

BBR/BARRINGTON, LLC  
DB 21590- PG 203  
TAX PARCEL #10537207  
ZONED R-17MF(CD)  
LAND USE: MULTI-FAMILY

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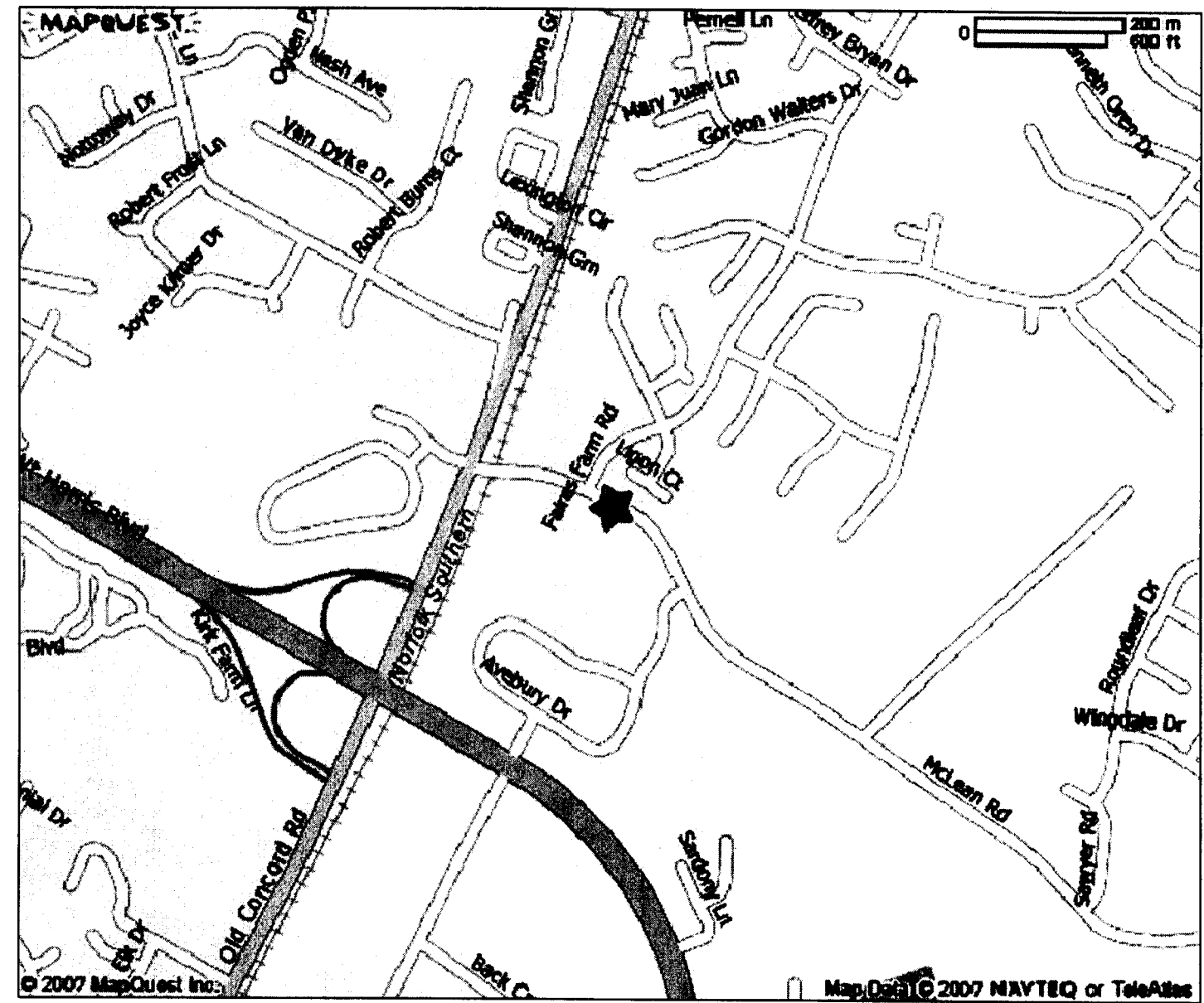
LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N 47°01'19" E	31.37'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	464.42'	108.93'	108.68'	S 36°51'00" E

NAME OF PRESENT HOME OWNERS: CHARLIE & GRACE CHOE  
PROPOSED NEW OWNERS: D & R INTERPRISES/DAY CARE OPERATORS  
ADDRESS: 1812 & 1820 McLEAN RD., CHARLOTTE, NC

**PARCEL INFO:**

FID# 03149118  
SIZE: 3.25 ac  
PRESENT ZONING: R-3  
PROPOSED ZONING: INST(CD)  
PROPOSED USE: DAYCARE  
PHASE I = 140 CHILDREN  
PHASE II = 50 CHILDREN  
PLAY GROUND AREA REQUIREMENTS:  
PHASE I: 140 X 75 SF = 10,500 SF MAX.  
5 X 140 X 100 = 7,000 SF MIN.  
PHASE II: 190 X 75 = 14,250 SF MAX.  
5 X 190 X 100 = 9,500 SF MIN.  
PARKING REQUIRED:  
PHASE I: 14 FOR CHILDREN, + 20 FOR STAFF = 34 MIN.  
PHASE II: 20 FOR CHILDREN, + 25 FOR STAFF = 45 MIN.



VICINITY MAP  
NTS

MCLEAN RD. BAPTIST CHURCH, INC.  
DB 03090- PG 184  
TAX PARCEL #10537206  
ZONED R-3  
LAND USE: CHURCH

SUBJECT PROPERTY:  
CHARLIE C. CHOE  
& GRACE M. CHOE  
DB 10617- PG 438  
DB 10670- PG 472  
ZONED R-12 (PUD)  
LAND USE: SINGLE FAMILY  
TAX PARCELS 10537207 & 10537208

1 SITE PLAN  
A1 SCALE: 1" = 40'

#### GENERAL 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 CONTRACTOR 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 AND THE PLANNING DEPARTMENT.
- 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 336-4255 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.
- 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 336-3544 OR THE URBAN FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGHT, SIGNS, OVERHEAD POWERLINES 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 3 TO 5 TRUNKS, AND MINIMUM 8 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 BURLAP 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-EMERGEN HERBICIDE TO PLANTING BEDS PRIOR TO MULCHING.
- SEED ALL DISTURBED AREAS EXCEPT 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, 5' O.C. MIN.

EXISTING VEGETATION MAY BE USED TO MEET TREE BUFFER REQUIREMENT IF ON 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

- THE OUTDOOR PLAY SPACE ASSOCIATED WITH THE DAYCARE CENTER WILL BE ENCLOSED WITH A ALUMINUM FENCE COATED.
- 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 15,380 S.F.
- THE MAXIMUM BLDG. HT. WILL NOT EXCEED 40'-0"

##### B. OFF STREET PARKING

- OFF STREET PARKING WILL MEET THE MINIMUM STANDARDS ESTABLISHED UNDER THE ORDINANCE PER EACH PHASE.

##### C. STORM WATER MANAGEMENT

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

##### D. SIDEWALKS

- A FIVE FOOT (5') SIDEWALK AND AN EIGHT FOOT (8') WIDE PLANTING STRIP WILL BE INSTALLED ALONG McLEAN RD.

##### E. SIGNS

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

##### F. LIGHTING

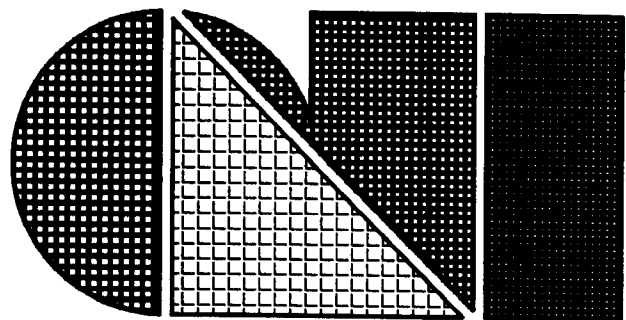
- ALL FREESTANDING LIGHTING FIXTURES INSTALLED WILL BE UNIFORM IN DESIGN AND THE MAXIMUM HEIGHT OF ANY SUCH LIGHTING FIXTURE, INCLUDING ITS BASE, MAY NOT EXCEED FIFTEEN FEET (15') IN HEIGHT.
- ALL DIRECT LIGHTING WITHIN THE SITE (EXCEPT STREETLIGHTS WHICH MAY BE ERECTED ALONG PRIVATE DRIVES AND STREETS) 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.

##### 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. THE EXISTING F.H. IS ON THE FRONT LEFT CORNER OF THE PROPERTY.

#### 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.



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ARCHITECT'S PROJECT # 07-155

Project:  
**D & R INTERPRISES  
DAY CARE FACILITY  
1812 & 1820 McLEAN RD.  
CHARLOTTE, NORTH CAROLINA**

Sheet Description:

## SITE PLAN

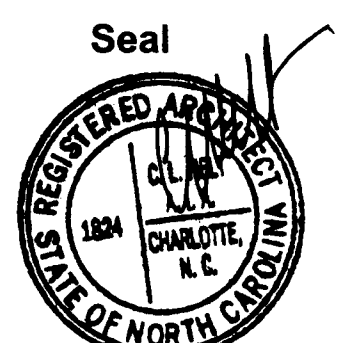
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Drawn By:  
JPW

Checked By:  
CHET HELT  
2009-009

Revisions:

- 1
- 2
- 3



Date:  
9-21-07

Sheet No.  
A.1  
of: 1