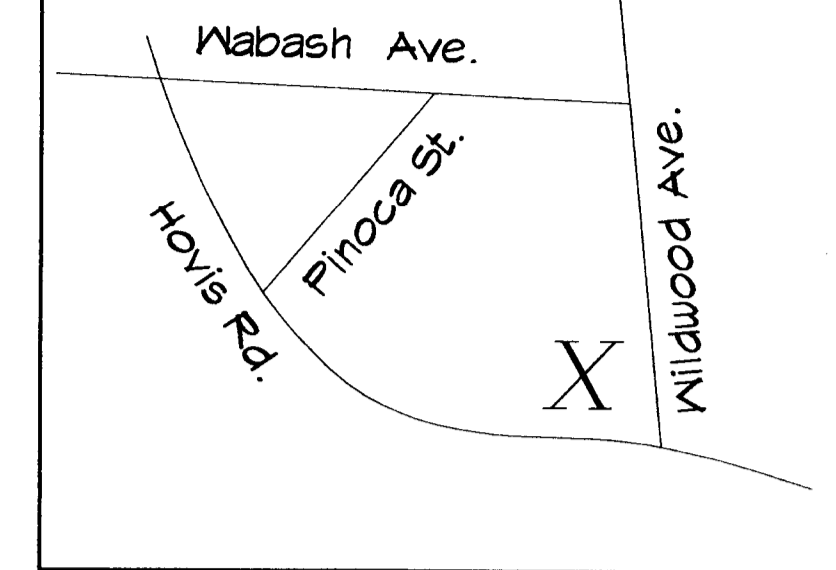


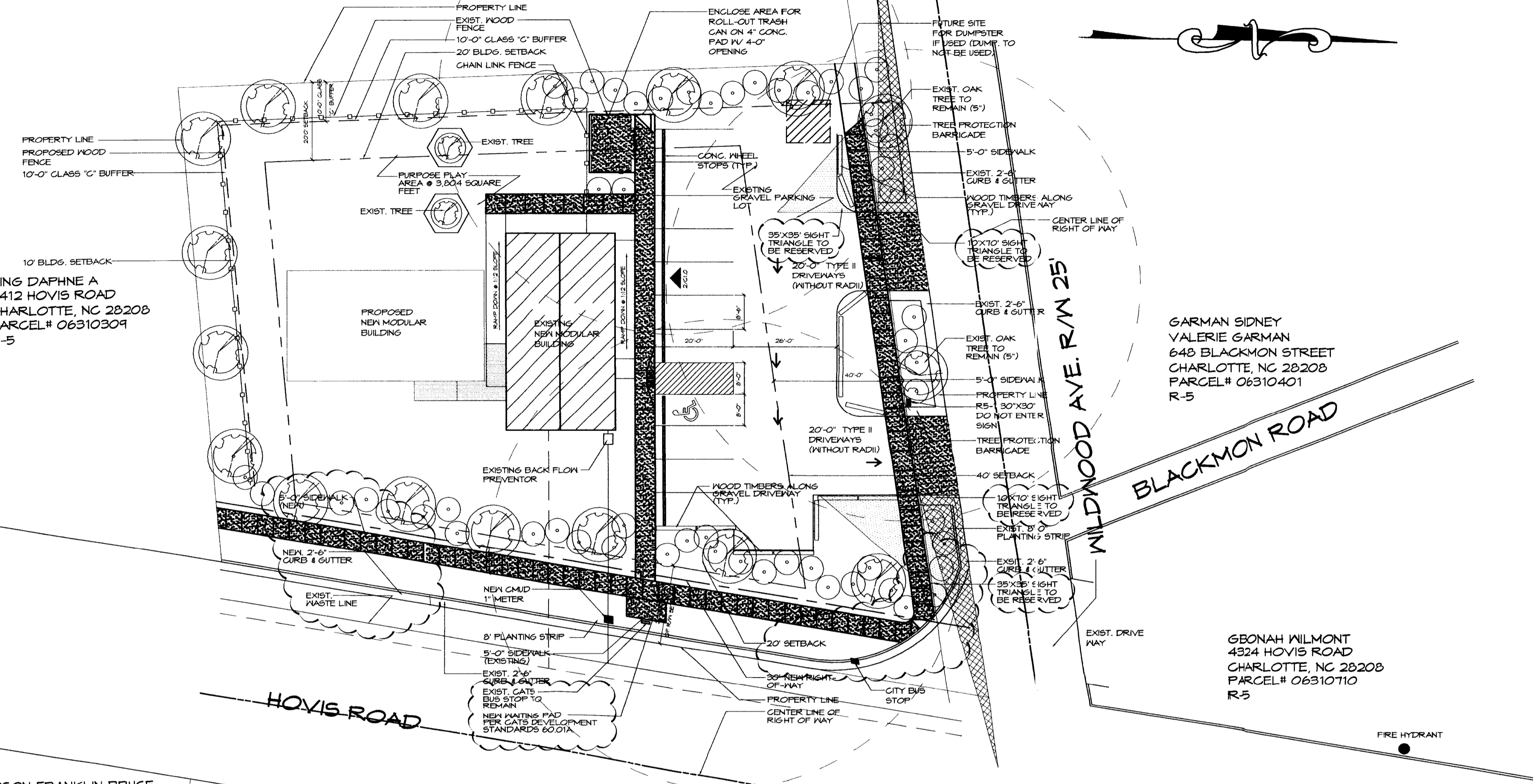
PARCEL-ID# 06310310
PARCEL-ID# 06310311

1313 N. Tryon St.
Charlotte, NC 28203
Tel: 704.376.1905
Fax: 704.376.7122

123 W. Main St. Ste. 620
Charlotte, NC 28202
Tel: 919.686.5300
Fax: 919.686.5300



HENDERSON CLARENCE J
& WIFE DOROTHY J
4413 WILDWOOD AV.
CHARLOTTE, NC 28208
PARCEL# 06310313
R-5



GARMAN SIDNEY
VALERIE GARMAN
648 BLACKMON STREET
CHARLOTTE, NC 28208
PARCEL# 06310401
R-5

GEONAH WILMONT
4324 HOVIS ROAD
CHARLOTTE, NC 28208
PARCEL# 06310710
R-5

DAVIDSON FRANKLIN BRUCE
& WIFE BONNIE M
4419 HOVIS ROAD
CHARLOTTE, NC 28208
PARCEL# 06307205
R-5

LUNSFORD TRUDY C
4415 HOVIS ROAD
CHARLOTTE, NC 28208
PARCEL# 06307204
R-5

GRAHAM T J (HEIRS)
4405 HOVIS ROAD
CHARLOTTE, NC 28208
PARCEL# 06307203
R-5

CROSS ROADS CHURCH
4405 HOVIS ROAD
CHARLOTTE, NC 28208
PARCEL# 06307202
R-5

LOVEN PROPERTIES I LLC
4401 HOVIS ROAD
CHARLOTTE, NC 28208
PARCEL# 06307201
R-5

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'-0" OFF SEWER & STORM DRAINAGE LINES; 10'-0" OFF GAS WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.

IMPERVIOUS AREA = 8,890 SQ / 10,000 LANDSCAPE AREA = 17,030 TOTAL SITE AREA = 25,920

INTERNAL TREE REQUIREMENTS: IMPERVIOUS AREA/ 10,000 SQUARE FEET = 1 TREE

LARGE MATURING TREES MAY NOT BE PLANTED WHERE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES EXIST. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.

PLEASE CALL 336-6764 FOR FINAL INSPECTION OF TREES AND/OR TREE PLANTING AREAS, 1 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS ISSUED.

SITE DATA PARCEL-06	
EXISTING ZONING	RS 4 RB MF (GD)
PROPOSED ZONING	R5
PROPOSED USE	DAYCARE CENTER
UNINTENDED USE	DAYCARE CENTER
TOTAL NUMBER OF CHILDREN	61
TOTAL NUMBER OF EMPLOYEES	11
PARKING REQUIRED	0
PARKING PROVIDED	11
SITE ACREAGE	.4
TYP. PARKING SPACE	8.5' X 18.5'
TYP. H/G PARKING SPACE	16' X 18.5'
PLAY AREA REQUIRED	2,069 SQ. FT.
PLAY AREA PROVIDED	3,804 SQ. FT.
TOTAL SQUARE FOOTAGE PROPOSED	1,820 +/-
BUILDING HEIGHT	15'-0" HIGH

AREA TO BE REZONED	
	VINYL COATED CHAIN LINK FENCE
	PROPOSED 5' HIGH CHAIN LINK FENCE
	PROPOSED WOOD FENCE
	CENTER LINE OF R/W 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. 300' AWAY FROM THE PROPERTY.)

- CONDITIONAL NOTES:**
- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS IDENTIFIED 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 SHALL COMPLY WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - PARKING SHALL MEET 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 OR A SINGLE-FAMILY HOME.
 - SIGNS SHALL COMPLY WITH THE ZONING ORDINANCE.
 - MAXIMUM BUILDING HEIGHT SHALL BE 15 FEET.
 - BUFFERS SHOWN WILL NOT BE REDUCED IN WIDTH FROM THAT SHOWN.
 - THE DRIVEWAY CONNECTION WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE CDDT AND THE NGDOT.
 - THE SITE WILL COMPLY WITH SECTION 12.502 (CHILD CARE CENTER) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - 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 CDDT.
 - EXISTING TREES IN BUFFER ARE TO REMAIN.
 - ADDITIONAL RIGHT OF WAY ALONG HOVIS RD WILL BE CONVEYED AND TIE TO THE ISSUANCE OF A BUILDING PERMIT 35'-0" FEET FROM CENTER LINE OF ROAD PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.
 - A STANDARD 2'-6" CURB AND GUTTER, ASSOCIATED STORM DRAINAGE AND 5' SIDEWALK AND 8' FEET PLANTING STRIP ALONG HOVIS ROAD WILL BE PROVIDED ALSO REQUIRED ALONG WILDWOOD 4'-0" WALK 8'-0" PLANTING STRIP.
 - IF ADJACENT PROPERTY ZONING CHANGES, THE BUFFER REQUIRED FOR THIS PROPERTY MAY BE REDUCED TO MEET THE PROPER REQUIREMENT FOR THAT ZONING CRITERIA.
 - THE MINIMUM TREE SIZE AT THE PLANTING STRIP IF SINGLE STEM IS TO BE 8'-0' FT.

11. THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, STANDARDS, POLICIES, AND APPROPRIATE DESIGN MANUALS WILL EXIST. THOSE CRITERIA FOR EXAMPLE, THOSE THAT REQUIRE BUFFERS, REGULATE STREETS, SIDEWALKS, TREES, STORMWATER, AND SITE DEVELOPMENT, ETC.) WILL APPLY TO THE DEVELOPMENT SITE. THIS INCLUDES CHAPTERS 6, 9, 12, 11, 18, 19, 20, AND 21 OF THE CITY CODE. CONDITIONS SET FORTH IN THIS PETITION ARE SUPPLEMENTAL REQUIREMENTS IMPOSED ON THE DEVELOPMENT IN ADDITION TO OTHER STANDARDS, WHERE CONDITIONS ON THIS PLAN DIFFER FROM ORDINANCES, STANDARDS, POLICIES, AND APPROACHES IN EXISTENCE AT THE TIME OF FORMAL ENGINEERING PLAN REVIEW'S SUBMISSION, THE STRICTER CONDITION OR EXISTING REQUIREMENTS SHALL APPLY.

18. THE EXISTING PARKING AND MANEUVERING WITHIN THE 40-FOOT SETBACK WILL BE RECONSIDERED.

- GENERAL NOTE:**
- THE PROPOSED DEVELOPMENT WILL CREATE APPROXIMATELY 8,890 SQ. FT. OF IMPERVIOUS SURFACE AREA WHICH IS LESS THAN THE MINIMUM 20,000 SQ. FT. OF IMPERVIOUS SURFACE FOR STORM WATER DETENTIONS REQUIRED. THEREFORE, NO STORM DETENTION FACILITIES ARE PROPOSED.
 - THE PROPOSED BUILDING SHALL BE USED AS DAY CARE AND IT WILL BE ARCHITECTURALLY COMPATIBLE WITH RESIDENTIAL ROOFING.
 - PLAY SPACE CANNOT BE LOCATED WITHIN BUFFER OR SETBACKS/YARDS.
 - BLACK VINYL COATED CHAIN LINK FENCE MUST BE LOCATED OUTSIDE OF BUFFER SCREENED FROM PUBLIC STREET.
 - CONTRACTOR TO PROVIDE WOOD TIMBERS ALONG THE PERIMETER OF THE PARKING LOT EXCEPT AT THE ENTRANCE AND EXIT.
 - THE SIDEWALK MAY MEANDER AND THE PLANTING WIDTH MAY VARY TO SAVE TREES 6" IN CALIPER AND LARGER.
 - THERE WILL NOT BE A DUMPSTER USED. THE OWNER WILL USE ROLL-OFF CITY GARBAGE CANS.
 - CONTRACTOR TO SLOPE SIDE WALK ABOVE GRADE OVER EXISTING TREE ROOT SYSTEM.
 - THE EXISTING PARKING AND MANEUVERING WITHIN THE 40-FOOT SETBACK IS GRANDFATHERED IN.
- TYPE OF TREES TO BE USED
- EASTERN RED CEDAR
 - ASH TREE
 - SUGAR MAPLE TREE
- 25% OF THE TREE SHALL BE EVERGREEN TREE
- SHRUBS 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 FURTHER APART THAN 5 FEET O.C.
- TYPE OF SHRUBS TO BE USED
- DIYARD BURFORD HOLLY

APPROVED BY
CITY COUNCIL
JAN 22 2007

JOHNSON MINI SCHOOL CHILD CARE
4400 HOVIS ROAD
CHARLOTTE, NC

ID # _____ CODE/ITEM # 041705SNTS

NO.	DATE	DESCRIPTION

DATE: 10-5-2007

SCALE: _____

DRAWN BY: _____

CHECKED BY: _____

JOB NO. _____

CAD FILE _____

2 GENERAL NOTES & LEGEND

SCALE: 1"=20'-0"

FOR PUBLIC HEARING
PETITION # 2007-147

C0100