

5416 BEATTIES FORD RD

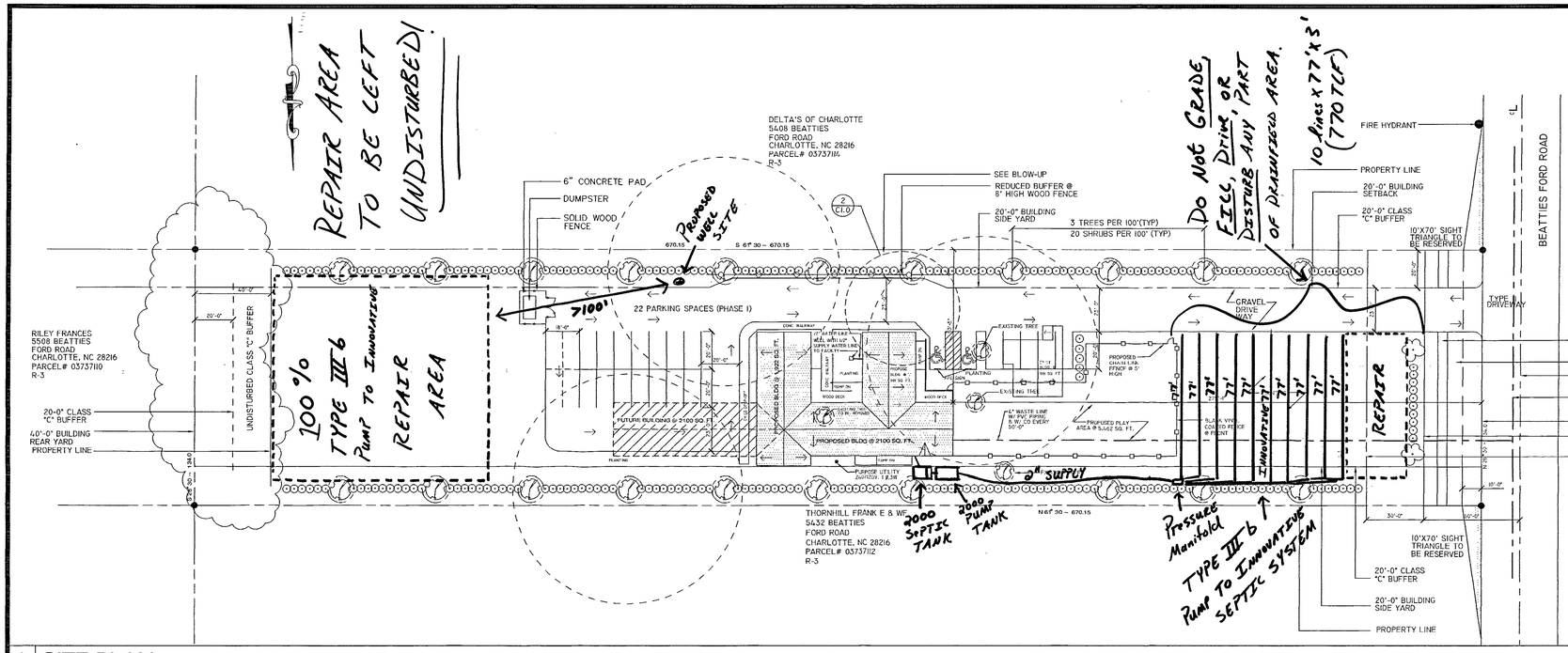
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Groundwater and Wastewater Services File Imaging Project
May 2007
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1 | SITE PLAN — SCALE: 1"=30'-0"

Note:
MINIMUM TREE SIZE AT PLANTING IS 2" CALIPER, 8' TALL IF SINGLE SREM; MINIMUM 6' TALL AND 3 STEMS. MAXIMUM 8' MULTI-STEM. MULCH IS REQUIRED; STACKING GUYING IS OPTIONAL.

ALL STRAPPING AND TOP 2/3 OF WIRE BASKET MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACK FILLING PLANTING PIT. REMOVE TOP 1/3 OF BURLAP FROM ROOT BALL.

REMOVE COMPACTED SOIL AND ADD 24" NEW TOPSOIL/ PLANTING MIX --OR-- UNCOMPACT AND AMEND TOP 24" OF EXISTING SOIL TO MEET TOPSOIL/ PLANTING MIX STANDARDS FOR TREES.

ADJUST TREE PLANTING LOCATIONS TO AVOID UNDERGROUND UTILITIES -- PLANT 15-50' OFF SEWER & STORM DRAINAGE LINES; 10-15' OFF GAS WATER, PHONE AND UNDERGROUND ELECTRICAL LINES.

IMPERVIOUS AREA = 27,981SQ / 10,000
LANDSCAPE AREA = 61,819
TOTAL SITE AREA = 89,800
INTERNAL TREE REQUIREMENTS: IMPERVIOUS AREA/ 10,000 SQUARE FEET = 7 TREE

PLEASE CALL 336-4255 FOR FINAL INSPECTION OF TREES AND/ OR TREE PLANTING AREAS, 7 TO 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.

SITE DATA	
EXISTING ZONING	R3
PROPOSED ZONING	R-8 MF (CD)
PROPOSED USE	DAYCARE CENTER
UNINTENDED USE	DAYCARE CENTER
TOTAL NUMBER OF CHILDREN	100
TOTAL NUMBER OF EMPLOYEES	10
PARKING REQUIRED	20
PARKING PROVIDED	21
SITE ACREAGE	2.06
TYP. PARKING SPACE	8.5' X 19.5'
TYP. H/C PARKING SPACE	16' X 19.5'
PLAY AREA REQUIRED	5000 SQ FT
PLAY AREA PROVIDED	6000 SQ FT
TOTAL SQUARE FOOTAGE EXISTING	981 +/-
TOTAL SQUARE FOOTAGE PROPOSED	5,181+/-
	PROPOSED 5' HIGH CHAIN LINKFENCE
	PROPOSED WOOD FENCE
	CENTER LINE OF R/W LINE
	PLANTING STRIP
	BLDG SET BACK LINE

A FIRE HYDRANT IS LOCATED WITHIN 750' OF THE MOST REMOTE POINT OF A BUILDING AS TRUCK TRAVELS. (NEAREST FIRE HYDRANT IS APPROX. 60' AWAY FROM THE PROPERTY.)

CONDITIONAL NOTES:

1.) DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS SITE PLAN BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCES.
2.) BUFFER AREAS WILL BE DEVELOPED IN ACCORDANCE WITH SECTION 12.302 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3.) SCREENING WILL CONFORM WITH THE APPLICABLE STANDARDS SET FORTH IN SECTION 12.303 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
4.) PARKING MEETS THE STANDARDS OF TABLE 12.202 OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
5.) THE ONLY USE WHICH SHALL BE ALLOWED SHALL BE A DAYCARE CENTER.
6.) SIGNAGE SHALL CONFORM TO CHAPTER 13 OF THE CITY OF CHARLOTTE ZONING ORDINANCE LIMIT TO 4' IN HEIGHT AND 32 SQ. FT MAX..
7.) MAXIMUM BUILDING HEIGHT SHALL BE 40 FEET.
8.) THE DUMPSTER WILL BE SCREENED BY A 6' SOLID WOOD FENCE WITH A SOLID WOOD GATE.
9.) THE DRIVEWAY CONNECTION WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE CDOT AND THE NCDOT.
10.) THE SITE WILL COMPLY WITH SECTION 12.502 (CHILD CARE CENTER) OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
11.) ALL PROPOSED TREES, FENCES AND SIGNS WILL NOT INTERFERE WITH SIGHT DISTANCE AT THE ENTRANCE OF THE SITE. ANY FENCE REQUIRING A CERTIFICATE WILL BE OBTAINED FROM THE CDOT.
12.) EXISTING TREES IN BUFFER ARE TO REMAIN.
13) ADDITIONAL RIGHT OF WAY ALONG BEATTIES FORD RD WILL BE DEDICATED PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.
14.) SHRUBS WILL BE PLANTED ALONG THE FENCE LOCATED IN THE FRONT SETBACK. TO TOTAL 50' FEET FROM THE CENTERLINE.
15.) A STANDARD 2'-6" CURB AND GUTTER, ASSOCIATED STORM DRAINAGE AND 5' SIDEWALK AND 8' FEET PLANTING STRIP ALONG BEATTIES FORD ROAD WILL BE PROVIDED.
16.) IF ADJACENT PROPERTY ZONING CHANGES, THE BUFFER REQUIRED FOR THIS PROPERTY MAY BE REDUCED TO MEET THE PROPER REQUIREMENT FOR THAT ZONING CRITERIA.

GENERAL NOTE

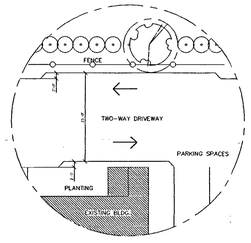
1.) BUFFERS SHOWN WILL NOT BE REDUCED IN WIDTH FROM THAT SHOWN.
2.) NO STORM WATER DETENTION IN BUFFERS OR SETBACKS.
3.) OUTDOOR LIGHTS WILL BE LIMITED TO 15' FEET.
4.) EXISTING BUILDING TO BE USED AS DAY CARE AND THE ADDITIONS WILL BE ARCHITECTURALLY COMPATIBLE WITH PITCHED ROOFS.
5.) PLAY SPACE CANNOT BE LOCATED WITHIN BUFFER OR SETBACKS/YARDS.
6.) CHAIN LINK FENCE MUST BE LOCATED OUTSIDE OF BUFFER.
7.) CONTRACTOR TO PROVIDE WOOD TIMBERS ALONG THE PERIMETER OF THE PARKING LOT EXCEPT AT THE ENTRANCE AND EXIT.
8.) THE SIDEWALK MAY MEANDER AND THE PLANTING WIDTH MAY VARY TO SAVE TREES 6" IN CALIPER AND LARGER.
9.) THIS PROJECT MAY BE COMPLETED IN PHASES.

TYPE OF TREES TO BE USED
1. EASTERN RED CEDAR
2. ELM TREE
3. SUGAR MAPLE TREE

25% OF THE TREE SHALL BE EVERGREEN TREE

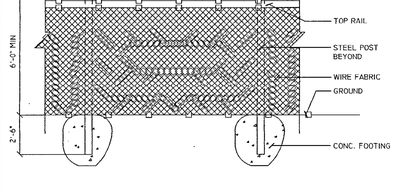
SHRUBS TO USED ON SITE MUST BE AT LEAST 2 TO 2 1/2 FEET TALL WITH A MINIMUM SPREAD OF 2 FEET WHEN PLANTED AND NO FURTHER APART THAN 5 FEET O.C.

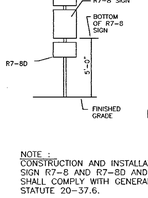
TYPE OF SHRUBS TO BE USED
1. DWARD BURFORD HOLLY



2/C1.0 BLOW UP
SCALE: N.T.S.

2 | NOTES & LEGEND



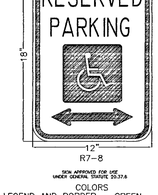


NOTE :
CONSTRUCTION AND INSTALLATION OF SIGN R7-8 AND R7-8D AND POST SHALL COMPLY WITH GENERAL STATUTE 20-37.6.

HANDICAP PARKING SIGN DETAIL



R7-8D



SIGN APPROVED FOR USE UNDER GENERAL STATUTE 20-37.6

COLORS
LEGEND AND BORDER - GREEN
WHITE SYMBOL ON BLUE BACKGROUND
BACKGROUND - WHITE

3 | DETAILS — SCALE: 1"=30'-0"

4 | NOTES & DETAILS

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DEVELOPMENT CENTER
5416 BEATTIES FORD ROAD
CHARLOTTE, NORTH CAROLINA

BID DUE:	---
SET NO.	---
REV.	07-05-01
SCALE:	AS NOTED
DRAWN BY:	PLH
CHECK BY:	AVH
DATE:	05-22-01
JOB NO.	000000

C1.0