



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)

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

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

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

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

NOTE:
 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

DATE July 17, 1995

LEGEND

E.I.P. . . . EXISTING IRON PIN
 N.I.P. . . . NEW IRON PIN
 R/W . . . RIGHT-OF-WAY
 R.C.P. . . . REINFORCED CONCRETE PIPE

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

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

AS FOR PUBLIC HEARING
 PETITION NO. 95-51

REVISIONS	SITE PLAN FOR RE-ZONING FOR ANN KNOX
02-01-95 CDOT REVIEW R.E. GODDARD	LOTS 7 AND 8, W.M. McCOMBS PROPERTY CHARLOTTE, NORTH CAROLINA MAP BOOK 332-463 DEED REF: 2821-12 TAX NUMBER: 117-061-18
05-04-95 CDOT REVIEW R.E. GODDARD	
05-08-95 AS PER COMMENTS FROM M.C. MCCULLOUGH'S CHARLOTTE-MECKLENBURG PLANNING.	R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING 1900 E. SEVENTH STREET CHARLOTTE, N.C. 28204 TEL. (704) 376-2186
05-08-95 AS PER COMMENTS FROM SANDY CRUMP, ENGINEERING & PROPERTY MANAGEMENT.	
05-26-95-REVISE BLDG. AND PARKING	SCALE: 1"=30'
05-30-95-REVISE TO SHOW DEDICATION NOTE.	DATE: 01-30-95
	FILE NO. W-1708

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.

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 CENTERLINE OF THE ROADWAY.

NOTE:
 STANDARD 2'6" CURB & GUTTER AND 4' SIDEWALK WILL BE INSTALLED ALONG THE PROPERTY FRONTAGE ON JAMES STREET.

NOTE:
 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.

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

NOTE:
 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.

NOTE:
 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 MINIMUM.

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

NOTE:
 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.