

CONDITIONAL NOTES

- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DERIVED 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 WILL CONFORM WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- PARKING EXCEEDS THE STANDARDS OF TABLE 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- THE ONLY USE WHICH SHALL BE ALLOWED SHALL BE A DAYCARE CENTER IF SITE IS NOT DEVELOPED AS A DAYCARE. IT MAY BE DEVELOPED UNDER THE R-4 DISTRICT STANDARDS.
- SIGNAGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- MAXIMUM BUILDING HEIGHT SHALL BE 25 FEET.
- THE DUMPSTER WILL BE SCREENED BY A 6" SOLID WOOD FENCE WITH A SOLID WOOD GATE.
- THE DRIVEWAY CONNECTION WILL BE SUBJECT TO REVIEW AND APPROVAL BY CDOT AND NCDOT.
- THE SITE WILL COMPLY WITH SECTION 12.502(CHILD CARE CENTER) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- A STANDARD 2"-6" CURB AND GUTTER, ASSOCIATED STORM DRAINAGE AND 5' WIDE SIDEWALK ALONG PACKARD STREET WILL BE PROVIDED.
- ALL PROPOSED TREES, FENCES AND SIGN WILL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE OF THE SITE. ANY FENCE REQUIRING A CERTIFICATE WILL BE OBTAINED FROM CDOT.
- SHRUBS WILL BE PLANTED ALONG THE FENCE LOCATED IN FRONT SETBACK.
- THE CLASS "C" BUFFER INDICATED ALONG NORTHERN BOUNDARY IS A REDUCED BUFFER.
- BUILDING WILL HAVE A RESIDENTIAL CHARACTER THROUGH THE USE OF RESIDENTIAL BUILDING MATERIALS WITH PITCHED ROOF.
- NO "WALK PAK" TYPE LIGHTING WILL BE ALLOWED.
- NO STORM WATER DETENTION WILL BE ALLOWED WITHIN THE SETBACK ALONG PACKARD STREET OR BUFFERS.
- PLAY SPACE AND BUILDINGS WILL NOT BE LOCATED WITHIN THE RAILROAD RIGHT-OF-WAY.

SITE DATA

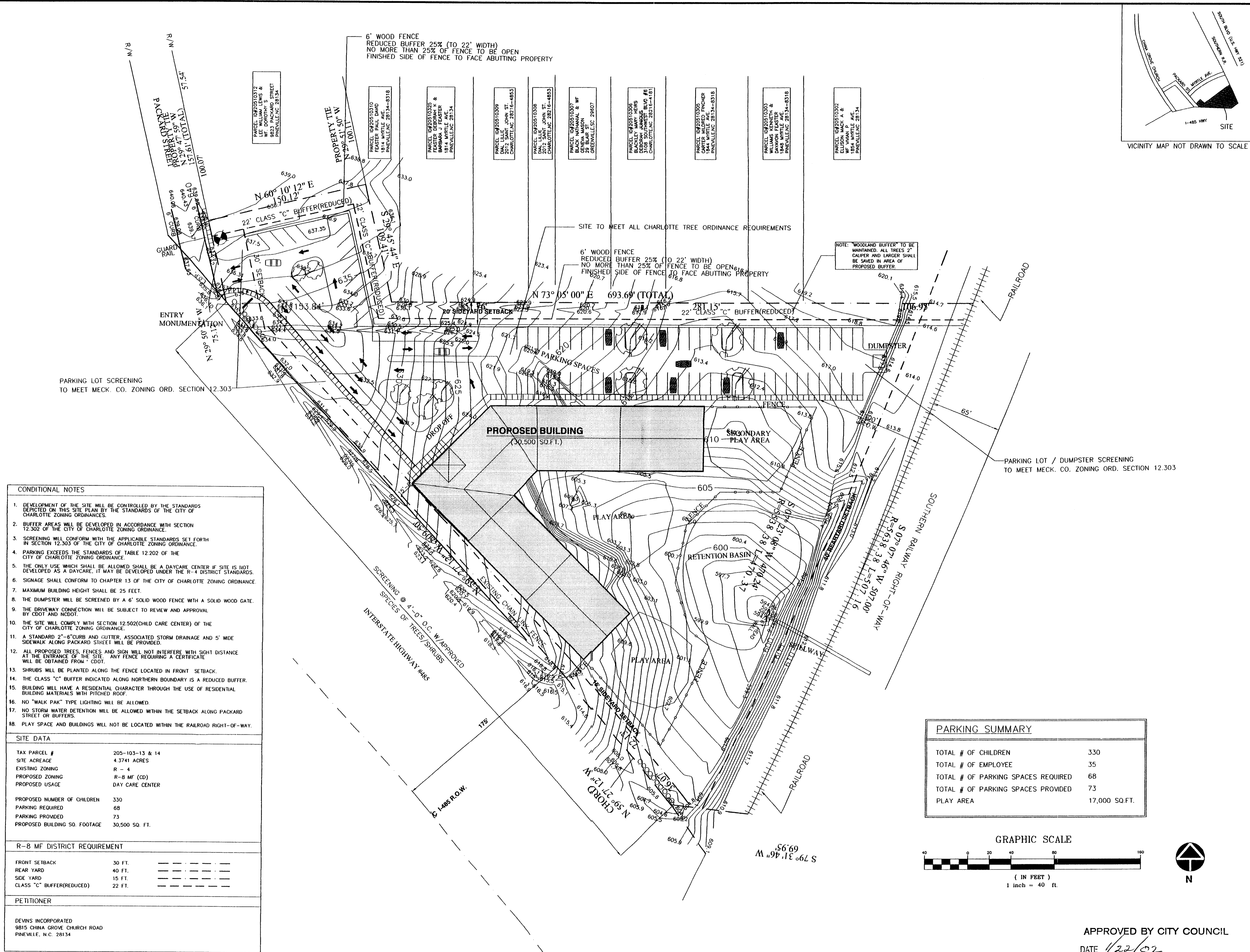
TAX PARCEL #	205-103-13 & 14
SITE ACREAGE	4.3741 ACRES
EXISTING ZONING	R - 4
PROPOSED ZONING	R-8 MF (CD)
PROPOSED USAGE	DAY CARE CENTER
PROPOSED NUMBER OF CHILDREN	330
PARKING REQUIRED	68
PARKING PROVIDED	73
PROPOSED BUILDING SQ. FOOTAGE	30,500 SQ. FT.

R-8 MF DISTRICT REQUIREMENT

FRONT SETBACK	30 FT.	---
REAR YARD	40 FT.	---
SIDE YARD	15 FT.	---
CLASS "C" BUFFER(REDUCED)	22 FT.	---

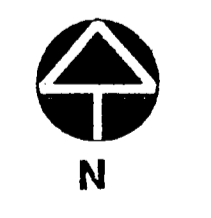
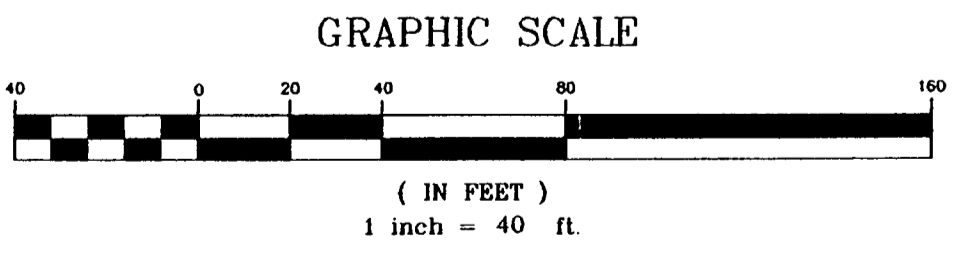
PETITIONER

DEVINS INCORPORATED
9815 CHINA GROVE CHURCH ROAD
PINEVILLE, N.C. 28134



PARKING SUMMARY

TOTAL # OF CHILDREN	330
TOTAL # OF EMPLOYEE	35
TOTAL # OF PARKING SPACES REQUIRED	68
TOTAL # OF PARKING SPACES PROVIDED	73
PLAY AREA	17,000 SQ.FT.



APPROVED BY CITY COUNCIL
DATE 1/22/02

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PRECIOUS CHILD ACADEMY
PACKARD STREET
CHARLOTTE, NORTH CAROLINA 28216

CAD FILE:

REVISIONS:	--
SCALE:	AS NOTED
DRAWN BY:	AMS
CHECK BY:	AVH & TM
DATE:	09-19-01
JOB NO.	D102220