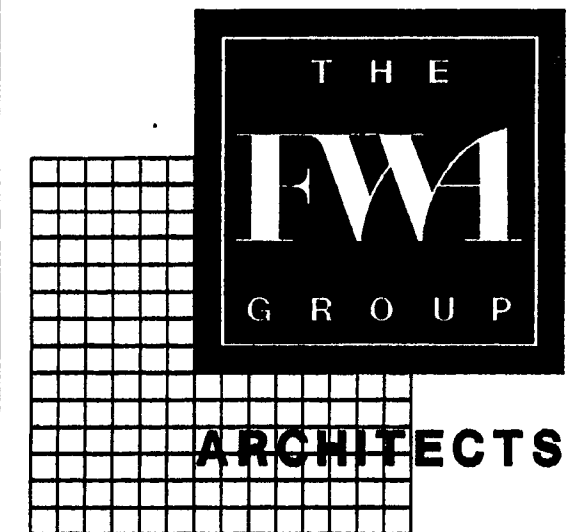


GENERAL NOTES:

- EXISTING ZONING R-3
PROPOSED ZONING INST (CD)
- PROPOSED USE: CHILDCARE CENTER (35 CHILDREN MAX.)
1.43 ACRE SITE, 7200 SF PROPOSED BUILDING
MAX BUILDING HEIGHT 30'-0" (40'-0" ALLOWABLE FOR INST. ZONING)
29 PARKING SPACES REQUIRED, 30 PROVIDED (2 ACCESSIBLE).
BUFFERS SHALL NOT BE REDUCED.
A FIRE HYDRANT IS REQUIRED WITHIN 750 FT OF MOST REMOTE POINT OF BUILDING.
- THE BUILDING WILL BE A ONE STORY STRUCTURE, COMPATIBLE WITH THE SURROUNDING RESIDENTIAL NEIGHBORHOOD. THE BUILDING WILL HAVE PAINTED, HORIZONTAL LAP SIDING (HARDI BOARD OR SIMILAR MATERIAL), SLOPING, ARCHITECTURAL SHINGLE ROOF, AND SINGLE-HUNG WINDOWS WITH MULLIONS. BUILDING ELEVATIONS WILL BE DEVELOPED AS THE PROJECT IS DESIGNED. THE BUILDING WILL BE SCREENED FROM THE ADJACENT RESIDENTIAL AREA BY THE EXISTING WOODED NATURAL AREAS AND THE LANDSCAPING THAT WILL BE PROVIDED AS PART OF THE PROJECT. DETACHED LIGHTING WILL BE PEDESTRIAN IN SCALE (15'-0" MAXIMUM HEIGHT). NO WALL-PAK LIGHTING IS PERMITTED.



Two Bank of America Plaza
101 South Tryon Street
Charlotte, North Carolina 28280
704/332-7004
charlotte@fwagroup.com

10 Pope Avenue, Executive Park
Post Office Box 5910
Hilton Head Island, SC 29928
803/785-2199

GOHEEN
PROPERTIES, INC.

HENDERSON
ASSOCIATES

704 948 7237 OFF
704 948 7180 FAX
BUILDDA@NCE.BENSON.NC

CHILDCARE
CENTER
EASTFIELD ROAD
CHARLOTTE, NC

REZONING
STUDY

PRELIMINARY
SITE
PLAN

REV 17 DEC 2004
REV 28 JAN 2005
REV 25 MAR 2005

Drawn By FWA Approved By KLH

Sheet Number

CS.1

Date OCT 08 2004 Project Number 2240.01

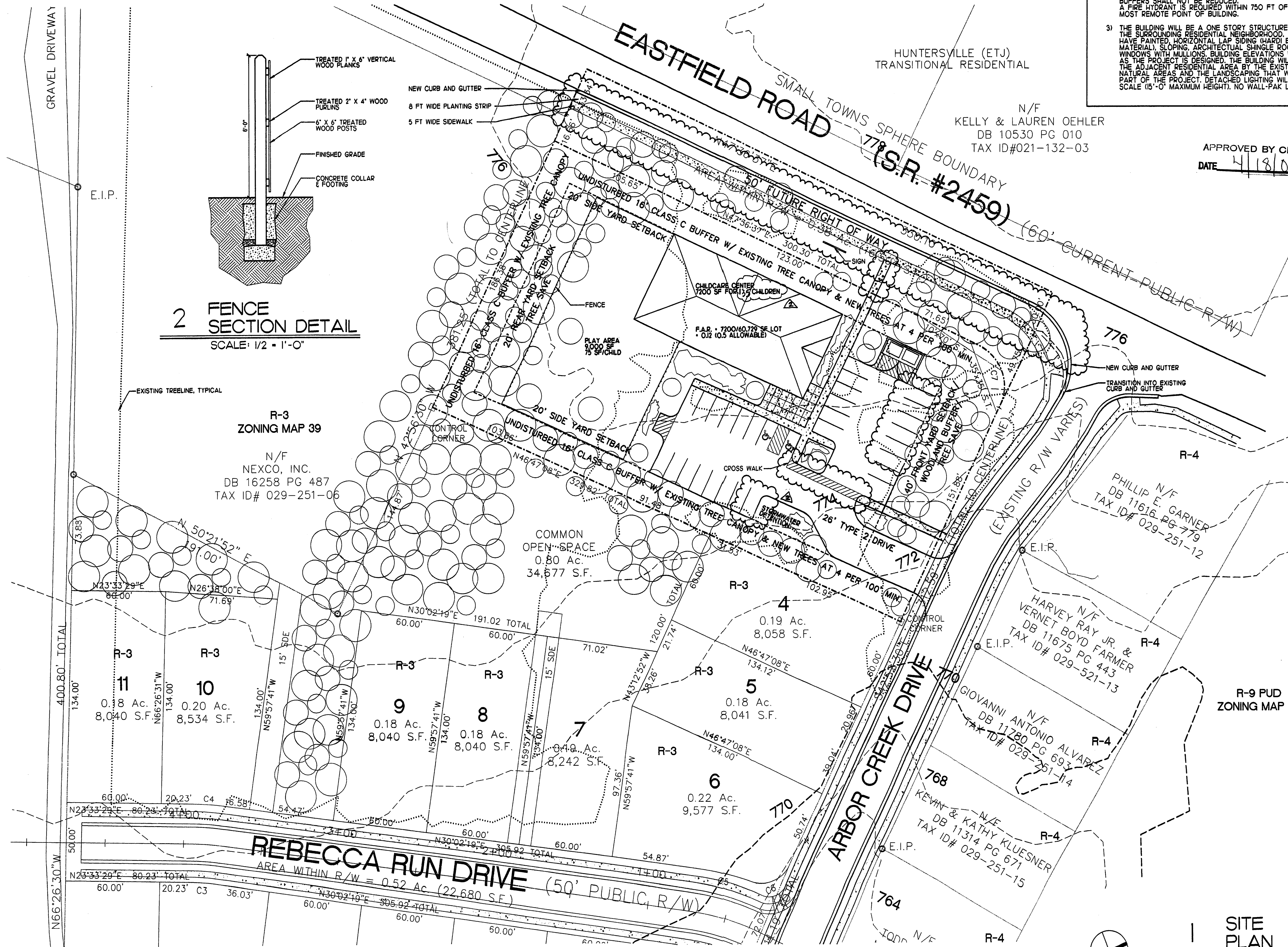
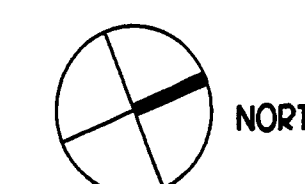
FOR PUBLIC HEARING - PETITION NUMBER 2005-09

APPROVED BY CITY COUNCIL
DATE 4/18/05

N/F
KELLY & LAUREN OEHLER
DB 10530 PG 010
TAX ID#021-132-03

SITE
PLAN

SCALE: 1" = 30'-0"



2 FENCE
SECTION DETAIL
SCALE: 1/2" = 1'-0"

R-3
ZONING MAP 39

N/F
NEXCO, INC.
DB 16258 PG 487
TAX ID# 029-251-06

R-3

11

0.18 Ac.
8,040 S.F.

R-3

10

0.20 Ac.
8,534 S.F.

R-3

9

0.18 Ac.
8,040 S.F.

R-3

8

0.18 Ac.
8,040 S.F.

R-3

7

0.18 Ac.
8,242 S.F.

R-3

6

0.22 Ac.
9,577 S.F.

R-3

5

0.18 Ac.
8,041 S.F.

R-3

4

0.19 Ac.
8,058 S.F.

R-9 PUD
ZONING MAP 28

R-4

PHILLIP E. GARNER

DB 11616 PG 779

TAX ID# 029-251-12

R-4

HARVEY N/F

VERNET BOYD FARMER

DB 11675 PG 443

TAX ID# 029-521-13

R-4

GIOVANNI ANTONIO ALVARO

DB 11280 PG 693

TAX ID# 029-251-14

R-4

KEVIN & KATHY KLUESNER

DB 11314 PG 671

TAX ID# 029-251-15