



ARCHITECTS

Two Bank of America Plaza  
101 South Tryon Street  
Charlotte, North Carolina 28280  
704/332-7004  
charlotte@fwagroup.com

GOHEEN  
PROPERTIES, INC.

HENDERSON  
ASSOCIATES  
704 948 7237 OFF  
704 948 7180 FAX  
BUILDAROUND@BENSON.ME

CHILDCARE  
CENTER  
EASTFIELD ROAD  
CHARLOTTE, NC

REZONING  
STUDY

PRELIMINARY  
SITE  
PLAN

REV 17 DEC 2004  
REV 28 JAN 2005  
REV 25 MAR 2005

Drawn By FWA Approved By KLH  
Sheet Number

CS.1  
Date OCT 08 2004 Project Number 2240.01

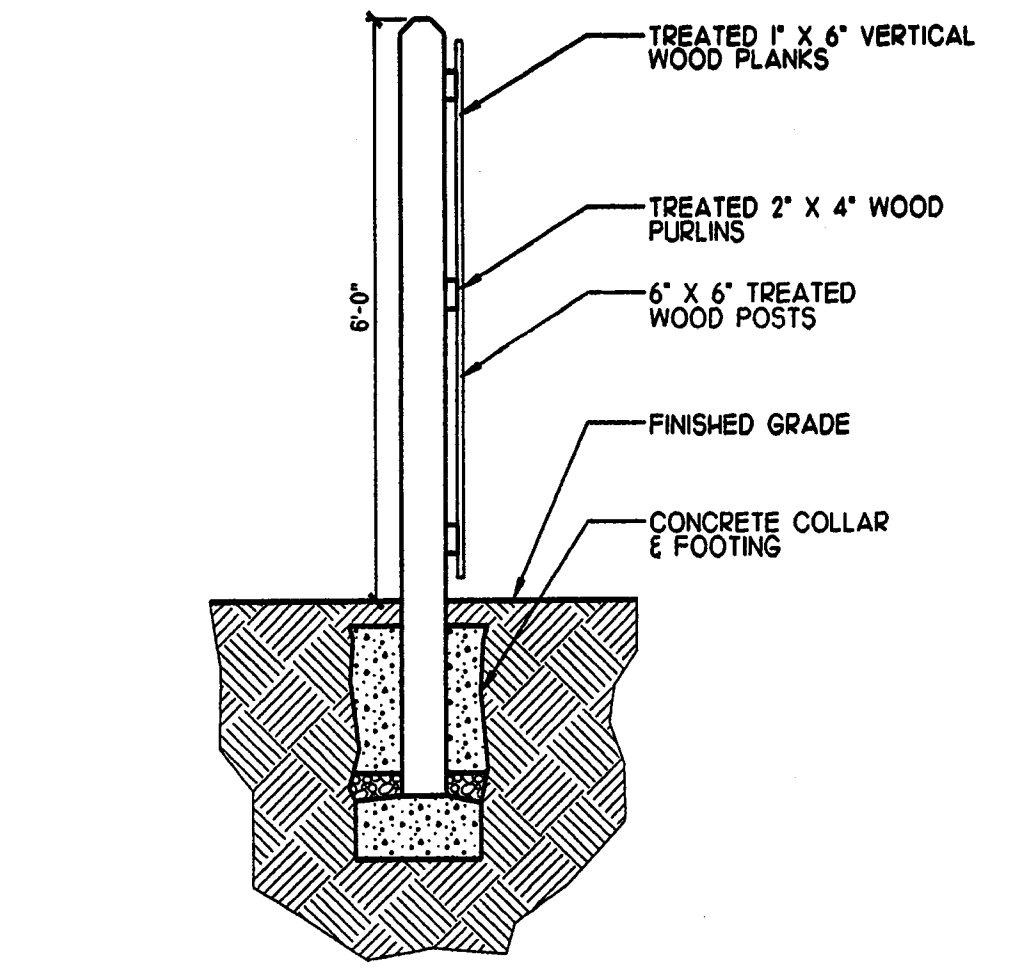
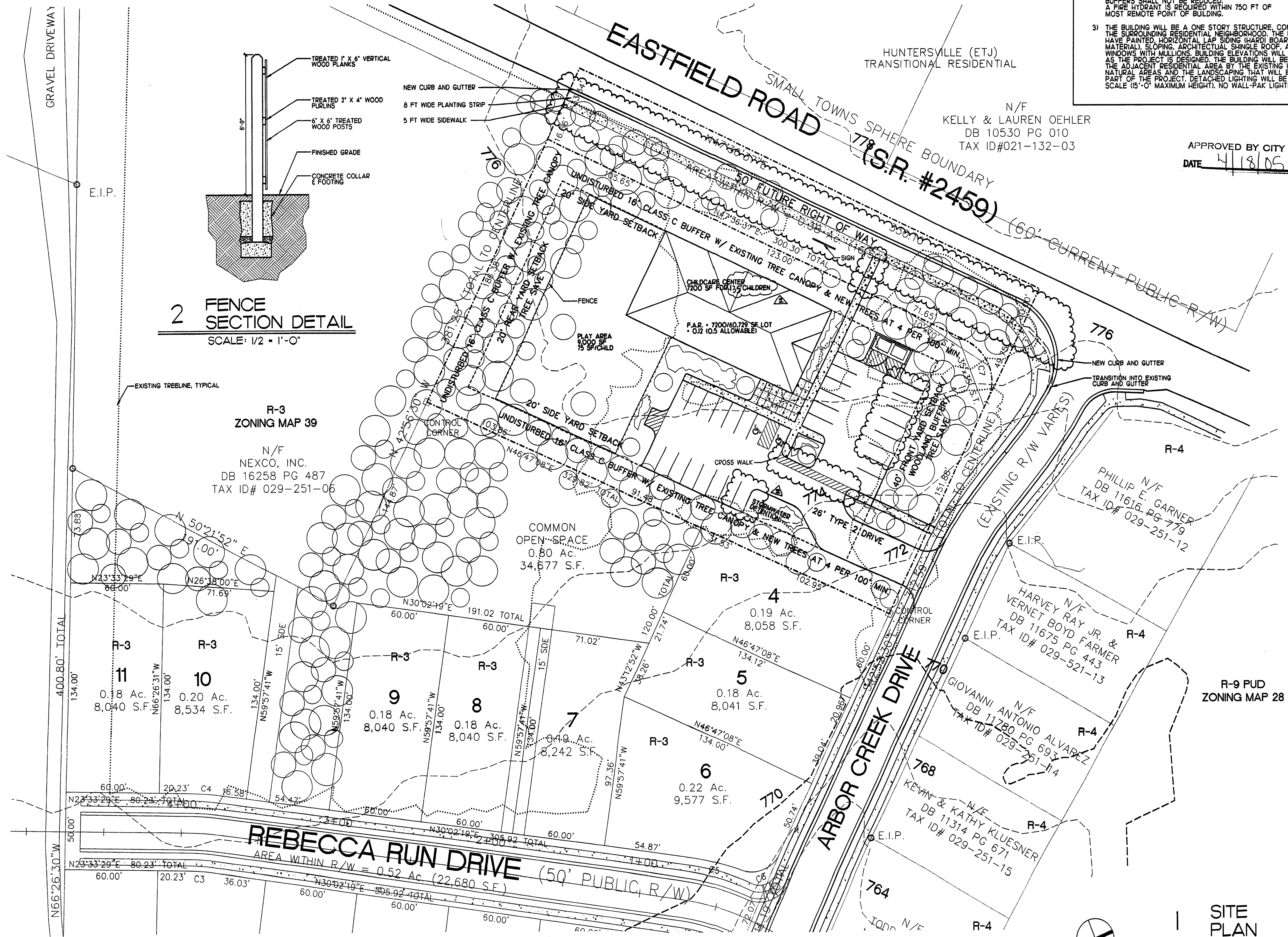
### GENERAL NOTES:

- EXISTING ZONING R-3  
PROPOSED ZONING INST (CD)
- PROPOSED USE: CHILDCARE CENTER (35 CHILDREN MAX.)  
1.43 ACRE SITE, 7200 SF PROPOSED BUILDING  
MAX BUILDING HEIGHT 30'-0" (40'-0" ALLOWABLE FOR INST. ZONING)  
29 PARKING SPACES REQUIRED, 30 PROVIDED (2 ACCESSIBLE).  
BUFFERS SHALL NOT BE REDUCED.  
A FIRE HYDRANT IS REQUIRED WITHIN 750 FT OF MOST REMOTE POINT OF BUILDING.
- THE BUILDING WILL BE A ONE STORY STRUCTURE, COMPATIBLE WITH THE SURROUNDING RESIDENTIAL NEIGHBORHOOD. THE BUILDING WILL HAVE PAINTED, HORIZONTAL LAP SIDING (HARD BOARD OR SIMILAR MATERIAL), SLOPING, ARCHITECTURAL SHINGLE ROOF, AND SINGLE-HUNG WINDOWS WITH MULLIONS. BUILDING ELEVATIONS WILL BE DEVELOPED AS THE PROJECT IS DESIGNED. THE BUILDING WILL BE SCREENED FROM THE ADJACENT RESIDENTIAL AREA BY THE EXISTING WOODED NATURAL AREAS AND THE LANDSCAPING THAT WILL BE PROVIDED AS PART OF THE PROJECT. DETACHED LIGHTING WILL BE PEDESTRIAN IN SCALE (15'-0" MAXIMUM HEIGHT). NO WALL-FACED LIGHTING IS PERMITTED.

APPROVED BY CITY COUNCIL  
DATE 4/18/05

N/F  
KELLY & LAUREN OEHLER  
DB 10530 PG 010  
TAX ID#021-132-03

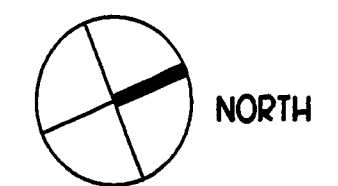
FOR PUBLIC HEARING - PETITION NUMBER 2005-09



**2 FENCE SECTION DETAIL**  
SCALE: 1/2" = 1'-0"

R-3  
ZONING MAP 39

N/F  
NEXCO, INC.  
DB 16258 PG 487  
TAX ID# 029-251-06



SITE  
PLAN

SCALE: 1" = 30'-0"

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