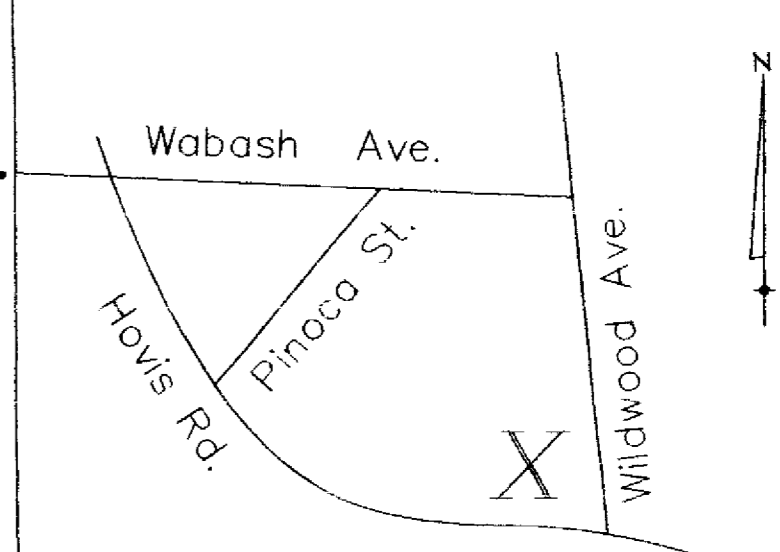
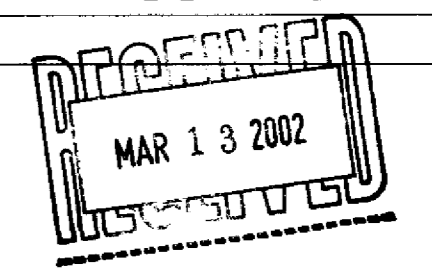


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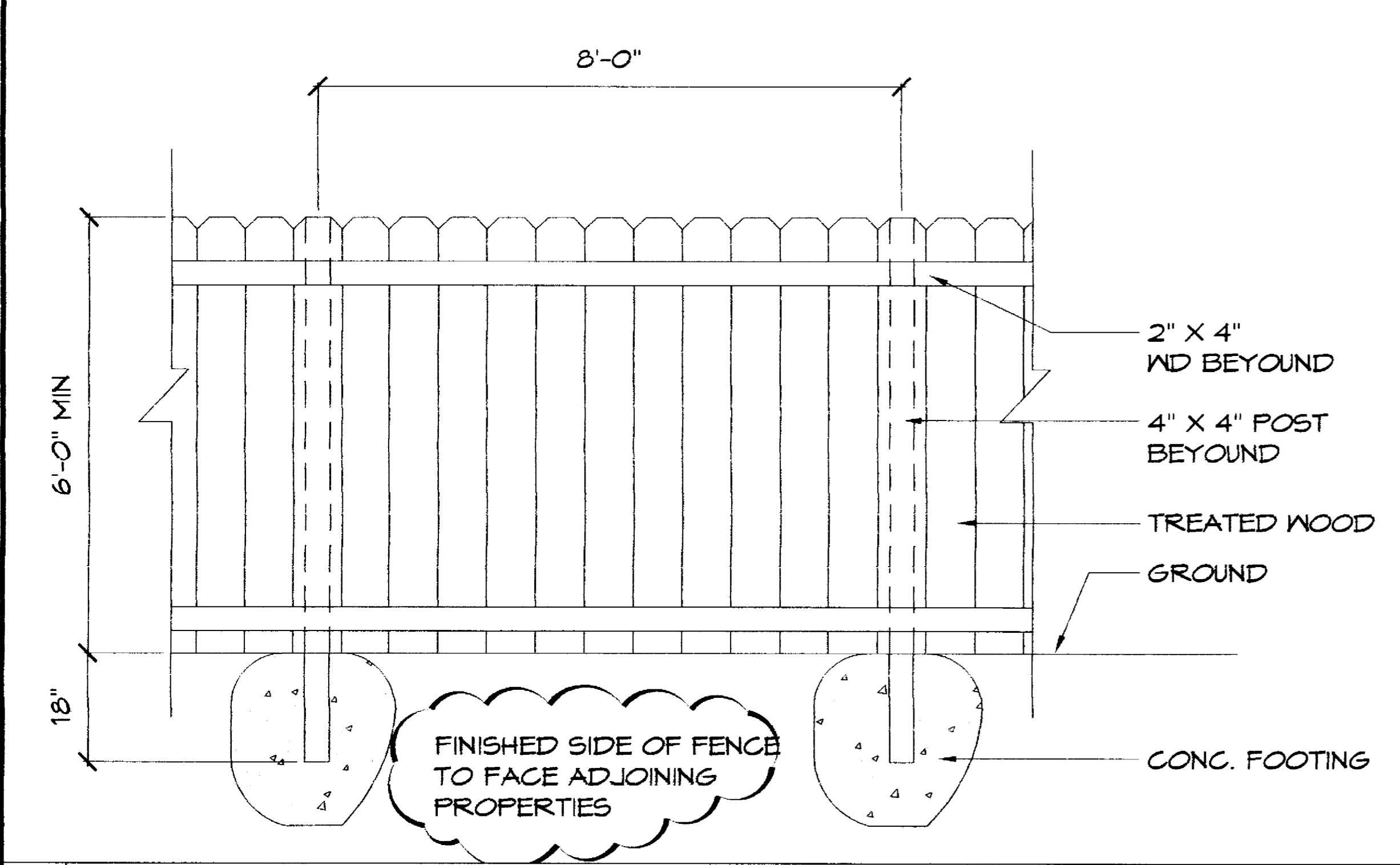
FOR PUBLIC HEARING
PETITION # 2002-28



APPROVED BY CITY COUNCIL
DATE 4/1/02

1 SITE PLAN SCALE: 20"=1'-0"

2 FRONT ELEVATION SCALE: 1/4"=1'-0"



3 FENCE ELEVATION SCALE: NTS

GENERAL 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 12.202 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 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE LIMIT 10' 4" IN HEIGHT AND 32' 50" FT MAX.
- 7) MAXIMUM BUILDING HEIGHT SHALL BE 13 FEET.
- 8) BUFFERS SHOWN WILL NOT BE REDUCED IN WIDTH FROM THAT SHOWN BY THE CDOT AND THE WOOD.
- 9) THE DRIVEWAY CONNECTION WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE CDOT AND THE WOOD.
- 10) THE SITE WILL COMPLY WITH SECTION 12.502 (CHILD CARE CENTERS) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
- 11) 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 CDOT.
- 12) EXISTING TREES IN BUFFER ARE TO REMAIN.
- 13) ADDITIONAL RIGHT OF WAY ALONG HOVIS RD WILL BE CONVEYED AND TIE TO THE ISSUANCE OF A BUILDING PERMIT 12'-0" FEET FROM CENTER LINE OF ROAD PRIOR TO ISSUANCE OF CERTIFICATE 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 WILDWOOD 4'-0" WALK 8'-0" PLANTING STRIP.
- 15) IF ADJACENT PROPERTY ZONING CHANGES, THE BUFFER REQUIRED FOR THAT PROPERTY MAY BE REDUCED TO MEET THE PROPER REQUIREMENT FOR THAT ZONING CRITERIA.
- 16) THE MINIMUM TREE SIZE AT THE PLANTING STRIP IF SINGLE STEM IS TO BE 8"-100".

GENERAL NOTE:

- 1) THE PROPOSED DEVELOPMENT WILL CREATE APPROXIMATELY 8,850 SF OF IMPERVIOUS SURFACE AREA, WHICH IS LESS THAN THE MINIMUM 20,000 SF OF IMPERVIOUS SURFACE FOR STORM WATER RETENTION REQUIRED. THEREFORE, NO STORM DETENTION FACILITIES ARE PROPOSED.
- 2) THE PROPOSED BUILDING SHALL BE USED AS DAYCARE AND IT WILL BE ARCHITECTURALLY COMPATIBLE WITH RESIDENTIAL HOUSING.
- 3) PLAY SPACE CANNOT BE LOCATED WITHIN BUFFER OR SETBACKS/YARDS.
- 4) BLACK VINYL COATED CHAIN LINK FENCE MUST BE LOCATED OUTSIDE OF BUFFER SCREENED FROM PUBLIC STREET.
- 5) CONTRACTOR TO PROVIDE WOOD TIMBERS ALONG THE PERIMETER OF THE PARKING LOT EXCEPT AT THE ENTRANCE AND EXIT.
- 6) THE SIDEWALK MAY MEANDER AND THE PLANTING WIDTH MAY VARY TO SAVE TREES 6" IN CALIPER AND LARGER.
- 7) THERE WILL NOT BE A DUMPSTER USED. THE OWNER WILL USE ROLL OUT CITY GARBAGE CANS.

NOTE:

MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER, 8' TALL IF SINGLE STEM; MINIMUM 8' TALL AND 3 STEMS. MAXIMUM IF MULTI-STEM MULCH IS REQUIRED; STACKING MULCH IS OPTIONAL.

ALL SHRAPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACK FILING 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'-30" OFF SEWER & STORM DRAINAGE LINES; 10'-15" OFF GAS WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.

IMPERVIOUS AREA = 8,850 SQ / 10,000
LANDSCAPE AREA = 17,038
TOTAL SITE AREA = 25,888
INTERNAL TREE REQUIREMENTS: IMPERVIOUS AREA / 10,000 SQUARE FEET = 7 TREES

PLEASE CHECK FOR FINAL INSPECTION OF TREES AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.

CONDITIONAL NOTES:

TYPE OF TREES TO BE USED

1. EASTERN RED CEDAR
2. ELM TREE
3. SUGAR MAPLE TREE

25% OF THE TREE SHALL BE EVERGREEN

SHURBS TO BE 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 FUTHER APART THAN 5 FEET O.C.

TYPE OF SHURBS TO BE USED

1. DWARD BURFORD HOLLY

LEGEND:

SITE DATA	
EXISTING ZONING	R-5
PROPOSED ZONING	R-8 MF (CD)
PROPOSED USE	DAYCARE CENTER
UNINTENDED USE	DAYCARE CENTER
TOTAL NUMBER OF CHILDREN	29
TOTAL NUMBER OF EMPLOYEES	5
PARKING PROVIDED	8
SITE ACREAGE	0.468
TYP. PARKING SPACE	8.5' x 19.5'
TYP. H/C PARKING SPACE	16' x 19.5'
PLAY AREA REQUIRED	1,500 SQ. FT.
PLAY AREA PROVIDED	3,470 SQ. FT.
TOTAL SQUARE FOOTAGE PROPOSED	1,820 +/-
BUILDING HEIGHT	13'-0" HIGH
WIND COATED PROPOSED 5' HIGH CHAIN LINK FENCE	CHAINED LINE
PROPOSED WOOD FENCE	R/A LINE
CENTER 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. 66' AWAY FROM THE PROPERTY.)

4 GENERAL NOTES & LEGEND

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CAD FILE:
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