

Job No.  
704.01  
Date  
4/25/91  
Drawn  
JRS  
Revised  
6/11/91  
9/28/91

**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 80 CHILDREN ATTEND PRESENTLY.

**SITE DATA**

PROPERTY SIZE: 7.8 ACRES (344,332 SF)  
EXISTING ZONING: R-4 (WITH SPECIAL USE PERMIT & CONDITIONAL APPROVAL FOR)  
PROPOSED ZONING: R-4M (CO)  
PROPOSED USE: CHILD CARE CENTER (DAY CARE/AFTER SCHOOL CARE)  
ADULT CARE FACILITY  
MAXIMUM NUMBER OF CHILDREN PERMITTED: 1000  
MAXIMUM NUMBER OF CHILDREN REQUESTED: 400

APPROVED BY CITY COUNCIL  
DATE

**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)  
PHASE II  
DAY CARE CENTER  
ADMINISTRATION  
NATATORIUM  
(RELATED PARKING)  
11800 SF  
8700 SF  
5650 SF

**FUTURE-SITE DATA**

(FROM TABLE 3015-1)  
ZONE: R-4M(CO)  
MIN. LOT AREA: 8000 SF (FIRST 8 CHILDREN)  
AREA REQS FOR:  
EA. ADDITIONAL UNIT: 2500 SF-ADDITIONAL LOT AREA PER 8 CHILDREN INCREMENTS  
MIN. LOT WIDTH: 80 FEET  
MIN. SIDE YARD: 5.5 FEET (ALONG OLD PINEVILLE AND GREENHILL DR.)  
NO REAR YARD REQUIREMENTS SINCE THIS IS A THROUGH LOT  
MIN. UNOBSTRUCTED OPEN SPACE: 50%  
MAX. HEIGHT: 40 FEET  
LOT COVERAGE: 34430 SF (7.8 ACRES)  
100 SF OF OUTDOOR PLAY AREA RESERVED FOR CHILDREN TO BE FENCED NOT A PART OF REQUIRED SETBACKS

**FUTURE-OCCUPANCY**

DAYCARE-800 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 100.  
BETWEEN PARKING AND RESIDENTIAL-5 TO 8 FOOT SHRUBS (NO FURTHER THAN 5 FEET APART)  
(1) TREE EVERY 25 FEET WITH 16 SHRUB SCREENING.  
A TREE SURVEY AND PRESERVATION PLAN WILL BE PROVIDED BEFORE CONSTRUCTION.  
PERMITS FOR TREE REMOVAL AND PRUNING IN TREE PROTECTION ZONE AND RIGHT-OF-WAY WILL BE OBTAINED FROM THE URBAN FORESTRY STAFF.  
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 15 CHILDREN REMAINING OVER IN MULTIPLES OF 10)  
400 CHILDREN TOTAL = 40 SPACES  
40 ATTENDANTS TOTAL = 20 SPACES  
TOTAL PARKING PROVIDED: 80 SPACES  
TOTAL PARKING REQUIRED: 80 SPACES  
10% OF PARKING MUST BE LANDSCAPED:  
(1) TREE PER 10,000 SF OF PARKING AREA  
(2) 2000 SF TREES FROM LANDSCAPE  
(3) 2000 SF LANDSCAPE AROUND TREE  
(4) MIN. 10% FORM TREE TO PARKING  
PARKING IS PROHIBITED IN SET BACKS

**GENERAL NOTES**

1. FENCING TO COMPLY WITH ORD. 100.
2. BOUNDARY AS INDICATED TAKEN FROM GDS REFERENCES 2004-412,2837-284.
3. STORM WATER RETENTION WILL BE PROVIDED PER CODE.
4. SIGNAGE WILL BE PROVIDED PER CODE.
5. IF REQUIRED BY CODE A LEFT TURN LANE FROM OLD PINEVILLE ROAD SHALL BE INSTALLED AS A PART OF THE DRIVE WAY FRONT PROCESS.

**ZONING ORDINANCES REFERRED TO:**

1601,2015.1,3119,2002.33,2013.

**Middleton  
McMillan  
Architects  
Inc.**  
6230 Fairview Road  
Charlotte, North Carolina 28210  
704/364-8660

SEE ADMINISTRATIVE APPROVAL  
DATED: 04/23/92  
BY: MARTIN R. CRAMTON, JR.  
FOR REVISED PLAN

Job No.  
Title  
CHARLOTTE NC

APPROVED BY CITY COUNCIL  
DATE: September 23, 1991  
91-47

Sheet Description  
**ZONING  
TECHNICAL  
PLAN**  
FOR PUBLIC HEARING

Sheet 1

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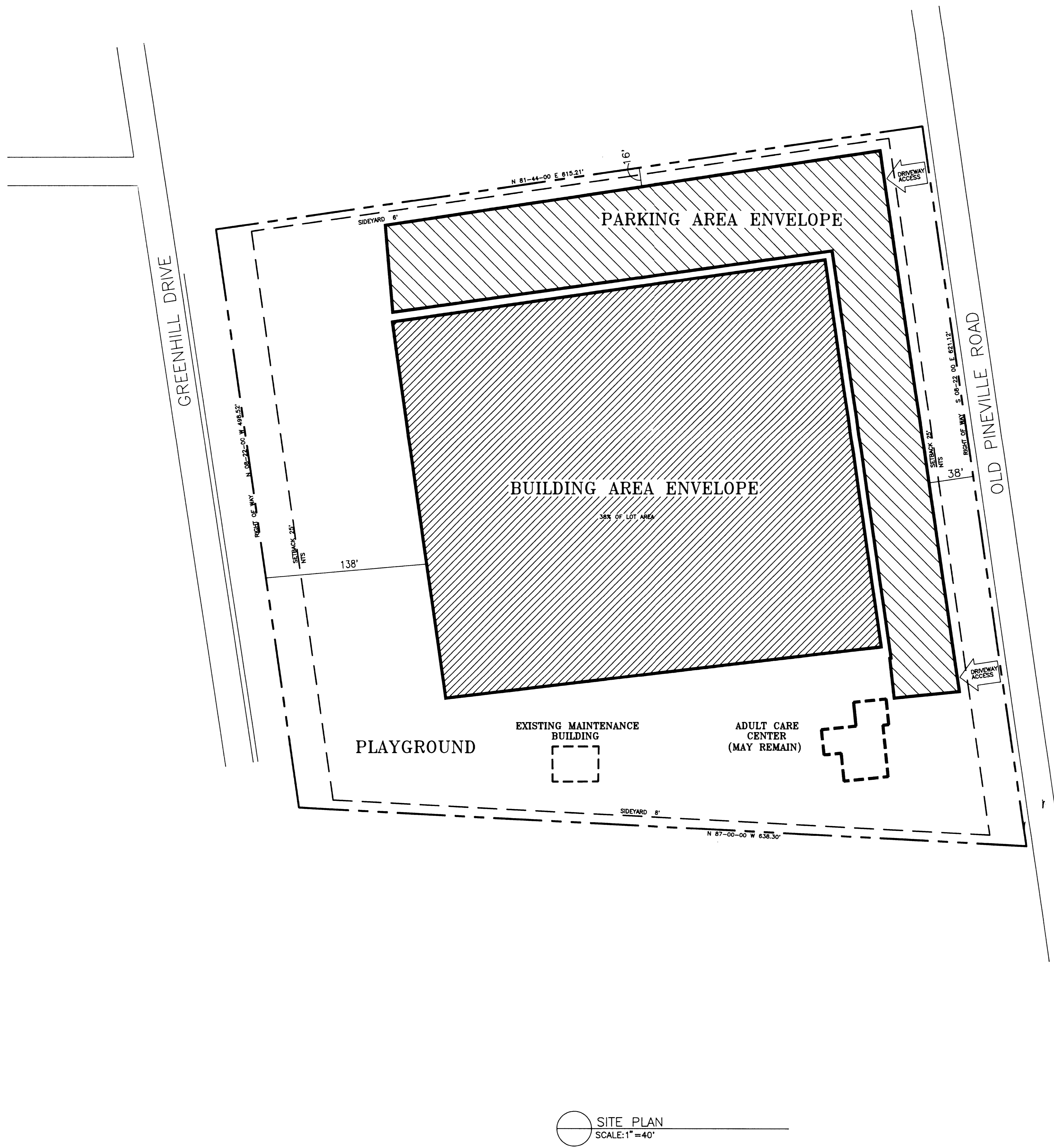
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**CHILD ACRE  
DAY CARE**  
CHARLOTTE NC

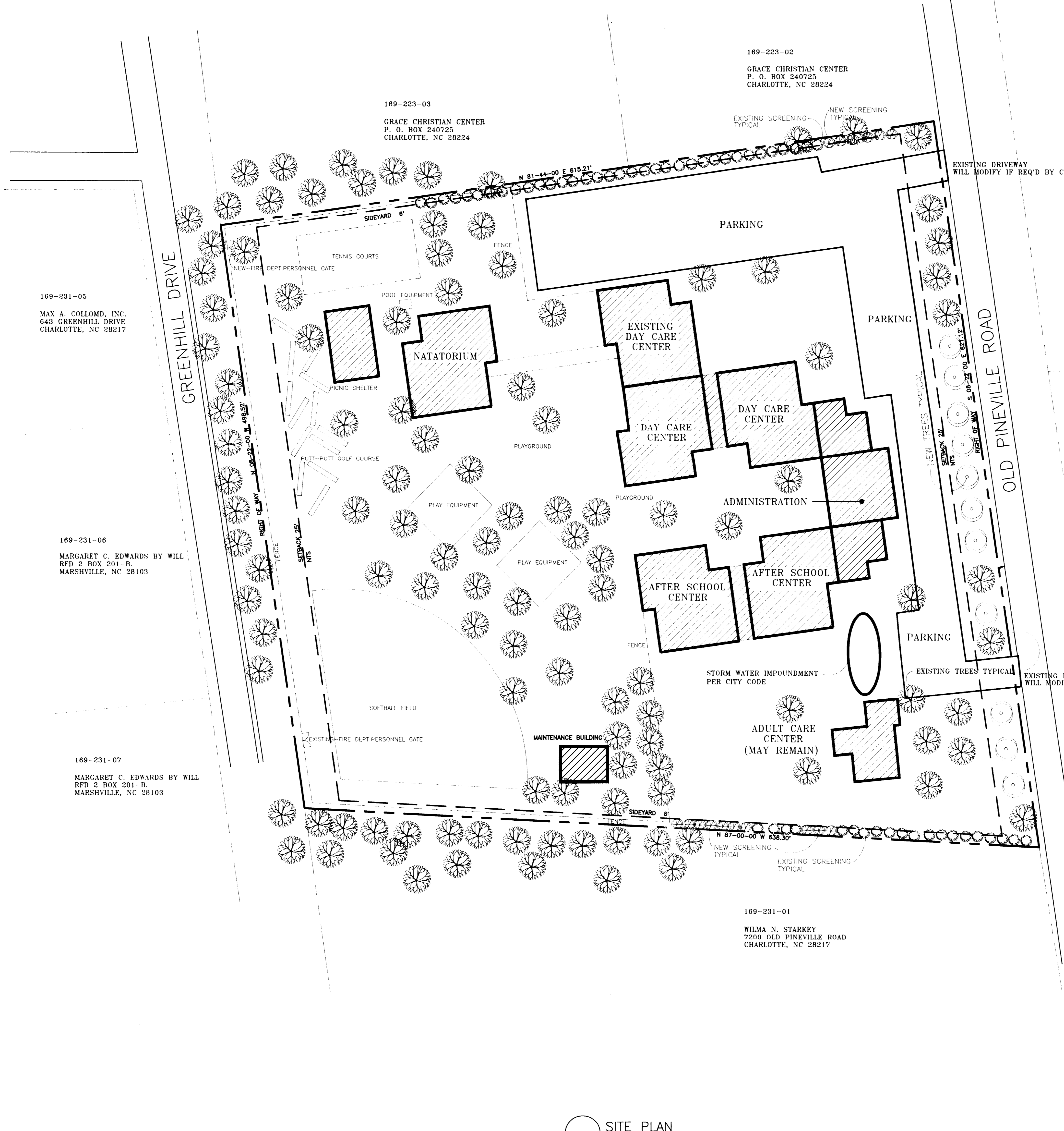
Sheet Description  
**MASTER  
PLAN**  
(SCHEMATIC)

**FOR PUBLIC HEARING**

Sheet 1



SITE PLAN  
SCALE: 1" = 40'



SITE PLAN  
SCALE: 1" = 40'

**LEGEND**

- NEW SCREENING
- EXISTING SCREENING TO REMAIN
- NEW TREES
- EXISTING TREES TO REMAIN

**GENERAL NOTES**

1. EXACT CONFIGURATION OF BUILDING ELEMENTS ARE SUBJECT TO CHANGE DUE TO DESIGN CHANGES.
2. NO OTHER ACCESS BESIDES FIRE DEPT. GATE WILL BE ALLOWED FROM GREENHILL DRIVE.
3. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE FIRE TRUCK DOES NOT HAVE TO TRAVEL MORE THAN 200' TO THE MOST REMOTE AND ACCESSIBLE POINT OF ALL BUILDINGS.
4. EXISTING TREES ALONG OLD PINEVILLE RD. WILL BE SAVED IN ACCORDANCE WITH THE TREE ORDINANCE.