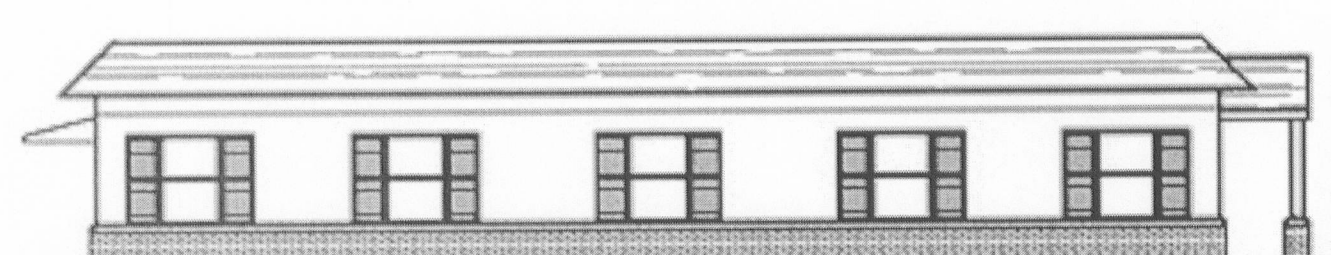




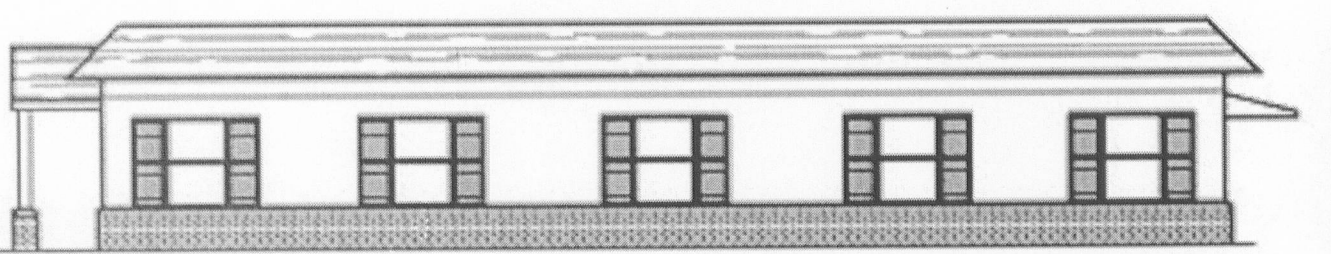
PARCEL INFO:
PID# 03149118
SIZE: 2.51 ACRES
PRESENT ZONING: R-3 LU/PA
PROPOSED ZONING: INST(CD) LU-PA
PROPOSED USE: TWO CHILD DAYCARE BUILDINGS, WITH 150 CHILDREN MAXIMUM FOR SITE



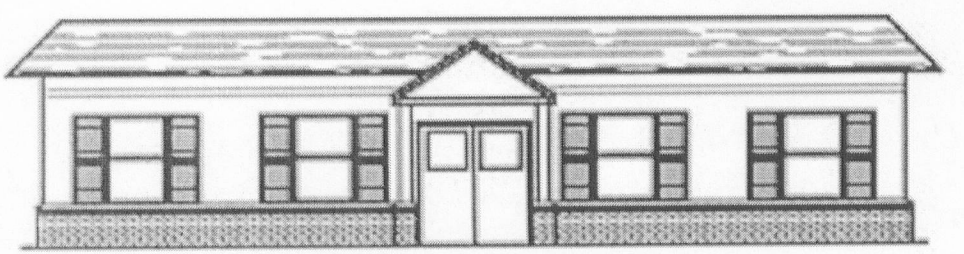
EXISTING LOT IS HEAVILY WOODED AND TREES FOR BUFFERS AND INTERIOR PLANTING REQUIREMENTS WILL REMAIN.



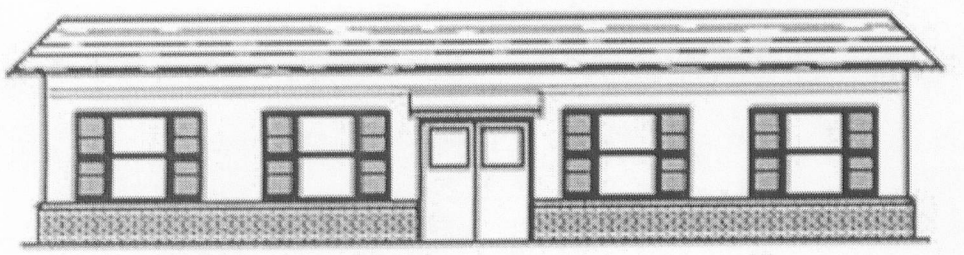
NORTHEAST ELEVATION



SOUTHWEST ELEVATION

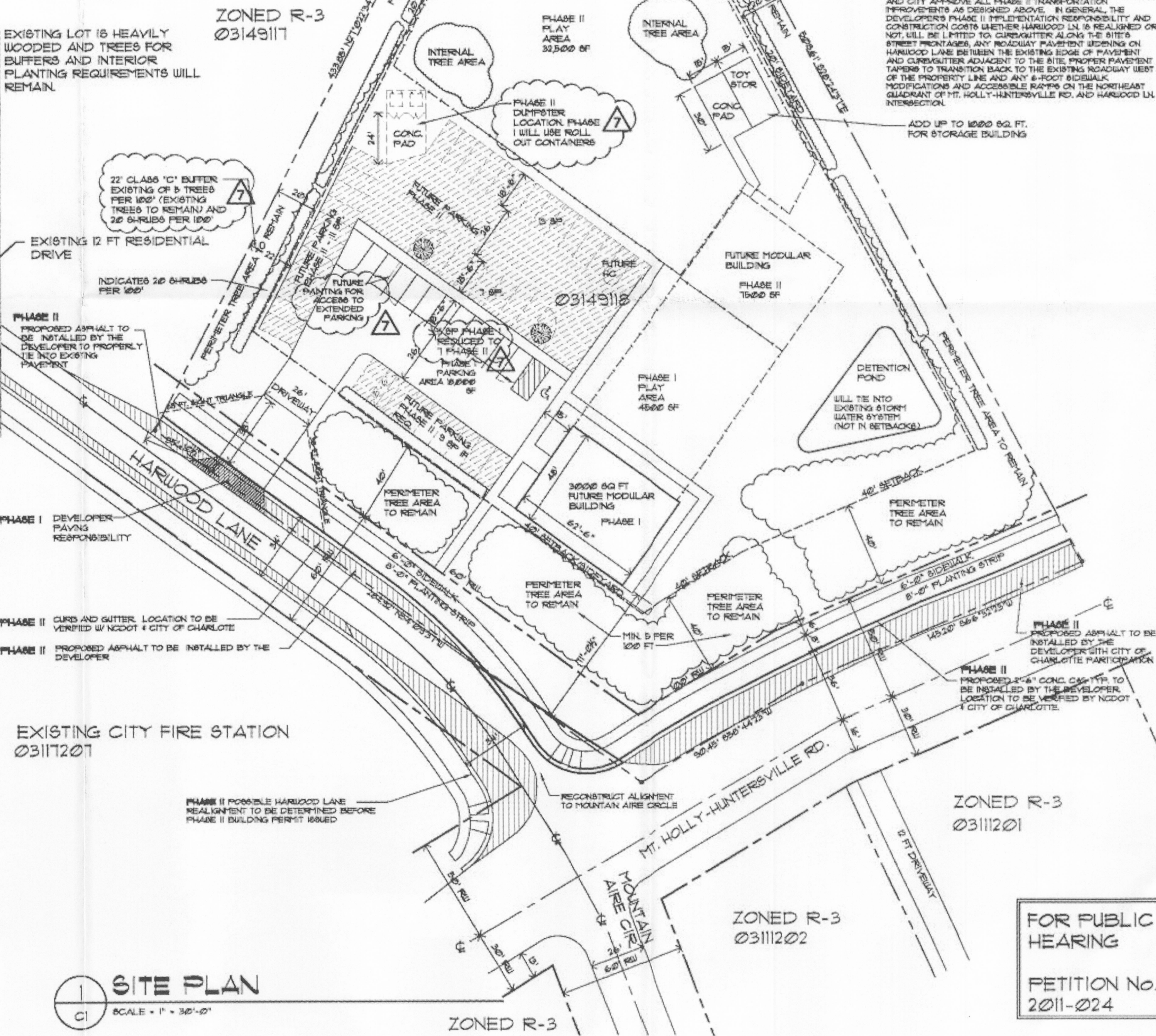


SOUTHEAST ELEVATION



NORTHWEST ELEVATION

BUILDING MATERIALS NOTE
THE BUILDING WILL HAVE A RESIDENTIAL "LOOK" WITH A BASE OF STONE OR BRICK WITH LAP SIDING AND A HANGAR STYLE SLOPED ROOF WITH ASPHALT SHINGLE ROOF.



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

ZONED R-3
03149119

ZONED R-3
0311201

ZONED R-3
0311202

FOR PUBLIC HEARING
PETITION No. 2011-024

- COND. CONDITIONAL NOTES:**
- TRANSPORTATION --- IMPROVEMENTS WILL BE PHASED AS FOLLOWS:
- PHASE I - BASED UPON THE SITE'S PHASE I CHANGE OF BUILDING AND ASSOCIATED STORAGE BUILDING:**
1. THE PETITIONER IS RESPONSIBLE TO DEDICATE AND CONVEY RIGHT-OF-WAY IN THE SITE'S PHASE I CHANGE OF BUILDING AND ASSOCIATED STORAGE BUILDING.
 2. A 60' (6'-0") SIDEWALK SHALL BE INSTALLED BEFORE THE FIRST BUILDING IS ISSUED ALONG BOTH MT. HOLLY-HUNTERSVILLE RD. AND HARWOOD LN. THIS SIDEWALK NEEDS TO BE INSTALLED NEAR THE ABOVE FUTURE STREET'S DEDICATED RIGHT-OF-WAY LINES TO AVOID CONSTRUCTION CONFLICTS WITH FUTURE ROADWAY WIDENING. ALSO INTERNAL SIDEWALK CONNECTIONS ARE REQUIRED FROM THE BUILDING'S ENTRANCE TO BOTH MT. HOLLY-HUNTERSVILLE RD. AND HARWOOD LN.
 3. VEHICLE ACCESS CONNECTION IS GENERALLY DEPICTED ON THE REZONING PETITION. THE PHASEMENT AND FINAL CONFIGURATION OF THE ACCESS DRIVEWAY IS SUBJECT TO MINOR MODIFICATIONS TO APPLY TO NC DOT AND/OR CDDT REGULATIONS AND APPROVALS.
- PHASE II - BASED UPON THE SITE'S PHASE II BUILDING (1500 SF) PERMIT, THE PETITIONER SHALL BE RESPONSIBLE TO DEVELOP CITY/CDOT APPROVED CONSTRUCTION PLANS, INCLUDING PERMITTING, AND OBTAINING A CITY/DEVELOPER REIMBURSEMENT AGREEMENT THAT IDENTIFIES FUNDING RESPONSIBILITIES BETWEEN THE CITY AND THE DEVELOPER. A CITY/DEVELOPER REIMBURSEMENT AGREEMENT WILL ONLY BE USED ALL DISTURBED AREAS EXCEPT PLANTING BEDS AS NOTED. MODIFICATIONS AND ACCESSIBLE RAMP ON THE NORTHEAST QUADRANT OF MT. HOLLY-HUNTERSVILLE RD. AND HARWOOD LN. INTERSECTION.**
- PHASE II - BASED UPON THE SITE'S PHASE II BUILDING (1500 SF) PERMIT, THE PETITIONER SHALL BE RESPONSIBLE TO DEVELOP CITY/CDOT APPROVED CONSTRUCTION PLANS, INCLUDING PERMITTING, AND OBTAINING A CITY/DEVELOPER REIMBURSEMENT AGREEMENT THAT IDENTIFIES FUNDING RESPONSIBILITIES BETWEEN THE CITY AND THE DEVELOPER. A CITY/DEVELOPER REIMBURSEMENT AGREEMENT WILL ONLY BE USED ALL DISTURBED AREAS EXCEPT PLANTING BEDS AS NOTED. MODIFICATIONS AND ACCESSIBLE RAMP ON THE NORTHEAST QUADRANT OF MT. HOLLY-HUNTERSVILLE RD. AND HARWOOD LN. INTERSECTION.**

- GENERAL NOTES:**
1. ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM STANDARDS SET BY THE USDA STANDARD FOR NURSERY STOCK (SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC., WASHINGTON, D.C.)
 2. LANDSCAPE CONTRACTOR SHALL VERIFY UTILITY AND STORM DRAINAGE LOCATION IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION.
 3. ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES (PLANT 15'-20' OFF CENTER) AND STORM DRAINAGE LINES (10'-15' OFF GAS, WATER, PHONE AND UNDERGROUND ELECTRICAL LINES).
 4. ANY CONFLICT BETWEEN TREES AND UTILITIES SHALL BE RESOLVED IN THE FIELD WITH FINAL TREE LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT.
 5. 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 URBA FORESTER TO RESOLVE BEFORE PLANTING.
 6. PLEASE CALL 350-4259 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.
 7. ATTENTION CONTRACTOR/LANDSCAPER: IT IS THE RESPONSIBILITY OF THE CONTRACTOR/LANDSCAPER TO NOTIFY THE URBA FORESTER OF ANY SITE CONFLICTS THAT AFFECT TREE SPECIES OR LOCATIONS PRIOR TO PLANTING TREES. CALL 350-4259 OR THE URBA FORESTER NAMED ON THE APPROVED PLAN FOR ANY CONFLICTS REGARDING SIGN, SIGNS, OVERHEAD POWERLINES OR OTHER UTILITIES. VIOLATIONS OF TREE PROTECTION REQUIREMENTS ARE SUBJECT TO FINES AND/OR IMMEDIATE CORRECTIVE ACTION MITIGATION.
 8. 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. MINIMUM TREES ARE 3-3 (2" CAL).
 9. 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 DIRT FROM ROOT BALL.
 10. FOR NEW PLANTING AREAS, REMOVE ALL PAVEMENT, GRAVEL, SUB-BASE AND CONSTRUCTION DEBRIS. REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL (OR-CONTACT AND AMEND THE TOP 24" OF EXISTING SOIL TO MEET TOPSOIL PLANTING MIX STANDARDS) FOR TREES WITHIN ENTIRE MINIMUM AREA OF 254 SQUARE FEET PER TREE OR PLANTING AREA.
 11. MULCH ALL PLANTING BEDS WITH 4" OF PINE NEEDLE MULCH.
 12. APPLY FINE-SCREENED VERMICULITE TO PLANTING BEDS PRIOR TO MULCHING.
 13. ALL PLANT BEDS AND LAWN AREAS SHALL HAVE 2" - 4" TRIMMAGE EDGE.

- GENERAL TREE NOTES:**
- TREES TO BE 40% 2" CAL. LARGE MATURING, 25% EVERGREEN, 35% SHRUBS TO BE 30" TALL, 24" SPREAD EVERGREEN, 5' O.G. MAX.
- EXISTING VEGETATION MAY BE USED TO MEET TREE BUFFER REQUIREMENT FOR 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 BUILDING LOCATED WITHIN THE PARCEL, WILL BE RESIDENTIAL IN CHARACTER. THE BUILDING WILL USE BRICK HANGING, LAP SIDING, AND HANGAR STYLE PITCHED ROOFS WITH ASPHALT SHINGLES.
 2. THE OUTDOOR PLAY SPACE ASSOCIATED WITH THE CHILD DAYCARE CENTER WILL BE ENCLOSED WITH A DECORATIVE ALUMINUM FENCE, AND VINYL PICKETS ADJACENT TO PARKING LOT.
 3. ANY DUMPSTER OR TRASH RECEPTACLE ASSOCIATED WITH THE CENTER WILL BE SCREENED BY A SOLID ENCLOSURE WITH A GATE AND WILL ALSO HAVE A BLUE EQUIPMENT PLANTING STRIP AROUND THE PERIMETER.
 4. MAXIMUM AREA OF TOTAL BUILDING(S) WILL BE 10,000 SF PLUS MAXIMUM 1,000 SQ. FT. EXTERIOR STORAGE BUILDING TO MATCH CONSTRUCTION STYLE OF THE PRIMARY BUILDING(S).
 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. (AS REQUIRED - AT PROVIDED)
 2. TOTAL PHASE I PARKING = 11 SPACES
 3. AT COMPLETION OF PHASE I AND II THE EXISTING PARKING WILL BE REDUCED TO PROVIDE DRIVE ALLES TO PHASE II PARKING AREAS AND PARKING WILL BE CALCULATED AS SUCH:
150 CHILDREN = 15 PARKING SPACES REQUIRED
20 TEACHERS = 20 PARKING SPACES REQUIRED
35 TOTAL REQUIRED
- C. SIDEWALK:**
1. A SIX FOOT (6') SIDEWALK AND AN EIGHT FOOT (8') WIDE PLANTING STRIP WILL BE INSTALLED ALONG MT. HOLLY-HUNTERSVILLE RD. AND HARWOOD LANE. INTERNAL SIDEWALKS TO EACH STREET WILL BE PROVIDED.
- D. 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 DIRECTED 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, GLOBE 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.
- E. 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.
- F. 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 SQ. FT. OF INTERVIEWS 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.
- STORM WATER NOTES**
- THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEMS. THE PETITIONER SHALL HAVE THE REZONING DRAINAGE SYSTEMS ANALYZED TO DETERMINE IF ALL NOT BE TAKEN OUT OF STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEMS TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.

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ARCHITECT'S PROJECT #05777

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

Sheet Description #
SITE PLAN
PROPOSED REZONING

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8	

Date:
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Sheet No.:
C1
of 41

Seal:
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1824
CHARLOTTE, N.C.

Date:
JUL 20 2011

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