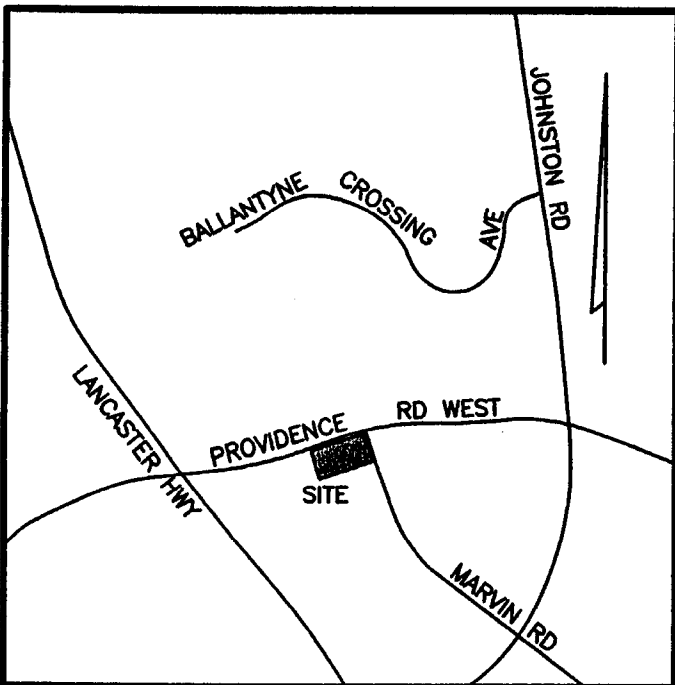




LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°49'38"W	3.78
L2	N89°30'33"E	3.19

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
C1	747.44	133.50	S68°40'55"W	133.32	101°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"

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): 40 FEET PROPOSED: 40 FEET
REQUIRED SIDE: 16 FEET PROPOSED: 16 FEET(12 FT. WITH FENCE)
REQUIRED REAR: 20 FEET PROPOSED: 20 FEET
- BUFFER:
REQUIRED(SIDE): 16 FEET CLASS C BUFFER PROPOSED SIDE YARD 16 FEET CLASS C BUFFER(12 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.(LESS R/W DEDICATION=0.128 AC.)
- PUBLIC WATER & SANITARY SEWER

PARKING 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: 46 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.

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.
- CHILDCARE SITE WILL HAVE A MAXIMUM CAP OF 191 CHILDREN.
- DUMPSTER AREA AND PLAYAREA WILL BE FULLY ENCLOSED WITH A 6'-0" WHITE VINYL BOARD ON BOARD PRIVACY FENCE WITH OPERABLE GATES.
- THE PROPOSED CHILDCARE WILL COMPLY WITH STATE REGULATIONS.
- POST CONSTRUCTION ORDINANCE WAS ADOPTED IN NOVEMBER 07' AND APPLIES IN JULY 08'.
- 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.
- STORM WATER DETENTION SHALL BE UNDERGROUND.
- 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.

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

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

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

MAY 20 2008

FOR PUBLIC HEARING
PETITION NUMBER 2008-080

CHARLOTTE LEARNING EXPERIENCE
15200 MARVIN ROAD
CHARLOTTE, NORTH CAROLINA

Site:
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

C1.0

PRELIMINARY
DO NOT USE FOR CONSTRUCTION

NO.	BY	DATE	REVISION

