

**FOR PUBLIC HEARING PETITION NO. 99-105  
THIS PROPERTY AS R-8MF(CD)  
GENERAL NOTES:**

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1. **BOUNDARY INFORMATION SHOWN HERE IS BASED ON A BOUNDARY SURVEY OF LOT 001-001-34 BY BRUCE E. CRAIG LAND SURVEYOR USENCE L-3638 DATED NOVEMBER 13, 2000.**
2. **BEARING BASIS: THE SOUTHERN MOST LINE OF THE SPENCER MEMORIAL METHODIST CHURCH PROPERTY, DB 1648 PG 227**
3. **SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM FEMA FIRM MAP, COMMUNITY PANEL NUMBER 3701590000B**
4. **PRESENT ZONING: R-5 PROPOSED ZONING: R-8MF(CD)**
5. **SECURITY LIGHT NOT TO EXCEED 15' IN HEIGHT. SHIELDED NOT TO SHINE DIRECTLY INTO RESIDENTIAL PROPERTY OR ROADWAY.**
6. **SIGNAGE MAY BE ON BUILDING WITH A MAXIMUM SIZE OF 24 SQ. FEET.**
7. **14 FOOT CLASS "C" BUFFERYARD IS REQUIRED AT THE WESTERN PROPERTY LINE AND ON THE LEFT SIDEYARD PROPERTY LINE.**
8. **7 FOOT CLASS "C" BUFFERYARD IS REQUIRED AT THE SOUTHEASTERN YARD PROPERTY LINE.**
9. **40% OF THE REQUIRED TREES WITHIN THE BUFFERYARD TO BE LARGE MATURING TREES.**
10. **ALL TREES SHALL HAVE A MINIMUM CALIPER OF 2 INCHES MEASURED 6 FEET ABOVE GROUND AT THE TIME OF PLANTING.**
11. **75% OF SHRUBS SHALL BE EVERGREEN AND AT LEAST 2 1/2 FEET TALL WHEN PLANTED HAVING AN AVERAGE HEIGHT OF 5 FT. TO 6 FT. TO BE EXPECTED AS NORMAL GROWTH WITHIN FOUR YEARS.**
12. **25 % OF ALL TREES WITHIN THE BUFFER SHALL BE EVERGREEN.**
13. **SITE WILL COMPLY WITH REQUIREMENTS OF THE CITY OF CHARLOTTE ZONING ORDINANCE SECTION 12.502.**
14. **THE EXISTING STRUCTURE WILL NOT BE INCREASED IN SIZE OR HAVE ANY FUTURE EXPANSION.**
15. **THE PROPERTY WILL BE USED FOR A CHILD CARE CENTER FOR UP TO 50 CHILDREN. IF THE PROPERTY IS NOT DEVELOPED FOR THAT USE, USES PROVIDED IN THE R-5 ZONING DISTRICT WILL BE PERMITTED.**
16. **THE ARCHITECTURE OF THE EXISTING STRUCTURE WILL REMAIN RESIDENTIAL IN CHARACTER.**
17. **ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY**



PROJECT NAME: DIENWIRE DAY CARE PHONE # 704-84-5807  
OWNER: LULIAN DIENWIRE PHONE # 704-780-7757  
PLANS PREPARED BY: DESIGN HAUS ARCHITECT, P.A. JURISDICTION: CHARLOTTE  
ZONING: R-8 MAX # OF CHILDREN: 50  
PREVIOUS USE: DAY CARE MAX # OF EMPLOYEES: 0  
PROPOSED USE: DAY CARE  
BUILDING HEIGHT: 10 FEET  
BUILDING: 2,584 SQ. FT. STORIES: 1  
GROSS FLOOR AREA: 2,584 SQ. FT.  
NUMBER OF UNITS/SUITES: 1  
LOT SIZE: 1.06 SQ. FT. / ACRE TAX I.D. 091-091-34 & 091-091-55

YARD REQUIREMENTS:  
SETBACK (FR): 30 FT. FROM RAW  
SIDE YARD (L): 10 FT. SIDE YARD (R): 5 FT.  
REAR YARD: 40 FT.

REQUIRED BUFFERS:  
FRONT: NOYES REAR: NOYES  
SIDE (L): NOYES SIDE (R): NOYES

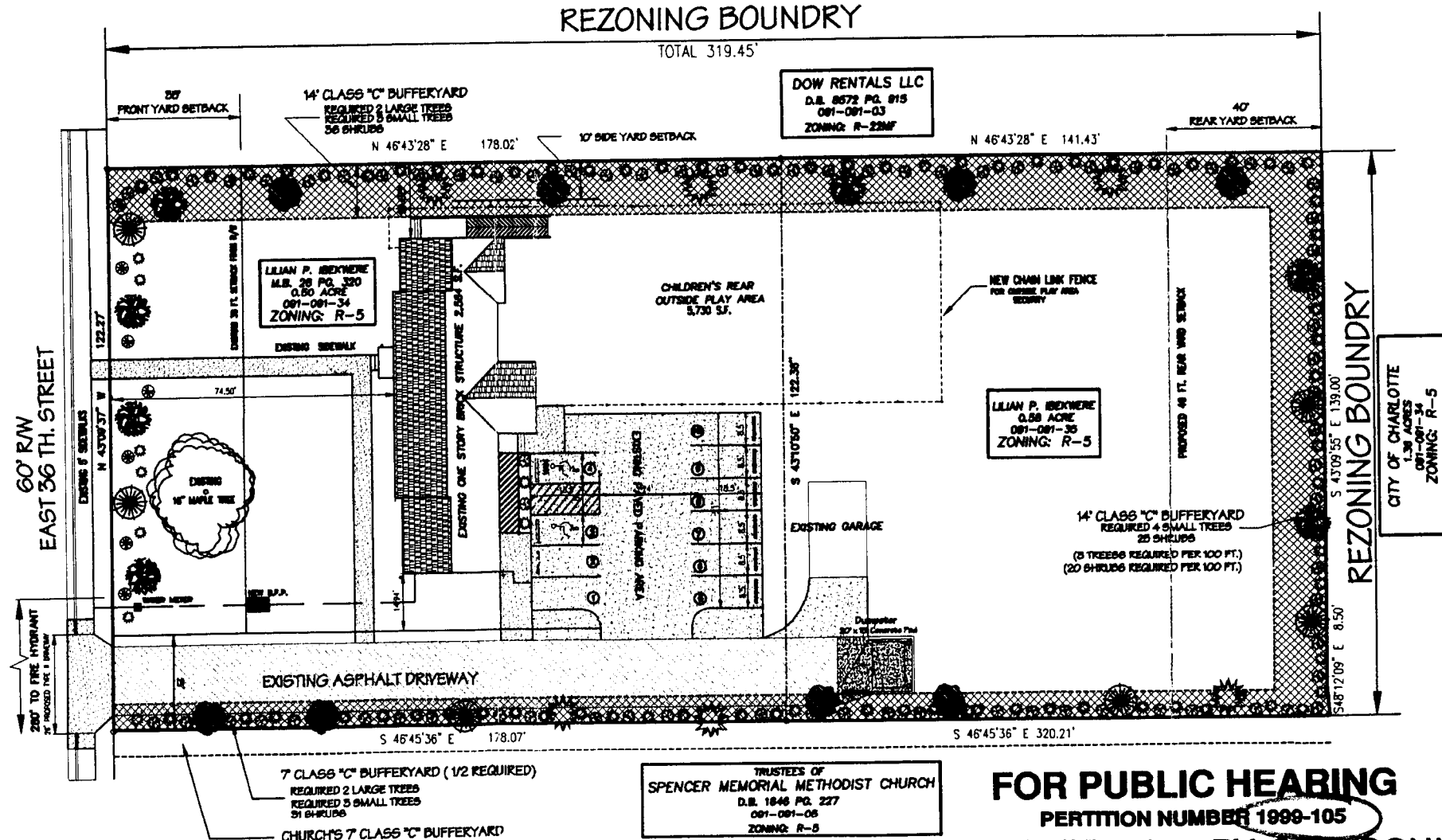
REQUIRED SCREENING:  
FRONT: NOYES REAR: NOYES  
SIDE (L): NOYES SIDE (R): NOYES

PARKING ONLY: NOYES  
PAVEMENT COVERAGE: 3,120 SQ. FT. / ACRES  
PROPERTY SIZE: 1.06 SQ. FT. / ACRES

PARKING DATA  
REQUIRED: 10 PROVIDED: 10 HANDICAP: 2 15 SPACE PER 10 CHILDREN  
15 SPACE PER EMPLOYEE =  
CARPOOL: 0 LOADING SP.: 0 COMPACT: 0

A hand-drawn map showing the intersection of Charles Ave., Wesley Ave., Holt Street, East 36th Street, and The Plaza. A shaded area at the intersection is labeled "SITE LOCATION" with a line pointing to it. A small signpost at the intersection reads "DANISH PARKING LOT" and "DANISH".

## REZONING BOUNDRY



## PROPOSED SITE PLAN

**SCALE 1" = 20'-0"**

# 99-105

**FOR PUBLIC HEARING**  
**PETITION NUMBER 1998-105**

APPROVED BY CITY COUNCIL

DATE 3/17/03

**Design Haus**  
Architect, P.A.

40 Odell School Road Suite 3  
Concord, N.C. 28027  
Ph.: (704) 795-7737  
Fax: (704) 788-8990

**CORPORATE  
SEAL**

ARCHITECT  
SEAL

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SHOWN HEREIN AND NO OTHER. IT IS TO BE RETURNED UPON REQUEST.  
OFFICIALS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

## IBEKWERE DAYCARE

965 EAST 36TH. STREET  
CHARLOTTE, N.C. 28105

| REV | DATE     | DRAWN | DESCRIPTION     |
|-----|----------|-------|-----------------|
| 1   | 01-31-03 | RDG   | PER PLAN REVIEW |

FOR PUBLIC  
HEARING

PERTITION NUMBER 1999-105

|                  |                    |
|------------------|--------------------|
| DRAWN: JCM/RDC   |                    |
| CHECKED: RDC     | SHEET SIZE: 24X36  |
| APPROVED:        | PLOT FACTOR: PAPER |
| PROJECT: 12-2001 | DATE: 09-13-02     |
| CAD NAME: 12-C1  | SCALE: AS SHOWN    |

DRAWING NUMBER C-1