

VICINITY MAP  
NTS



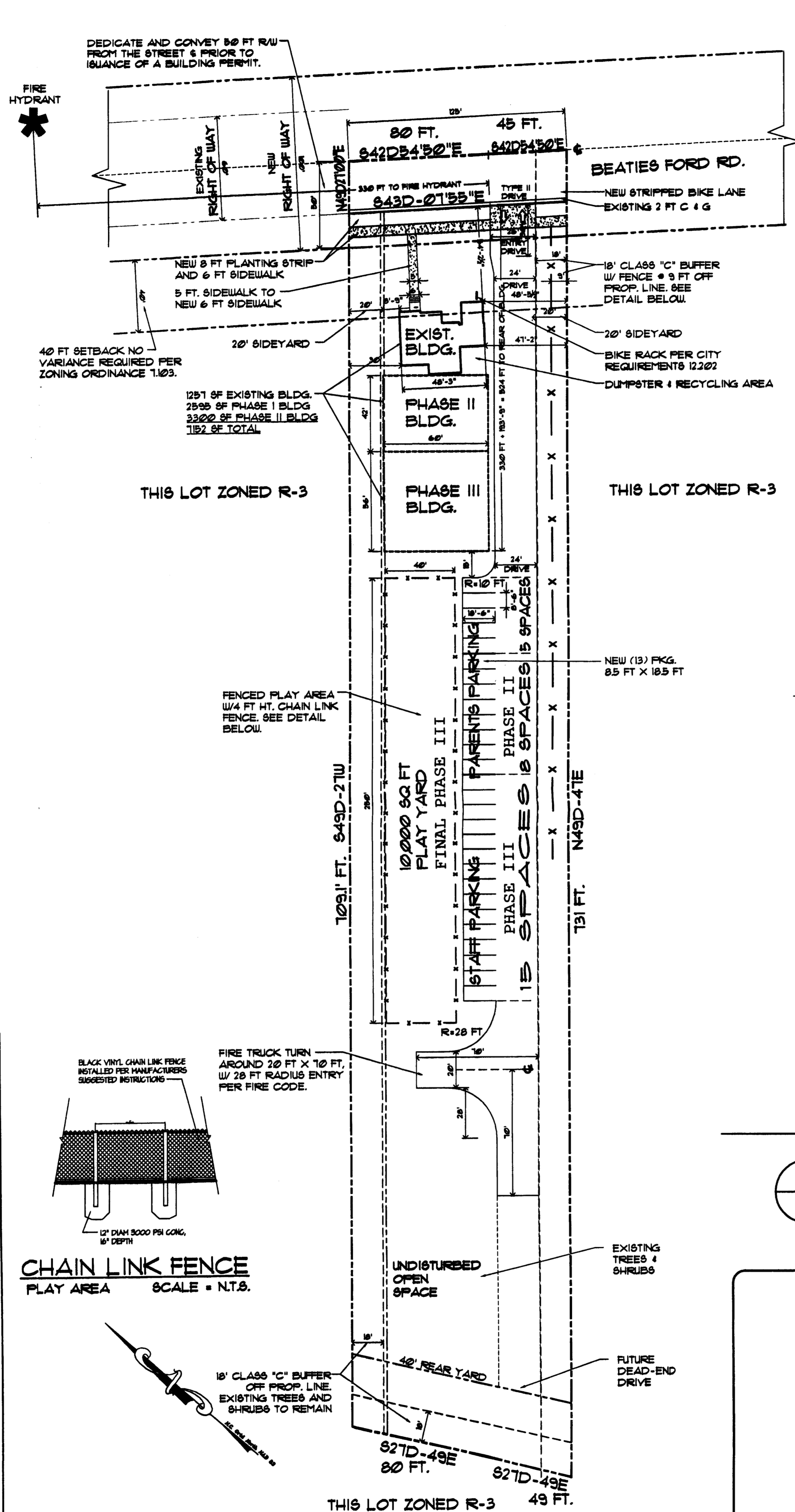
SITE AERIAL  
NTS

**PARCEL INFO:**

PID# 03709103 & 03709111  
 SIZE: 2.11 ac  
 PRESENT ZONING: R-3  
 PROPOSED ZONING: INST (CD)  
 PROPOSED USE: DAYCARE WITH:  
 21 CHILDREN (PHASE I)  
 58 CHILDREN (PHASE II)  
 108-120 CHILDREN (PHASE III)

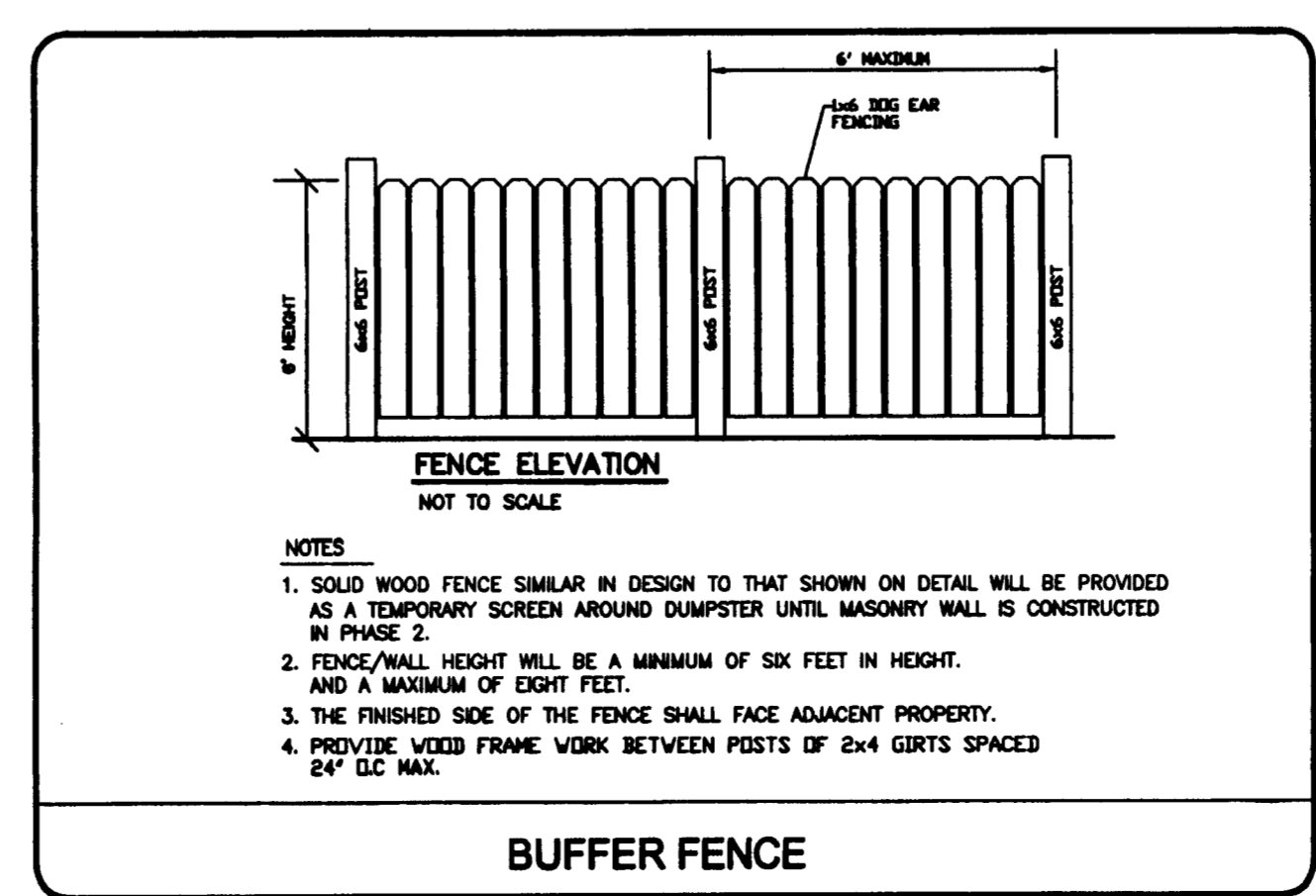
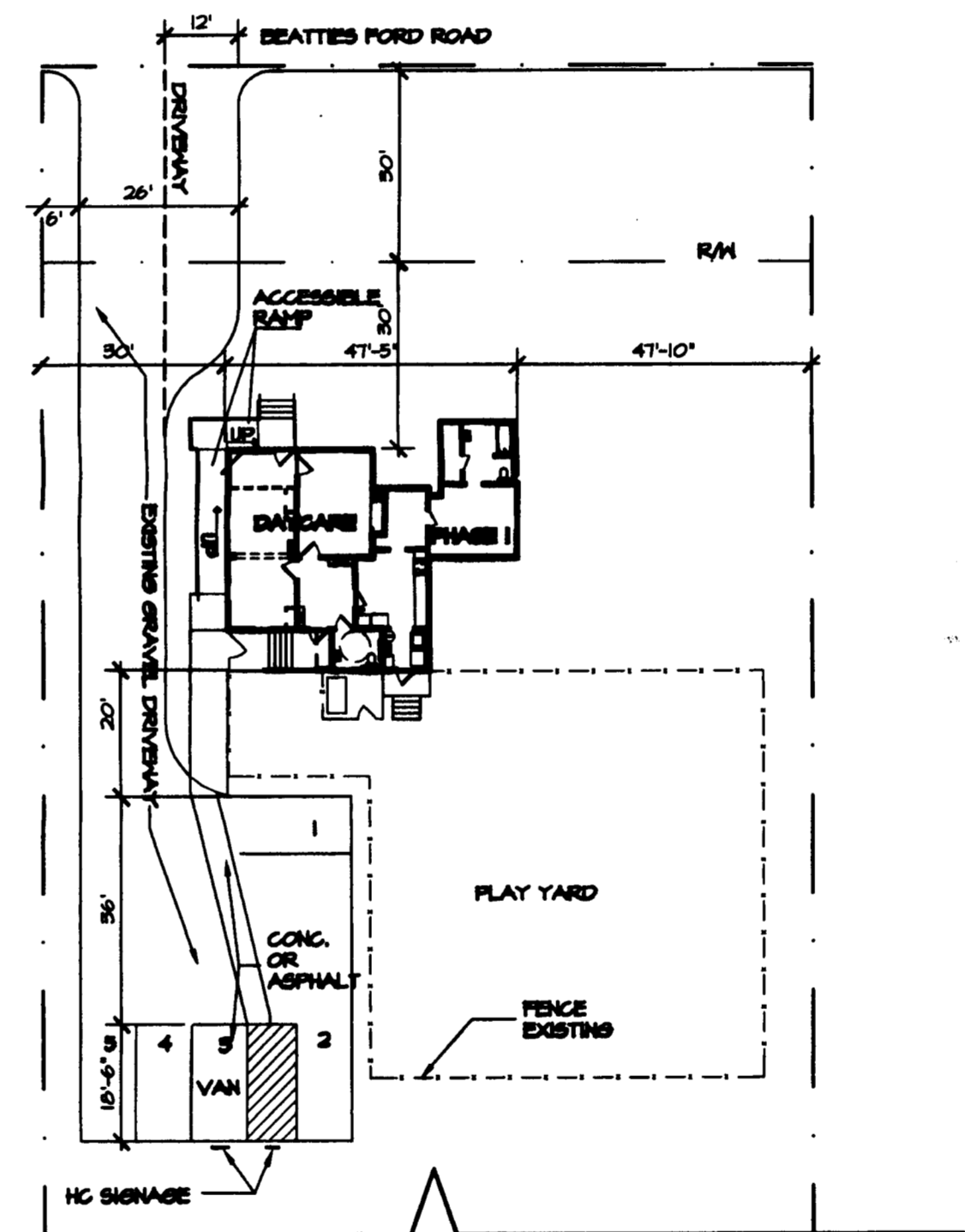
PLAYGROUND AREA REQUIREMENTS:  
 21 X 75 S.F. / CHILD = 1,575 S.F.  
 58 X 75 S.F. / CHILD = 4,350 S.F.  
 120 X 75 S.F. / CHILD = 9,000 S.F.

PARKING REQ:  
 1/ 10 CHILDREN, 1/STAFF  
 = 2 FOR CHILD, 3 FOR STAFF = 05 (PH. I)  
 = 6 FOR CHILD, 6 FOR STAFF = 12 (PH. II)  
 = 12 FOR CHILD, 15 FOR STAFF = 27 (PH. III)



**PLANNING COMMISSION NOTES/RESPONSES:**  
 DRIVEWAY TYPE, WIDTH AND LOCATION TO BE DETERMINED BY CDOT.  
 ANY FENCE OR DRIVEWAY CONSTRUCTED ALONG OR ADJACENT TO ANY SIDEWALK OR STREET RIGHT-OF-WAY REQUIRES A CERTIFICATE ISSUED BY CDOT.  
 NEW RECONSTRUCTED DRIVEWAYS MUST BE DROP CURB RAMP TYPE II DRIVEWAYS.  
 LOCATIONS AND WIDTHS OF ALL ADJACENT AND OPPOSING DRIVEWAYS ARE SHOWN.  
 TYP. PARKING MODULE IS 8'-6" X 18'-6"  
 PARKING SUMMARY IS LISTED UNDER "DESIGN GUIDELINES" ITEM "B" "OFF STREET PARKING"  
 "THE PETITIONER ACKNOWLEDGES THAT OTHER STANDARD DEVELOPMENT REQUIREMENTS IMPOSED BY OTHER CITY ORDINANCES, SUCH AS THOSE THAT REGULATE STREETS, SIDEWALKS, AND SITE DEVELOPMENT, MAY APPLY TO THE DEVELOPMENT SITE. UNLESS SPECIFICALLY NOTED IN THE CONDITIONS FOR THIS SITE PLAN, THESE OTHER ADDITIONAL STANDARD DEVELOPMENT REQUIREMENTS WILL BE APPLIED TO THE DEVELOPMENT OF THIS SITE AS DEFINED BY THOSE OTHER CITY ORDINANCES"

**STORM WATER NOTES**  
 THE PETITIONER SHALL CONTROL AND TREAT THE ENTIRE RUNOFF VOLUME FOR THE POST DEVELOPMENT 1-YEAR 24-HOUR STORM. RUNOFF DRAW DOWN TIME SHALL BE A MINIMUM OF 24 HOURS, BUT NOT MORE THAN 120 HOURS. PEAK STORM WATER RELEASE RATES SHOULD MATCH PRE-DEVELOPMENT RATES FOR THE 2-YEAR AND 10-YEAR 6-HOUR STORM EVENTS.  
 THE USE OF STRUCTURAL STORM WATER TREATMENT SYSTEMS (NET POND, EXTENDED DETENTION WETLANDS, BIO-RETENTION, ETC) SHALL BE INCORPORATED INTO THE SITE AND DESIGNED TO HAVE AN 85% AVERAGE ANNUAL REMOVAL FOR TOTAL SUSPENDED SOLIDS GENERATED FROM THE DEVELOPMENT ACCORDING TO SPECIFICATIONS IN THE MOST RECENT VERSION OF THE N.C. DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES BEST MANAGEMENT PRACTICE MANUAL (DESIGN STANDARDS SHALL BE MET ACCORDING TO THE CITY OF CHARLOTTE B.M.P. MANUAL WHEN AVAILABLE)



**GENERAL TREE NOTES**

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE U.S.D.A. STANDARD FOR NURSERY STOCK SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.
- CONTRACTOR TO REVIEW PLANT SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND DURING PROPOSAL PREPARATION FOR QUALITY CONTROL AND VALUE ENGINEERING.
- LANDSCAPE ARCHITECT SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATION IN THE FIELD, PRIOR TO BEGINNING CONSTRUCTION.
- ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES—PLANT 15'-20' OFF SEWER AND STORM DRAINAGE LINES; 10'-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.
- ANY CONFLICT BETWEEN TREES AND UTILITIES SHALL BE RESOLVED IN THE FIELD WITH FINAL TREE LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT, THE PLANNING DEPARTMENT AND URBAN FORESTRY DEPT.
- LARGE MATURING TREES MUST BE A MINIMUM 25 TO 30 FEET FROM THE OVERHEAD DISTRIBUTION OR TRANSMISSION LINES. IF TREES CONFLICT WITH POWER LINES OR SIGNS, CALL URBAN FORESTER TO RESOLVE BEFORE PLANTING.
- PLEASE CALL 336-2295 FOR AN INSPECTION OF TREE PROTECTION AND/OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE TEMPORARY OR FINAL CERTIFICATE OF OCCUPANCY IS NEEDED.
- ATTENTION CONTRACTOR/LANDSCAPER: IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-2294 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGN PLACEMENT, OVERHEAD POWER LINES OR OTHER UTILITIES. VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION MITIGATION.
- MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 9 TO 5 TRUNKS, AND MINIMUM 9 FEET TALL. MITIGATION TREES ARE 3-3 1/2" CAL.
- ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT. REMOVE TOP 1/3 OF THE BASKET FROM ROOT BALL.
- FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL SUB-BASE AND CONSTRUCTION DEBRIS; REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL—OR UNCOMPACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS FOR TREES (WITHIN ENTIRE MINIMUM AREA OF 274 SQUARE FEET PER TREE OR PLANTING AREA).
- MULCH ALL PLANTING BEDS WITH 4" OF PINE NEEDLE MULCH.
- APPLY PRE-EMERGENCE HERBICIDE TO PLANTING BEDS PRIOR TO MULCHING.
- SEED ALL DISTURBED AREAS WITH PLANTING BEDS AS NOTED.
- ALL PLANT BEDS AND LAWN AREAS SHALL HAVE 2' - 4" TRENCH EDGE.

**GENERAL TREE NOTES**

TREES TO BE 40% 2" CAL. LARGE MATURING, 25% EVERGREEN SHRUBS TO BE 30" TALL, 24" SPREAD EVERGREEN, 9" O.C. MIN.

EXISTING VEGETATION MAY BE USED TO MEET TREE BUFFER REQUIREMENT IF ON SITE BY THE ZONING INSPECTOR. APPROVED SHRUBS REQUIREMENTS TO BE PLANTED. PROTECT EXISTING TREES DURING DRIVEWAY AND OTHER CONSTRUCTION.

LANDSCAPE PLANS SHOWING COMPLIANCE WITH THE ZONING ORDINANCE AND CONDITIONAL ZONING PLAN SHALL BE SUBMITTED FOR APPROVAL DURING THE BUILDING PERMIT PROCESS.

**DESIGN GUIDELINES:**

A. ARCHITECTURAL TREATMENT

- THE ARCHITECTURE OF THE EXISTING DAYCARE BUILDING LOCATED WITHIN THE PARCEL IS RESIDENTIAL IN CHARACTER, AND WILL REMAIN UNCHANGED.
- THE OUTDOOR PLAY SPACE ASSOCIATED WITH THE DAYCARE CENTER IS ENCLOSED WITH AN EXISTING 4 FT HT CHAIN LINK FENCE. A NEW PLAY AREA WILL BE ENCLOSED WITH A DECORATIVE COATED ALUMINUM FENCE TO ATTAIN THE REQ. PLAY AREA SQ. FOOTAGE.
- ANY DUMPSTER OR TRASH RECEPTACLE "CORRAL" ASSOCIATED WITH THE DAYCARE CENTER WILL BE SCREENED BY A SOLID ENCLOSURE WITH A GATE AND WILL ALSO HAVE A FIVE FOOT (5') MINIMUM PLANTING STRIP AROUND THE PERIMETER.
- MAXIMUM AREA OF TOTAL BUILDING PLANS WILL BE 7,552 SF
- THE MAX. BLDG. HT WILL NOT EXCEED 40'-0" & WILL NOT EXCEED ONE STORY.

B. OFF STREET PARKING

- OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE. (1 PER 10 CHILDREN REQUIRED + 6 (1 PER TEACHER + 6 TOTAL + 15 PROVIDED). PARKING WILL BE PER CHARLOTTE-MECKLENBURG LAND DEVELOPMENT STANDARDS MANUAL (DETAIL # 50.04)

C. STORM WATER MANAGEMENT

- STORM WATER SHALL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE. STORM-WATER DETENTION AREA WILL NOT BE PERMITTED IN THE REQUIRED SETBACKS OR BUFFERS.

D. SIDEWALKS

- A SIX FOOT (6') SIDEWALK WITH AN 8 FT. PLANTING STRIP WILL BE PROVIDED ALONG BEATIES FORD RD. A 2 FOOT WIDE CURB AND GUTTER ARE EXISTING ALONG BEATIES FORD RD.

E. SIGNS

- ALL SIGNS PLACED ON THE SITE WILL BE ERRECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE. NO DAYCARE SIGN TO EXCEED 4 FT HT. ABOVE GRADE.

F. LIGHTING

- ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND THE MAXIMUM HEIGHT OF ANY SUCH LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED FIFTEEN FEET (15') IN HEIGHT.
- ALL DIRECT LIGHTING WITHIN THE SITE (INCLUDING STREETLIGHTS WHICH MAY BE ERRECTED ALONG PRIVATE DRIVES AND STREETS) WILL BE CAPPED TO PROJECT LIGHT DOWNWARD AND OTHERWISE DESIGNED SUCH THAT DIRECT ILLUMINATION DOES NOT EXTEND PAST ANY ADJACENT PROPERTY LINE. CONSIDERATION WILL BE GIVEN TO THE IMPACT OF LIGHTING BOTH WITHIN AND WITHOUT THE PERIMETER OF THE SITE. ITEMS FOR CONSIDERATION WILL INCLUDE INTENSITY, CUTOFF ANGLES, COLOR AND ENERGY EFFICIENCY OF LIGHT; THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES. NO "WALL PAK" TYPE LIGHTING WILL BE USED. ALL LIGHTS WILL BE SHIELDED.

G. FIRE HYDRANTS

- FIRE HYDRANTS SHALL BE LOCATED WITHIN SEVEN HUNDRED FIFTY FEET (750') OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAVELS. (EXISTING HYDRANT IS 524 FT FROM THE EDGE OF THE DRIVEWAY)

**INTERNAL TREE REQUIREMENTS**

ONE TREE PER 10,000 SF. OF IMPERVIOUS AREA. ALL PARKING SPACES WITHIN 60 FT. OF A TREE. MINIMUM LANDSCAPE AREA AS A PERCENTAGE OF ENTIRE SITE IS 5% FOR RENOVATED SITES AND 10% FOR NEW SITES.

NOTE FOR NEW NON-GRAVEL PARKING AREAS: REMOVE EXISTING GRADE TO A DEPTH OF 8". PROVIDE 6" GRAVEL AND 2" ASPHALT IN LOCATION SHOWN. PROVIDE A STRIPPED AREA 8 FT. X 18'-6" FOR ACCESS OF THE NEW HANDICAP PARKING SPACE.

**FOR PUBLIC HEARING PETITION**  
 No. 2006-07

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**ARCHITECT'S PROJECT #04127**

Project #  
**Renovations for SKYERS CHILD DEVELOPMENT CENTER**  
 7023 Beatties Ford rd  
 Charlotte, North Carolina

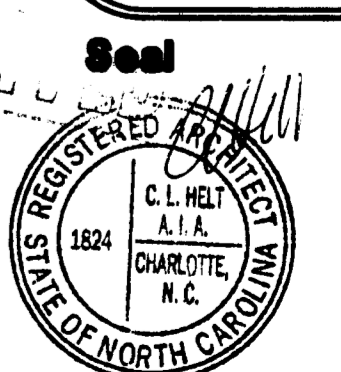
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**SITE PLAN PROPOSED REZONING**  
 APPROVED BY CITY COUNCIL.  
 MAY 15 2006

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Drawn By:  
**ASSANTE**

Checked By:  
**C.L. HELT**

Revisions:  
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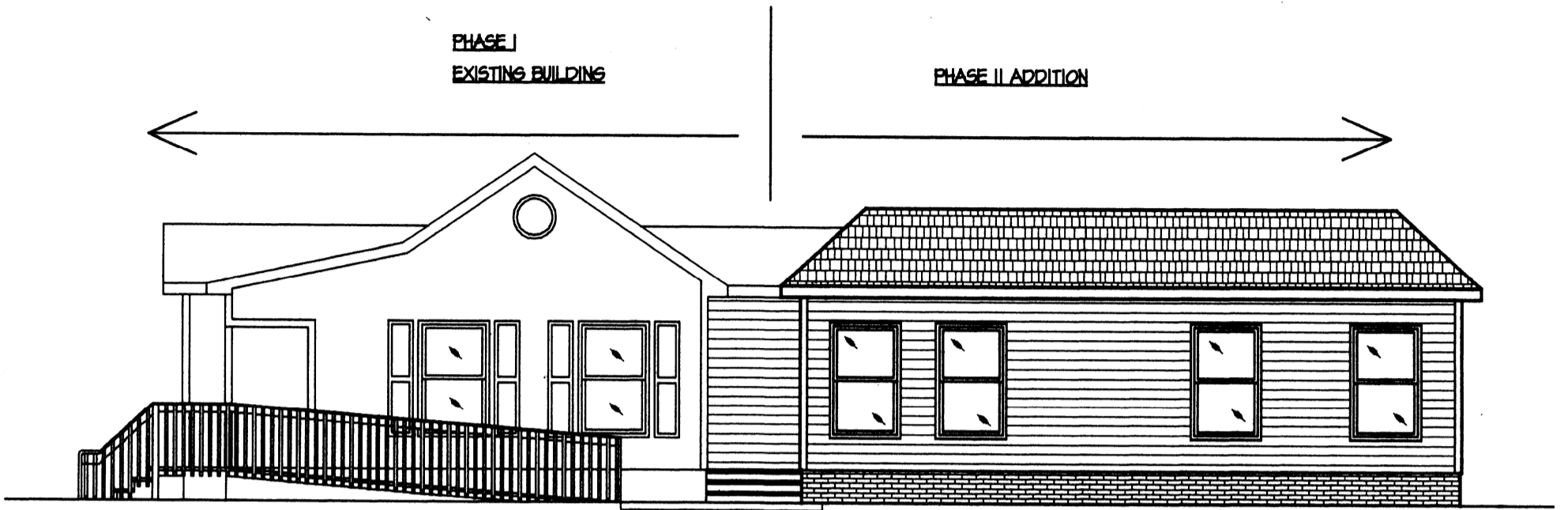
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2006-07

SKYER'S CHILD DEVELOPMENT CENTER

PHASE I  
EXISTING BUILDING

PHASE II ADDITION



RIGHT SIDE ELEVATION

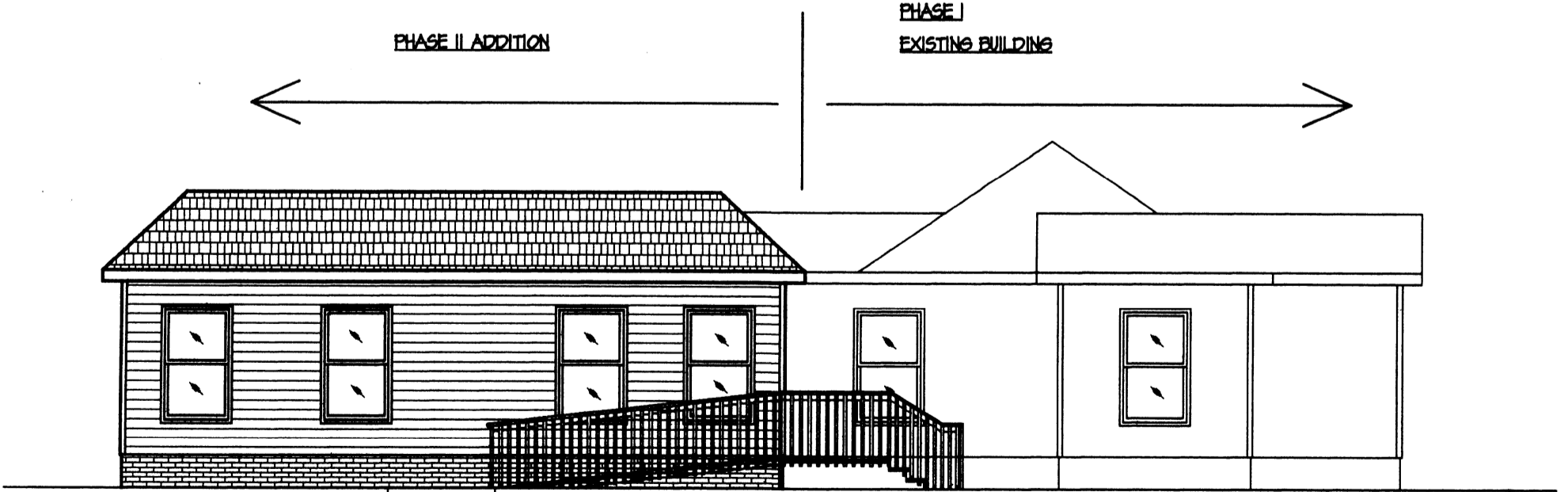


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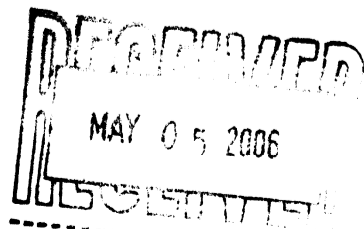
SKYER'S CHILD DEVELOPMENT CENTER

PHASE II ADDITION

PHASE I  
EXISTING BUILDING



LEFT SIDE ELEVATION



MAY 05 2006