 ACRE

05-30-95-REVISE TO SHOW DEDICATION NOTE.

AS FOR PUBLIC HEARING

PETITION NO. 95-51

01-30-95

REVISIONS SITE PLAN FOR RE-ZONING FOR 02-01-95 CDOT REVIEW R.E. GODDARD ANN KNOX 05-04-95 CDOT REVIEW LOTS 7 AND 8, W.M. McCOMBS PROPERTY R.E. GODDARD CHARLOTTE, NORTH CAROLINA

05-08-95 AS PER COMMENTS FROM M.C. McCULLOUGHS CHARLOTTE-MECKLENBURG PLANNING. MAP BOOK 332-463 DEED REF: 2821-12 TAX NUMBER: 117-061-18 05-08-95 AS PER COMMENTS R.B. PHARR & ASSOCIATES, P.A. FROM SANDY CRUMP, ENGINEERING & PROPERTY MANAGEMENT. SURVEYING & MAPPING 05-26-95-REVISE BLDG. AND 1900 E. SEVENTH STREET CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

1"=30'

JOB NUMBER: 35129A

W-1708

NOTE: WEST BOULEVARD IS A MAJOR THOROUGHFARE WITHIN ROUTE 4 REQUIRING A MINIMUM OF 80 FEET OF RIGHT-OF-WAY. THE DEVELOPER WILL DEDICATE RIGHT-OF-WAY TO MEET THIS REQUIREMENT. THIS BEING 40 FEET FROM THE

STANDARD 2'6" CURB & GUTTER AND 4' SIDEWALK WILL BE

INSTALLED ALONG THE PROPERTY FRONTAGE ON JAMES STREET.

CENTERLINE OF THE ROADWAY.

THERE WILL BE NO OUTDOOR ACTIVITIES AFTER SUNDOWN.

NOTE: PLAYGROUND AREA AS PROVIDED ON PLANS MEETS STATE REQUIREMENTS. NO MORE THAN 1/2 OF THE CHILDREN ENROLLED WILL USE THE PLAYGROUND AREA AT THE SAME TIME.

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PRIVACY FENCES ARE TO BE CONSTRUCTED AS PER SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE

PRIVACY FENCES TO BE CONSTRUCTED 6' HIGH, WITH VERTICAL WOODEN SLATS APPROXIMATELY 4" WIDE WITH NO GAP BETWEEN SLATS. THE FINISHED SIDE WILL FACE ADJACENT PROPERTIES.

ALL TREES & SHRUBS WILL COMPLY WITH TREE ORDINANCE LARGE MATURING TREES - 40 FT. SPACING
SMALL MATURING TREES - 30 FT. SPACING (UNDER POWER LINES) ALL TREES ARE 2" CALIPER MINUMUM.

ALL SHRUBS PLANTED IN SIGHT TRIANGLE AREAS TO COMPLY WITH CITY ORDINANCE AND TO BE MAINTAINED SO AS NOT TO OBSTRUCT SIGHT DISTANCES.

NO TOPOGRAPHIC SURVEY WAS DONE BY R.B. PHARR & ASSOCIATES, P.A. CONTOUR INFORMATION WAS TAKEN FROM TOPOGRAPHIC MAP FOR THE CITY OF CHARLOTTE, SHEET NUMBER 34.