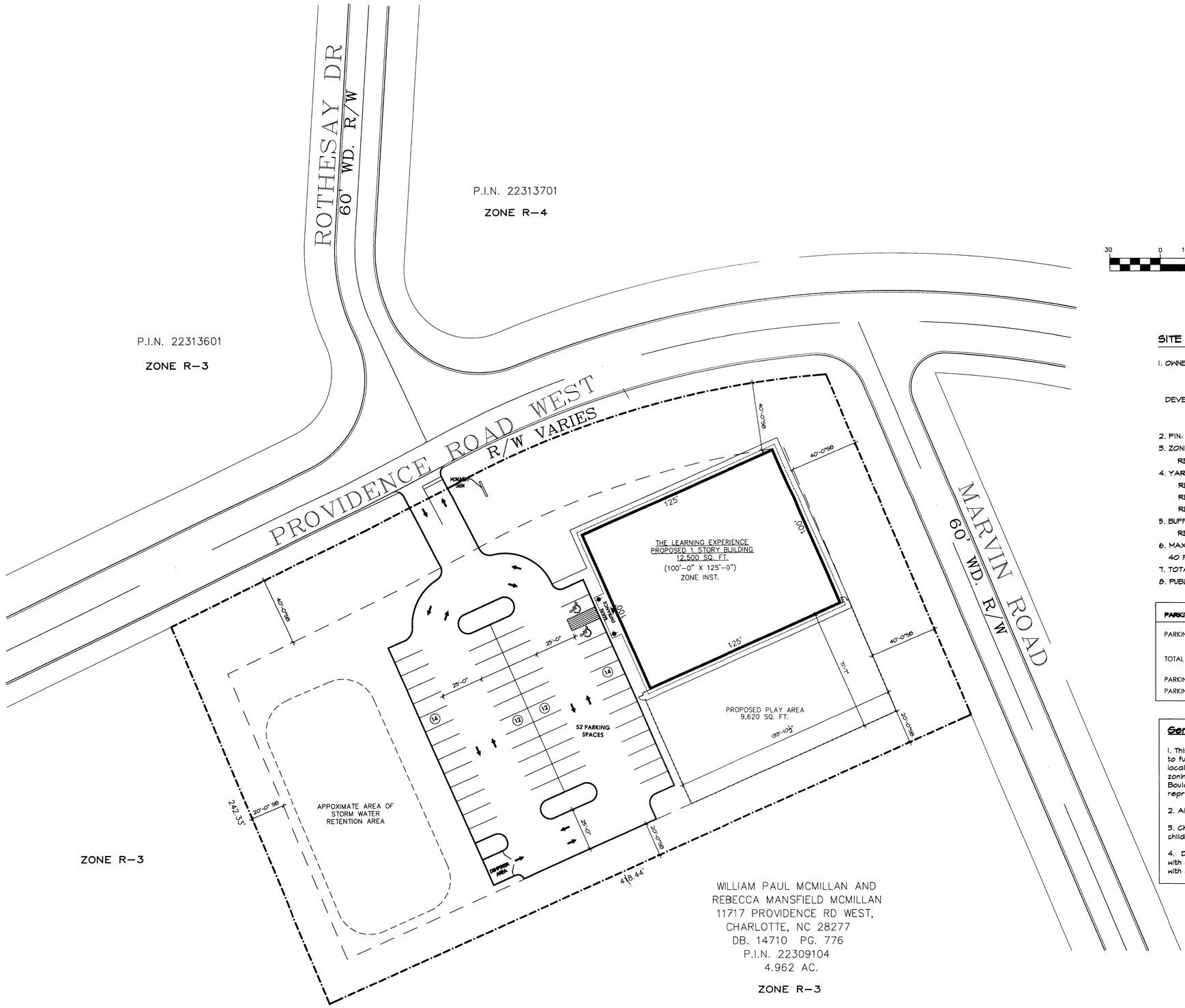


GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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
   REZONED TO: INST CD: (INSTITUTIONAL)
4. YARDS:
   REQUIRED SETBACK: 40 FEET PROPOSED: 40 FEET
   REQUIRED SIDE: 20 FEET PROPOSED: 20 FEET
   REQUIRED REAR: 20 FEET PROPOSED: N/A
5. BUFFER:
   REQUIRED: 18 FEET PROPOSED 20 FEET
6. MAXIMUM BUILDING HEIGHT:
   40 FEET 2 STORIES
7. TOTAL SITE AREA = 2.34 AC.
8. PUBLIC WATER & SANITARY SEWER

PARKING SUMMARY

PARKING SPACES REQUIRED: 1 SPACE / 10 CHILDREN + 1 SPACE / EMPLOYEE

TOTAL CHILDREN: 191 TOTAL EMPLOYEES: 26

PARKING SPACES REQUIRED: 45 SPACES
PARKING SPACES PROVIDED: 52 SPACES

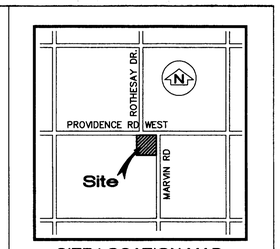
General Notes:

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. This drawing is the property of Boulder Design Services, LLC and is not to be reproduced or copied in whole or in part.

2. All site lighting will be capped and fully shaded.

3. Childcare site will have a maximum cap of 191 children.

4. Dumpster area and playarea will be fully enclosed with a 6'-0" white vinly board on board privacy fence with operable gates.



SITE LOCATION MAP
Not to Scale

LEGEND

EX. STORM SEWER	
EX. SANITARY SEWER	
EX. WATER MAIN	
OVERHEAD LINES	DE(MBT) OH
GAS LINE	
FENCE	
GUARD RAIL	
MAIL BOX	
UNIDENTIFIED STRUCTURE	
LIGHT POLE	
TELEPHONE RISER	
STREET SIGN	
WATER SHUT OFF VALVE	
EXISTING CONTOUR	900
EXISTING GROUND SHOT	900.00
PR. WATER MAIN	
PR. SANITARY SEWER	
PR. STORM SEWER	
PR. COMP. SAND BACKFILL	
PR. GROUND ELEV.	734.70

2008-080

DATE	DESCRIPTION
09-30-07	REVISED
10-07-07	REVISED
11-11-07	REVISED
12-12-07	REVISED

DRAWN BY: V.S.
CHECKED BY: –
DATE ISSUED: 08-25-07

CLIENT

BOULDER CONSTRUCTION
30078 SCHOENHERR, STE. 300
WARREN, MI 48088
Ph. (586) 563-1500
Fax (586) 563-1515
e-mail bouldercon.com

PROJECT ENGINEER

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30078 SCHOENHERR, STE. 300
WARREN, MI 48088
Ph. (586) 563-1500
Fax (586) 563-1515
e-mail bouldercon.com

PROJECT

CHARLOTTE LEARNING EXPERIENCE
15200 Marvin Rd
Charlotte, NC 28277

PROJECT NO. 07-0022 | SCALE: 1" = 30'

SITE PLAN | SHEET 1