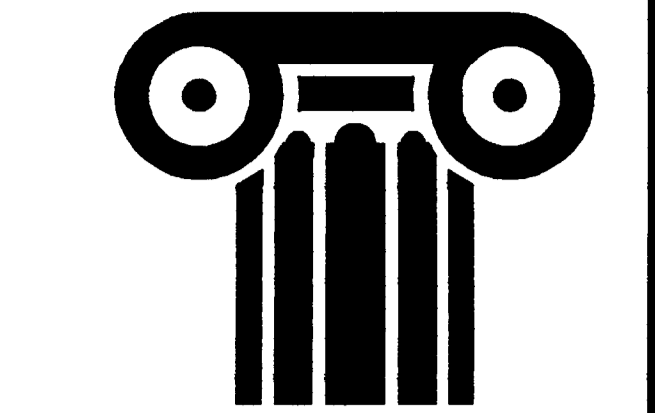
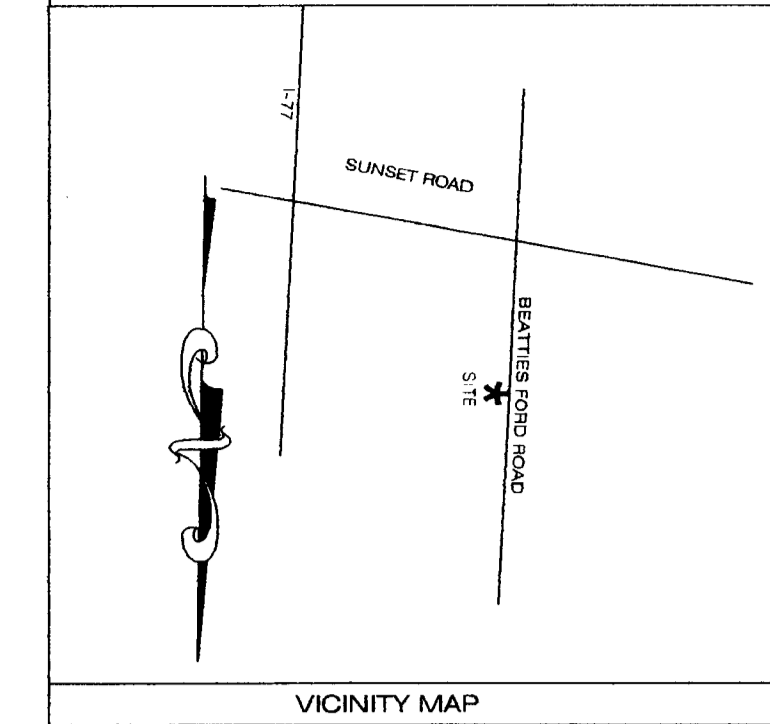


PARCEL ID# 03737113



ANTHONY V.
HUNT
& ASSOCIATE
ARCHITECTS



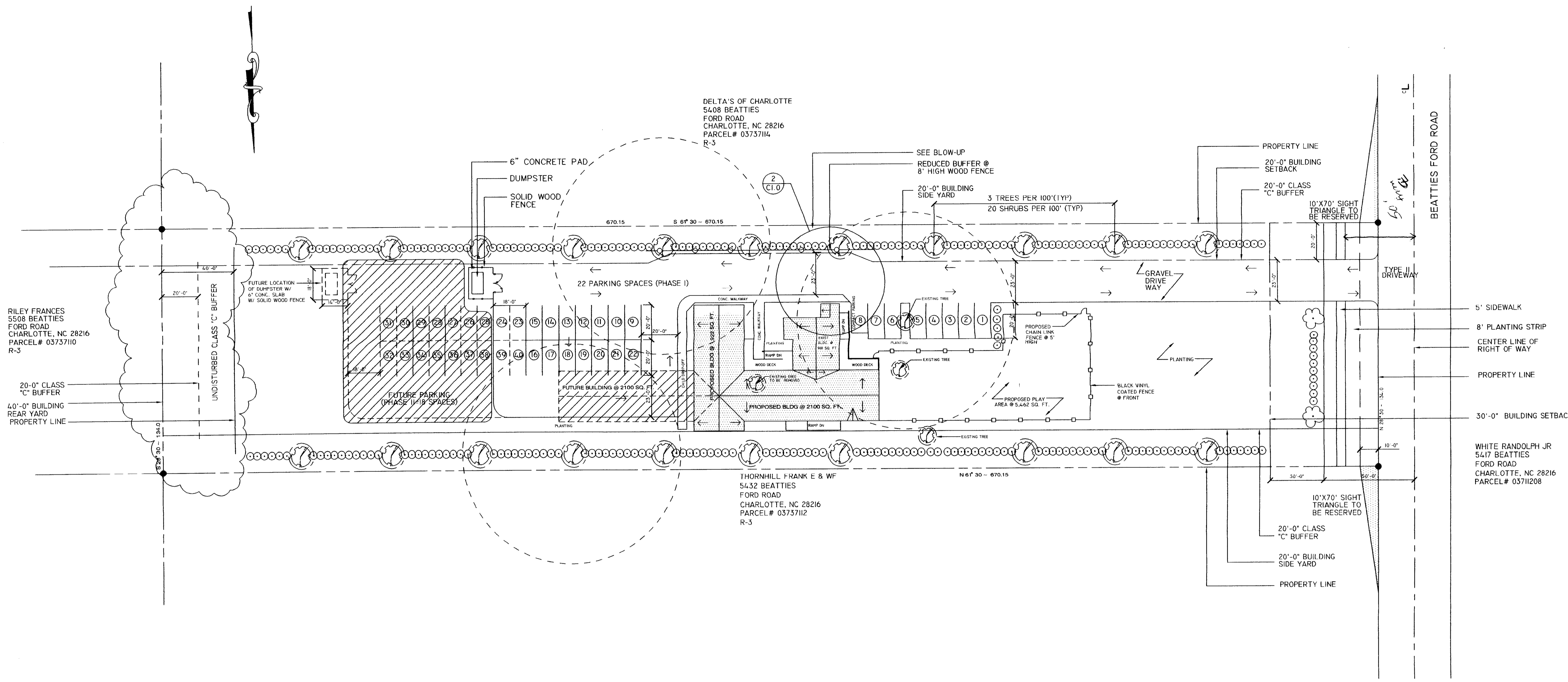
1313 NORTH TYRON ST.
CHARLOTTE, N. C. 28206
(704) 333-1965 (PHONE)
(704) 376-7122 (FAX)

APPROVED BY CITY COUNCIL
DATE: 7/2/01

**PROPOSED CHILD CARE
FACILITY (PHASE I)**
5416 BEATTIES FORD ROAD
CHARLOTTE, NORTH CAROLINA

BID DUE:	---
SET NO.	---
REV.	07-05-01
SCALE:	AS NOTED
DRAWN BY:	PLH
CHECK BY:	AVH
DATE:	05-22-01
JOB NO.	000000

C1.0



Note:
MINIMUM TREE SIZE AT PLANTING IS
2" CALIPER, 8" TALL IF SINGLE SREM;
MINIMUM 8" TALL AND 3 STEMS
MAXIMUM IF MULTI-STEM. MULCH IS
REQUIRED; STACKING GUYING IS OPTIONAL.

ALL STRAPPING AND TOP 2/3 OF WIRE
BASKET MUST BE CUT AWAY AND
REMOVED FROM ROOT BALL PRIOR TO
BACK-FILLING PLANTING PIT. REMOVE TOP
1/3 OF BURLAP FROM ROOT BALL.

REMOVE COMPACTED SOIL AND ADD
24" NEW TOPSOIL/ PLANTING MIX -OR-
UNCOMPACT AND AMEND TOP 24" OF
EXISTING SOIL TO MEET TOPSOIL/
PLANTING MIX STANDARDS FOR TREES.

ADJUST TREE PLANTING LOCATIONS TO
AVOID UNDERGROUND UTILITIES -- PLANT
15-50' OFF SEWER & STORM DRAINAGE
LINES; 10-15' OFF GAS WATER, PHONE
AND UNDERGROUND ELECTRICAL LINES.

IMPERVIOUS AREA = 27,981SQ / 10,000
LANDSCAPE AREA = 61,819
TOTAL SITE AREA = 89,800
INTERNAL TREE REQUIREMENTS: IMPERVIOUS AREA/
10,000 SQUARE FEET = 7 TREE

PLEASE CALL 336-4255
FOR FINAL INSPECTION OF TREES AND/ OR
TREE PLANTING AREAS, 7 TO 10 DAYS
BEFORE THE CERTIFICATE OF OCCUPANCY
IS NEEDED.

SITE DATA	
EXISTING ZONING	R3
PROPOSED ZONING	MFB CD
PROPOSED USE	DAYCARE
UNFINISHED USE	DAYCARE
TOTAL NUMBER OF CHILDREN	125
TOTAL NUMBER OF EMPLOYEES	15
PARKING REQUIRED	28
PARKING PROVIDED	32
SITE ACREAGE	2.06
TYP. PARKING SPACE	8.5' X 19.5'
TYP. H/C PARKING SPACE	16' X 19.5'
SQUARE FOOTAGE OF EXISTING BLDG	981 +/-
SQUARE FOOTAGE OF PROPOSED BLDG	6,130 +/-
TOTAL SQUARE FOOTAGE OF PROPOSED	7,114 +/-
	PROPOSED 5' HIGH CHAIN LINK FENCE
	PROPOSED WOOD FENCE
	CENTER LINE OF R/W LINE
	BLDG SET BACK LINE
	PLANTING STRIP

TYPE OF TREES TO BE USED
1. EASTERN RED CEDAR
2. ELM TREE
3. SUGAR MAPLE TREE

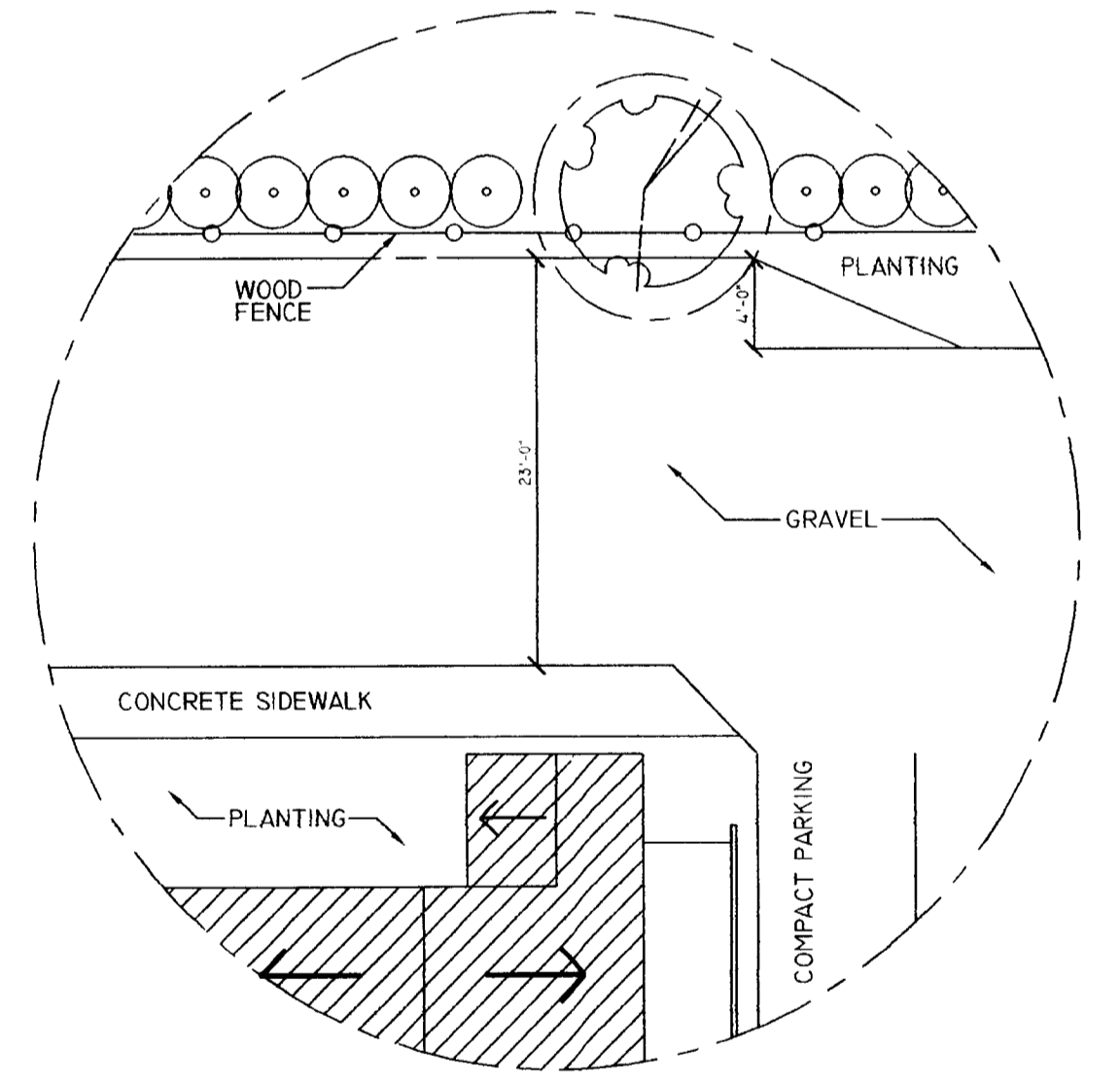
25% OF THE TREE SHALL BE EVERGREEN
TREE

SHURBS TO USED ON SITE MUST BE AT LEAST
2 TO 2 1/2 FEET TALL WITH A MINIMUM SPREAD
OF 2 FEET WHEN PLANTED AND NO FUTHER APART
THAN 5 FEET O.C.

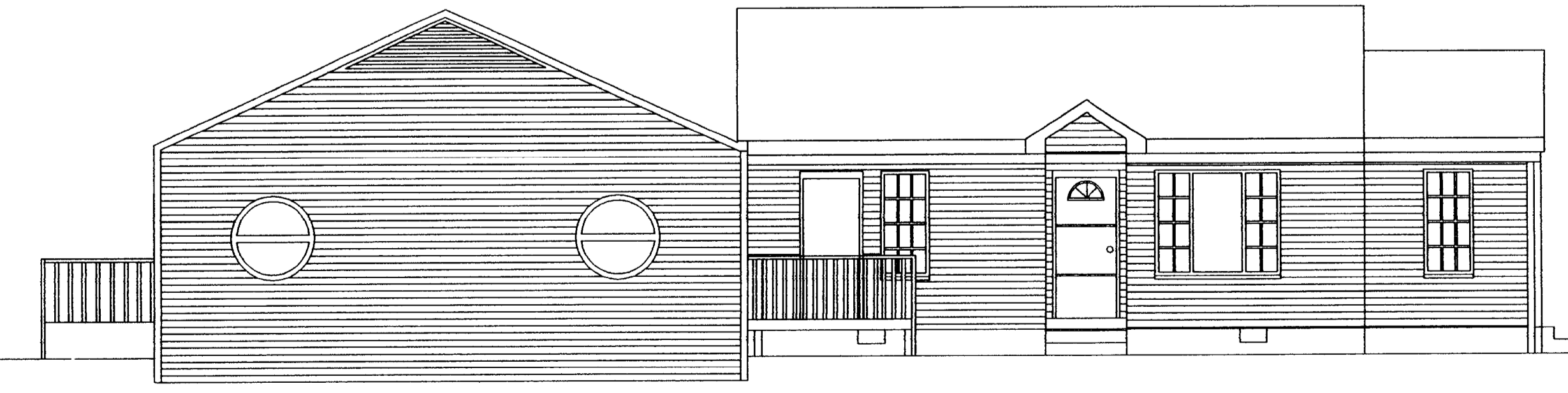
TYPE OF SHURBS TO BE USED
1. DWARD BURFORD HOLLY

- CONDITIONAL NOTES:
- 1.) DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCES.
 - 2.) BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - 3.) SCREENING WILL CONFIRM WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - 4.) PARKING MEETS THE STANDARDS OF TABLE 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - 5.) THE ONLY USE WHICH SHALL BE ALLOWED SHALL BE A DAYCARE CENTER.
 - 6.) SIGNAGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE LIMIT TO 4' IN HEIGHT AND 32 SQ. FT. MAX.
 - 7.) MAXIMUM BUILDING HEIGHT SHALL BE 40 FEET.
 - 8.) THE DUMPSTER WILL BE SCREENED BY A 6' SOLID WOOD FENCE WITH A SOLID WOOD GATE.
 - 9.) THE DRIVEWAY CONNECTION WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE CDOT AND THE NCDOT.
 - 10.) THE SITE WILL COMPLY WITH SECTION 12.502 (CHILD CARE CENTER) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
 - 11.) ALL PROPOSED TREES, FENCES AND SIGNS WILL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE OF THE SITE. ANY FENCE REQUIRING A CERTIFICATE WILL BE OBTAINED FROM THE CDOT.
 - 12.) EXISTING TREES IN BUFFER ARE TO REMAIN.
 - 13.) ADDITIONAL RIGHT OF WAY ALONG BEATTIES FORD RD WILL BE DEDICATED PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.
 - 14.) SHRUBS WILL BE PLANTED ALONG THE FENCE LOCATED IN THE FRONT SETBACK TO TOTAL 50' FEET FROM THE CENTERLINE.
 - 15.) A STANDARD 2"-6" CURB AND GUTTER, ASSOCIATED STORM DRAINAGE AND 5' SIDEWALK AND 8' FEET PLANTING STRIP ALONG BEATTIES FORD ROAD WILL BE PROVIDED.
 - 16.) IF ADJACENT PROPERTY ZONING CHANGES, THE BUFFER REQUIRED FOR THIS PROPERTY MAY BE REDUCED TO MEET THE PROPER REQUIREMENT FOR THAT ZONING CRITERIA.

- GENERAL NOTE
- 1.) BUFFERS SHOWN WILL NOT BE REDUCED IN WIDTH FROM THAT SHOWN.
 - 2.) NO STORMWATER DETENTION IN BUFFERS OR SETBACKS.
 - 3.) OUTDOOR LIGHTS WILL BE LIMITED TO 15' FEET.
 - 4.) EXISTING BUILDING TO BE USED AS DAY CARE AND THE ADDITIONS WILL BE ARCHITECTURALLY COMPATIBLE WITH PITCHED ROOFS.
 - 5.) PLAY SPACE CANNOT BE LOCATED WITHIN BUFFER OR SETBACKS/YARDS.
 - 6.) CHAIN LINK FENCE MUST BE LOCATED OUTSIDE OF BUFFER.
 - 7.) CONTRACTOR TO PROVIDE WOOD TIMBERS ALONG THE PERIMETER OF THE PARKING LOT EXCEPT AT THE ENTRANCE AND EXIT.
 - 8.) THE SIDEWALK MAY REANDER AND THE PLANTING WIDTH MAY VARY TO SAVE TREES 6" IN CALIPER AND LARGER.
 - 9.) THIS PROJECT MAY BE COMPLETED IN PHASES.



2 C1.0 BLOW UP DETAIL @ BUFFER REDUCTION
SCALE: N.T.S.



SCALE: 1"=40'-0"