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ARCHITECT'S PROJECT #06136

Project #
**GENESIS I
FULL DAY
PRESCHOOL**
4700 E. WT HARRIS BLVD
CHARLOTTE, NC 28215

Sheet Description #
SITE PLAN

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Drawn By :
D. SMITH

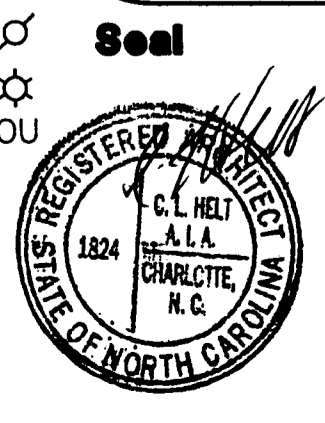
Checked By :
R. WEAVER

Revisions :	
02/12/06	1 REVIEW COMMENTS
02/19/07	2 REVIEW COMMENTS
	3

Date :
11-05-07

Sheet No.
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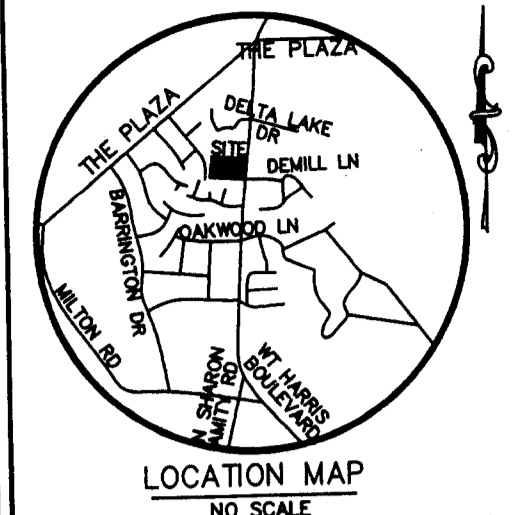
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GENERAL NOTES:

1. THERE WILL BE NO PLAY SPACE OR PARKING BETWEEN THE BUILDING AND THE PUBLIC STREET.
2. NEW DAYCARE BUILDING WILL BE ARCHITECTURALLY COMPATIBLE WITH THE EXISTING BUILDINGS ON SITE.
3. NO WALL FAK LIGHTING WILL BE PERMITTING ON SITE AND ALL OUTDOOR LIGHTING WILL BE FULLY SHIELDED. ALL SITE LIGHTING IS TO BE LIMITED TO 20' HEIGHT.
4. ALL EXISTING TREES SHOWN ON SITE ARE TO BE PROTECTED AND PRESERVED.
5. 17.5% OF SITE SHALL BE DESIGNATED AS A TREE SAVE AREA.

PARCEL INFO:
 PID# 10707129 / 10707130
 SIZE: 5.288 TOTAL ACERS
 PRESENT ZONING:
 R-4 / R-8MF (CD)
 PROPOSED ZONING:
 INST (CD)
 PROPOSED USE:
 EXISTING DAYCARE (19) CHILDREN
 PROPOSED DAYCARE (34) CHILDREN
 FUTURE DAYCARE (86) CHILDREN
 EXISTING STRUCTURES:
 EXISTING DAYCARE
 4165 sq.ft.
 25'-0" HEIGHT
 PROPOSED DAYCARE
 2097 sq.ft.
 25'-0" HEIGHT
 FUTURE STRUCTURE
 PROPOSED DAYCARE
 4500 sq.ft.
 25'-0" HEIGHT



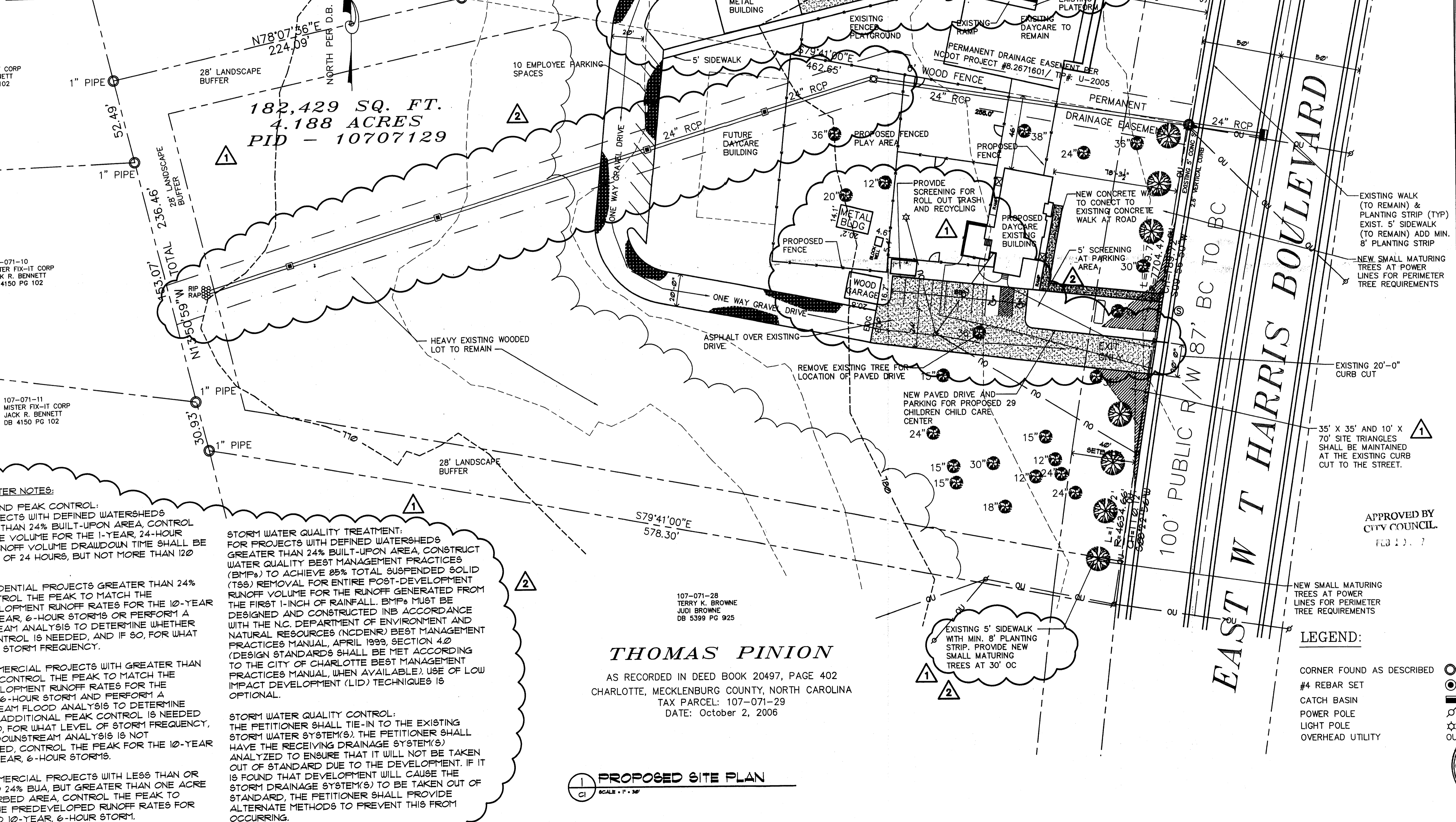
182,429 SQ. FT.
 4.188 ACRES
 PID - 10707129

PROPOSED SITE PLAN
SCALE: 1" = 30'

THOMAS PINION
 AS RECORDED IN DEED BOOK 20497, PAGE 402
 CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA
 TAX PARCEL: 107-071-29
 DATE: October 2, 2006

107-071-28
 TERRY K. BROWNE
 JUDI BROWNE
 DB 5399 PG 925

107-081-01
 ASSOC. OF SEVENTH-DAY
 ADVENTISTS IN CAROLINA
 CONFERENCE
 DB 10385 PG 468



WATER NOTES:

LAND PEAK CONTROL:
 PROJECTS WITH DEFINED WATERSHEDS
 GREATER THAN 24% BUILT-UPON AREA, CONTROL
 THE RUNOFF VOLUME FOR THE 1-YEAR, 24-HOUR
 STORM RUNOFF VOLUME DRAWDOWN TIME SHALL BE
 120 MINUTES OF 24 HOURS, BUT NOT MORE THAN 120

**RESIDENTIAL PROJECTS GREATER THAN 24%
 BUILT-UPON AREA, CONTROL THE PEAK TO MATCH THE
 DEVELOPMENT RUNOFF RATES FOR THE 10-YEAR
 STORM. PERFORM A FLOOD ANALYSIS TO DETERMINE WHETHER
 ADDITIONAL PEAK CONTROL IS NEEDED, AND IF SO, FOR WHAT
 STORM FREQUENCY.**

**COMMERCIAL PROJECTS WITH GREATER THAN
 24% BUILT-UPON AREA, CONTROL THE PEAK TO MATCH THE
 DEVELOPMENT RUNOFF RATES FOR THE 10-YEAR
 STORM AND PERFORM A FLOOD ANALYSIS TO DETERMINE
 WHETHER ADDITIONAL PEAK CONTROL IS NEEDED
 AND IF SO, FOR WHAT LEVEL OF STORM FREQUENCY.
 DOWNSTREAM ANALYSIS IS NOT REQUIRED. CONTROL THE PEAK FOR THE 10-YEAR
 STORM.**

**COMMERCIAL PROJECTS WITH LESS THAN OR
 EQUAL TO 24% BUA, BUT GREATER THAN ONE ACRE
 OF IMPAVED AREA, CONTROL THE PEAK TO
 MATCH THE DEVELOPMENT RUNOFF RATES FOR THE
 10-YEAR, 6-HOUR STORM.**

STORM WATER QUALITY TREATMENT:
 FOR PROJECTS WITH DEFINED WATERSHEDS
 GREATER THAN 24% BUILT-UPON AREA, CONSTRUCT
 WATER QUALITY BEST MANAGEMENT PRACTICES
 (BMPs) TO ACHIEVE 85% TOTAL SUSPENDED SOLID
 (TSS) REMOVAL FOR ENTIRE POST-DEVELOPMENT
 RUNOFF VOLUME FOR THE RUNOFF GENERATED FROM
 THE FIRST 1-INCH OF RAINFALL. BMPs MUST BE
 DESIGNED AND CONSTRUCTED IN ACCORDANCE
 WITH THE N.C. DEPARTMENT OF ENVIRONMENT AND
 NATURAL RESOURCES (NCDENR) BEST MANAGEMENT
 PRACTICES MANUAL, APRIL 1999, SECTION 4.0
 (DESIGN STANDARDS SHALL BE MET ACCORDING
 TO THE CITY OF CHARLOTTE BEST MANAGEMENT
 PRACTICES MANUAL, WHEN AVAILABLE). USE OF LOW
 IMPACT DEVELOPMENT (LID) TECHNIQUES IS
 OPTIONAL.

STORM WATER QUALITY CONTROL:
 THE PETITIONER SHALL TIE-IN TO THE EXISTING
 STORM WATER SYSTEM(S). THE PETITIONER SHALL
 HAVE THE RECEIVING DRAINAGE SYSTEM(S)
 ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN
 OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT
 IS FOUND THAT DEVELOPMENT WILL CAUSE THE
 STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF
 STANDARD, THE PETITIONER SHALL PROVIDE
 ALTERNATE METHODS TO PREVENT THIS FROM
 OCCURRING.

APPROVED BY
 CITY COUNCIL
 FEB 13, 2007

LEGEND:

- CORNER FOUND AS DESCRIBED
- #4 REBAR SET
- CATCH BASIN
- POWER POLE
- LIGHT POLE
- OVERHEAD UTILITY