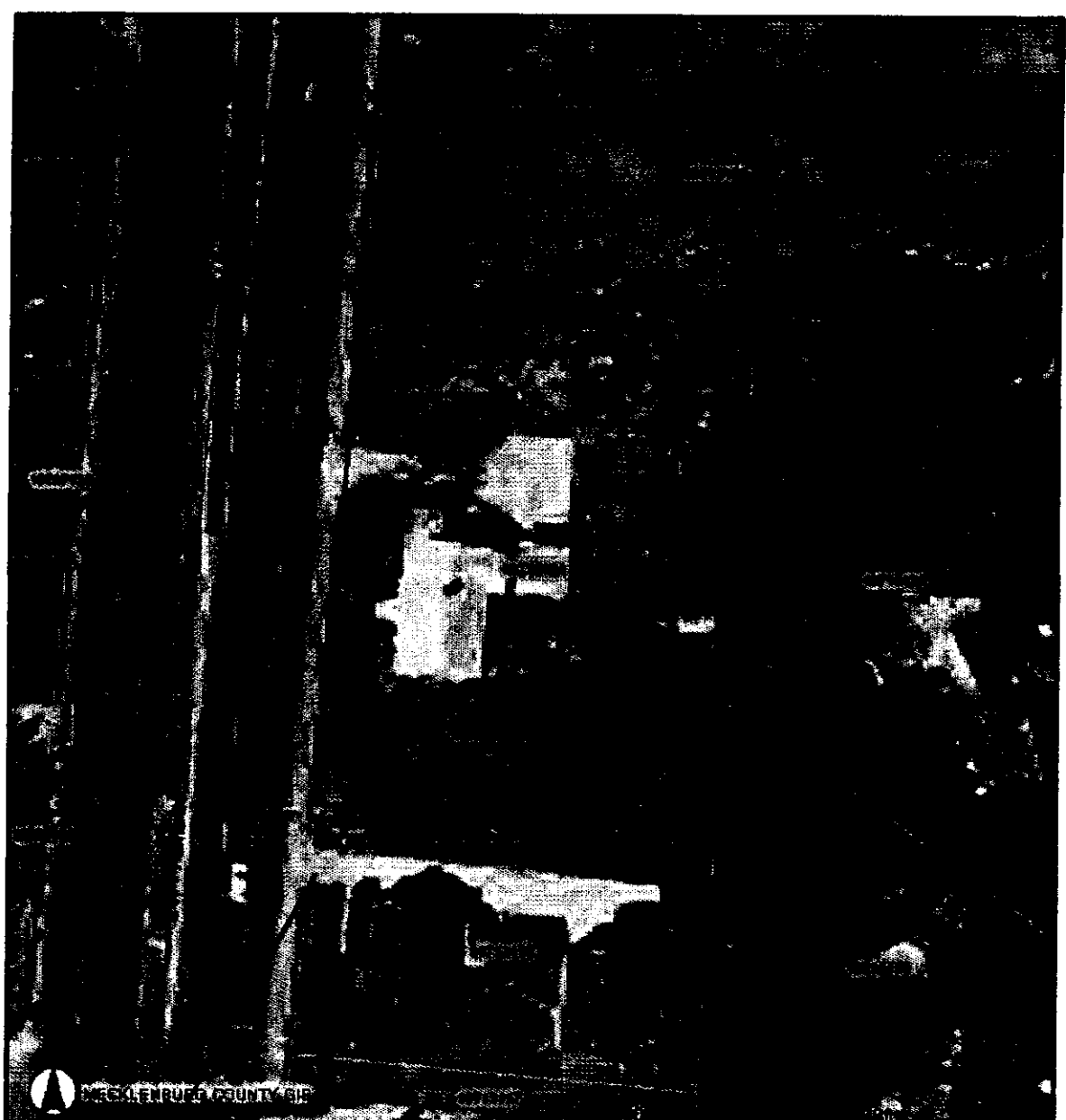


SITE MAP



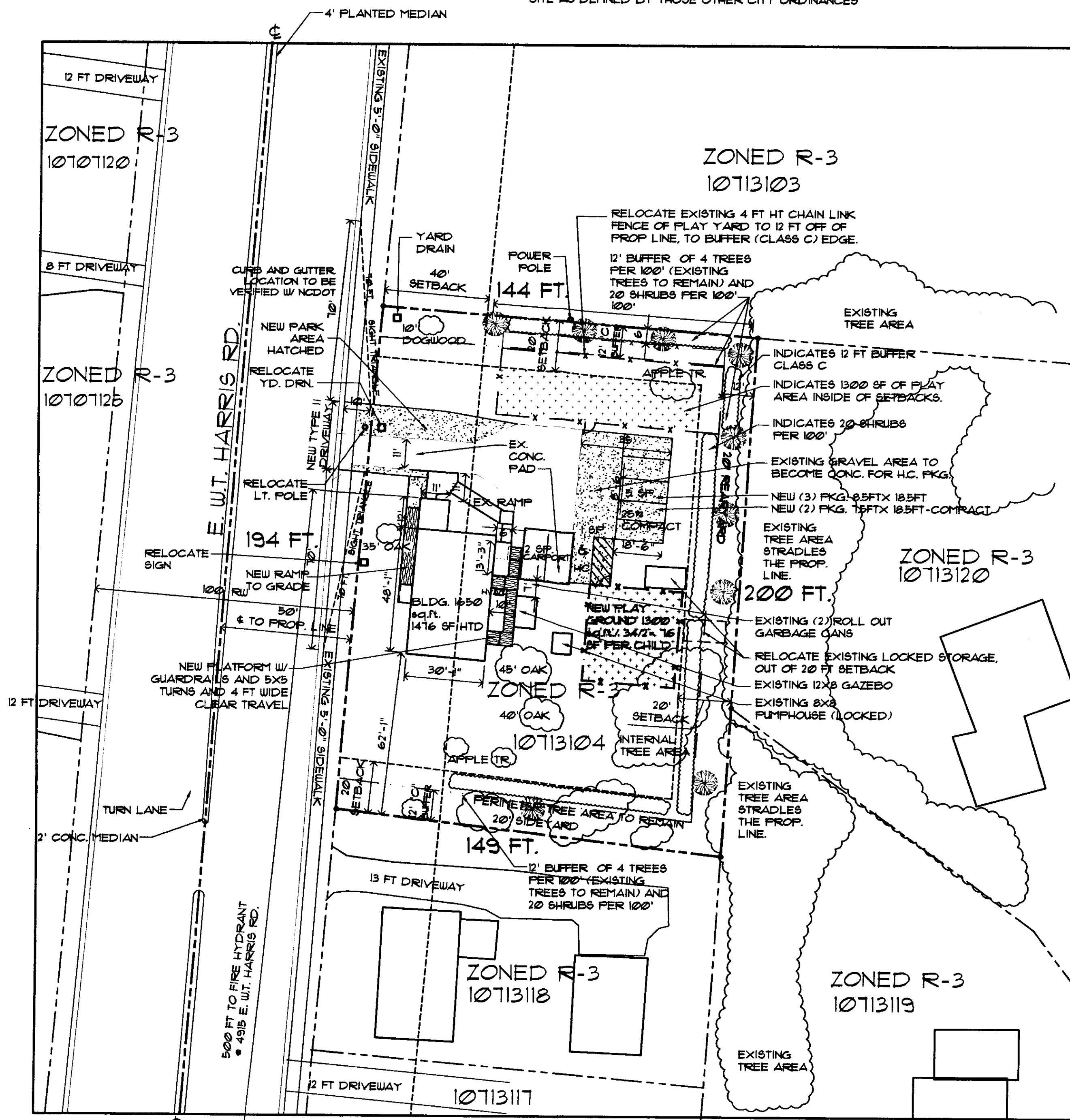
SITE AERIAL

EXISTING 13 FT RESIDENTIAL DRIVE

PARCEL INFO:

FID# 10713104
 SIZE: 0.66 ac
 PRESENT ZONING: R-3 LWFA
 PROPOSED ZONING: INST(CD)
 PROPOSED USE: DAYCARE WITH 34 CHILDREN PLAYGROUND AREA
 REQUIREMENTS:
 34 X 75 SQ. FT. /CHILD = 2,550 SF-- 2,600 TOTAL PROVIDED
 PARKING REQ:
 1/ 10 CHILDREN, 1/STAFF = 3 FOR CHILD, 5 FOR STAFF = 8
 VARIANCE GRANTED ON FRONT SETBACK ON 6/28/05 CASE # 05-045

PLANNING COMMISSION NOTES/ RESPONSES:
 DRIVEWAY TYPE, WIDTH AND LOCATION TO BE DETERMINED BY CDOT.
 ANY FENCE OR DRIVEWAY CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.
 NEW RECONSTRUCTED DRIVEWAYS MUST BE DROP CURB RAMP TYPE II DRIVEWAYS. LOCATIONS AND WIDTHS OF ALL ADJACENT AND OPPOSING DRIVEWAYS ARE SHOWN. TYP. PARKING MODULE IS 8'-6" X 10'-6". PARKING SUMMARY IS LISTED UNDER "DESIGN GUIDELINES" ITEM "B" "OFF STREET PARKING".
 "THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT SITE, UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN. THESE OTHER, ADDITIONAL STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES."



SITE PLAN
 SCALE = 1" = 30'-0"

GENERAL NOTES:

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN INC., WASHINGTON, D.C.
- CONTRACTOR TO REVIEW PLANT SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND DURING PROPOSAL PREPARATION FOR QUALITY CONTROL AND VALUE ENGINEERING.
- LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATION IN THE FIELD, PRIOR TO BEGINNING CONSTRUCTION.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES--PLANT 15'-20' OFF SEWER AND STORM DRAINAGE LINES, 10'-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.
- ANY CONFLICT BETWEEN TREES AND UTILITIES SHALL BE RESOLVED IN THE FIELD WITH FINAL TREE LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT, THE PLANNING DEPARTMENT AND URBAN FORESTRY DEPT.
- LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- PLEASE CALL 336-4255 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 1 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
- ATTENTION CONTRACTOR/LANDSCAPER: IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-2049 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWER LINES OR OTHER UTILITIES. VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION/MITIGATION.
- MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL. MITIGATION TREES ARE 3-3 1/2" CAL.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BURLAP FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS, REMOVE COMPACTED SOIL, AND ADD 24" NEW TOPSOIL--OR--LINO CONTRACT AND ADD THE TOP 2" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE OR PLANTING AREA).
- MULCH ALL PLANTING BEDS WITH 4" OF PINE NEEDLE MULCH.
- APPLY PRE-EMERGENCE HERBICIDE TO PLANTING BEDS PRIOR TO MULCHING.
- SEED ALL DISTURBED AREAS EXCEPT PLANTING BEDS AS NOTED.
- ALL PLANT BEDS AND LAWN AREAS SHALL HAVE 2" - 4" TRENCH EDGE.

GENERAL TREE NOTES:

- TREES TO BE 40% 2" CAL. LARGE MATURING, 25% EVERGREEN, SHRUBS TO BE 30" TALL, 24" SPREAD EVERGREEN, 5' O.C. MIN.
- EXISTING VEGETATION MAY BE USED TO MEET TREE BUFFER REQUIREMENT IF ON SITE BY THE ZONING INSPECTOR. APPROVED SHRUB REQUIREMENTS TO BE PLANTED, PROTECT EXISTING TREES DURING DRIVEWAY AND OTHER CONSTRUCTION.

LANDSCAPE PLANS SHOWING COMPLIANCE WITH THE ZONING ORDINANCE AND CONDITIONAL ZONING PLAN SHALL BE SUBMITTED FOR APPROVAL DURING THE BUILDING PERMIT PROCESS.

DESIGN GUIDELINES:

- ARCHITECTURAL TREATMENT
 - THE ARCHITECTURE OF THE EXISTING DAYCARE BUILDING LOCATED WITHIN THE PARCEL IS RESIDENTIAL IN CHARACTER.
 - THE OUTDOOR PLAY SPACE ASSOCIATED WITH THE DAYCARE CENTER IS ENCLOSED WITH AN EXISTING 4 FT CHAIN LINK FENCE. A NEW PLAY AREA WILL BE ENCLOSED WITH A DECORATIVE COATED ALUMINUM FENCE TO ATTAIN THE REQ. PLAY AREA SQ. FOOTAGE.
 - ANY DUMPSTER OR TRASH RECEPTACLE "CORRAL" ASSOCIATED WITH THE DAYCARE CENTER WILL BE SCREENED BY A SOLID ENCLOSURE WITH A GATE AND WILL ALSO HAVE A FIVE FOOT (5') MINIMUM PLANTING STRIP AROUND THE PERIMETER.
 - MAXIMUM AREA OF TOTAL BUILDING PLANS WILL BE 12,000 SF.
 - THE MAX. BLDG. HT WILL NOT EXCEED 40'-0"
- OFF STREET PARKING
 - OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE. (1 PER 10 CHILDREN REQUIRED-- 3 (1 PER TEACHER-- 5' TOTAL = 8 PROVIDED). PARKING WILL BE PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL (DETAIL # 50104)
- STORM WATER MANAGEMENT
 - STORM WATER SHALL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.
- SIDEWALKS
 - A FIVE FOOT (5') SIDEWALK AND 2 FOOT WIDE CURB AND GUTTER ARE EXISTING ALONG E. W.T. HARRIS BLVD..
- SIGNS
 - ALL SIGNS PLACED ON THE SITE WILL BE ERIGED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. NO DAYCARE SIGN TO EXCEED 4 FT HT. ABOVE GRADE.
- LIGHTING
 - ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND THE MAXIMUM HEIGHT OF ANY SUCH LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED FIFTEEN FEET (15') IN HEIGHT.
 - ALL DIRECT LIGHTING WITHIN THE SITE (INCLUDING STREETLIGHTS WHICH MAY BE ERIGED ALONG PRIVATE DRIVES AND STREETS) WILL BE CAPPED TO PROJECT LIGHT DOWNWARD AND OTHERWISE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY ADJACENT PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR, ENERGY EFFICIENCY, AND SHIELDING SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES. NO "MALL PAK" TYPE LIGHTING WILL BE USED.
- FIRE HYDRANTS
 - FIRE HYDRANTS SHALL BE LOCATED WITHIN SEVEN HUNDRED FIFTY FEET (750') OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAVELS. (EXISTING HYDRANT IS 500 FT FROM THE EDGE OF THE DRIVEWAY)

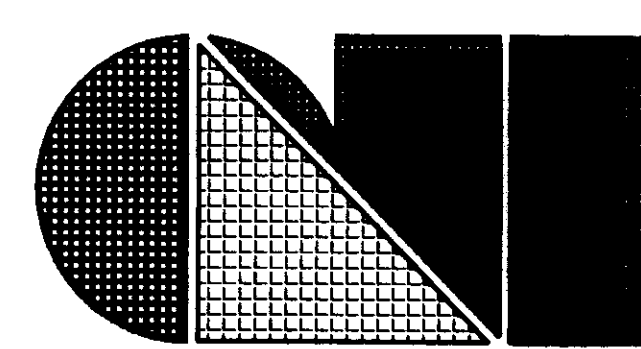
INTERNAL TREE REQUIREMENTS

ONE TREE PER 10,000 S.F. OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT. OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 5% FOR RENOVATED SITES AND 10% FOR NEW SITES.

APPROVED BY CITY COUNCIL

DATE 11/27/05

FOR PUBLIC HEARING PETITION No. 2005-136 REVISION DATE 9-19-05



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ARCHITECT'S PROJECT #05777

Project #
BRITTANY & FRIENDS ACADEMY DAYCARE
 4821 E. W.T. HARRIS BLVD.
 Charlotte, NC 28215

Sheet Description #
SITE PLAN PROPOSED REZONING

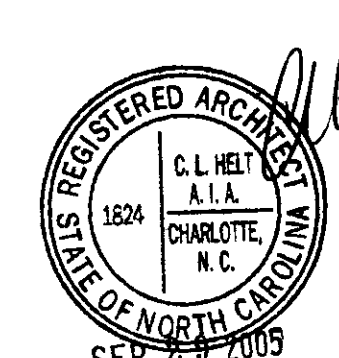
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Drawn By :
ASSANTE

Checked By :
C.L. HELT

Revisions :
 1 PLANNING REV. 9-19-05

Seal



Date :
 08/26/05

Sheet No.
C1
 of 41

DIV. OF CHILD DEV. SEC. 1401 @ 25 SF PER CHILD

.0713 - LICENSING CALCULATIONS								
RM. SQ. FT.	RM. NUM.	AGE	ROOM NAME	1401 FLOOR AREA	FLOOR RATIO	TOTAL CHILDREN	TEACHER RATIO	TOTAL TEACHERS
179	103	0-2	INFANTS *	179	1/25	7	1/5 OR 1/6	2
386	106	2-3	TODDLERS	186	1/25	7	1/10	2
	106	3-4	WADDLERS	200	1/25	8	1/15	
300	108	4-5	PRE-KINDERGARTEN	150	1/25	6	1/20	1
	108	5 YR	KINDERGARTEN	150	1/25	6	1/25	
865						34		5
TOTAL CLASSROOM AREA				865 SF				
TOTAL CHILDREN				34				
TOTAL TEACHERS				5				

* CHILDREN ARE NOT MOVED OUT OF THE 0-2 YR RPT UNTIL THEY ARE "POTTY TRAINED"

TYP. SINK FOR CHILD & H.C. ACCESS. COUNTER HT = 30" AFF. 48" WIDE. CABINET OK PER VOL. 1-C 312.1.1 (SEE *) REMAINDER OF COUNTER = 36" HT.

SEE ELECTRICAL FOR CARBON MONOXIDE DETECTOR LOCATION.

NOTE: ALL DOORS/WINDOWS WITHIN 24" OF DOOR OPENING MUST BE TEMPERED OR A SAFETY GLASS. VERIFY IF EXISTING GLASS WAS PROVIDED AS TEMPERED. VERIFY IF EXISTING STOREFRONT CAN SUPPORT THE NEW DOORS. SHOW W/ #

NEW METAL OR WOOD STUD WALL @ 16" O.C. W/ 5/8" GUB EA. SIDE. AT TOILET INTERIORS, FRP PANEL TO 48" HT. OR EPOXY PAINT FOR SMOOTH WASHABLE SURFACE AT WET WALL AND W.C. WALL. 6" STUD WALL AT 16" O.C. FOR CHASE OF TOILET ROOM'S.

WIDTH X HT. EXISTING WINDOW (ALL @ 36" AFF.)
NEW OPERABLE WINDOW TO BE PROVIDED AT 42" SILL HT.

FLOOR PLAN KEYED NOTES:

- LAMINATED PLASTIC COVERED CABINET AND TOP
- REFRIGERATOR
- MICROWAVE
- WATER HEATER

GENERAL NOTES:

- SEE C-1 SITE FOR ALL EXTERIOR EQUIPMENT AND NOTES.
- TRANSITION STRIP AT ALL THRESHOLDS IN GOOD DISSIMILAR MATERIALS.
- COORDINATE W/ OWNER FOR FIXTURES IN GOOD ACCESSIBLE ORDER FOR REUSE IN THIS PROJECT OR FOR STORAGE.

PARTITION LEGEND

MARK	ROOMS	DESCRIPTION
◇	SEE PLAN	EXISTING EXTERIOR WALLS TO REMAIN
◇	SEE PLAN	NEW 3 5/8" METAL OR WOOD STUDS @ 16" O.C. W/ 1/2" OR 5/8" GYPSUM BD., PAINTED
◇	TOILETS	NEW 3 5/8" METAL OR WOOD STUDS @ 16" O.C. WALL 5/8" GWB-MOISTURE-RESISTANT WITH SOUND BLANKET. PAINT GWB-SEE SCHEDULE FOR TYPE
◇	TOILET WET WALLS	NEW 3 5/8" METAL OR WOOD STUDS @ 16" O.C. W/ 5/8" MOISTURE RESISTANT GYPSUM BD WITH SOUND BATT INSULATION, PAINTED - FRP AT INTERIOR WALL WHERE REQ.

NOTE: ALL CLASSROOMS MUST CONTAIN CUBBY SPACE FOR EA. CHILD EQ. TO 1 CUBIC FT. EACH CLASSROOM MUST CONTAIN STORAGE SPACE FOR THE TEACHERS THAT IS INACCESSIBLE TO THE CHILDREN. EACH CLASSROOM MUST PROVIDE SPACE FOR COTS/MATS FOR EA. CHILD WITHIN THE ROOM.

CUBBIES..... C
TEACHERS STORAGE T
MATS..... M
TEACHER STORAGE MAY BE LOCATED BELOW LOCKED COUNTER AREA G.C. TO VERIFY W/ OWNER IF SEPARATE STORAGE IS TO BE PROVIDED.

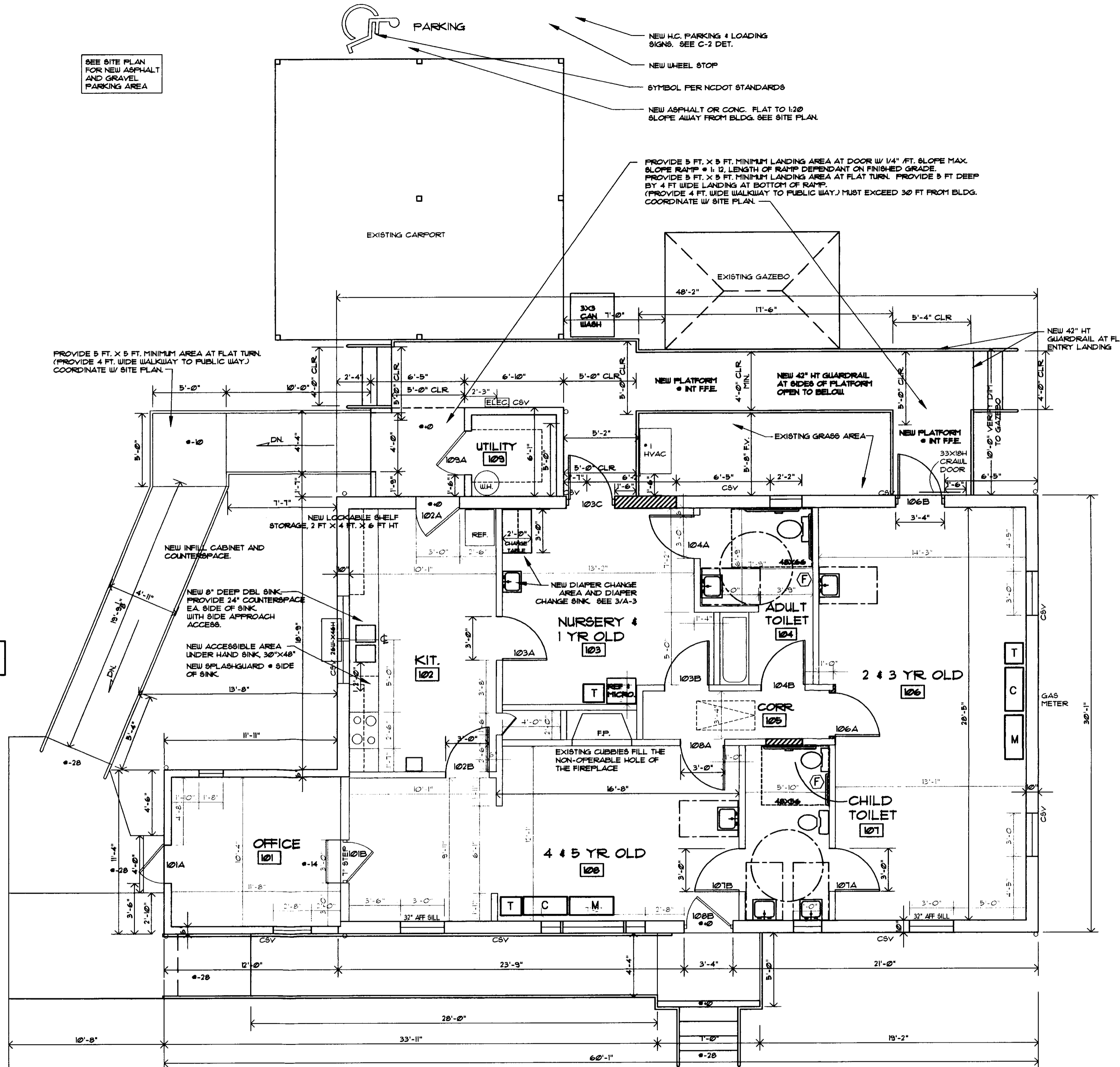
DOORS
EXISTING AND NEW DOOR HARDWARE IS TO FOLLOW THE REQUIREMENTS OF VOL. 1-C FOR EGRESS ACCESSIBILITY. ALL DOOR HANDLES ARE TO BE LEVER TYPE BETWEEN 34"-48" MAX AFF. WITH PANIC HARDWARE AT THE REQUIRED EXIT DOORS. ALL DOOR LOCKS ARE NOT OPERATED WITH A KEY FROM THE INSIDE GETTING OUT AND THE RESISTANCE IS NO GREATER THAN 15 LBS.

EXT. EMERG. LTS. SEE ELEC. FOR NEW EXTERIOR EMERGENCY LIGHTING.

FINISH KEY

V	12 X 12 VCT
SV	SHEET VINYL
C	CARPET
XA	DOOR NUMBER

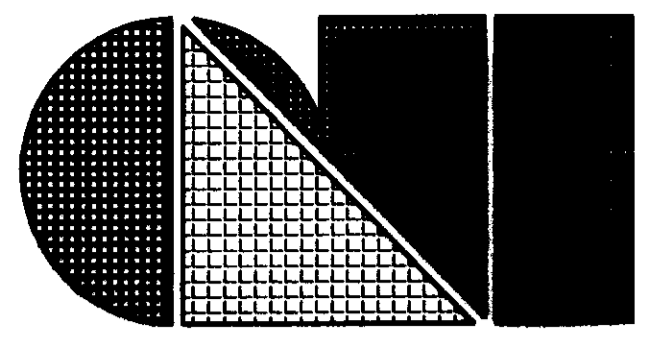
NOTE: EXISTING SHELF STORAGE = 32' x 4.5' x 4.1' = 76 CU FT = 192 CU FT



NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: NEW WALLS (1/2" GUB ON EITHER WOOD OR METAL STUDS) SHOWN HATCHED

GENERAL CONTRACTOR IS ADVISED THAT IT IS THEIR RESPONSIBILITY TO INSURE THAT ALL CONSTRUCTION IS IN COMPLIANCE WITH STATE AND LOCAL CODES AND THE AMERICAN'S WITH DISABILITIES ACT. G.C. IS TO VERIFY THE COORDINATION OF THE VARIOUS DRAWINGS. IF CONFLICT OF INFORMATION IS FOUND CONTACT THE PARTIES IN THE DISCREPANCY BEFORE PROCEEDING.



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ARCHITECT'S PROJECT #04336

Project #
BRITANNY & FRIENDS ACADEMY DAYCARE
4821 E. W.T. HARRIS BLVD.
Charlotte, NC 28215

Sheet Description #
NEW FLOOR PLAN
SCALE 1/8" = 1'-0"

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Drawn By :
ASSANTE

Checked By :
C.L. HELT

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08/26/05

Sheet No.
A-2
of 4

SEP 29 2005