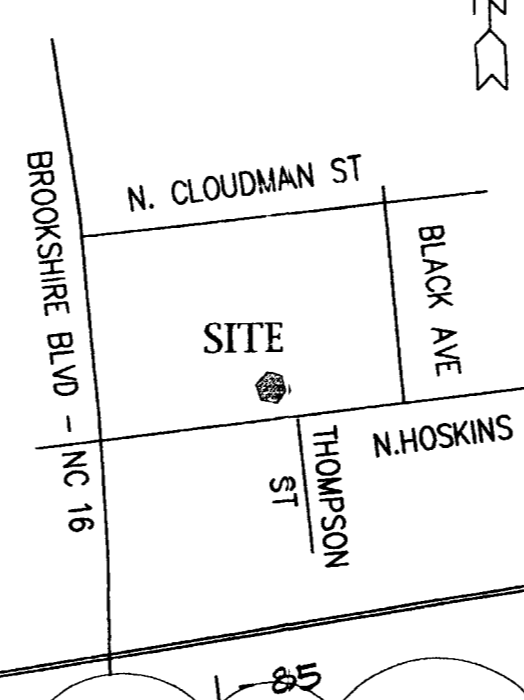
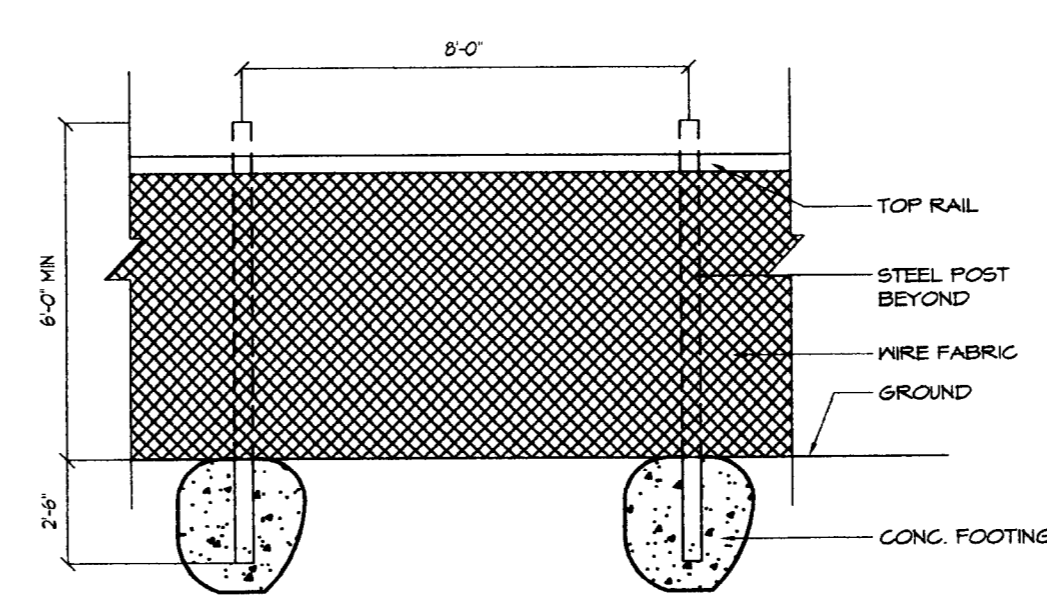


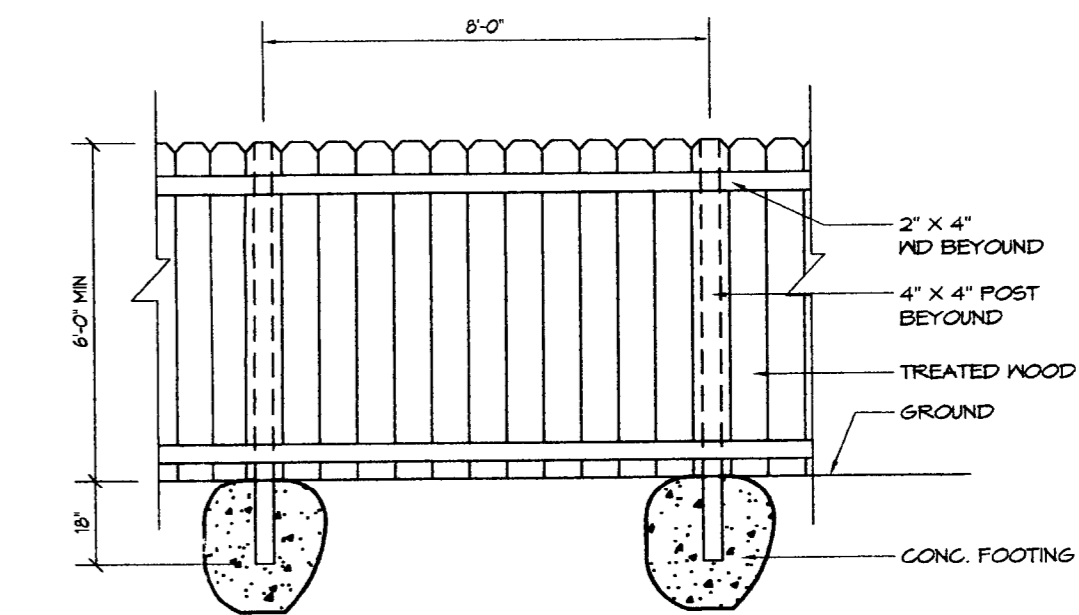
VICINITY MAP
NOT TO SCALE



PETITION #2004-003



CHAIN LINK



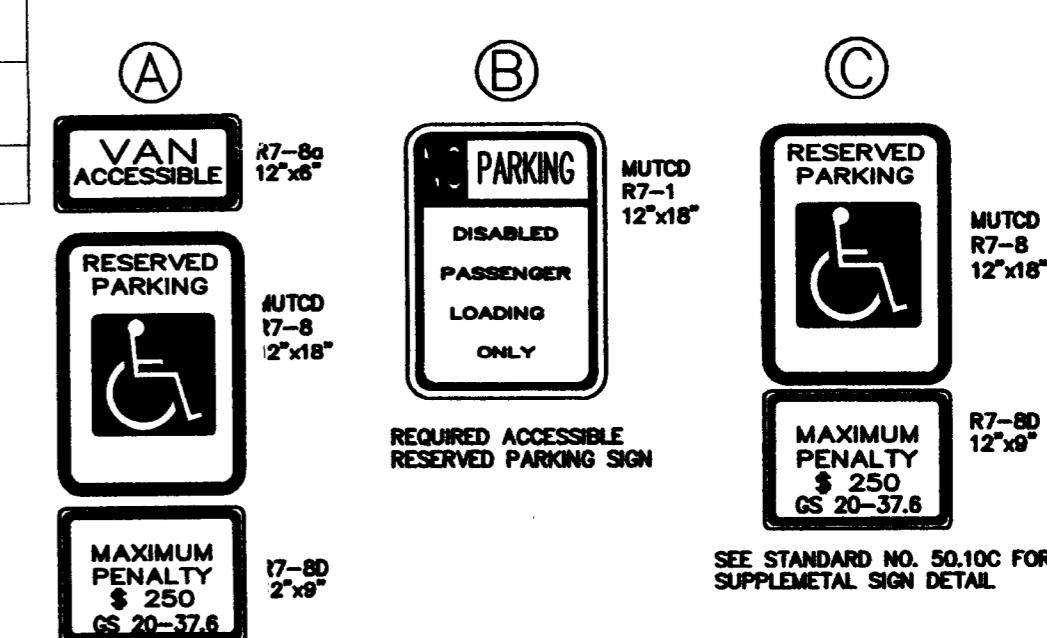
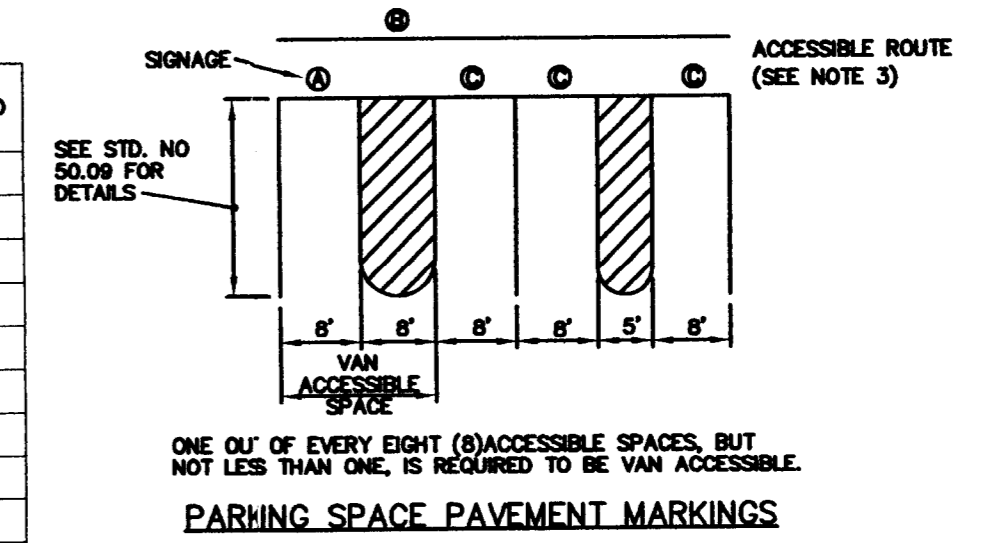
WOOD FENCE

3 FENCE DETAIL

SCALE: NTS

ACCESSIBLE PARKING REQUIREMENTS

TOTAL PARKING SPACES PROVIDED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED	MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESSIBLE
1 TO 25	1	1
26 TO 50	2	1
51 TO 75	3	1
76 TO 100	4	1
101 TO 150	5	1
151 TO 200	6	1
201 TO 300	7	1
301 TO 400	8	1
401 TO 500	9	2
501 TO 1000	2% OF TOTAL	1 IN EVERY 8 ACCESSIBLE SPACES
1001 AND OVER	2% PLUS 1 FOR EACH 100 OVER 1000	1 IN EVERY 8 ACCESSIBLE SPACES

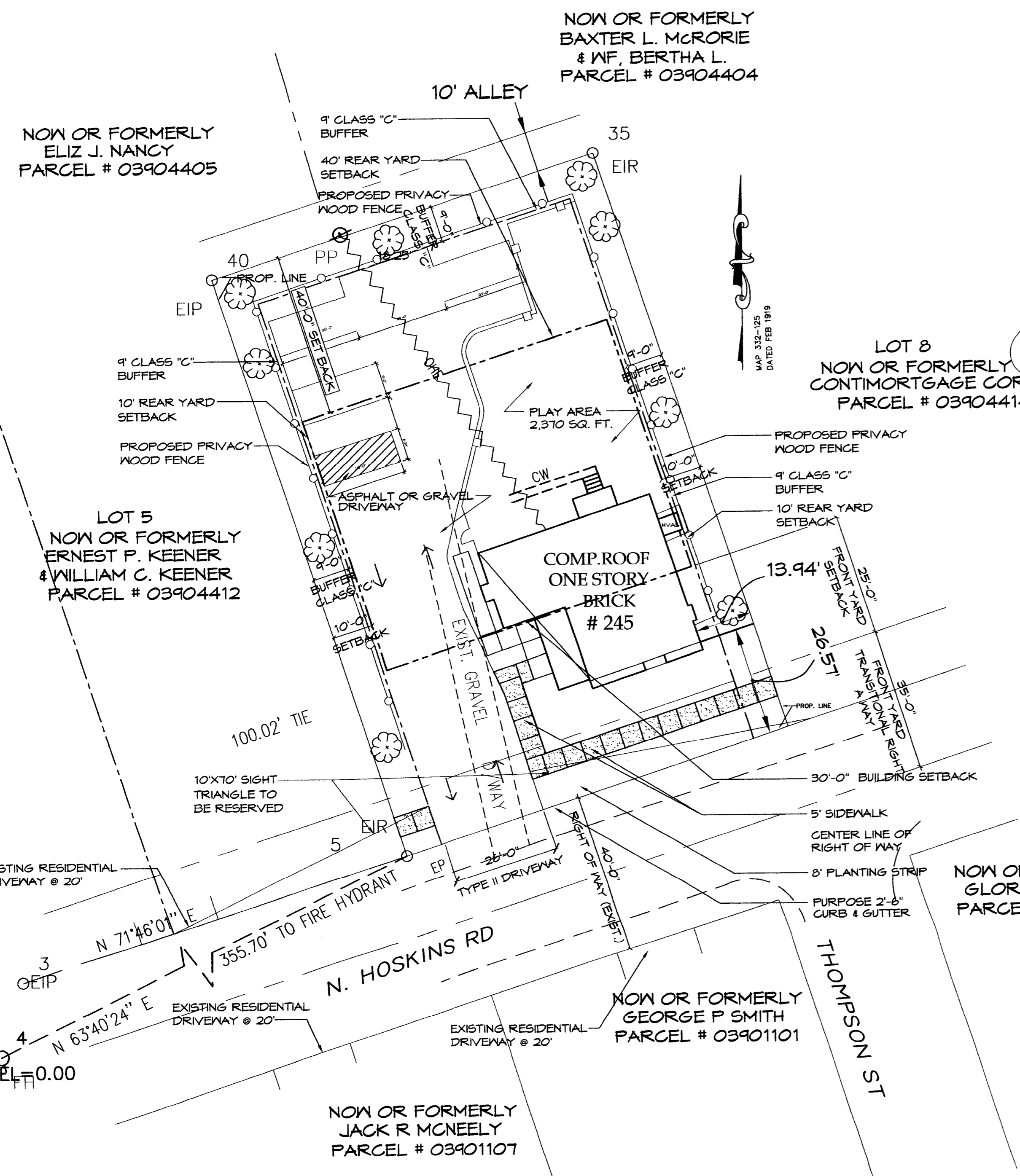


NOTES:
1. ALL 12"x18" ACCESSIBLE SIGNS (R7-8 & R7-1) SHALL BE MOUNTED AT 7 FEET FROM GRADE TO BOTTOM EDGE OF SIGN FACE (MUTCD). MOUNTING HEIGHT CAN BE REDUCED TO 5 FEET IF PLACED IN AN AREA BETWEEN SIDEWALK AND BUILDING FACE IN WHICH PEDESTRIANS ARE NOT EXPECTED TO USE.
2. REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
3. IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.

SEE STANDARD NO. 501.08 & 501.0C FOR SUPPLEMENTAL SIGN DETAIL

4 H/C SIGNAGE

SCALE: NTS



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 MULTI-STEM. MULCH IS REQUIRED; STACKING GUYING IS OPTIONAL.
ALL STRAPPING 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 CENTER 4" STORM DRAINAGE LINES, 10'-15" OFF GAS WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.
IMPERVIOUS AREA = 7,193 SQ / 10,000
LANDSCAPE AREA = 7,806
TOTAL SITE AREA = 14,999
INTERNAL TREE REQUIREMENTS: IMPERVIOUS AREA / 10,000 SQUARE FEET = 1 TREE
PLEASE CALL 336-44255 FOR FINAL INSPECTION OF TREES AND/ OR TREE PLANTING AREAS, 1 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.

SITE DATA	
EXISTING ZONING	R5
PROPOSED ZONING	R-8 MF (CD)
PROPOSED USE	DAYCARE CENTER
UNINTENDED USE	DAYCARE CENTER
TOTAL NUMBER OF CHILDREN	24
TOTAL NUMBER OF EMPLOYEES	4
PARKING PROVIDED	6
PARKING PROVIDED	6
SITE ACREAGE	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	1,800 SQ FT
TOTAL SQUARE FOOTAGE EXISTING	1,865 +/-
BUILDING HEIGHT	13'-0" HIGH
	PROPOSED 5' HIGH CHAIN LINK FENCE
	PROPOSED WOOD FENCE
	CENTER LINE OF R/W LINE
	BLDS SET BACK LINE
	PLANTING STRIP

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

GENERAL NOTE:
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 CONFIRM 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. SIGN AGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE LIMIT TO 4' IN HEIGHT AND 32 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.
10. THE SITE WILL COMPLY WITH SECTION SECTION 12.502 (CHILD CARE CENTER) 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 HOSKINS ROAD WILL BE CONVEYED AND TIE TO THE ISSUANCE OF A BUILDING PERMIT 38'-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 4' FEET PLANTING STRIP ALONG HOSKINS ROAD.
15. IF ADJACENT PROPERTY ZONING CHANGES, THE BUFFER REQUIRED FOR THIS PROPERTY MAY BE REDUCED TO MEET THE PROPER REQUIREMENT FOR THAT ZONING CRITERIA.

2 GENERAL NOTES

SCALE: NTS

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RICHARDSON CHILDCARE
245 HOSKINS ROAD
CHARLOTTE, NORTH CAROLINA 28269

CAD FILE:	
REVISIONS:	02-26-03
	02-06-04
Submitted:	REZONING
SCALE:	AS NOTED
DRAWN BY:	HJJ
CHECK BY:	AWH & TM
DATE:	08-12-02
JOB NO.	04001

APPROVED BY CITY COUNCIL
DATE 2/16/04

C1.0