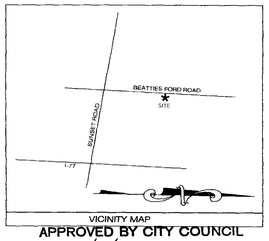
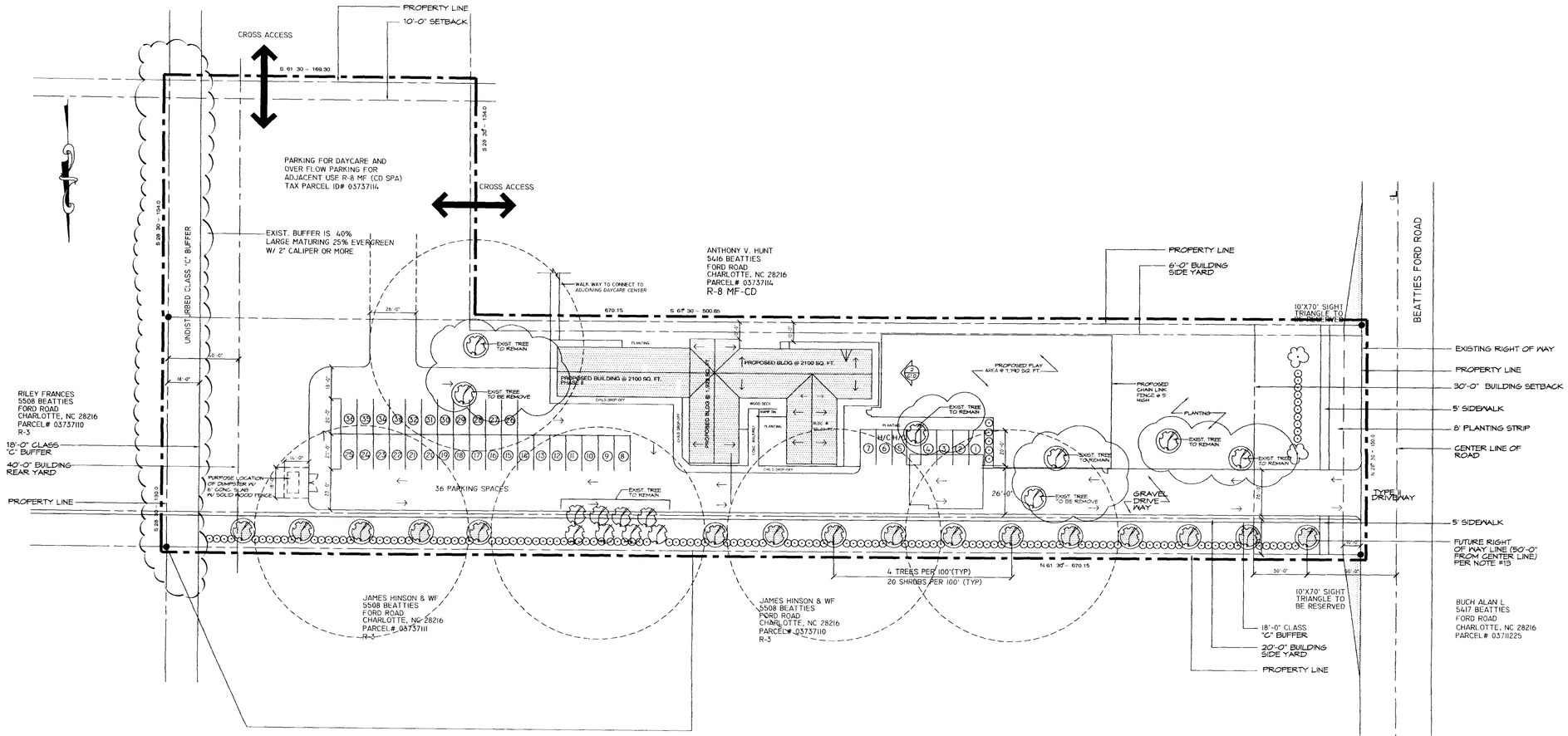
MAR 0 4 2002

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

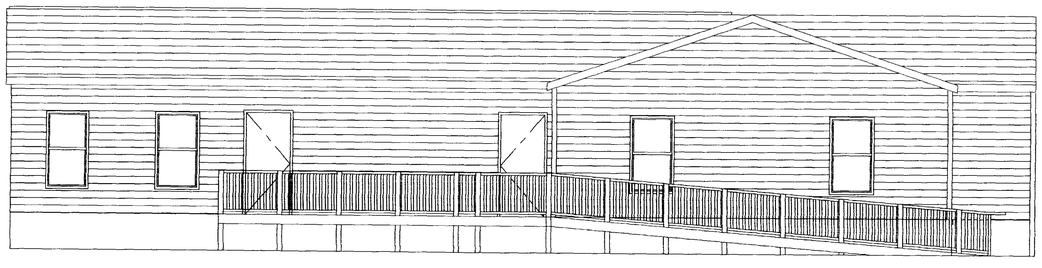


VICINITY MAP

APPROVED BY CITY COUNCIL
DATE 3/18/02



1 | SITE PLAN — SCALE: 1"=30'-0"



2 | FRONT ELEVATION — SCALE: 1/4"=1'-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 = 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, SORIORITY OR CURRENT RESIDENTAL USE
UNINTENDED USE	DAYCARE
TOTAL NUMBER OF CHILDREN	150
TOTAL NUMBER OF EMPLOYESS	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	7790 SQ FT
PHASE I	5003 SQ. FT.
PHASE II	2100 SQ FT
TOTAL SQUARE FOOTAGE PROPOSED	7103+/-
	LINE OF BOUNDRY FOR REZONING REQUEST
	PROPOSED 5' HIGH CHAIN LINKFENCE
	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
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 COMPLY 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. IF THE SITE IS NOT DEVELOPED IT MAY BE DEVELOPED UNDER THE R-3 DISTRICT STANARDS
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 CONVEYED DEDICATED PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPPANCY. TO TOTAL 50' FEET FROM THE CENTERLINE.
14.) SHRUBS WILL BE PLANTED ALONG THE FENCE LOCATED IN THE FRONT SETBACK.
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.

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.) THE PROPOSED FACILITY WILL BE USED AS DAY CARE AND 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 PROVIED WOOD TIMBERS ALONG THE PERIMETER OF THE PARKING LOT EXCEPT AT THE ENTRANCE AND EXIT.
8.) THE SIDEWALK MAY MEANDER AND THE PLANTING WIDTH MAY VARY TO SAVE TREES 6" IN CALIPER AND LARGER.
9.) THIS PROJECT MAY BE COMPLETED IN PHASES.
10.) THIS SITE MAY BE CONNECTED VIA DRIVE WAYS TO ADJOINING DAYCARE AND PARKING MAY BESHARED WITH DAYCARE OR SORIORTY

- | NOTES — SCALE: NTS

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BEATTIES FORD DEVELOPMENT CENTER

5432 BEATTIES FORD ROAD
CHARLOTTE, NORTH CAROLINA

BID DUE:	---
SET NO.	---
REV.	---
SCALE:	AS NOTED
DRAWN BY:	HJJ
CHECK BY:	AVH
DATE:	10-16-01
JOB NO.	000000

C1.0