

LOCATION MAP
NOT TO SCALE

PROJECT SUMMARY

MAXIMUM BUILDING SQUARE FOOTAGE: 13,000 SQUARE FEET
 PARKING SPACES REQUIRED: 1 SPACE / 10 CHILDREN + 1 SPACE / EMPLOYEE
 TOTAL CHILDREN: 220 TOTAL EMPLOYEES: 29
 PARKING SPACES PROVIDED: 51 SPACES
 PARKING SPACES PROVIDED: 51 SPACES
 THE CLASS C BUFFER WILL MEET THE REQUIREMENTS OF SECTION 12.302.
 SCREENING REQUIREMENTS OF SECTION 12.303 WILL BE MET.
 TREE PLANTING REQUIREMENTS OF THE TREE ORDINANCE WILL BE MET IN THE PLANTING STRIPS.
 BICYCLE PARKING REQUIREMENTS OF SECTION 12.202(A) WILL BE MET.
 SCREENING FENCE REQUIREMENTS OF SECTION 12.302 WILL BE MET.
 EXISTING TREES SHALL COUNT TOWARD STREET TREE CRITERIA
 SUPPLEMENTAL TREES WILL BE ADDED IF NECESSARY TO SATISFY URBAN FORESTRY REQUIREMENTS.

GENERAL NOTES:

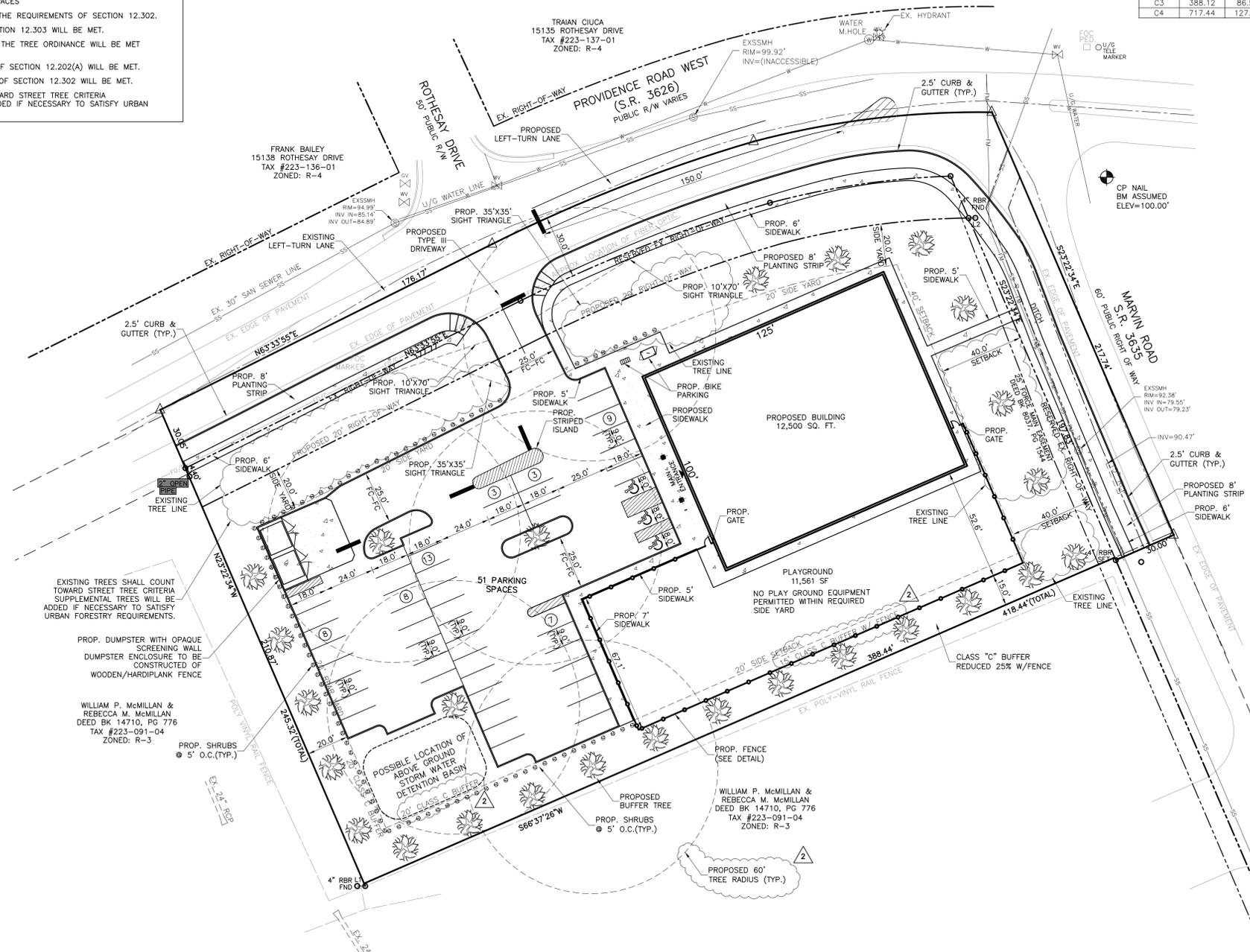
- THIS DRAWING IS A CONCEPTUAL SITE STUDY AND IS SUBJECT TO FURTHER DESIGN ANALYSIS IN REGARDS TO APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND LOCAL ZONING ORDINANCES.
- ALL SITE LIGHTING WILL BE FULL CUT-OFF AND SHIELDED IN SUCH A WAY THAT THE LIGHT SOURCE SHALL NOT CAST LIGHT DIRECTLY ON PUBLIC RIGHTS-OF-WAY OR ON ADJACENT RESIDENTIALLY USED/ZONED PROPERTY, CAUSING GLARE.
- CHILD CARE SITE WILL HAVE A MAXIMUM CAP OF 191 CHILDREN.
- DUMPSTER AREA AND PLAY AREA WILL BE FULLY ENCLOSED WITH A 6'-0" WHITE VINYL BOARD ON BOARD PRIVACY FENCE WITH OPERABLE GATES.
- THE PROPOSED CHILD CARE WILL COMPLY WITH STATE REGULATIONS.
- THE ENGINEER WILL DETERMINE THE ACTUAL AREA & VOLUME OF STORM WATER RETENTION REQUIRED.
- LANDSCAPING WILL BE PROVIDED PER CITY'S ZONING ORDINANCE REQUIREMENTS.
- SIGNS WILL MEET THE REQUIREMENTS OF CHAPTER 13.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED STORM WATER POST CONSTRUCTION CONTROLS ORDINANCE.
- GRADING ALLOWED IN BUFFERS ONLY AS NECESSARY FOR SLOPE TRANSITION IN ORDER TO ELIMINATE NEED FOR RETAINING WALLS. EXISTING TREES WILL BE PRESERVED IN BUFFERS WHERE POSSIBLE.
- THE PETITIONER WILL PROVIDE AND STRIPE A LEFT-TURN LANE ON PROVIDENCE ROAD WEST FOR TRAFFIC ENTERING THE SITE. THE LEFT-TURN LANE SHALL BE DESIGNED WITH A MINIMUM OF 150 FEET OF STORAGE.
- WOODLAND BUFFER SHALL BE PROVIDED ALONG MARVIN AND PROVIDENCE ROAD. DUE TO GRADING ISSUES THE WOODLAND BUFFER WILL NOT BE PROVIDED ON REAR AND SIDES. A "WOODLAND BUFFER" ALLOWS A LIMITED AMOUNT OF CLEARING TO TAKE PLACE TO PROMOTE THE GROWTH OF EXISTING VEGETATION AND/OR TO ENHANCE THE AESTHETIC APPEAL OF THE SITE.
 -HAND PRUNING ONLY. NO HEAVY EQUIPMENT OR VEHICLES ALLOWED IN THIS BUFFER (i.e. BULLDOZERS)
 -PLANT MATERIAL WHICH MAY BE REMOVED SHALL BE CUT FLUSH WITH THE GROUND. NO DISTURBANCE OF THE SOIL WILL BE ALLOWED.
 -NO LIMB REMOVAL, WITH THIS EXCEPTION OF DEAD OR DISEASED LIMBS
 -WEEDS AND VINES MAY BE REMOVED
 -TREES THAT MEASURE LESS THAN 2" CALIPER AT THE BASE THAT ARE CLEARLY WITHIN THE DRIP LINE OF A TREE THAT IS 2" OR GREATER MAY BE REMOVED. DRIP LINE IS DEFINED AS THE IMAGINARY LINE ON THE GROUND THAT WOULD FORM THE PERIMETER OF THE TREE'S CANOPY.
 -DEAD TREES AND MATERIALS MAY BE REMOVED. DISEASED TREES MAY BE REMOVED AT THE DISCRETION OF AN URBAN FORESTER.
 -MULCH MAY BE APPLIED TO THE WOODLAND BUFFER. KEEP MULCH 2-3" AWAY FROM THE BARK OF TREES.
- THE PETITIONER CANNOT LOCATE THE OUTDOOR PLAY SPACE AND EQUIPMENT INSIDE THE REQUIRED SIDE YARD PER SECTION 12.502(3)(e) OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
- THE PETITIONER SHALL MEET THE TREE ORDINANCE REQUIREMENTS FOR PARKING LOTS, WHICH STATES THAT PARKING SPACES SHALL BE WITHIN 60' OF A TREE.
- THE PETITIONER/DEVELOPER SHALL ABANDONED WATER SUPPLY WELLS PER THE MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
- THE PETITIONER/DEVELOPER SHALL LOCATE THE EXISTING SEPTIC TANKS, HAVE THEM PUMPED BY A LICENSED WASTE HAULER TO REMOVAL RESIDUAL CONTENTS, CRUSHED AND BACKFILLED PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.

LINE TABLE

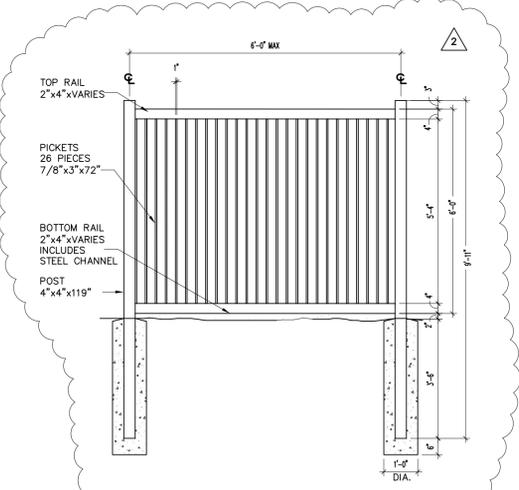
LINE	BEARING	DISTANCE
L1	N89°49'38"W	3.78
L2	N89°30'33"E	3.19

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	747.44	133.50	S68°40'55"W	133.32	10°14'01"
C2	418.12	114.28	S83°02'14"W	113.93	15°39'37"
C3	388.12	86.53	S81°38'53"W	86.35	12°46'27"
C4	717.44	127.77	S68°40'02"W	127.60	10°12'14"



THOMAS D. HALL & KINH N. HALL
 DEED BK 7223, PG 427
 TAX #223-132-01
 ZONED: R-3

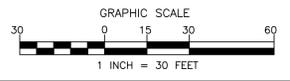
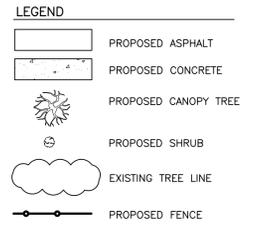


TYPICAL PVC FENCE DETAIL
N.T.S.

SITE DATA CHART:

- OWNER: DON R REYNOLDS & CAROLYN O REYNOLDS
 15200 MARVIN RD
 CHARLOTTE, NC 28277
 DEVELOPER: CAVALIERE COMPANIES
 30078 SCHOENHERR RD.
 WARREN, MI 48088
- PIN: 22309114
- ZONING: EXISTING R-3
 PROPOSED ZONING: INST CD: (INSTITUTIONAL)

- YARDS:
 REQUIRED SETBACK(MARVIN ROAD): 40 FEET PROPOSED: 40 FEET
 REQUIRED SIDE YARD(PROVIDENCE ROAD): 20 FEET PROPOSED: 20 FEET
 REQUIRED SIDE: 20 FEET PROPOSED: 20 FEET
 REQUIRED REAR: 20 FEET PROPOSED: 20 FEET
- BUFFER:
 REQUIRED(SIDE): 20 FEET CLASS C BUFFER PROPOSED SIDE YARD 20 FEET CLASS C BUFFER(15 FT. WITH FENCE)
 REQUIRED(REAR): 20 FEET CLASS C BUFFER PROPOSED REAR YARD 20 FEET CLASS C BUFFER
- MAXIMUM BUILDING HEIGHT: 45 FEET
- TOTAL SITE AREA = 2.34 AC.(INCLUDES 0.42 AC. WITHIN EXISTING R/W PLUS 0.18 AC. OF ADDITIONAL R/W RESERVATION ALONG PROVIDENCE ROD.)
- PUBLIC WATER & SANITARY SEWER IS AVAILABLE ALONG MARVIN ROAD



PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION
1	WDP	6/8/08	PER CITY COMMENTS
2	CBH	7/21/08	PER CITY COMMENTS

FOR PUBLIC HEARING
 PETITION NUMBER 2008-080

Project: CHARLOTTE LEARNING EXPERIENCE
 15200 MARVIN ROAD
 CHARLOTTE, NORTH CAROLINA

Title: **SITE PLAN**

File #: 08040-PB.dwg Date: 05/27/08 Project Egr: BTU
 Design By: PDW/WDF
 Drawn By: PDW/WDF
 Scale: 1"=30'

8720 RED OAK BOULEVARD, SUITE 420
 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8335

ISAACS
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING

C1.0