

PROJECT SUMMARY

MAXIMUM BUILDING SQUARE FOOTAGE: 13,000 SQUARE FEET

PARKING SPACES REQUIRED: 1 SPACE / 10 CHILDREN + 1 SPACE / EMPLOYEE
 TOTAL CHILDREN: 191 TOTAL EMPLOYEES: 26

PARKING SPACES REQUIRED: 45 SPACES
 PARKING SPACES PROVIDED: 51 SPACES

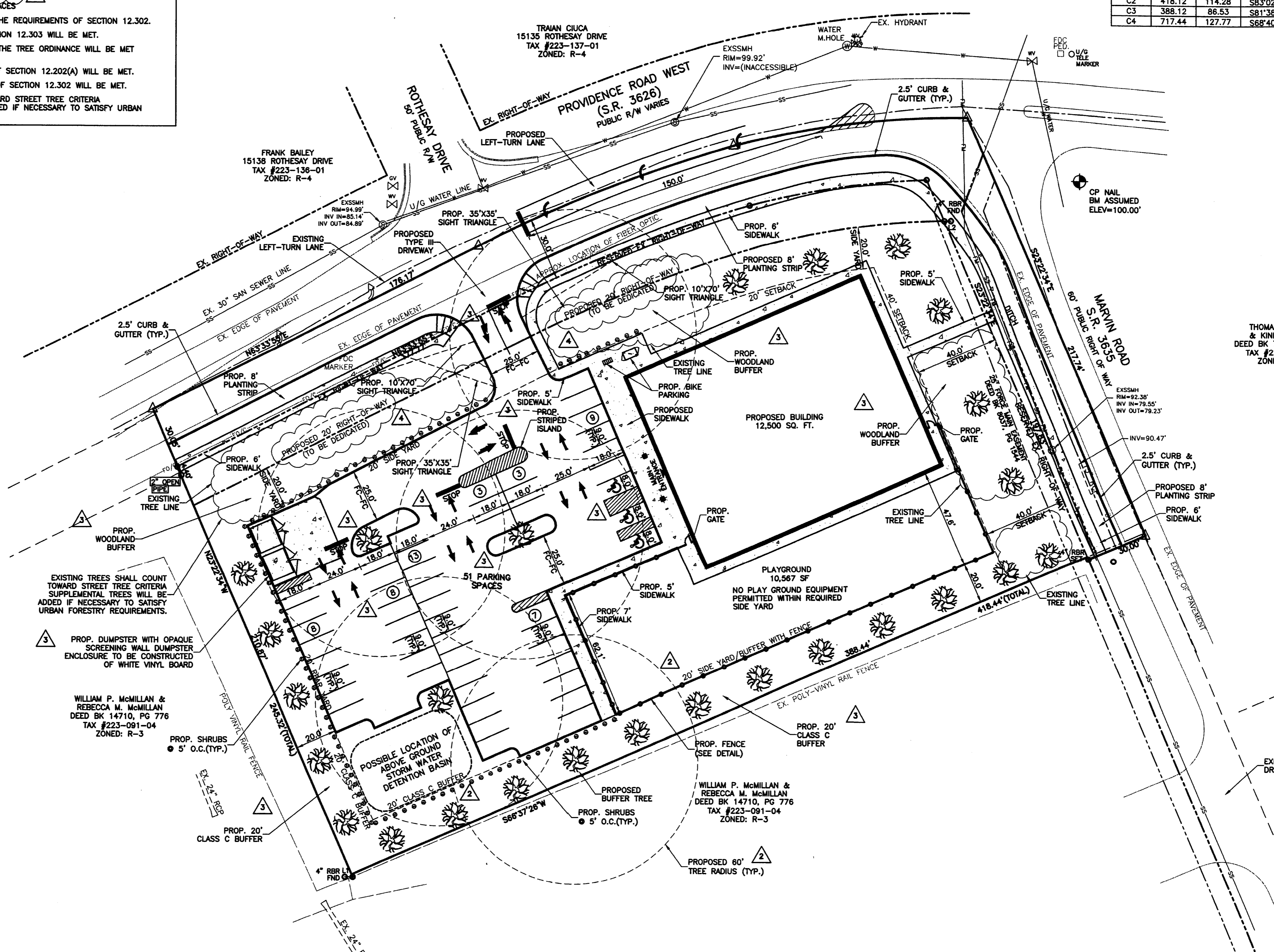
THE CLASS C BUFFER WILL MEET THE REQUIREMENTS OF SECTION 12.302.
 SCREENING REQUIREMENTS OF SECTION 12.303 WILL BE MET.
 TREE PLANTING REQUIREMENTS OF THE TREE ORDINANCE WILL BE MET IN THE PLANTING STRIPS.
 BICYCLE PARKING REQUIREMENTS OF SECTION 12.202(A) WILL BE MET.
 SCREENING FENCE REQUIREMENTS OF 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:

1. 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.
2. 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. MAX LIGHT POLE HEIGHT SHALL NOT EXCEED 25 FEET.
3. CHILD CARE SITE WILL HAVE A MAXIMUM CAP OF 191 CHILDREN.
4. DUMPSTER AREA AND PLAY AREA WILL BE FULLY ENCLOSED WITH A 6'-0" WHITE VINYL BOARD ON BOARD PRIVACY FENCE WITH OPERABLE GATES.
5. THE PROPOSED CHILD CARE WILL COMPLY WITH STATE REGULATIONS.
6. THE ENGINEER WILL DETERMINE THE ACTUAL AREA & VOLUME OF STORM WATER RETENTION REQUIRED.
7. LANDSCAPING WILL BE PROVIDED PER CITY'S ZONING ORDINANCE REQUIREMENTS.
8. SIGNS WILL MEET THE REQUIREMENTS OF CHAPTER 13.
9. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED STORM WATER POST CONSTRUCTION CONTROLS ORDINANCE.
10. 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.
11. 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.
 - TREES 4" AND GREATER IN CALIPER AT DBH SHALL BE PRESERVED IN THE WOODLAND BUFFER
 - 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.
12. THE PETITIONER CANNOT LOCATE THE OUTDOOR PLAY SPACE AND EQUIPMENT INSIDE THE REQUIRED SIDE YARD PER SECTION 12.502(3)(a) OF THE MECKLENBURG COUNTY ZONING ORDINANCE.
13. THE PETITIONER SHALL MEET THE TREE ORDINANCE REQUIREMENTS FOR PARKING LOTS, WHICH STATES THAT PARKING SPACES SHALL BE WITHIN 60' OF A TREE.
14. THE PETITIONER/DEVELOPER SHALL ABANDONED WATER SUPPLY WELLS PER THE MECKLENBURG COUNTY GROUNDWATER WELL REGULATIONS PRIOR TO ANY DEMOLITION OR GRADING ACTIVITY.
15. 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.
16. THE CONSTRUCTION ENTRANCE WILL BE OFF PROVIDENCE ROAD WEST.

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	S88°40'55"W	133.32	10°14'01"
C2	418.12	114.28	S89°02'14"W	113.93	15°33'37"
C3	388.12	86.53	S81°38'53"W	86.35	12°48'27"
C4	717.44	127.77	S88°40'02"W	127.60	10°12'14"



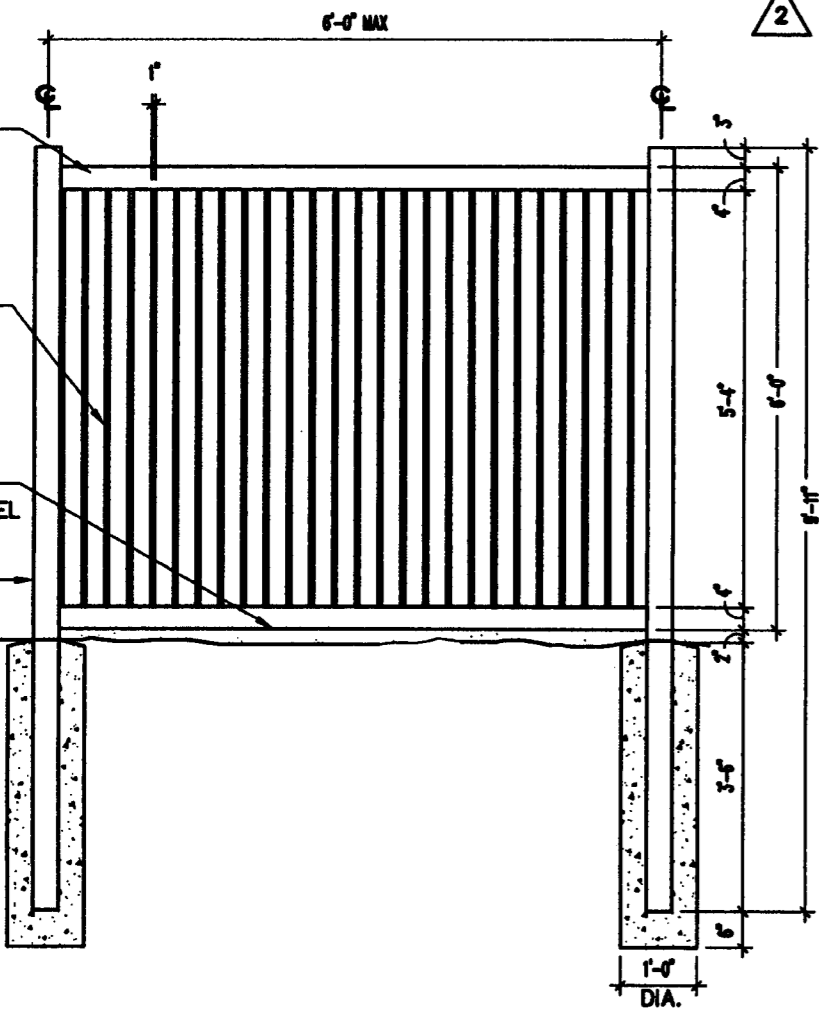
THOMAS D. HALL & KIM N. HALL
 DEED BK 7225, PG 427
 TAX #223-132-01
 ZONED: R-3

WILLIAM P. McMILLAN & REBECCA M. McMILLAN
 DEED BK 14710, PG 776
 TAX #223-091-04
 ZONED: R-3

WILLIAM P. McMILLAN & REBECCA M. McMILLAN
 DEED BK 14710, PG 776
 TAX #223-091-04
 ZONED: R-3

- LEGEND**
- PROPOSED ASPHALT
 - PROPOSED CONCRETE
 - PROPOSED CANOPY TREE
 - PROPOSED SHRUB
 - EXISTING TREE LINE
 - PROPOSED FENCE

APPROVED BY
 CITY COUNCIL
 SEP 2 2008



SITE DATA CHART:

1. OWNER: DON R REYNOLDS & CAROLYN O REYNOLDS
 15200 MARVIN RD
 CHARLOTTE, NC 28277
 DEVELOPER: CAVALIERE COMPANIES
 30078 SCHOENHERR RD.
 WARREN, MI 48088
2. PIN: 22309114
3. ZONING: EXISTING R-3
 PROPOSED ZONING: INST CD: (INSTITUTIONAL)
4. 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
5. BUFFER:

REQUIRED(SIDE): 20 FEET CLASS C BUFFER	PROPOSED SIDE YARD 20 FEET CLASS C BUFFER
REQUIRED(REAR): 20 FEET CLASS C BUFFER	PROPOSED REAR YARD 20 FEET CLASS C BUFFER
6. MAXIMUM BUILDING HEIGHT: 45 FEET
7. 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 ROAD.)
8. PUBLIC WATER & SANITARY SEWER IS AVAILABLE ALONG MARVIN ROAD

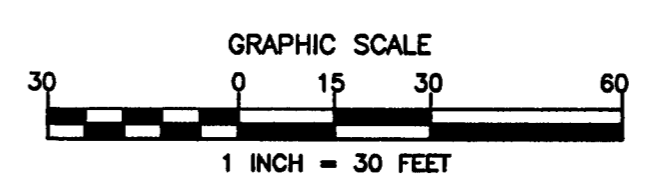
FOR PUBLIC HEARING
 PETITION NUMBER 2008-080

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

SITE PLAN

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
3	CBH	7/23/08	PER CITY COMMENTS
4	CBH	9/11/08	PER CITY COMMENTS



ISAACS
 CIVIL ENGINEERING DESIGN AND LAND SURVEYING

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 CHARLOTTE, N.C. 28217
 PHONE (704) 527-3440 FAX (704) 527-8355

C1.0

