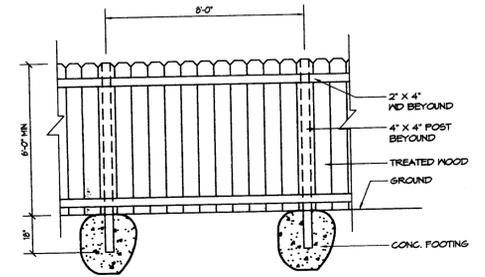
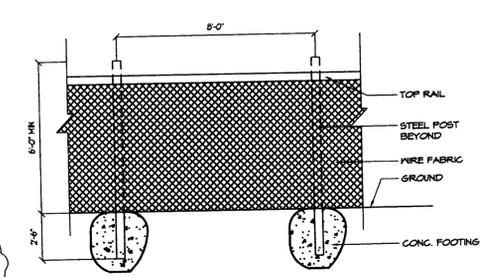


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CHAIN LINK

WOOD FENCE

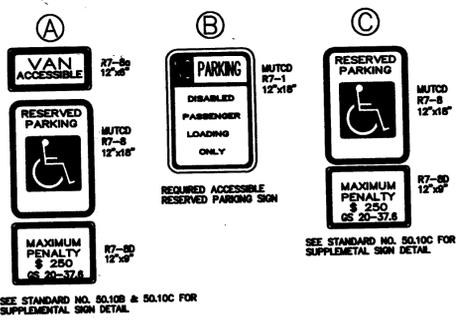
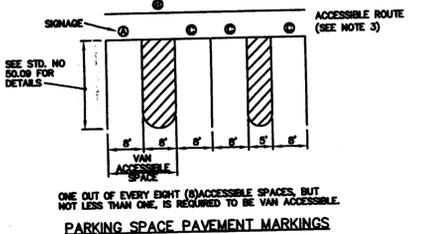
3 FENCE DETAIL

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

SECTION 4.1.2 (b) OF THE AMERICANS WITH DISABILITIES ACT (ADA).
 SEE 4.1.2 (c) (4) FOR MEDICAL CARE FACILITIES.



NOTES:

- ALL 12"x18" ACCESSIBLE SIGNS (R7-9 & 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.
- REFER TO MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) U.S. DEPARTMENT OF TRANSPORTATION AND NORTH CAROLINA DEPARTMENT OF TRANSPORTATION SUPPLEMENT.
- IF ACCESSIBLE ROUTE IS A RAISED SIDEWALK AREA, THEN RAMPS ARE REQUIRED AT LOADING ZONE AREA.

SEE STANDARD NO. 50.108 & 50.10C 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; STAKING 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 UNCOMPACTED 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 SEWER & STORM DRAINAGE LINES; 10'-15" OFF GAS WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.

IMPERVIOUS AREA = 1,193 SQ / 10,000 LANDSCAPE AREA = 1,806 TOTAL SITE AREA = 14,784 INTERNAL TREE REQUIREMENTS: IMPERVIOUS AREA/ 10,000 SQUARE FEET = 1 TREE

PLEASE CALL 336-4255 FOR FINAL INSPECTION OF TREES AND/ OR TREE PLANTING AREAS, 7 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	21
TOTAL NUMBER OF EMPLOYEES	4
PARKING REQUIRED	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	15'-0" HIGH
	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 150' OF THE MOST REMOTE POINT OF A BUILDING AS TRUCK TRAVELS. (NEAREST FIRE HYDRANT IS APPROX. 66' AWAY FROM THE PROPERTY.)

TYPE OF TREES TO BE USED

- EASTERN RED CEDAR
- ELM TREE
- 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

- DWARF BURFORD HOLLY

- GENERAL NOTE:**
- 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.
 - BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - SCREENING WILL CONFIRM WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - PARKING SHALL MEET THE STANDARDS OF TABLE 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - THE ONLY USE WHICH SHALL BE ALLOWED SHALL BE A DAYCARE CENTER OR A SINGLE-FAMILY HOME.
 - SIGN AGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE LIMIT TO 4' IN HEIGHT AND 32 SQ. FT. MAX.
 - 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 CDDOT.
 - THE SITE WILL COMPLY WITH SECTION 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 CDDOT.
 - EXISTING TREES IN BUFFER ARE TO REMAIN.
 - ADDITIONAL RIGHT OF WAY ALONG HOSKINS ROAD 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 AND 5' SIDEWALK AND 4' FEET PLANTING STRIP ALONG HOSKINS ROAD.
 - IF ADJACENT PROPERTY ZONING CHANGES, THE BUFFER REQUIRED FOR THIS PROPERTY MAY BE REDUCED TO MEET THE PROPER REQUIREMENT FOR THAT ZONING CRITERIA.

- GENERAL NOTE:**
- NO STORM WATER DETENTION IN BUFFERS OR SETBACKS.
 - OUTDOOR LIGHTS WILL BE LIMITED TO 15' FEET. AND NO "WALL PACK" LIGHTING ALLOWED.
 - PLAY SPACE CANNOT BE LOCATED WITHIN BUFFER YARDS.
 - 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 OUT CITY GARBAGE CANS

2 GENERAL NOTES

SCALE: NTS

RICHARDSON CHILDCARE
 245 HOSKINS ROAD
 CHARLOTTE, NORTH CAROLINA 28269

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

C1.0

APPROVED BY CITY COUNCIL
 DATE 2/16/04