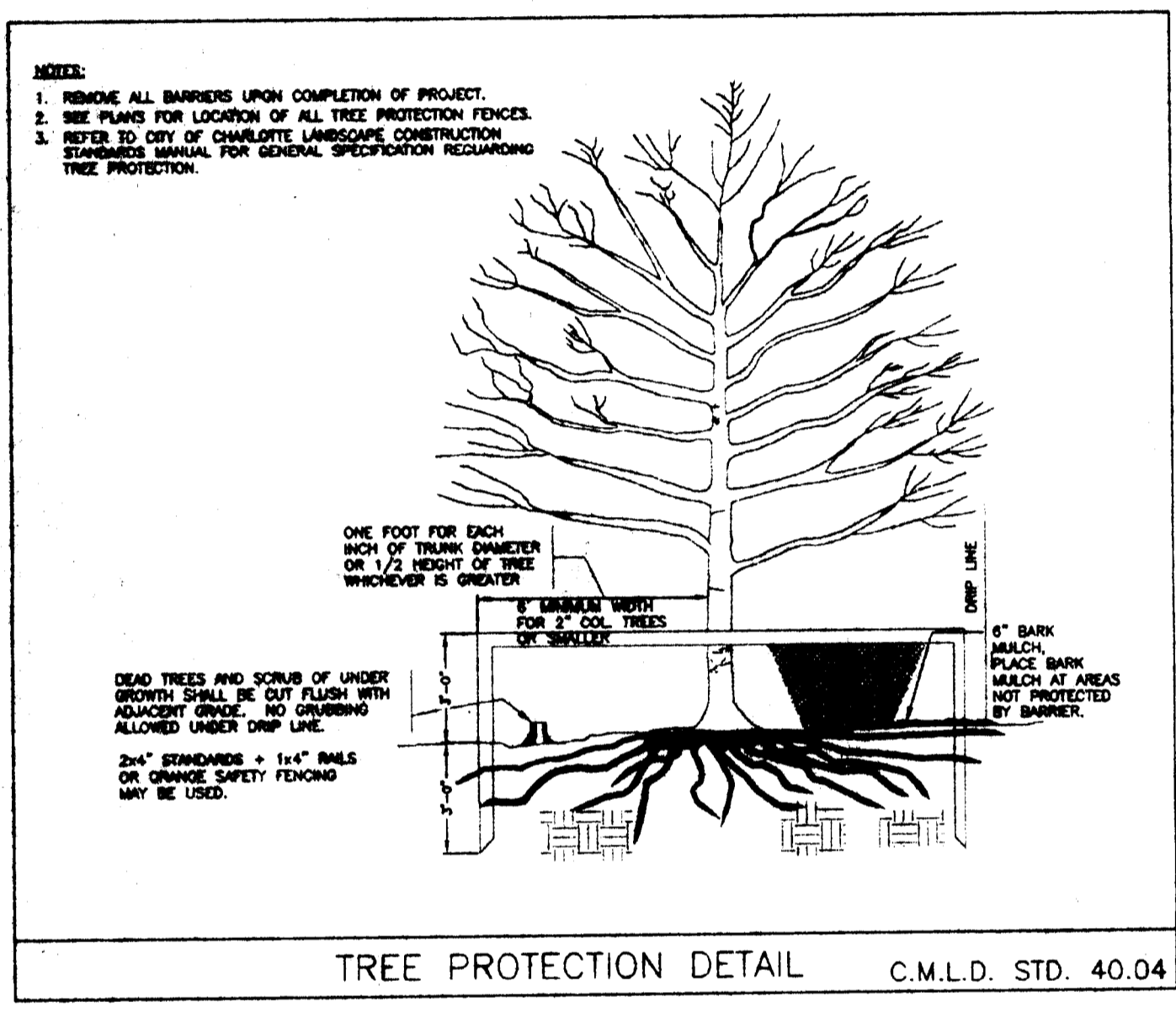


BOBBY E. FERRELL
& wife CAROLEEN
163 MCCORD ST.
CHARLOTTE, NC 28216
DEED 5523-657
TAX#: 039-193-11
ZONING: R4

SITE DATA:
TAX PARCEL #: 039-193-10
TOTAL PARCEL AREA: 3.993 acres
PARCEL AREA SUBJECT TO RE-ZONING: 2.000 acres
EXISTING ZONING: R-4
PROPOSED CONDITIONAL ZONING: R-BMF(CD) (2.000 ACRES ONLY)
PROPOSED USE: CHILD CARE CENTER
PROPOSED NUMBER OF CHILDREN (MAX.): 100
EXISTING BUILDING SQUARE FOOTAGE (USEABLE): 1,600 sq. ft.
PROPOSED BUILDING SQUARE FOOTAGE (USEABLE): 2,500 sq. ft.
PARKING SUMMARY
ORDINANCE REQUIRED PARKING: (per sec. 12.204, table 12.202):
1sp/10 children + 1sp/employee= approx. 20 spaces (min.)
PROVIDED PARKING: 24 spaces & 1 HC space
R-BMF SETBACK & BUFFER REQUIREMENTS (per sec. 9.304)
MINIMUM FRONT SETBACK: 30 ft.
MINIMUM SIDE YARD SETBACK: 10 ft.
MINIMUM REAR YARD SETBACK: 40 ft.
REQUIRED CLASS "C" BUFFER WIDTH(per sec. 12.302): 13.5' w/PRIVACY FENCE;
18' w/o FENCE
NOTE: BUFFER REQUIREMENTS ARE BASED ON USEABLE ACREAGE (AREA OUTSIDE RIGHT-OF-WAYS).
PETITIONER: GAIL DAWKINS
6225 CHERRY CREST LN.
CHARLOTTE, NC 28217

LEGAL DESCRIPTION-PORTION OF PROPERTY SUBJECT TO REZONING
BEING A PARCEL OF LAND IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING A PORTION OF THE PROPERTY CONVEYED TO ROBERT R. KUYKENDAU BY DEED RECORDED IN DEED BOOK 8851 AT PAGE 814 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EASTERN RIGHT-OF-WAY MARGIN OF OAKDALE ROAD (P.O.B.), SAID POINT OF BEGINNING BEING LOCATED S 11°54'52" W 1049.57 FEET FROM THE CENTERLINE INTERSECTION OF PEACHTREE ROAD AND OAKDALE ROAD; THENCE WITH THE NEW EASTERN RIGHT-OF-WAY MARGIN OF OAKDALE ROAD THE FOLLOWING THREE CALLS:
1. N 24°09'50" E 102.68 FEET TO A POINT;
2. WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING RADIUS 9024.23 FEET AND ARC LENGTH 153.72 FEET, SAID ARC BEING SUBTENDED BY CHORD BEARING N 23°57'55" E AND HAVING LENGTH 153.72 FEET TO A POINT;
3. WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING RADIUS 1136.74 FEET AND ARC LENGTH 102.97 FEET, SAID ARC BEING SUBTENDED BY CHORD BEARING N 21°58'27" E AND HAVING LENGTH 102.93 FEET TO A POINT IN THE SOUTHERN MARGIN OF A 190 FOOT WIDE DUKE POWER TRANSMISSION LINE RIGHT-OF-WAY;
THENCE WITH THE SAID SOUTHERN DUKE POWER RIGHT-OF-WAY MARGIN S 54°57'41" E 274.09 FEET TO A POINT IN THE WESTERN PROPERTY LINE OF THE TRUSTEES OF HOSKINS AVENUE CHURCH OF GOD, DEED RECORDED IN DEED BOOK 3855 AT PAGE 598 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY; THENCE WITH THE SAID WESTERN LINE OF HOSKINS AVENUE CHURCH OF GOD S 22°00'00" W 286.26 FEET TO AN EXISTING IRON PIN; THENCE WITH THE NORTHERN PROPERTY LINE OF SAID HOSKINS AVENUE CHURCH OF GOD N 70°17'37" W 276.35 TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 2.000 ACRES ALL AS SHOWN ON A SURVEY BY JACK R. CHRISTIAN AND ASSOCIATES DATED MARCH 15, 1999.

TRUSTEES OF HOSKINS AVENUE CHURCH OF GOD
729 N. HOSKINS AVE.
CHARLOTTE, NC 28216
DEED 3655 P.598
TAX#: 039-193-31
ZONING: R4



EARL B. TURBYFILL
& wife MARY A.
122 MCCORD ST.
CHARLOTTE, NC 28216
DEED 3482-013
TAX#: 039-193-02
ZONING: R4

EVELYN G. JONES BY ENTIRETY
818 OAKDALE RD.
CHARLOTTE, NC 28214
DEED 2668-471
TAX#: 039-193-08
ZONING: R4

NATHAN J. MULLIS
815 OAKDALE RD.
CHARLOTTE, NC 28216
TAX#: 035-041-05
ZONING: R4

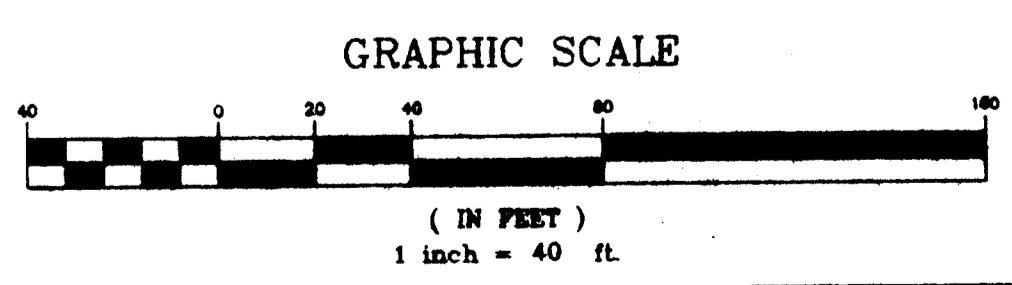
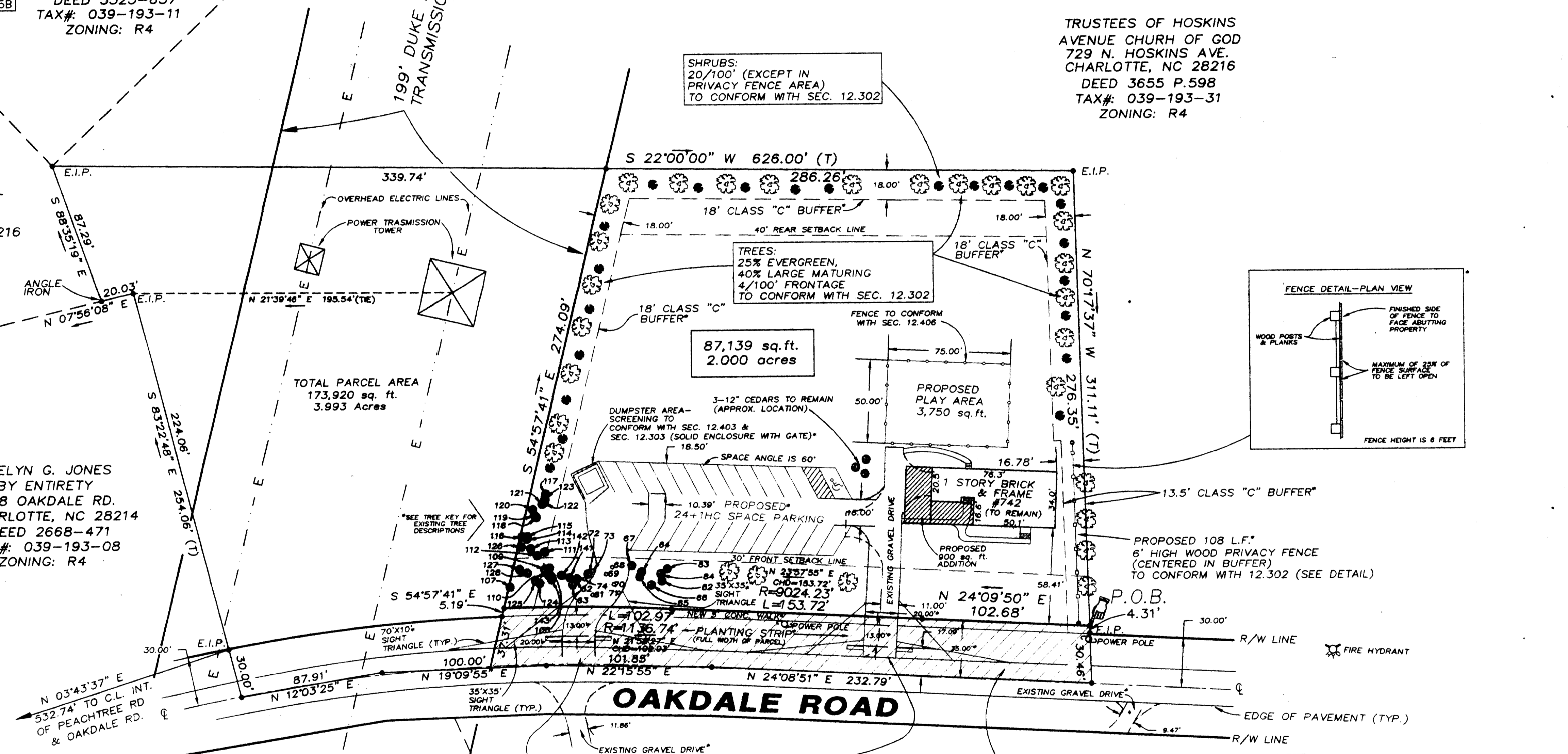
RAYFORD COOK LOVE
745 OAKDALE RD.
CHARLOTTE, NC 28216
TAX#: 035-041-04
ZONING: R4

EXISTING TREE KEY

TREE NUMBER	TREE TYPE
81	10" PINE
82	4" ELM
83	10" PINE
84	8" ELM
85	5" ELM
86	4" ELM
87	5" GUM
88	4" GUM
89	5" GUM
90	10" PINE
91	8" PINE
92	10" PINE
93	6" GUM
94	4" ELM
95	4" ELM
96	14" GUM
97	4" DOUBLE DOGWOOD
98	8" ELM
99	14" GUM
100	8" PINE
101	8" PINE
102	4" PINE
103	12" PINE
104	7" PINE
105	10" PINE
106	8" PINE
107	5" GUM
108	5" GUM
109	9" PINE
110	11" PINE
111	5" GUM
112	5" GUM
113	5" GUM
114	5" GUM
115	5" GUM
116	5" GUM
117	5" GUM
118	5" GUM
119	16" GUM
120	5" POPLAR
121	9" GUM
122	5" BIRCH
123	8" PINE
124	10" PINE
125	12" PINE
126	7" TREE
127	5" CEDAR
128	11" PINE

NOTE: DIMENSION LISTED IS CHEST-HEIGHT DIAMETER.

- NOTES:**
- SITE DEVELOPMENT IS TO CONFORM WITH CITY OF CHARLOTTE ZONING ORDINANCE SECTION 12.502 AS A CHILD CARE CENTER.
 - CLASS "C" BUFFER (AS SHOWN) IS TO CONFORM WITH CITY OF CHARLOTTE ZONING ORDINANCE SECTION 12.302.
 - MAXIMUM BUILDING HEIGHT FOR SITE IS 40 FEET.
 - ALL SIGNS ON SITE ARE TO CONFORM WITH CHARLOTTE ZONING ORDINANCE SECTION 12.502.
 - SCREENING OF THE PARKING LOT FROM OAKDALE ROAD IS TO BE BY EVERGREEN TREES AND SHRUBS.
 - LIGHTING ON-SITE IS NOT TO EXCEED 20 FEET IN HEIGHT.
 - BUILDING ADDITION WILL BE ARCHITECTURALLY COMPATIBLE WITH THE EXISTING SINGLE FAMILY RESIDENCE.
 - PLAY SPACE WILL NOT BE LOCATED IN BUFFERS OR SETBACKS.
 - STORM WATER PONDS WILL NOT BE LOCATED WITHIN BUFFERS OR SETBACKS.
 - THE LOCATION OF DRIVEWAYS SHOWN IS SUBJECT TO CHANGE IN ORDER TO ALIGN WITH DRIVEWAYS ON THE OPPOSITE SIDE OF THE STREET AND COMPLY WITH CITY DRIVEWAY REGULATIONS AND THE CITY TREE ORDINANCE.
 - PROPOSED PLANTING SHOWN IS CONCEPTUAL ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND URBAN FORESTRY STAFF APPROVAL.
 - THE NUMBER AND TYPE OF TREES REQUIRED FOR THIS SITE WILL BE DETERMINED BY THE URBAN FORESTRY STAFF DURING LANDSCAPE PLAN REVIEW.
 - A PERMIT IS REQUIRED FROM THE URBAN FORESTRY STAFF IN ORDER TO REMOVE ANY EXISTING TREES 8" IN DIAMETER OR LARGER WHICH ARE LOCATED WITHIN THE SETBACK.
 - NEW/RECONSTRUCTED DRIVEWAYS MUST BE DROP CURB RAMP TYPE II DRIVEWAYS (WITHOUT RADIUS).
 - PARKING LOT IS TO BE SCREENED FROM OAKDALE ROAD BY EVERGREEN TREES AND SHRUBS AS DETERMINED BY THE URBAN FORESTRY STAFF DURING LANDSCAPE PLAN REVIEW.
 - EXISTING TREES TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION (SEE TREE PROTECTION DETAIL).



AREA DEDICATED AS RIGHT-OF-WAY
12,751 sq. ft.
0.293 acres

APPROVED BY CITY COUNCIL
DATE 5-17-99

039 193 10 PD
FOR PUBLIC HEARING-PETITION NO. 99-47*

CONDITIONAL RE-ZONING PLAN FOR
GAIL DAWKINS
742 OAKDALE ROAD
87,139 sq. ft.
2.000 acres

CITY OF CHARLOTTE
MECKLENBURG COUNTY

NORTH CAROLINA

JACK R. CHRISTIAN & ASSOCIATES
-SURVEYING-
PHONE (704) 332-4763 FAX (704) 376-0127
811 CENTRAL AVE. SUITE #6 CHARLOTTE, NORTH CAROLINA

REVISIONS:

DATE	BY	DESCRIPTION
03/15/99	KPA	PER COMMENTS: COOTR.G., E&P(A.C.), P&C(M.) (NOTE: CHANGES TO DRAWING ARE MARKED BY ASTERISK)
03/28/99	JRC	FILE NAME: OAKDALE742A SCALE: 1"=40' DATE: MARCH 15, 1999

