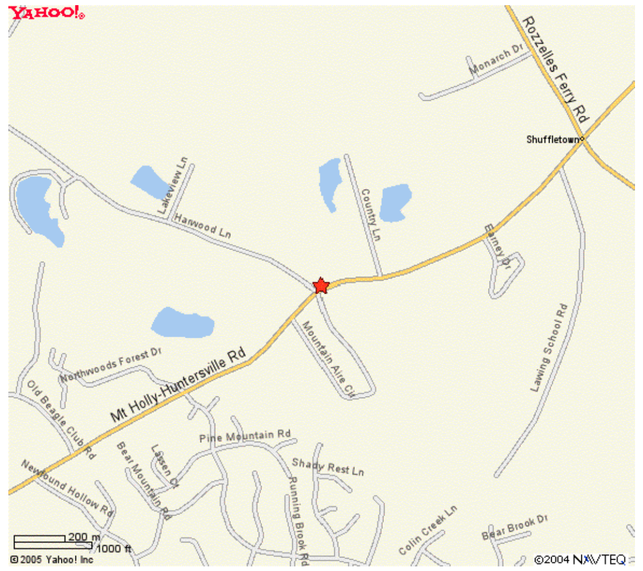


PARCEL INFO:

PID#
03149118
SIZE:
2.51 ACRES
PRESENT ZONING:
R-3 LWPA
PROPOSED ZONING:
INST(CD) LW-PA
PROPOSED USE:
TWO DAYCARE BUILDINGS.
WITH 150 CHILDREN
MAXIMUM.

EXISTING LOT IS HEAVILY WOODED AND TREES FOR BUFFERS AND INTERIOR PLANTING REQUIREMENTS WILL REMAIN.

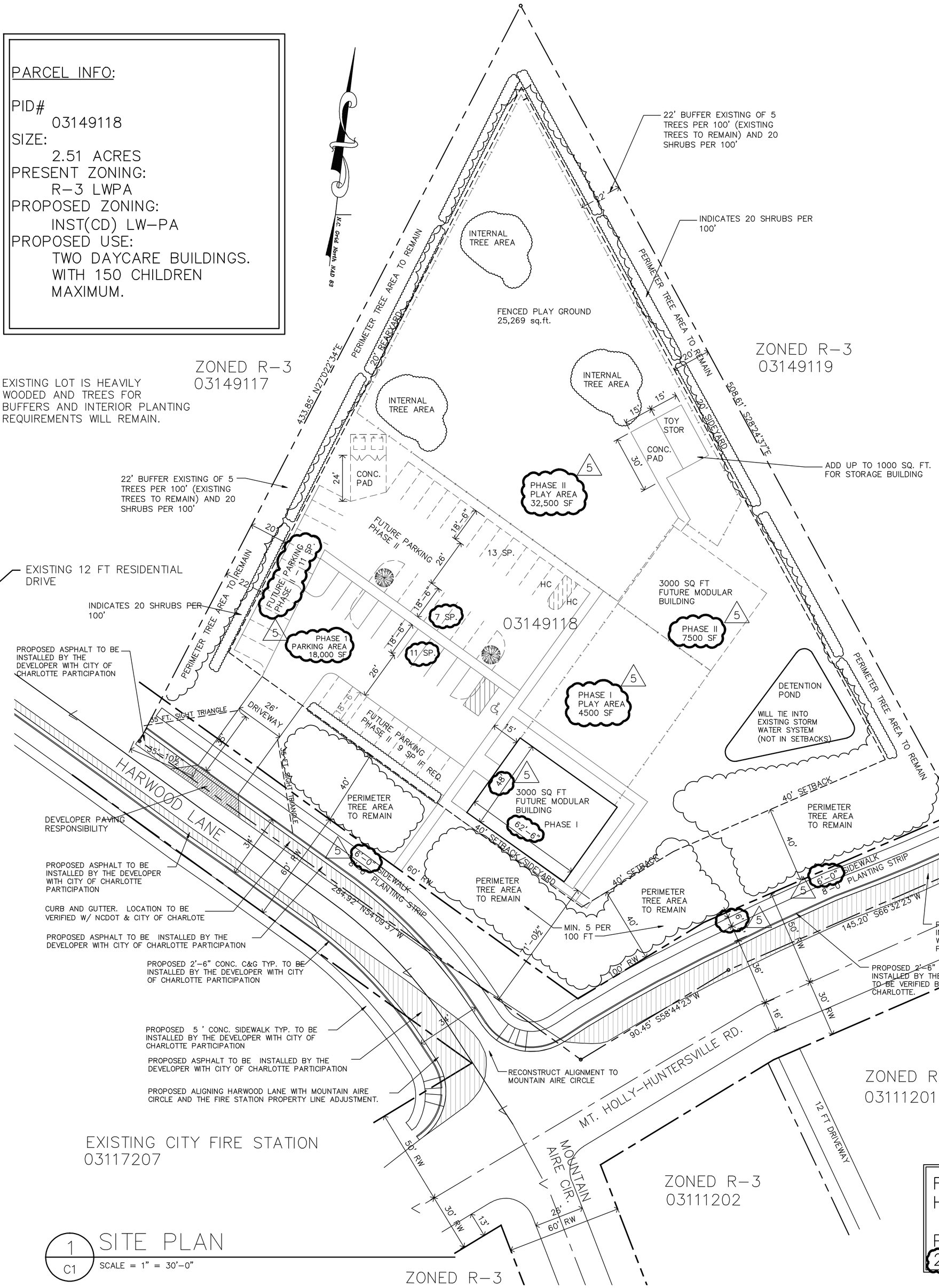
EXISTING 12 FT RESIDENTIAL DRIVE

SOUTHEAST ELEVATION

NORTHEAST ELEVATION

NORTHWEST ELEVATION

SOUTHWEST ELEVATION



1 C1 SITE PLAN
SCALE = 1" = 30'-0"

FOR PUBLIC HEARING

PETITION No.
2011-024

1. 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.
2. CONTRACTOR TO REVIEW PLANT SELECTION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION AND DURING PROPOSAL PREPARATION FOR QUALITY CONTROL AND VALUE ENGINEERING.
3. LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATION IN THE FIELD, PRIOR TO BEGINNING CONSTRUCTION.
4. 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.
5. ANY CONFLICT BETWEEN TREES AND UTILITIES SHALL BE RESOLVED IN THE FIELD WITH FINAL TREE LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT
6. 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.
7. PLEASE CALL 336-4255 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.
8. ATTENTION CONTRACTOR/LANDSCAPER: IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBAN FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 336-3599 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES.
9. VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/ OR IMMEDIATE CORRECTIVE ACTION/ MITIGATION.
10. MINIMUM TREE SIZE AT PLANTING IS 2-INCH CALIPER (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND MINIMUM 8 FEET TALL MITIGATION TREES ARE 3-3 1/2" CAL.
11. 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 BURLAP FROM ROOT BALL.
12. 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).
13. MULCH ALL PLANTING BEDS WITH 4" OF PINE NEEDLE MULCH.
14. APPLY PRE-EMERGEN HERBICIDE TO PLANTING BEDS PRIOR TO MULCHING.
15. SEED ALL DISTURBED AREAS EXCEPT PLANTING BEDS AS NOTED.
16. 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, 5' O.C. MIN.

EXISTING VEGETATION MAY BE USED TO MEET TREE BUFFER REQUIREMENT IFON SITE BY THE ZONING INSPECTOR. APPROVED SHRUB REQUIREMENTS TO BE PLANTED.

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

1. THE ARCHITECTURE OF THE DAYCARE BUILDING LOCATED WITHIN THE PARCEL WILL BE RESIDENTIAL IN CHARACTER.
2. THE OUTDOOR PLAY SPACE ASSOCIATED WITH THE DAYCARE CENTER WILL BE ENCLOSED WITH A DECORATIVE ALUMINUM FENCE, AND VINYL PICKETS ADJACENT TO PARKING LOT.
3. 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.
4. MAXIMUM AREA OF TOTAL BUILDING PLANS WILL BE 10,500 SF. 5
5. THE MAX. BLDG. HT WILL NOT EXCEED 40'-0"

B. OFF STREET PARKING

1. OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE. (31 REQUIRED -- 38 PROVIDED) 5

C. STORM WATER MANAGEMENT

1. STORM WATER SHALL BE MANAGED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTE.

D. SIDEWALKS

1. A FIVE FOOT (5') SIDEWALK AND AN EIGHT FOOT (8') WIDE PLANTING STRIP WILL BE INSTALLED ALONG MT HOLLY HUNTERSVILLE RD. AND HARWOOD LANE.

E. SIGNS

1. ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.

F. LIGHTING

1. 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.
2. ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREETLIGHTS WHICH MAY BE ERECTED 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, ENERGY EFFICIENCY, AND SHIELDING SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS PUBLIC STREETS AND ADJACENT PROPERTIES.
NO "WALL PAK" TYPE LIGHTING WILL BE USED.

G. FIRE HYDRANTS

1. FIRE HYDRANTS SHALL BE LOCATED WITHIN SEVEN HUNDRED FIFTY FEET (750') OF THE MOST REMOTE POINT OF BUILDINGS AS THE TRUCK TRAVELS.

H. RIGHT OF WAY

1. RIGHT OF WAY DEDICATION ON NORTH SIDE OF HIGHWAY (MT. HOLLY HUNTERSVILLE RD.) 20 OF 50 FT RIGHT OF WAY TO BE CONVEYED TO THE CITY OF CHARLOTTE.

INTERNAL TREE REQUIREMENTS

ONE TREE PER 10,000 S.F. 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.

STREET ALIGNMENT NOTES

THE DEVELOPER OF THIS PROPERTY SHALL BE RESPONSIBLE FOR THE FOLLOWING IMPLIED TASKS:
1- RECORD A PLAT FOR BOTH PROPERTIES ON EACH SIDE OF THE NEW HARWOOD LANE REALIGNMENT.
2- DEVELOP CITY APPROVED CONSTRUCTION PLANS, WITH NECESSARY PERMITS, FOR THE ROAD ALIGNMENT AND OTHER ROAD IMPROVEMENTS, AS DEPICTED BY SITE PLAN.
3- CONDUCT ALL SITE AND OFF SITE CONSTRUCTION WORK, TO INCLUDE QUALITY CONTROL AND ASSURANCE, WHICH WILL INCLUDE ROADWAY DEMOLITION, GRADING, INSTALLATION OF CURB, GUTTER, SIDEWALK, PAVING, MARKING AND TRAFFIC CONTROL.
4- PROVIDE A MATERIAL QUANTITY TAKE-OFF, WITH THE EXCEPTION OF ITEMS THAT THE CITY REQUIRES THE DEVELOPER TO BUILD (CURB, GUTTER AND SIDEWALK ALONG SITE FRONTAGE), SUBJECT TO CONSTRUCTION COSTS AND AVAILABILITY OF FUNDING, CDOT CAN PROVIDE REIMBURSEMENT TO THE DEVELOPER BASED UPON THE COST OF CITY FORCES DOING THE WORK.
5- DEDICATION OF RIGHT OF WAY TO BE TIED TO THE FIRST C.O. ON THE FIRST BUILDING.

STORM WATER NOTES

THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDRD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURING.

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ARCHITECT'S PROJECT #05???

Project :
MT HOLLY HUNTERSVILLE DAYCARE
2109 MT HOLLY-HUNTERSVILLE RD
Charlotte, NC 28214

Sheet Description :
SITE PLAN
PROPOSED REZONING

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Drawn By :
D. MYERS

Checked By :
C.L. HELT

Revisions :

1	7-14-05	5	5-13-11
2	7-26-05	6	
3	8-02-05	7	
4	3-3-11	8	

Seal

Date :
05/02/05

Sheet No.
C1
of : 41