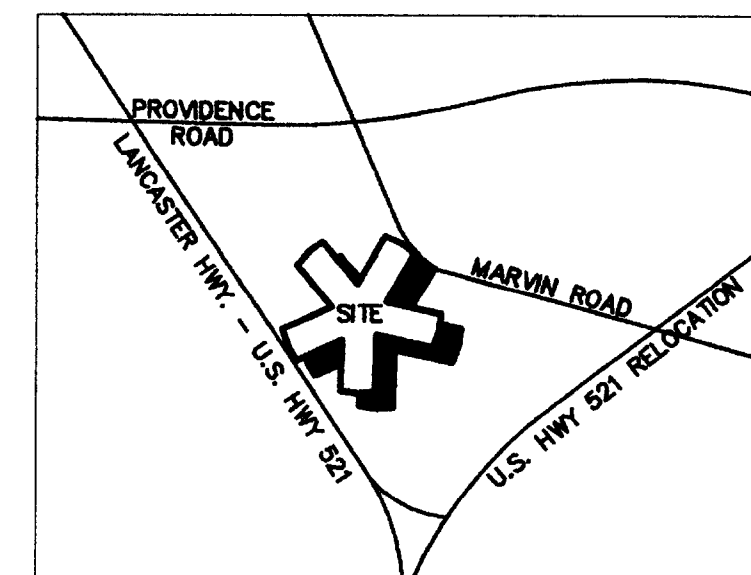
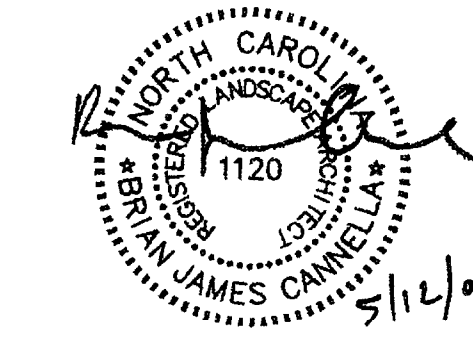




Vicinity Map - NTS



PROVIDENCE ROAD WEST ELEMENTARY SCHOOL

cms
Charlotte-Mecklenburg Schools

100%
CONSTRUCTION
DOCUMENTS

Revisions Per Subdivision Comments 5.12.08
Revisions Per City/NCOT 3.19.08
Revisions Per Subdivision Comments 7.6.07

Project Number
0620 Overall Site Plan

Date: 5/28/2008
APPROVED FOR CONSTRUCTION
CMPC
ISSUE DATE: 9/27/07
Sheet Number

CI00

Site Development Data

JURISDICTION: CITY OF CHARLOTTE
EXISTING ZONING: MK-2
REZONING PETITION NO.: 223-091-03
TAX PARCEL NUMBER: 18236 PAGE 675
DEED BOOK NUMBER: 18236 PAGE 065
PROPOSED USE: SINGLE FAMILY/INSTITUTIONAL (ELEMENTARY SCHOOL)

SITE AREA:
TOTAL GROSS AREA: 36.00 ACRES (19.36% OF TOTAL GROSS AREA)
PROPOSED SCHOOL SITE: 7.51 ACRES (20.84% OF TOTAL GROSS AREA)
PROPOSED RESIDENTIAL SITE: 31.29 ACRES (7.50% OF TOTAL GROSS AREA)
DEDICATED R/W: 2.91 ACRES (7.50% OF TOTAL GROSS AREA)
AREA IN FLOOD FRINGE: 3.04 ACRES (7.50% OF TOTAL GROSS AREA)
TOTAL NET AREA: 34.82 ACRES (96.23% OF TOTAL GROSS AREA)
IMPROVEMENTS, SWIM BUFFERS, SETBACKS: 0.70 ACRES (20.30% OF TOTAL NET AREA)
TOTAL DEVELOPABLE AREA: 25.04 ACRES (66.80% OF TOTAL NET AREA)
(LESS R/W, SETBACKS, BUFFER)

REQUIRED PARKING:
TOTAL REQUIRED PARKING (SCHOOL): 36 SPACES
PROVIDED PARKING SPACES (SCHOOL): 113 SPACES
PROPOSED HANDICAP PARKING SPACES: 5 SPACES

COMMON OPEN SPACE:
PROPOSED (REZONING): ±12.50 AC (32.22%)
PROVIDED: ±17.84 AC (46.46%)

MAXIMUM HEIGHT: 60' (3 STORY SCHOOL PROPOSED)
40' MAX. HT. SINGLE FAMILY DETACHED
BUILDING COVERAGE (ELEMENTARY SCHOOL): 46,600 SF, 3.28% OF NET AREA
STREETS (PUBLIC AND PRIVATE), PARKING COVERAGE = 64,045 SF (SCHOOL SITE)
97,340 SF (RESIDENTIAL SITE)

SIDEWALK COVERAGE: 26,000 SF (SCHOOL SITE), 1.70% OF NET AREA
23,705 SF (RESIDENTIAL SITE), 1.50% OF NET AREA
TOTAL TREE SAVE AREA (INCLUDING R/W): 11.19 AC, 28.65% OF NET AREA
WETLANDS: 2.13 AC, 6.10% OF NET AREA
PROPOSED DENSITY: 2.5 UNITS/AC
Innovative Development Standards:

Single Family Detached
Public Street R.O.W. 50'
Minimum Lot Size 3,000 S.F.
Minimum Front Setback 20'
Minimum Rear Yard 10' Adjacent to Buffer
Minimum Side Yard 3'
Min. Perimeter rear Yard N/A
Minimum Lot Width 30'
Maximum Building Height 40'
Internal Buffer N/A
Perimeter Buffer 50'
MAX. PLD COVERAGE/LOT = 45% (Lots w/ lot size of 4,000 sf or less)
45% (Lots w/ lot size of 4,001-8,500 sf)

Institutional - School Site
Minimum Front Setback 20'
Minimum Side Yard 0'
Minimum Rear Yard 20'
Minimum Lot Width N/A
Maximum Building Height 60' +
Internal Buffer 0'

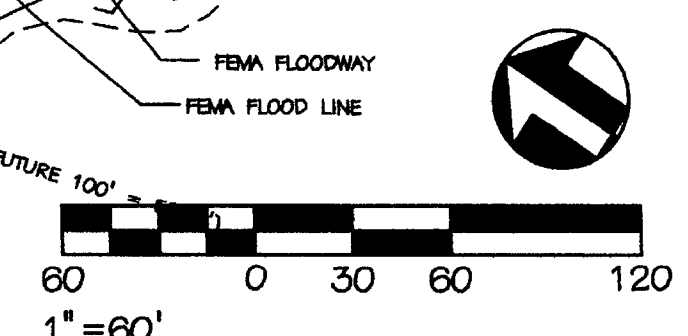
JURISDICTIONAL STREAM DISTURBANCES

STREAM	LENGTH	LF DISTURBED
B'	2,025.60 LF	27 LF
C'	345.21 LF	87 LF
D'	266.17 LF	20 LF
TOTAL	2636.98 LF	134 LF

WETLAND DISTURBANCES

WETLAND	AREA	SF DISTURBED
A'	38,970 SF	120 SF
C'	8,601 SF	711 SF
D'	204 SF	204 SF
TOTAL	47,775 SF	1,035 SF

- LEGEND**
- EXISTING SIGN
 - EXISTING IRON PIN
 - EXISTING LIGHT POLE
 - EXISTING FIRE HYDRANT
 - EXISTING UTILITY POLE
 - EXISTING FENCE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING OVERHEAD POWER LINE
 - RIGHT-OF-WAY
 - ACCESSIBLE SPACE
 - EXISTING TREE TO REMAIN
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - PROPERTY LINE
 - CENTERLINE
 - HEAVY DUTY CONCRETE PAVING
 - LIGHT DUTY ASPHALT PAVING
 - HEAVY DUTY ASPHALT PAVING
 - PROPOSED CHAIN LINK FENCE
 - # OF PARKING SPACES



MATCHLINE B-B SHEET C102

DEVELOPMENT DATA

ZONING: MK-2
PETITION #2006-048
JURISDICTION: CHARLOTTE-MECKLENBURG
OF LOTS: 88
MIN. LOT SIZE = 3000 S.F.
MIN. LOT WIDTH = 30 Ft.
MIN. SETBACK = 20 Ft.
MIN. SIDEYARD = 10 Ft. (Adjacent to buffer)
MIN. REAR YARD = 10 Ft. (Adjacent to private alley)
MAX. HEIGHT = 40 Ft. Single Family Detached
60 Ft. 3-Story School proposed
MAX. BLDG COVERAGE/LOT =
50% (Lots w/ lot size of 4,000 sf or less)
45% (Lots w/ lot size of 4,001-6,500 sf)
TREE SAVE = 11.19 ACRES = 28.83%
COS = 17.64 ACRES = 45.46%

- Revision 4
1. ADDED 100'-1' CROSS SECTIONS
 2. LABELED POE AROUND DETENTION POND
 3. ADJUSTED SWPE'S AROUND THE EXISTING DRAINED POND
 4. ADDED SIDEWALK EASEMENTS

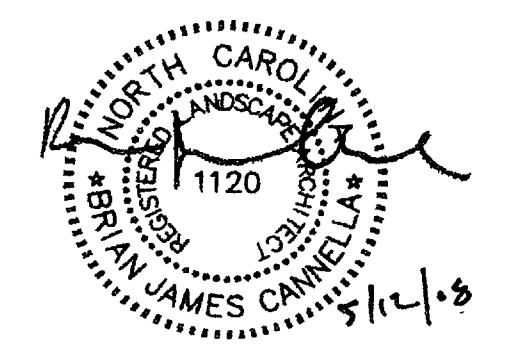
Vicinity Map - NTS

800 Student Elementary School
15 Buses will serve the School
1,323 LF Stacking Distance Required
1,323 LF Stacking Provided Internally
*1,100 Students Future Mobile (1,817 LF)
*1,817 LF Met With all Double Stacking

ON SITE STACKING REQUIREMENT MET FOR FUTURE MOBILE CONDITION WITH DOUBLE STACK THROUGH PARKING LOT.

CORTA ARCHITECTURAL GROUP PA

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239 Haywood Street
828.251.5100
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Facsimile: 704-521-9955
CORTA 2007

Providence
Road West
Elementary
School

cms
Charlotte-Mecklenburg Schools

100%
CONSTRUCTION
DOCUMENTS

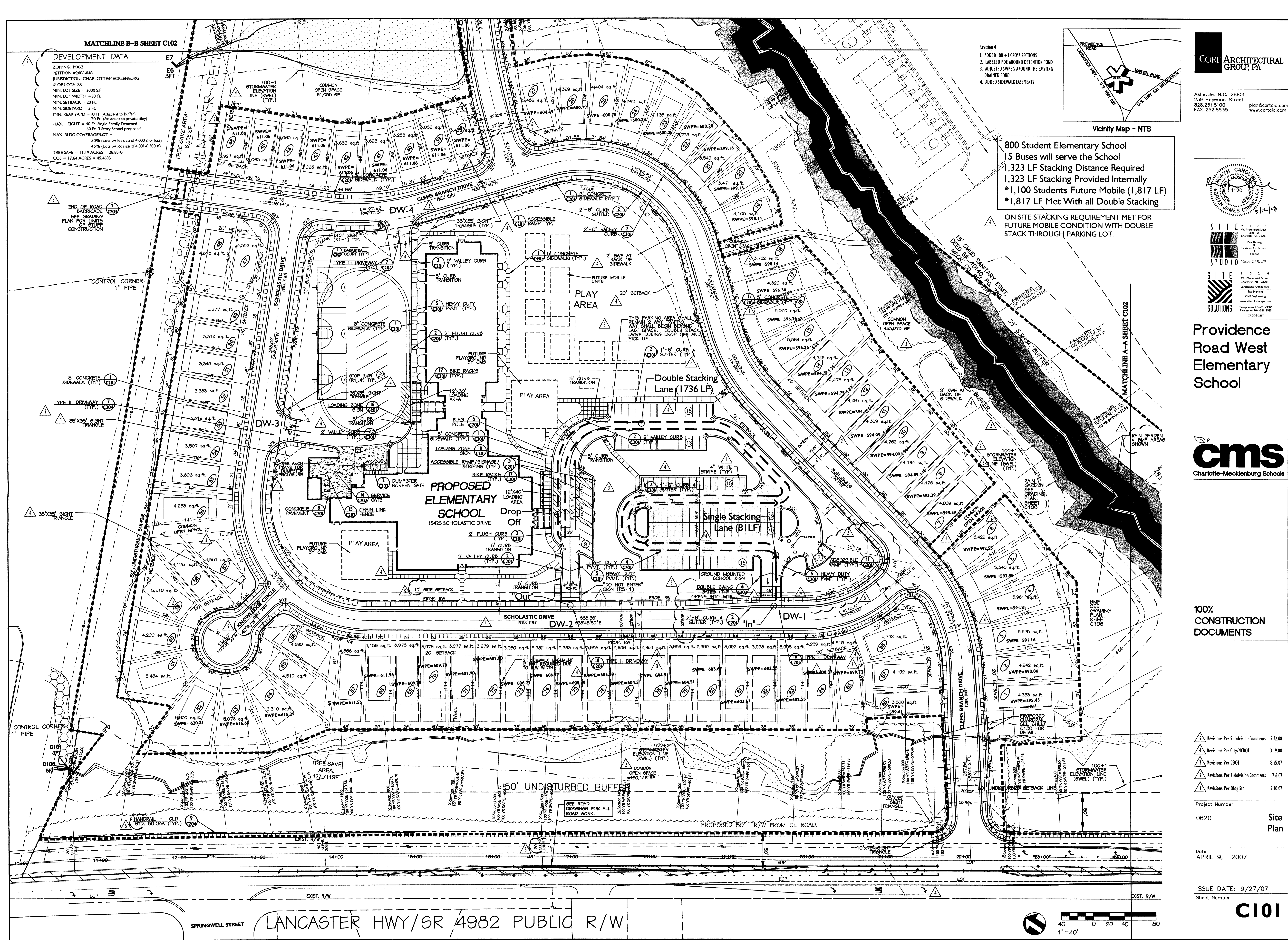
Revisions Per Subdivision Comments 5.12.08
Revisions Per City/NCDDOT 3.19.08
Revisions Per CDOT 8.15.07
Revisions Per Subdivision Comments 7.6.07
Revisions Per Bldg Std. 5.10.07

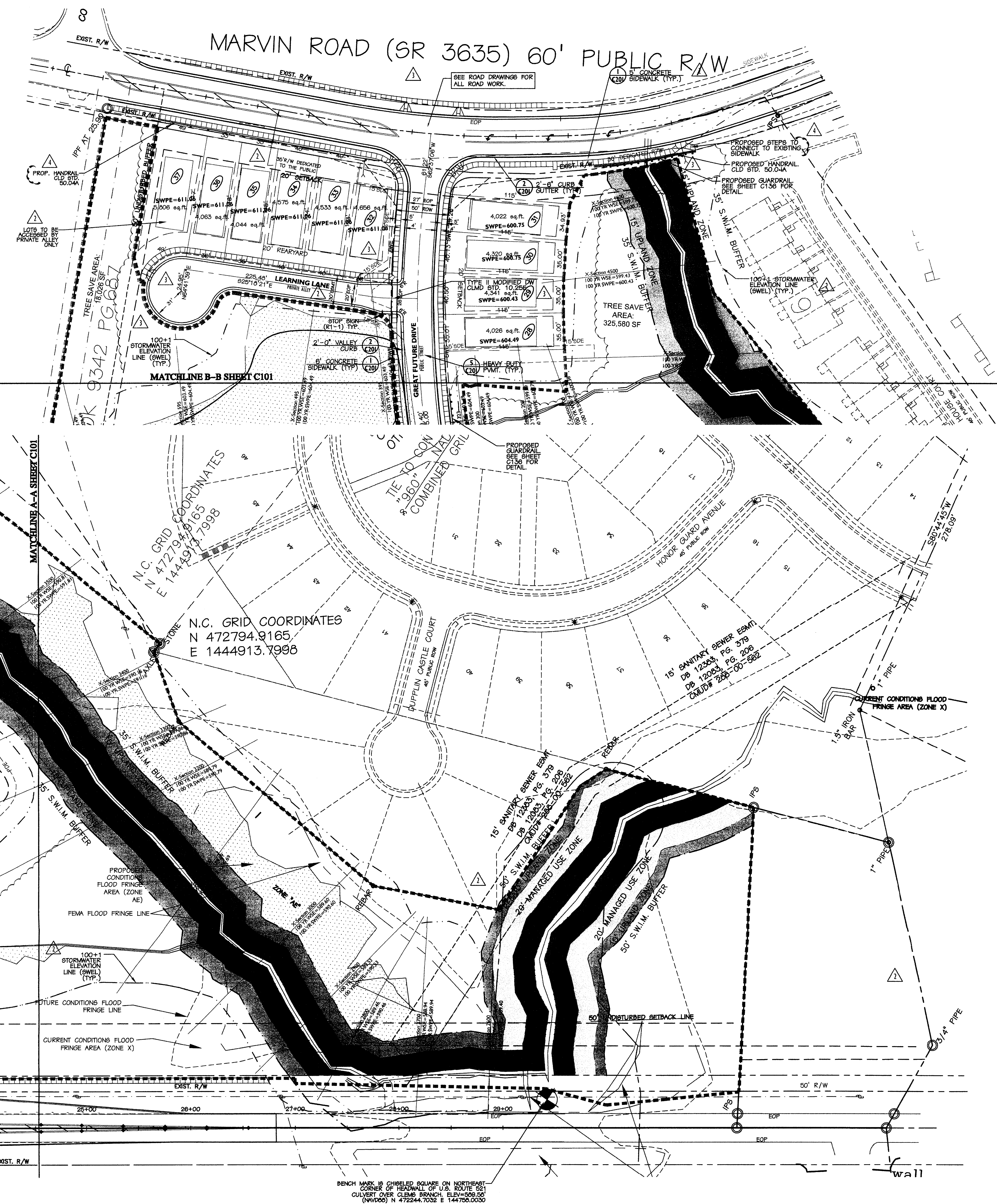
Project Number
0620
Site Plan

Date
APRIL 9, 2007

ISSUE DATE: 9/27/07
Sheet Number

C101





SITE NOTES

- DIMENSIONS AND COORDINATE POINTS ARE TO FACE OF CURB, EDGE OF PAVEMENT, OR CORNER OF BUILDING UNLESS OTHERWISE NOTED.
- ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL STANDARDS.
- ANY DISCREPANCIES FOUND IN THE FIELD SHALL BE CALLED TO THE ATTENTION OF THE OWNER OR ENGINEER PRIOR TO PROCEEDING WITH WORK.
- PRIOR TO BEGINNING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND APPROVALS FROM ALL REGULATORY AUTHORITIES.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES, AND RIGHT-OF-WAYS, PUBLIC AND PRIVATE, PRIOR TO WORKING IN THESE AREAS.
- GENERAL CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND THE PUBLIC SHALL BE PROTECTED FROM INJURY.
- DO NOT SCALE DRAWING FOR ACTUAL DIMENSIONS, AS IT IS A REPRODUCTION AND SUBJECT TO DISTORTION.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), 2000 EDITION AS AMENDED.
- ALL PAVEMENT MARKINGS SHALL BE FOUR (4) INCHES WIDE UNLESS INDICATED OTHERWISE ON THE DRAWING.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLAN.
- CONTRACTOR SHALL SAW-CUT EXISTING ASPHALT PAVEMENT AREAS TO TIE IN SMOOTHLY TO PROPOSED PAVEMENT AT DRIVEWAY ENTRANCES.
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS.
- LAND DEVELOPMENT INSPECTOR TO BE GIVEN 24 HOURS NOTICE PRIOR TO START OF CONSTRUCTION.
- COORDINATE ALL CURB AND STREET GRADES IN INTERSECTION WITH INSPECTOR.
- ALL ROAD IMPROVEMENTS AT MARVIN RD. AND LANCASTER HWY TO BE COORDINATED WITH ENGINEERING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE (CITY OF CHARLOTTE/MECKLENBURG COUNTY) ENGINEERING DEPARTMENT HAS NOT REVIEWED THE STRUCTURAL STABILITY OF ANY RETAINING WALLS ON THE SITE AND DOES NOT ASSUME RESPONSIBILITY FOR THEM.
- THE ENGINEER WILL PROVIDE THE CONTRACTOR WITH AN ELECTRONIC FILE OF THESE DRAWINGS UPON REQUEST.
- ALL NONSTANDARD ITEMS IN THE PUBLIC RIGHT OF WAY WILL NEED AN ENCROACHMENT AGREEMENT W/ CDOT BEFORE THEY CAN BE APPROVED OR INSTALLED. APPROVAL OF THIS PLAN SET DOES NOT APPROVE ANY NONSTANDARD ITEMS IN THE RIGHT-OF-WAY. PLEASE CONTACT LINDA POSSANT, 704 336-2562, FOR FURTHER INFORMATION.
- IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCK-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD OF LESS THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY LEASE AGREEMENT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT LINDA POSSANT, 704 336-2562, FOR FURTHER INFORMATION.
- IF ANY PORTION OF THE STREET RIGHT-OF-WAY IS USED OR BLOCK-OFF FOR ANY STAGING, CONSTRUCTION, OR DEMOLITION FOR A PERIOD OF LESS THAN THIRTY (30) DAYS THEN A RIGHT-OF-WAY LEASE AGREEMENT MUST BE OBTAINED FROM THE CITY OF CHARLOTTE BEFORE ANY OF THE RIGHT-OF-WAY IS USED OR BLOCKED-OFF. PLEASE CONTACT LINDA POSSANT, 704 336-2562, FOR FURTHER INFORMATION.
- CONTACT THE UTILITY COMPANY TO RELOCATE ANY EXISTING UTILITY POLES. ALL EXISTING FACILITIES WHICH CONFLICT WITH THE IMPROVEMENTS UNDER THE SCOPE OF THIS PROJECT MUST BE RELOCATED AT THE EXPENSE OF THE APPLICANT. RELOCATE POLES OUTSIDE OF THE CLEAR RECOVERY AREA.
- ALL DEVELOPMENT CREATING A TOTAL OF 20,000 SQUARE FEET OF IMPERVIOUS AREA SINCE SEPTEMBER 1975 WILL REQUIRE STORM DRAINAGE DETENTION.
- TREES WITHIN THE STREET RIGHT OF WAY ARE PROTECTED BY LAW. A PERMIT IS REQUIRED FROM THE CITY ARBORIST AT (704) 336-5753 PRIOR TO THE REMOVAL OF ANY RIGHT OF WAY TREES. ALL TREES OVER 6" IN DIAMETER AS MEASURED 4.5' ABOVE GROUND AND LOCATED WITHIN THE SETBACK ARE PROTECTED BY LAW. CONTACT LAND DEVELOPMENT AT (704) 336-5662 FOR REQUIRED PERMITS.
- *BEFORE YOU DIG STOP* CALL THE NC ONE-CALL CENTER AT 1-800-632-4849. IT'S THE LAW.
- DEVELOPER WILL PROVIDE STREET SIGNS PER CLDSM #50.05 (8" SIGNS ONLY).
- SIGHT TRIANGLES SHOWN ARE THE MINIMUM REQUIRED.
- DIRECT VEHICULAR ACCESS TO MARVIN RD FROM LOTS 31, 32-37 IS PROHIBITED. ACCESS BY LEARNING LANE ONLY.
- IN ROLLING AND HILLY TERRAINS, SWEETING OF THE STONE BASE AND/OR APPLICATION OF A TRUCK COAT MAY BE REQUIRED NEAR INTERSECTIONS. THESE REQUIREMENTS WILL BE ESTABLISHED BY THE INSPECTOR AND BASED ON FIELD CONDITIONS.
- IN ORDER ENSURE PROPER DRAINAGE, KEEP MINIMUM OF A 0.5% SLOP ON THE CURB.

ZONING CODE SUMMARY

PROJECT NAME: PROVIDENCE ROAD WEST ELEMENTARY SCHOOL PIN: 223-091-03
OWNER: CMS
PLANS PREPARED BY: SITE STUDIO PHONE # 704-521-2775
ZONING: MX-2 #2006-048
JURISDICTION: CHARLOTTE/MECKLENBURG
PROPOSED USE: SINGLE FAMILY/INSTITUTIONAL (ELEMENTARY SCHOOL)
BUILDING HEIGHT: 30'-0" (INSTITUTIONAL) 40'-0" (SINGLE FAMILY) STORIES: 3
BUILDING COVERAGE: 49,680 SQ. FT. GROSS FLOOR AREA: 81,060 Sq. Ft.
LOT SIZE: 38.80 AC.

YARD REQUIREMENTS (INSTITUTIONAL):
Setback (front): 20' Side Yard (R): 0'
Side Yard (L): 0' Rear Yard: 20'
YARD REQUIREMENTS (SINGLE FAMILY):
Setback (front): 20' Side Yard (R): 3'
Side Yard (L): 3' Rear Yard: 10' FROM BUFFER

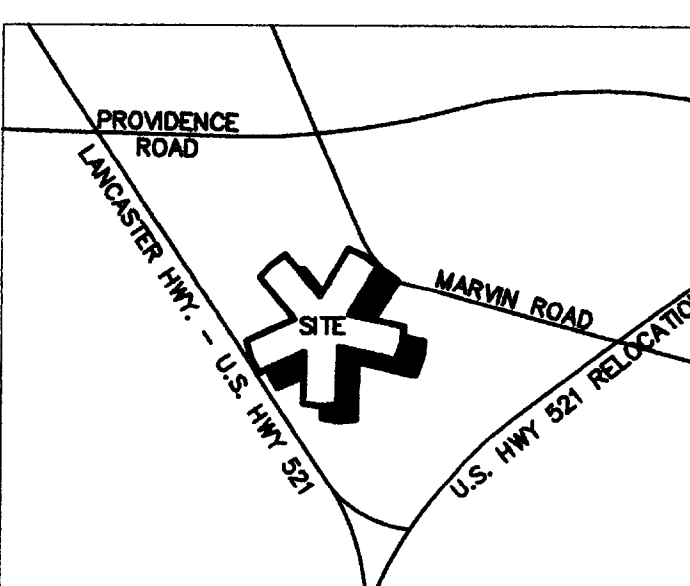
REQUIRED BUFFERS:
Front: [No] Yes [No] Yes
Side (L): [No] Yes [No] Yes
Side (R): [No] Yes [No] Yes
Rear: [No] Yes [No] Yes
Side (L): [No] Yes [No] Yes
Side (R): [No] Yes [No] Yes

REQUIRED SCREENING:
Front: [No] Yes [No] Yes
Side (L): [No] Yes [No] Yes
Side (R): [No] Yes [No] Yes
Rear: [No] Yes [No] Yes
Side (L): [No] Yes [No] Yes
Side (R): [No] Yes [No] Yes

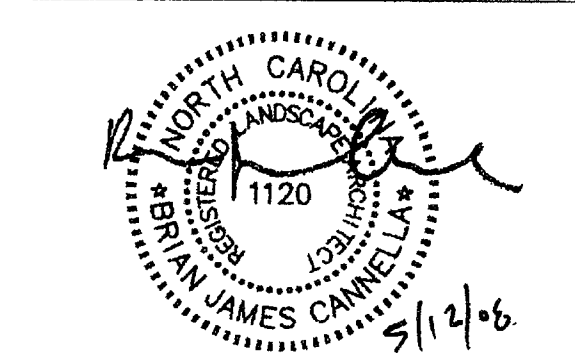
IMPERVIOUS AREA: 564,973 SF
PARKING DATA:
1 space per classroom required: 1/36=36
Required: 36 Provided: 111 Handicap: 5 PROVIDED Compact: NA
Bicycle Spaces Required: 36 (1 space per classroom required)
Required: 36 Provided: 36 (16 covered)

LEGEND

EXISTING SIGN	EXISTING CURB AND GUTTER
EXISTING IRON PIN	PROPOSED CURB AND GUTTER
EXISTING LIGHT POLE	PROPERTY LINE
EXISTING FIRE HYDRANT	CENTERLINE
EXISTING UTILITY POLE	HEAVY DUTY CONCRETE PAVING
EXISTING FENCE	LIGHT DUTY ASPHALT PAVING
EXISTING UNDERGROUND ELECTRIC LINE	HEAVY DUTY ASPHALT PAVING
EXISTING OVERHEAD POWER LINE	PROPOSED CHAIN LINK FENCE
RIGHT-OF-WAY	# OF PARKING SPACES
ACCESSIBLE SPACE	
EXISTING TREE TO REMAIN	



Vicinity Map - NTS



Providence Road West Elementary School



100% CONSTRUCTION DOCUMENTS

Revisions Per Subdivision Comments	5.12.08
Revisions Per City/CDOT	3.19.08
Revisions Per Subdivision Comments	7.6.07
Revisions Per Bldg Std.	5.10.07

Project Number
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