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ARCHITECT'S PROJECT # 03156

Project #
**DAY CARE CENTER
CHILD-CARE**
7713 PLEASANT GROVE RD.
CHARLOTTE, NORTH CAROLINA

Sheet Description #
**SITE PLAN AND
GIS POLARIS MAP**

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Drawn By :
ASSANTE

Checked By :
C. L. HELT

Revisions :
① 8-29-03-REZONING
② 10-29-03-REZONING

Seal
Date :
08-20-03

Sheet No.
C-1
of 1

FIRE HYDRANT

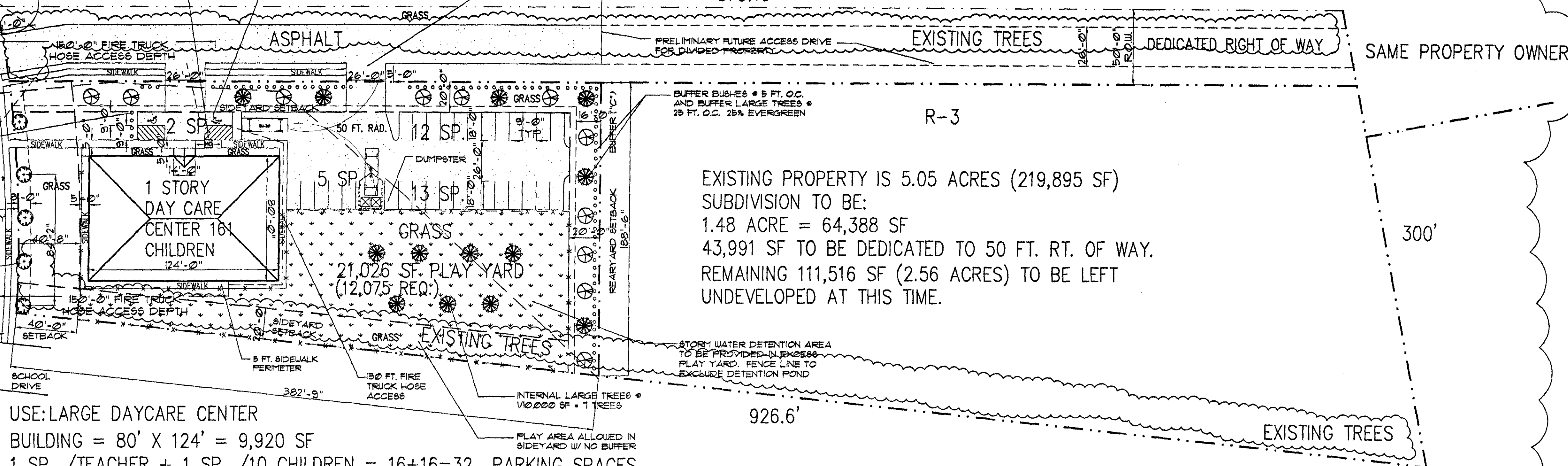
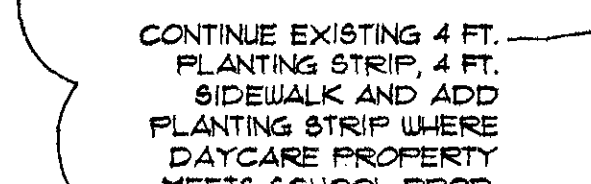
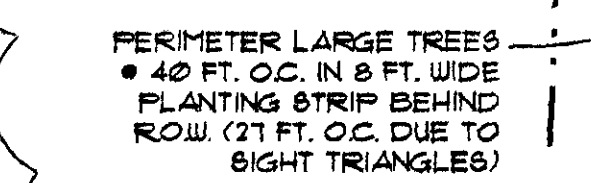
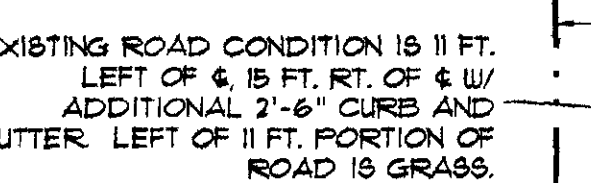
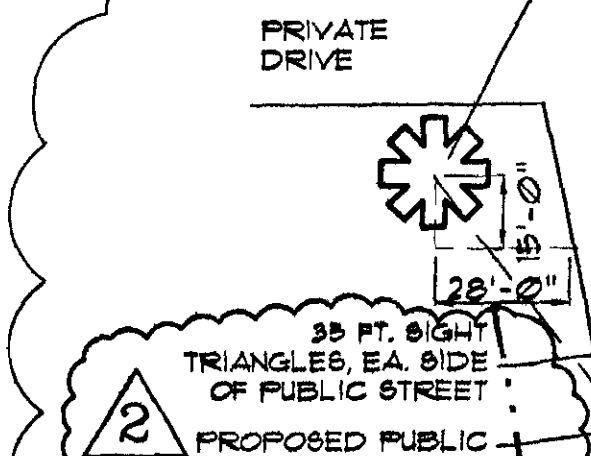
15 FT. FROM HYDRANT TO SITE EDGE, 20 FT. FROM HYDRANT TO ROAD EDGE, LESS THAN 575 FT. TO SITE'S BACK CORNER, TOTAL IS LESS THAN 750 FT.

5X5 FT. FLAT SIDEWALK * ASPHALT W/ 1:12 SLOPE RAMP TO SIDEWALK HT.

VAN PARKING SPACE AND STRIPED ACCESS AISLE, W/ 2ND H.C. FK. SP. W/ ACCESS AISLE 395'-0"

90 DEG. ACCESS DRIVE, TYPE II

879.19'



USE: LARGE DAYCARE CENTER
BUILDING = 80' X 124' = 9,920 SF
1 SP. /TEACHER + 1 SP. /10 CHILDREN = 16+16=32 PARKING SPACES
PLAY AREA REQ. 161 CHILD X 75 SF = 12,075 SF
NEW PROPERTY AREA = 64,388 SF = 1.48 ACRES

EXISTING PROPERTY IS 5.05 ACRES (219,895 SF)
SUBDIVISION TO BE:
1.48 ACRE = 64,388 SF
43,991 SF TO BE DEDICATED TO 50 FT. RT. OF WAY.
REMAINING 111,516 SF (2.56 ACRES) TO BE LEFT UNDEVELOPED AT THIS TIME.

SITE PLAN

SCALE: 1/40"=1'-0"

ADJOINING PROPERTY (SHOWN DASHED) THAT FRONTS BENNING STREET IS OWNED BY THIS PROPERTY'S OWNER. FUTURE ACCESS DRIVE IS SHOWN DASHED ON SITE PLAN.

TREE REQUIREMENTS

- BUFFER AREA = 4 TREES PER 100 LIN. FT. (25% TO BE EVERGREEN)
- BUFFER AREA = 20 EVERGREEN SHRUBS PER 100 LIN. FT.
- SCREENING SHRUBS = 20 SHRUBS PER 100 LIN. FT.
- PERIMETER TREES = 1/40 LIN. FT AT ROAD - 200 FT. = 5 TREES
- PERIMETER TREES = 1/40 LIN. FT AT ROAD - 395 FT. = 10 TREES
- INTERNAL PLANTING = 1 TREE /10,000 SF OF SITE = 7 TREES

AREA TO BE REZONED INST. C-D, SHOWN HATCHED.
AREA TO REMAIN R-3 ZONING, REMAINDER IN DARKENED BOX

ZONING NOTES

- USE: LARGE DAYCARE CENTER
- NO OUTDOOR PLAY SHALL BE PERMITTED AFTER DARK.
- EXISTING TREES IN THE SETBACKS SHOULD BE PRESERVED.
- STORM WATER: IN ADDITION TO THE 2 AND 10 YEAR STORM EVENTS BEING DETAINED TO PRE-DEVELOPED CONDITIONS, THE PETITIONER SHALL AGREE TO PROVIDE STORM WATER DETENTION FOR THE 25 YEAR STORM EVENT SUCH THAT POST DEVELOPMENT RUNOFF RATES DO NOT EXCEED THOSE PRODUCED BY THE EXISTING ZONING LAND COVER.
- CDOT NOTE: A RIGHT OF WAY ENCROACHMENT AGREEMENT IS REQUIRED FOR THE INSTALLATION OF ANY NON-STANDARD ITEMS (IRRIGATION SYSTEMS, DECORATIVE CONCRETE PAVEMENT, BRICK PAVERS, ETC) WITHIN A PROPOSED/ EXISTING CITY MAINTAINED STREET RIGHT-OF-WAY BY A PRIVATE INDIVIDUAL, GROUP, BUSINESS, OR HOMEOWNERS/ BUSINESS ASSOCIATION. AN ENCROACHMENT AGREEMENT MUST BE APPROVED BY CDOT PRIOR TO THE CONSTRUCTION/ INSTALLATION OF THE NON-STANDARD ITEMS. CONTACT CDOT FOR ADDITIONAL INFORMATION CONCERNING COST, SUBMITTAL AND LIABILITY INSURANCE COVERAGE REQUIREMENTS.

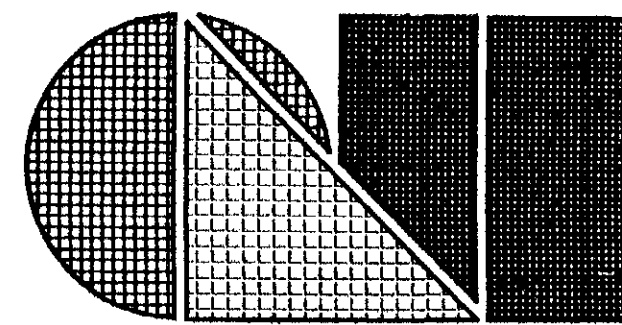


VICINITY MAP



FOR PUBLIC HEARING
PETITION # 2003-85
REZONING FROM R-3
TO INST. C-D
APPROVED BY CITY COUNCIL
DATE 11/7/03





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ELEVATIONS

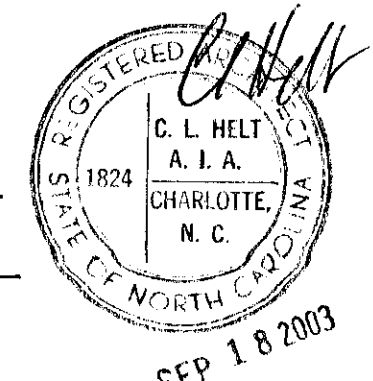
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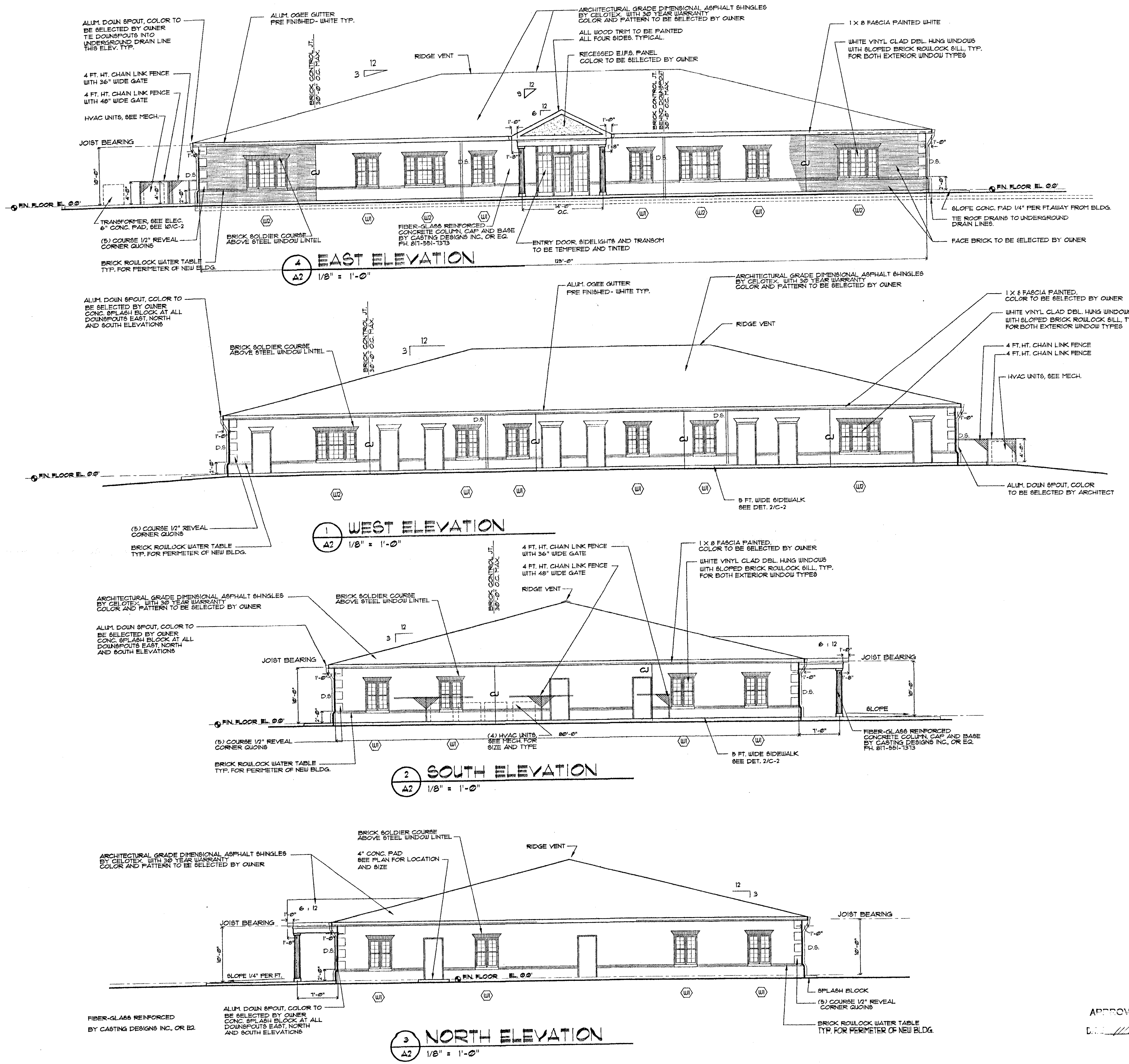
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① 8-29-03-REZONING

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APPROVED BY CITY COUNCIL
Date: 11/2/03

Sheet No.
A-2
of :



4 EAST ELEVATION
A2 1/8" = 1'-0"

1 WEST ELEVATION
A2 1/8" = 1'-0"

2 SOUTH ELEVATION
A2 1/8" = 1'-0"

3 NORTH ELEVATION
A2 1/8" = 1'-0"