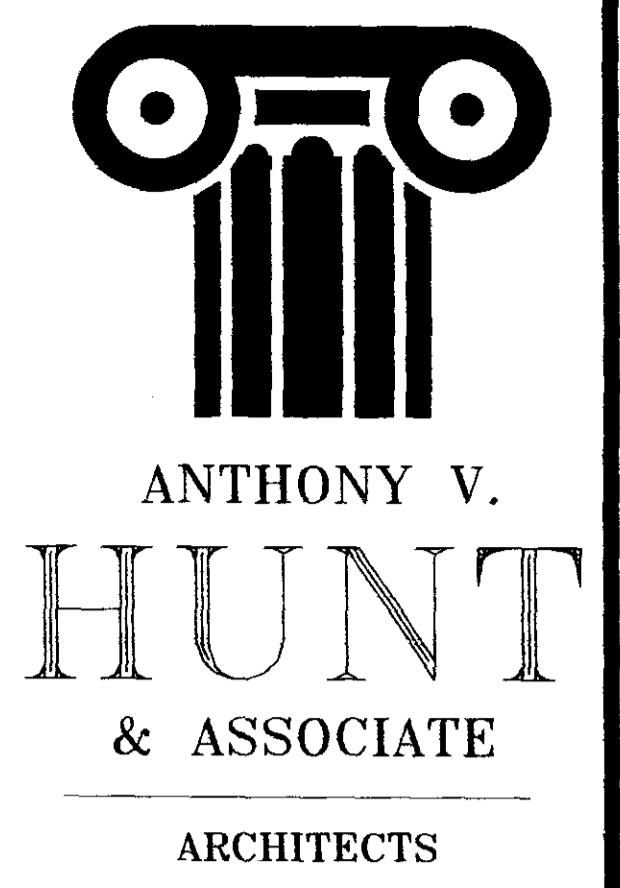


PARCEL ID# 03737112  
PARTITION # 2002-09  
FOR PUBLIC HEARING

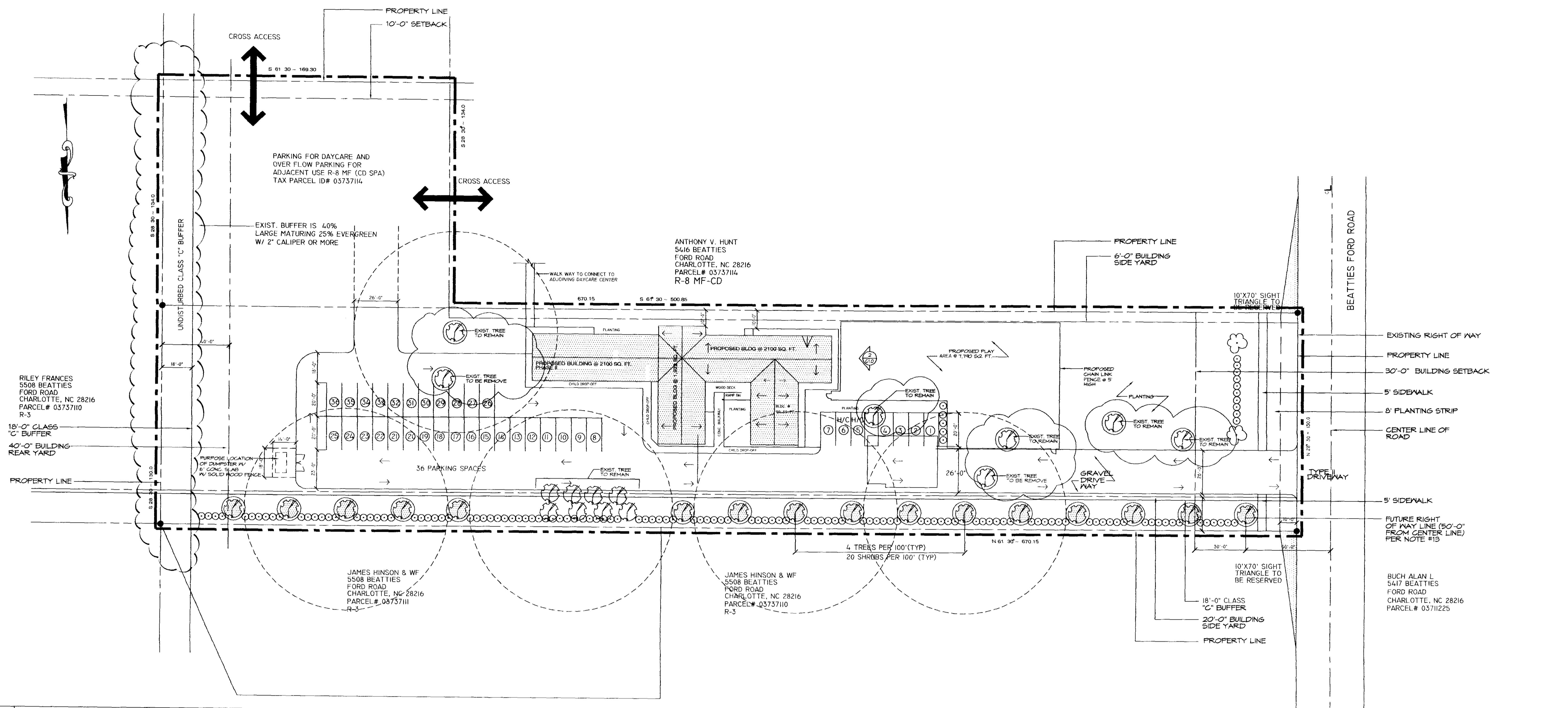


1313 NORTH TYRON ST.  
CHARLOTTE, N. C. 28206  
(704) 333-1965 (PHONE)  
(704) 376-7122 (FAX)

BEATTIES FORD  
DEVELOPMENT CENTER  
5432 BEATTIES FORD ROAD  
CHARLOTTE, NORTH CAROLINA

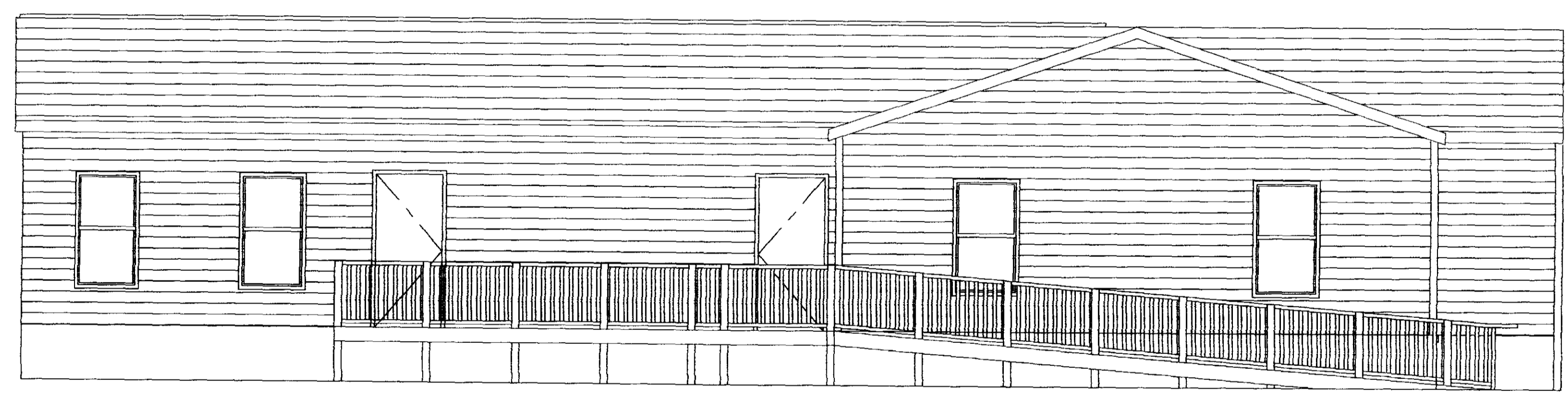
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DRAWN BY: HJJ  
CHECK BY: AVH  
DATE: 10-16-01  
JOB NO. 000000

C1.0



1 SITE PLAN

SCALE: 1"=30'-0"



2 FRONT ELEVATION

SCALE: 1/4"=1'-0"

**Notes:**  
MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER, 8' TALL IF SINGLE STEM; 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 = 31,810 SQ / 10,000 LANDSCAPE AREA = 80,675 SQ TOTAL SITE AREA = 112,485 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	R-8 MF (CD)
PROPOSED USE	DAYCARE CENTER, SORORITY OR CURRENT RESIDENTIAL USE
UNINTENDED USE	DAYCARE:
TOTAL NUMBER OF CHILDREN	150
TOTAL NUMBER OF EMPLOYEES	20
PARKING REQUIRED	36
PARKING PROVIDED	36
SITE ACREAGE	2.00
TYP. PARKING SPACE	8.5' X 19.5'
TYP. H/C PARKING SPACE	16' X 19.5'
PLAY AREA REQUIRED	7500 SQ FT
PLAY AREA PROVIDED	7900 SQ FT
PHASE I	5003 SQ. FT.
PHASE II	2100 SQ FT
TOTAL SQUARE FOOTAGE PROPOSED	7103 +/-

--- LINE OF BOUNDARY FOR REZONING REQUEST  
--- PROPOSED 5' HIGH CHAIN LINK FENCE  
--- PROPOSED WOOD FENCE  
--- CENTER LINE OF R/W LINE  
--- BLDG SET BACK LINE  
--- PLANTING STRIP

A FIRE HYDRANT IS LOCATED WITHIN 750' OF THE MOST REMOTE POINT OF A BUILDING AS TRUCK TRAVELS. (NEAREST FIRE HYDRANT IS APPROX. 66' AWAY FROM THE PROPERTY.)

- TYPE OF TREES TO BE USED**
- EASTERN RED CEDAR
  - ELM TREE
  - 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**
- DWARD BURFORD HOLLY

- CONDITIONAL NOTES:**
- DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DERIVED ON THIS SITE PLAN BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCES.
  - BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  - SCREENING WILL COMPLY WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  - PARKING MEETS THE STANDARDS OF TABLE 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  - THE ONLY USE WHICH SHALL BE ALLOWED SHALL BE A DAYCARE CENTER. IF THE SITE IS NOT DEVELOPED IT MAY BE DEVELOPED UNDER THE R-3 DISTRICT STANDARDS.
  - SIGNAGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE LIMIT TO 4' IN HEIGHT AND 32 SQ. FT. MAX.
  - MAXIMUM BUILDING HEIGHT SHALL BE 40 FEET.
  - THE DUMPSTER WILL BE SCREENED BY A 6" SOLID WOOD FENCE WITH A SOLID WOOD GATE.
  - THE DRIVEWAY CONNECTION WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE CDOT AND THE NCDOT.
  - THE SITE WILL COMPLY WITH SECTION 12.502 (CHILD CARE CENTER) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
  - 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.
  - EXISTING TREES IN BUFFER ARE TO REMAIN.
  - ADDITIONAL RIGHT OF WAY ALONG BEATTIES FORD RD WILL BE CONVEYED DEDICATED PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY. TO TOTAL 50' FEET FROM THE CENTERLINE.
  - SHURBS WILL BE PLANTED ALONG THE FENCE LOCATED IN THE FRONT SETBACK.
  - 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.

- GENERAL NOTE:**
- BUFFERS SHOWN WILL NOT BE REDUCED IN WIDTH FROM THAT SHOWN.
  - NO STORMWATER DETENTION IN BUFFERS OR SETBACKS.
  - OUTDOOR LIGHTS WILL BE LIMITED TO 15' FEET.
  - THE PROPOSED FACILITY WILL BE USED AS DAY CARE AND WILL BE ARCHITECTURALLY COMPATIBLE WITH PICKED ROOFS.
  - PLAY SPACE CANNOT BE LOCATED WITHIN BUFFER OR SETBACKS/YARDS.
  - CHAIN LINK FENCE MUST BE LOCATED OUTSIDE OF BUFFER.
  - CONTRACTOR TO PROVIDE WOOD TIMBERS ALONG THE PERIMETER OF THE PARKING LOT EXCEPT AT THE ENTRANCE AND EXIT.
  - THE SIDEWALK MAY MEANDER AND THE PLANTING WIDTH MAY VARY TO SAVE TREES 6" IN CALIPER AND LARGER.
  - THIS PROJECT MAY BE COMPLETED IN PHASES.
  - THIS SITE MAY BE CONNECTED VIA DRIVE WAYS TO ADJOINING DAYCARE AND PARKING MAY BESHARED WITH DAYCARE OR SORORITY

- NOTES

SCALE: NTS