

### EXISTING-DEVELOPMENT

DAYCARE-EXISTING DAYCARE FACILITIES INCLUDE (3) STRUCTURES WITH APPROXIMATELY 200 CHILDREN ATTENDING DAILY. EXISTING PLAYGROUND EQUIPMENT AND OPEN SPACE ARE PROVIDED. EXISTING PARKING IS PROVIDED WITH 37 SPACES.  
AFTER SCHOOL CARE-EXISTING STRUCTURE HOUSES THIS PROGRAM. SEPARATE PARKING IS PROVIDED. APPROXIMATELY 90 CHILDREN ATTEND PRESENTLY.

### SITE DATA

PROPERTY SIZE: 7.8 ACRES (344,330 SF)  
EXISTING ZONING: R-9 (WITH SPECIAL USE PERMIT & CONDITIONAL APPROVAL FOR CHILD CARE)  
PROPOSED ZONING: R-9MF (C2)  
PROPOSED USE: CHILD CARE CENTER (DAY CARE/AFTER SCHOOL CARE)  
ADULT CARE FACILITY  
EXISTING PLAYGROUND EQUIPMENT AND OPEN SPACE ARE PROVIDED.  
MAXIMUM NUMBER OF CHILDREN PERMITTED: 1080  
MAXIMUM NUMBER OF CHILDREN REQUESTED: 400

### FUTURE-DEVELOPMENT

CHILD ACRE PLANS TO CONTINUE THEIR UNIQUE CONCEPT IN CHILD DEVELOPMENT BY PROVIDING A TOTAL PROGRAM FOR CHILDREN (INFANTS TO PRESCHOOL) IN EDUCATION AND RECREATION.

### FUTURE-PHASING

EXISTING HOUSE USED FOR AFTER SCHOOL CARE MAY REMAIN FOR ADULT CARE CENTER  
EXISTING DAYCARE HOUSES WILL BE REMOVED IN PHASES

PHASE I CONSTRUCT AFTER SCHOOL CENTER (AND RELATED PARKING)  
11850 SF  
PHASE II DAY CARE CENTER  
ADMINISTRATION 11850 SF  
MAXIMUM 8736 SF  
(RELATED PARKING) 5825 SF

### FUTURE-SITE DATA

(FROM TABLE 3015.1)  
ZONE R-9MF(C2)  
MIN. LOT AREA 8000 SF (FIRST 8 CHILDREN)  
AREA REQ'D FOR EA. ADDITIONAL UNIT 2500 SF-ADDITIONAL LOT AREA PER 8 CHILDREN INCREMENTS  
MIN. LOT WIDTH 80 FEET  
MIN. SIDE YARD 8.0 FEET  
MIN. SETBACK 25 FEET (ALONG OLD PINEVILLE AND GREENHILL DR.)  
NO REAR YARD REQUIREMENT SINCE THIS IS A THROUGH LOT  
MIN. UNSTRUCTURED OPEN SPACE 50%  
MAX. HEIGHT 40 FEET  
LOT AREA 344,330 SF (7.8 ACRES)  
100 SF OF OUTDOOR PLAY AREA RESERVED PER CHILD TO BE FENCED NOT APART OF REQUIRED SETBACKS

### FUTURE-OCCUPANCY

DAYCARE-400 CHILDREN ANTICIPATED TO ATTEND IN 20 YEARS  
AFTER SCHOOL CARE-300 CHILDREN ANTICIPATED TO ATTEND IN 20 YEARS  
400 TOTAL CHILDREN  
40 TOTAL ATTENDANTS

### FUTURE-SCREENING REQUIREMENTS

ALL TREE REQUIREMENTS WILL BE PER THE TREE ORDINANCE CHAPTER 21.  
ALL SCREENING REQUIREMENTS WILL BE PER ORDINANCE 1801.  
BETWEEN PARKING AND RESIDENTIAL-5 TO 8 FOOT SHRUBS (NO FURTHER THAN 5 FEET APART)  
(1) TREE EVERY 25 FEET WITH 18 SHRUBS SCREENING  
A TREE SURVEY AND PRESERVATION PLAN WILL BE PROVIDED BEFORE CONSTRUCTION.  
PERMITS FOR TREE REMOVALS AND PRUNING IN TREE PROTECTION ZONE AND PROPOSED PLANTING IS A CONCEPT ONLY AND WILL BE SUBJECT TO CHANGE ON ACTUAL SITE CONDITIONS AND TREE ORDINANCE STAFF APPROVAL. LANDSCAPE PLAN WILL INCORPORATE EXISTING TREES.

### FUTURE-PARKING

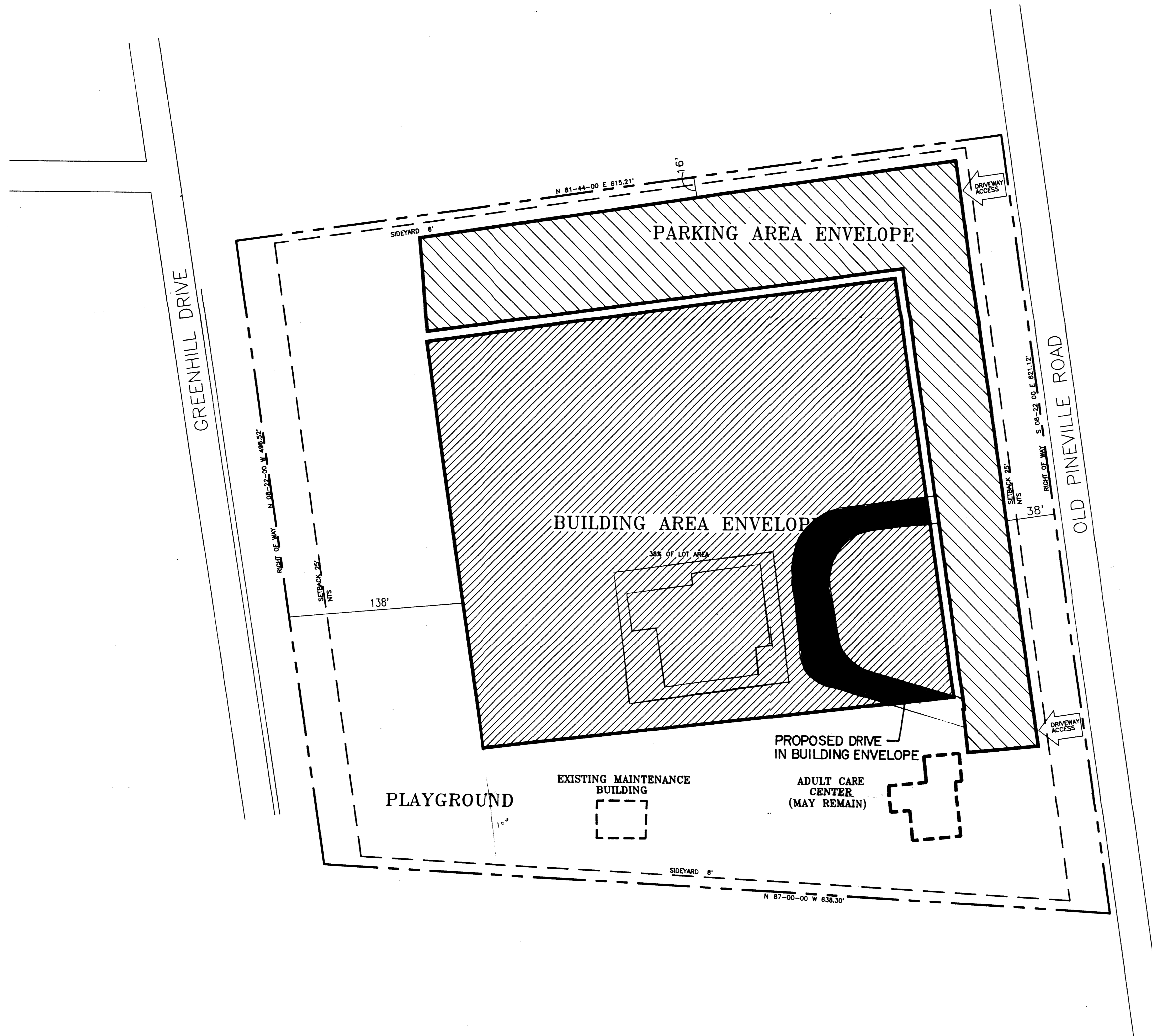
1 SPACE PER EACH 2 ADULT ATTENDANTS  
1 SPACE PER EACH 10 CHILDREN (OR REMAINDER OVER IN MULTIPLES OF 10)  
400 CHILDREN TOTAL = 40 SPACES  
40 ATTENDANTS TOTAL = 20 SPACES  
TOTAL PARKING PROVIDED 60 SPACES  
TOTAL PARKING REQUIRED 60 SPACES  
10% OF PARKING MUST BE LANDSCAPED  
(1) TREE PER 10,000 SF OF PARKING AREA  
80' SPACING OF TREES FROM CURB  
2000' LANDSCAPE AROUND TREE  
8' MIN. DIST. FROM TREE TO PARKING  
PARKING IS PROHIBITED IN SET BACKS

### GENERAL NOTES

1. FENCING TO COMPLY WITH ORD. 1824
2. BOUNDARY AS INDICATED TAKEN FROM DEED REFERENCES 2504-415,2937-298.
3. STORM WATER DETENTION WILL BE PROVIDED PER CODE.
4. SIGNAGE WILL BE PROVIDED PER CODE.
5. IF REQUIRED BY CDOT A LEFT TURN LANE FROM OLD PINEVILLE ROAD SHALL BE INSTALLED AS A PART OF THE DRIVE WAY PERMIT PROCESS.

### ZONING ORDINANCES REFERRED TO:

1801,3015,1,3119,2002,33,3013,



SITE PLAN  
SCALE: 1"=40'

**W. K. DICKSON & CO., INC.**  
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PLANNERS  
SURVEYORS  
100 CLEVELAND AVE.  
CHARLOTTE, NC 28202  
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Job Title  
**CHILD ACRE DAY CARE**  
CHARLOTTE NC

ATTACHED TO ADMINISTRATIVE APPROVAL

DATED: 4/21/92  
BY: MARTIN R. CRAMTON, JR.

Sheet Description

ZONING

TECHNICAL PLAN

FOR PUBLIC HEARING



Sheet 1

**CHARLOTTE-MECKLENBURG PLANNING COMMISSION**

INTER-OFFICE COMMUNICATION

DATE: April 21, 1992

TO: Robert Brandon  
Zoning Administrator

FROM: Martin R. Cramton, Jr.  
Planning Director

SUBJECT: Administrative Approval for Petition No. 91-47 Child Acre Day Care Center, Tax Parcel #169-231-11, 02-04

Attached is a revised plan for the above mentioned rezoning petition. The plan has been revised to allow a driveway within the building envelope. Since this change is minor I am administratively approving this plan. Please use this plan when evaluating requests for building permits and certificates of occupancy.

MRCjr/KMM:sla  
Attachment

Spreading material	Rate (lb/acre)
Band of 50% K <sub>2</sub> O, 50% N	200-250
Band of 50% K <sub>2</sub> O, 50% N, 50% P <sub>2</sub> O <sub>5</sub>	200-250
Band of 50% K <sub>2</sub> O, 50% N, 50% P <sub>2</sub> O <sub>5</sub> , 50% S	200-250

Spreading dates	Best	Possible
Fall	Aug 23 - Sept 15	Aug 20 - Oct 25
Winter	Nov 1 - Mar 31	

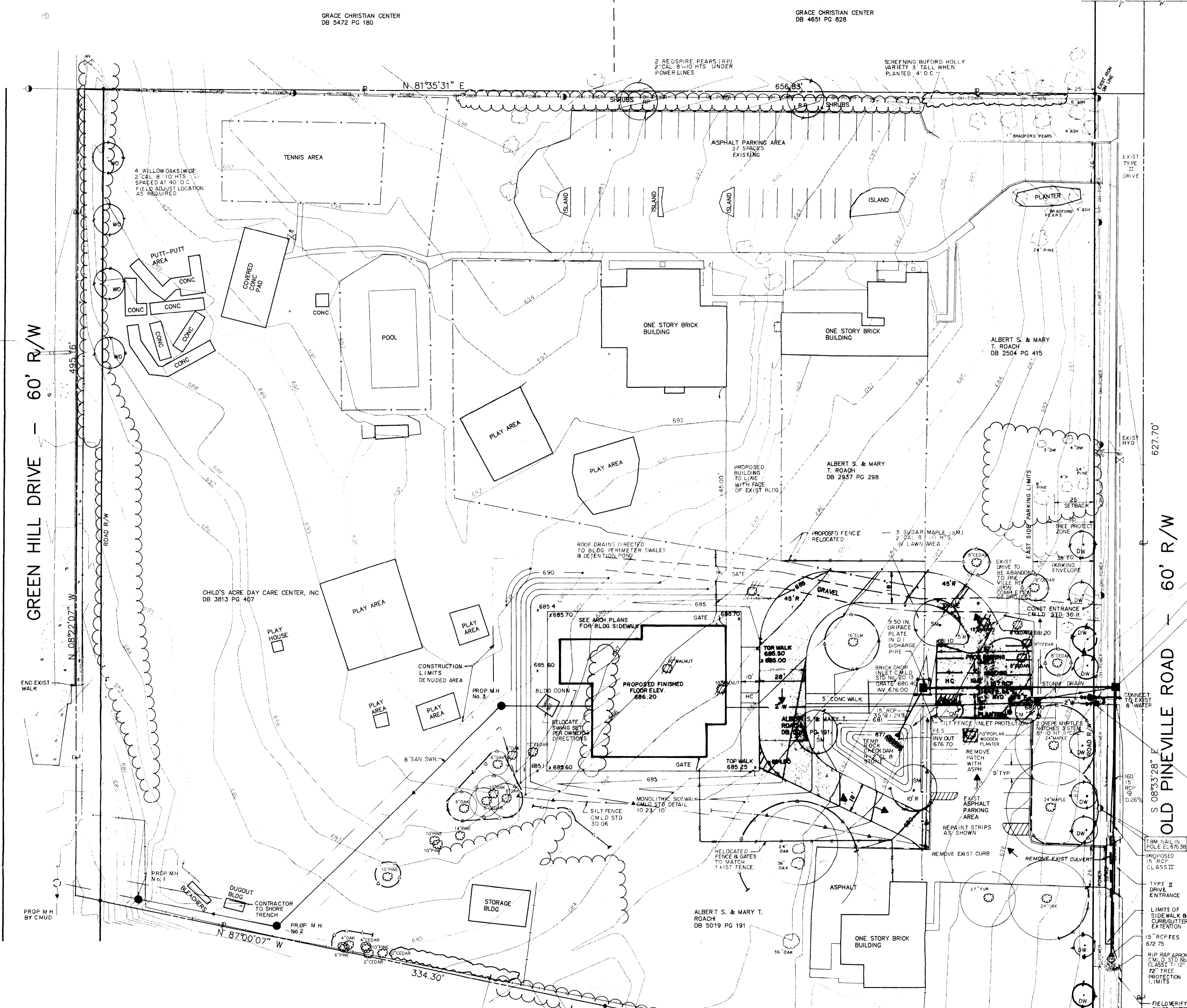
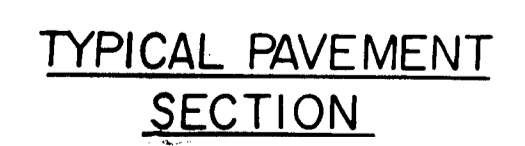
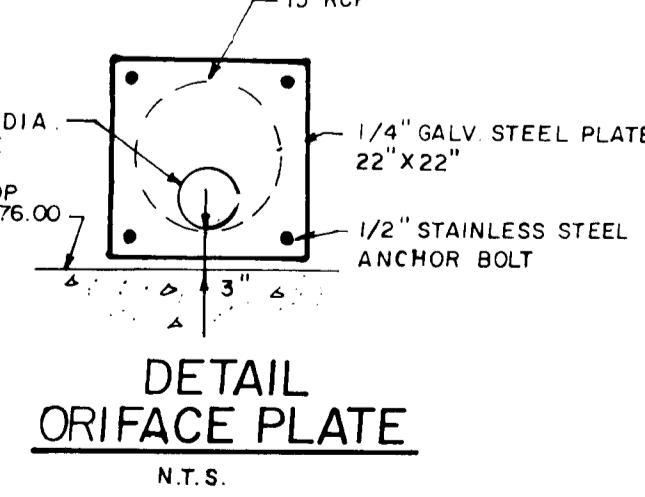
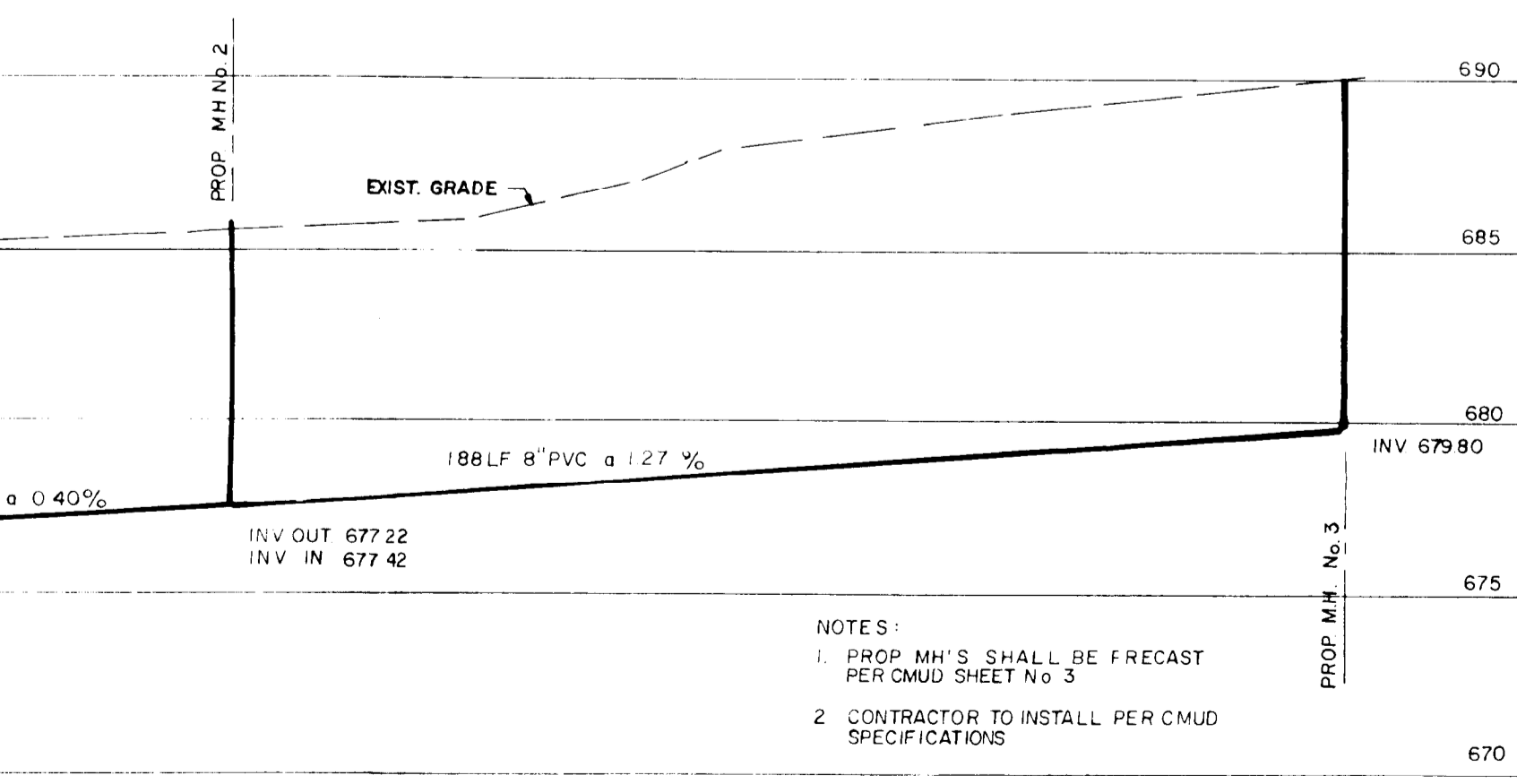
For quality turf seed spreading, seeding should be completed during the winter or spring, on a minimum, to avoid soil erosion. Seeding should be completed on a minimum, to avoid soil erosion. Seeding should be completed on a minimum, to avoid soil erosion.

**Soil amendments**  
Apply lime and fertilizer according to soil tests, or apply 4,000 lb/acre of agricultural limestone and 1,000 lb/acre of 10-10-10 fertilizer.

**Mulch**  
Apply 2,000 lb/acre of straw mulch or equivalent cover of another suitable material. Anchor the mulch to the soil with a 1/4" x 1/4" x 1/4" wire mesh or similar material. Anchor the mulch to the soil with a 1/4" x 1/4" x 1/4" wire mesh or similar material.

**Maintenance**  
Fertilize according to soil tests or apply 40 lb/acre nitrogen in Jan. or Feb., 40 lb in May, and 40 lb in Nov. from a 12-4-8, 16-4-8, or similar turf fertilizer. Apply fertilizer according to manufacturer's instructions. Apply fertilizer according to manufacturer's instructions. Apply fertilizer according to manufacturer's instructions.

GREEN HILL DRIVE - 60' R/W



- TREE ORDINANCE SUMMARY**
- PERIMETER PLANTING REQUIREMENTS
    - GREEN 5' D.W.P.
    - 450' LENGTH EXISTING TREES COVER 200' LENGTH THEREFORE 250 TO BE PLANTED 200' 40' FOR LARGE TREES 7.25 TREES
    - 8 PROPOSED HOLLOW OAKS 2 CAL 9' HTS
  - INTERNAL PLANTING REQUIREMENTS
    - TOTAL IRREVERSIBLE AREA 51,155 SF TOTAL LANDSCAPE AREA 34,817 SF TREES REQUIRED 1,100,000 SF OF IMPERVIOUS COVER EXCEEDED
    - TREES WITHIN 40' OF ALL PARKING SPACES 2 REDSPINE PEARS TO BE PLANTED IN PHOTIA MEDIC (REMOVE 1 SHRUB FROM EACH TREE) 2 CAL 9' HTS
  - TREE SURVEY AND TREE PROTECTION AS NOTED ON PLAN
- CONTRACTOR SHALL REMOVE ALL TREES INDICATED BY THIS SYMBOL ONLY TREES INDICATED BY THIS SYMBOL SHALL BE REMOVED
  - ALL CONSTRUCTION ACTIVITY SHALL BE DONE IN ACCORDANCE WITH CHARLOTTE MECKLENBURG LAND DEVELOPMENT STANDARDS WATER AND SEWER WORK SHALL CONFORM TO CHARLOTTE MECKLENBURG UTILITY DEPARTMENT REQUIREMENTS
  - CONTRACTOR SHALL PROVIDE TEMPORARY EROSION PROTECTION DEVICES (FENCING, SUPERVISION, ETC.) TO ASSURE CURB SAFETY CONTRACTOR SHALL COORDINATE SAFETY MEASURES WITH OWNER
  - ALL EXISTING IMPROVEMENTS CONSTRUCTED PRIOR TO 1978
  - PROPOSED LANDSCAPING PREPARED BY EDWARD E. EVANS, LANDSCAPE ARCHITECT
  - ALL LAND CLEARING DEBRIS SHALL BE PROPERLY DISPOSED OF IN AN APPROVED OFFSITE LANDFILL BY THE CONTRACTOR THERE SHALL BE NO ONSITE BURIAL OF LAND CLEARING DEBRIS
  - ALL OFF SITE BORROW OR WASTE AREAS FOR SURPLUS EARTH MATERIAL SHALL BE ACCORDING UNDER THE APPLICABLE GRADING EROSION CONTROL PERMITS 2' HIGH SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
  - NO SOIL DISTURBANCE OR CONTACT WITH CONSTRUCTION MATERIALS TRAFFIC OR BURIAL PITS ARE ALLOWED IN THE TREE PROTECTION ZONE TREE BARRICADES MUST BE INSTALLED BEFORE GRADING CONSTRUCTION BEGINS
  - PROPERTY ZONED R9 (R) SEE REZONING PETITION #51-47

**Planting Summary**

Existing	Proposed
37	37
12	21 (L.H.C.)
49	58

**Parking Required**

1 Space/10 Students + 130 Students	13
1 Space/Employee x 5 Employees	2
TOTAL	15

**Site Summary**

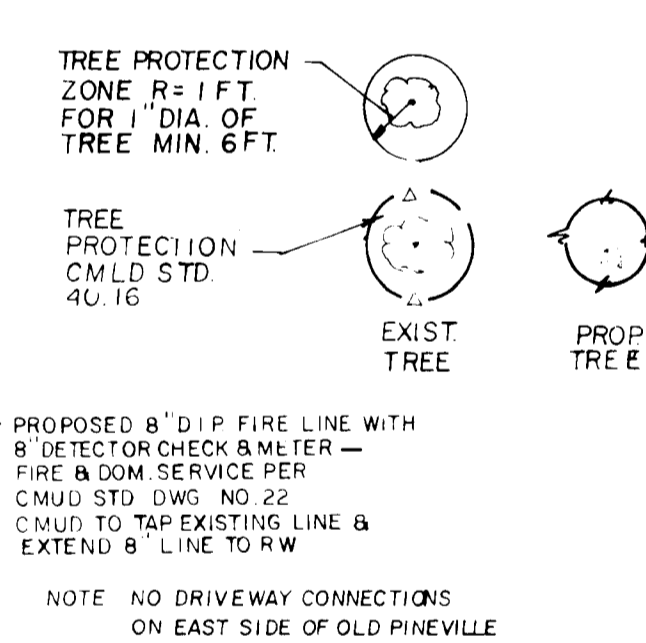
Existing	Proposed	Previous	Total
117 AC	6.70 AC	7.87 AC	131.57 AC
109 AC	5.38 AC	7.87 AC	122.25 AC

**SOIL SUMMARY**

Existing	Proposed
117 AC	6.70 AC
109 AC	5.38 AC

**SOIL COVERED AREA = 13.42**  
TOTAL TREE 21.13 BAN

THE UTILITIES AND LOCATIONS THEREOF SHOWN ON THE DRAWING REPRESENT THE DESIGNER'S UNDERSTANDING OF EXISTING UTILITIES IN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL VERIFY THE LOCATION, DEPTH AND EXISTENCE OF ALL UTILITIES (ELECTRICAL, MECHANICAL, WATER, TELEPHONE, GAS, ETC.) WITHIN THE CONSTRUCTION AREA WITH THE OWNER AND/OR THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING ANY EXCAVATION. THE EXISTENCE OR NON-EXISTENCE OF OR A UTILITY LOCATION OF EXISTING UNDERGROUND UTILITIES, ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL CONTACT UTILITY LOCATIONS SERVICE AT 1-800-632-9949 FOR VERIFICATION OF UTILITY LOCATIONS PRIOR TO EXCAVATION.



PROPOSED 8" D.I.P. FIRE LINE WITH 8" DETECTOR CHECK VALVE PER FIRE & DOM SERVICE PER CMUD STD. DWG. NO. 22. CLOUD TO TOP EXISTING LINE & EXTEND 8' LINE TO R/W

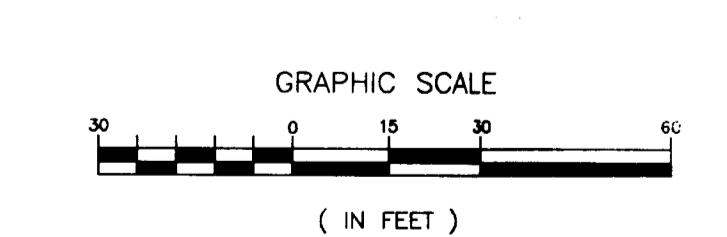
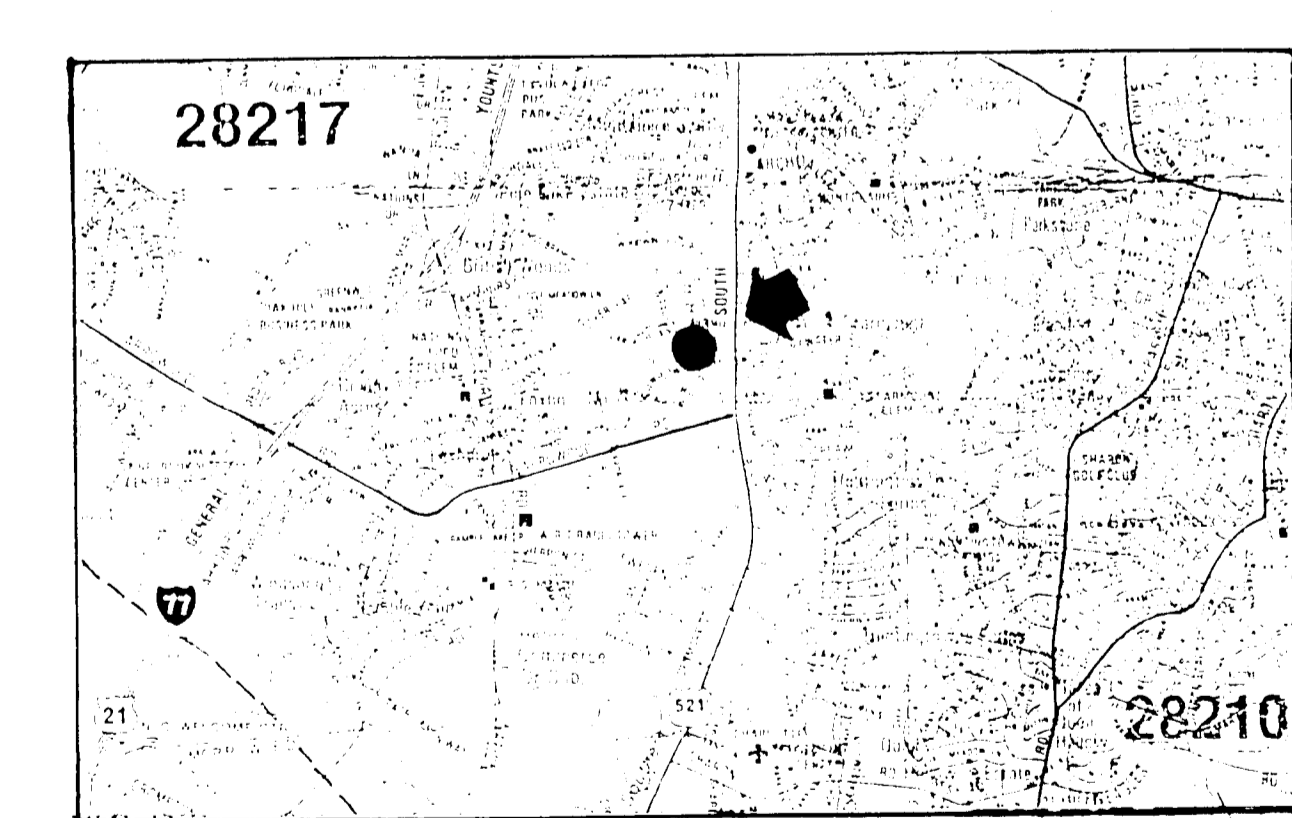
NOTE: NO DRIVEWAY CONNECTIONS ON EAST SIDE OF OLD PINEVILLE ROAD.

15" RCP FEES 672.75

FIELD VERIFY EXIST. UTILITIES MAIN SITE & CONNECT. PER CMUD REQUIREMENTS

CLEAN OUT EXIST. TO MAIN TO PROPERTY LINE

TEMP. ROCK CHECK DAM



**CHILD ACRE DAY CARE FACILITY**

**CIVIL SITE PLAN & LANDSCAPING PLAN**

FOR CIVIL/SITE PLAN ONLY  
PROJECT NO. JAB  
AS SHOWN  
DATE APRIL 1992  
APPROVED BY JAB  
FILE NO. 92058.00

**WK DICKSON**  
Engineers Planners Surveyors

1924 CLEVELAND AVE.  
CHARLOTTE, NC 28203  
(704) 334-5348

ASHEVILLE, N.C.  
COLUMBIA, S.C.  
SYRA, N.C.

REV. NO.	DESCRIPTION	DATE
1	NEW PLAN PER 3-11-92 & 3-12-92 COMMENTS	4-8-92