

**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 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.

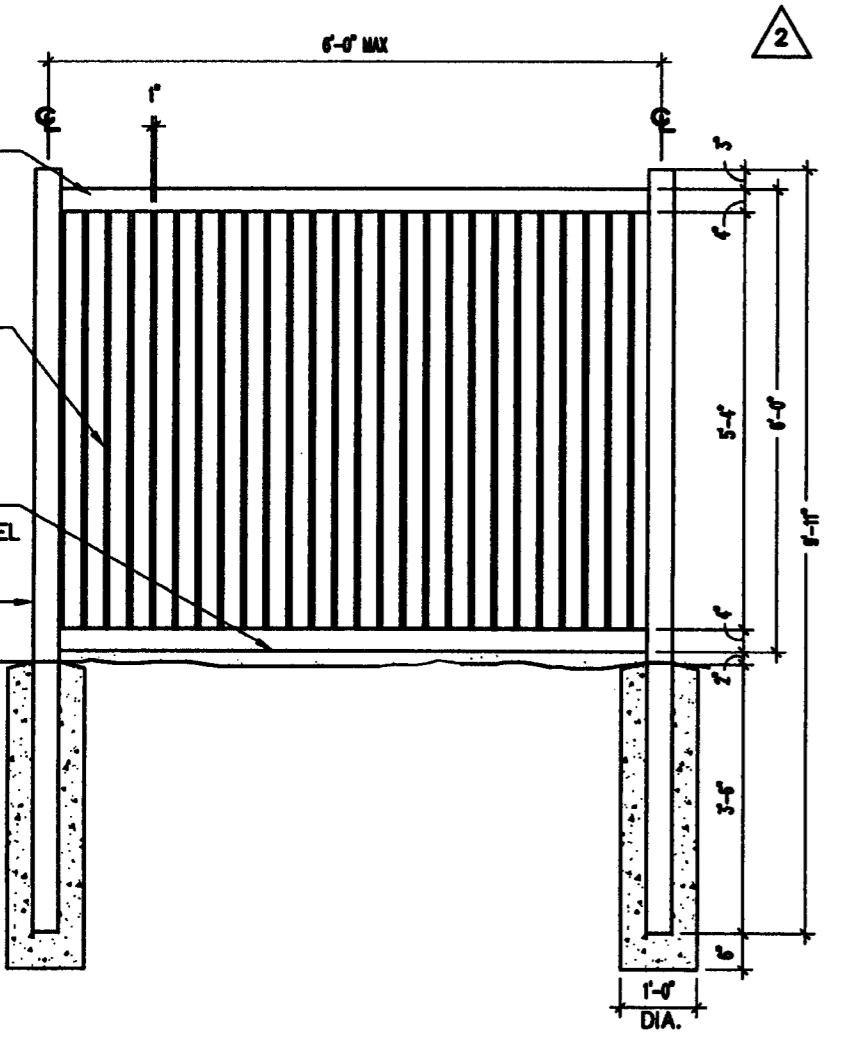
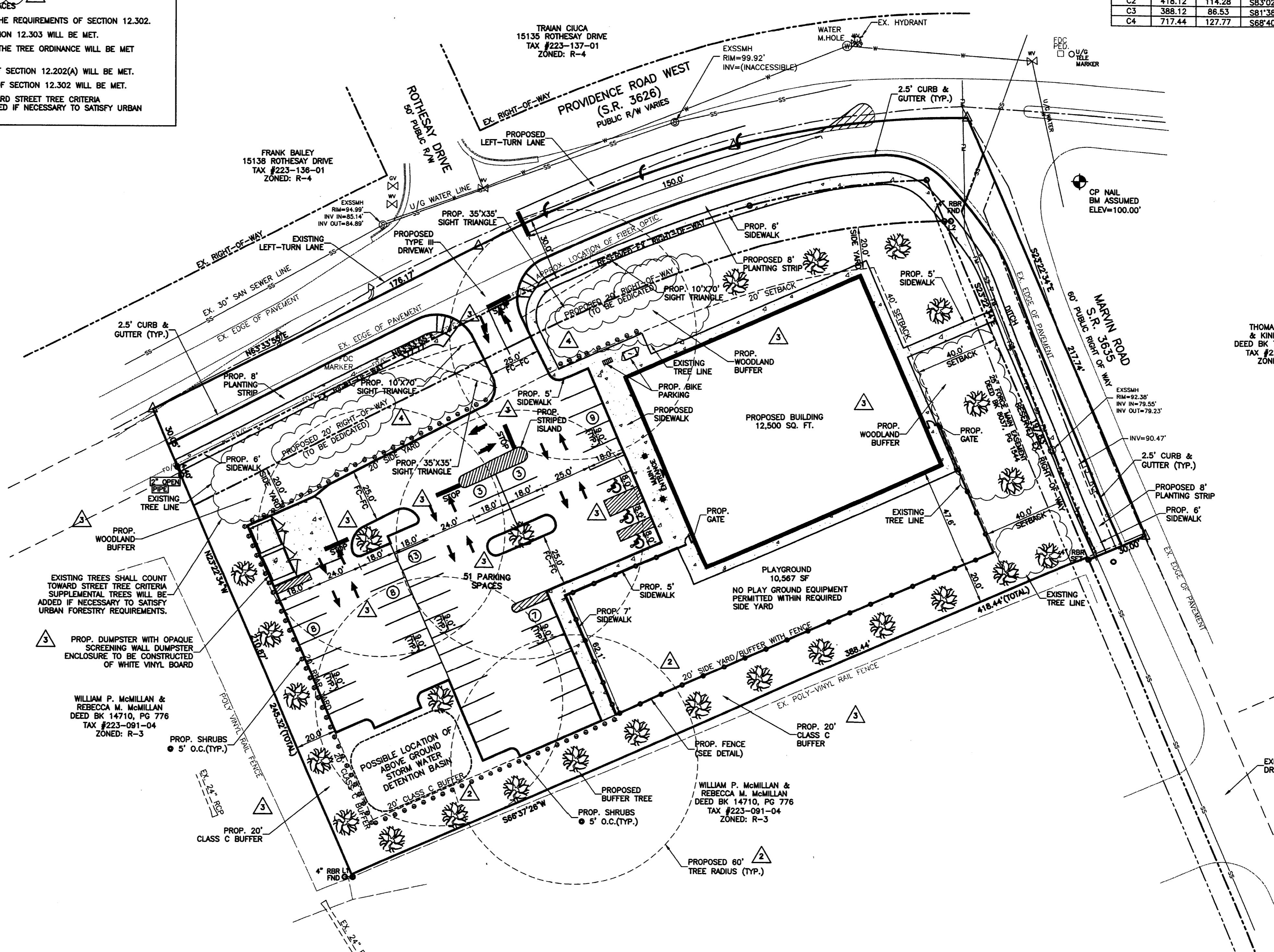
BICYCLE PARKING REQUIREMENTS OF SECTION 12.202(A) WILL BE MET.

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.

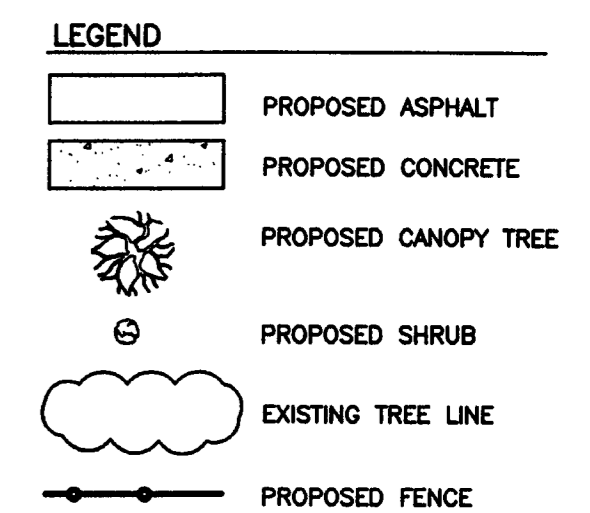
- GENERAL NOTES:**
- THIS DRAWING IS A CONCEPTUAL SITE STUDY AND IS SUBJECT TO FURTHER DESIGN ANALYSIS IN REGARDS TO APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND LOCAL ZONING ORDINANCES.
  - ALL SITE LIGHTING WILL BE FULL CUT-OFF AND SHIELDED IN SUCH A WAY THAT THE LIGHT SOURCE SHALL NOT CAST LIGHT DIRECTLY ON PUBLIC RIGHTS-OF-WAY OR ON ADJACENT RESIDENTIALLY USED/ZONED PROPERTY, CAUSING GLARE. MAX LIGHT POLE HEIGHT SHALL NOT EXCEED 25 FEET.
  - 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.
  - 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.
    - 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.
  - 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.
  - 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.
  - THE CONSTRUCTION ENTRANCE WILL BE OFF PROVIDENCE ROAD WEST.

LINE TABLE			CURVE TABLE					
LINE	BEARING	DISTANCE	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA
L1	N89°49'38"W	3.78	C1	747.44	133.50	S88°40'55"W	133.32	10°14'01"
L2	N89°30'33"E	3.19	C2	418.12	114.28	S89°02'14"W	113.93	15°38'37"
			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"



**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  
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 ROAD.)
- PUBLIC WATER & SANITARY SEWER IS AVAILABLE ALONG MARVIN ROAD



APPROVED BY  
CITY COUNCIL  
SEP 2 2008

FOR PUBLIC HEARING  
PETITION NUMBER 2008-080

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

**SITE PLAN**

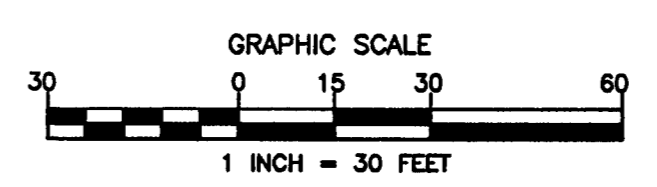
File #: 08048-PB.dwg Date: 05/27/08 Project Egr: BTU  
Design By: PDW/WDF  
Drawn By: PDW/WDF  
Scale: 1"=30'

8720 RED OAK BOULEVARD, SUITE 420  
CHARLOTTE, N.C. 28217  
PHONE (704) 527-3440 FAX (704) 527-8355

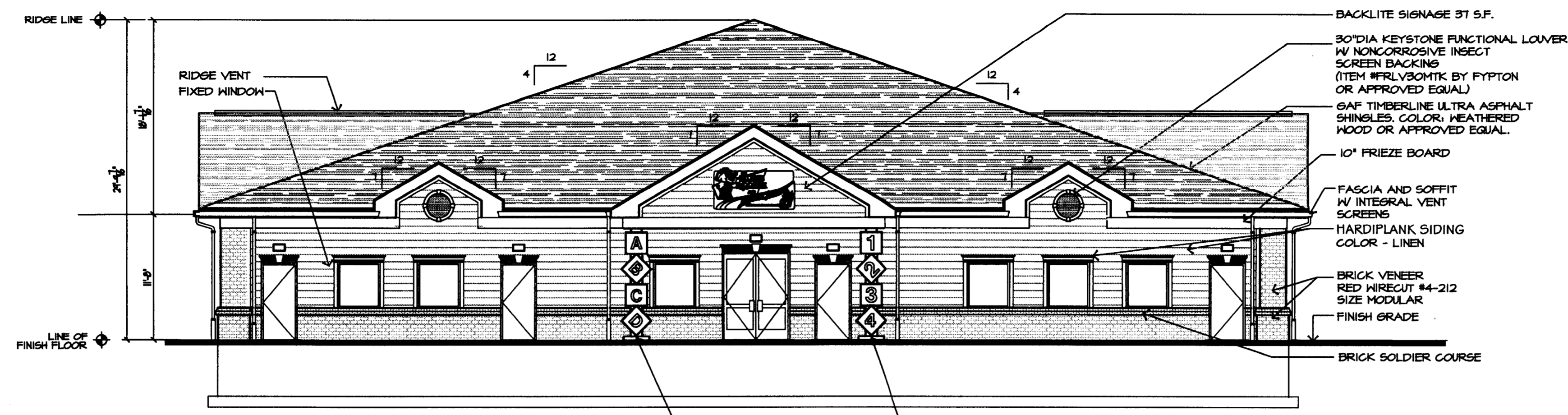
**C1.0**

**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



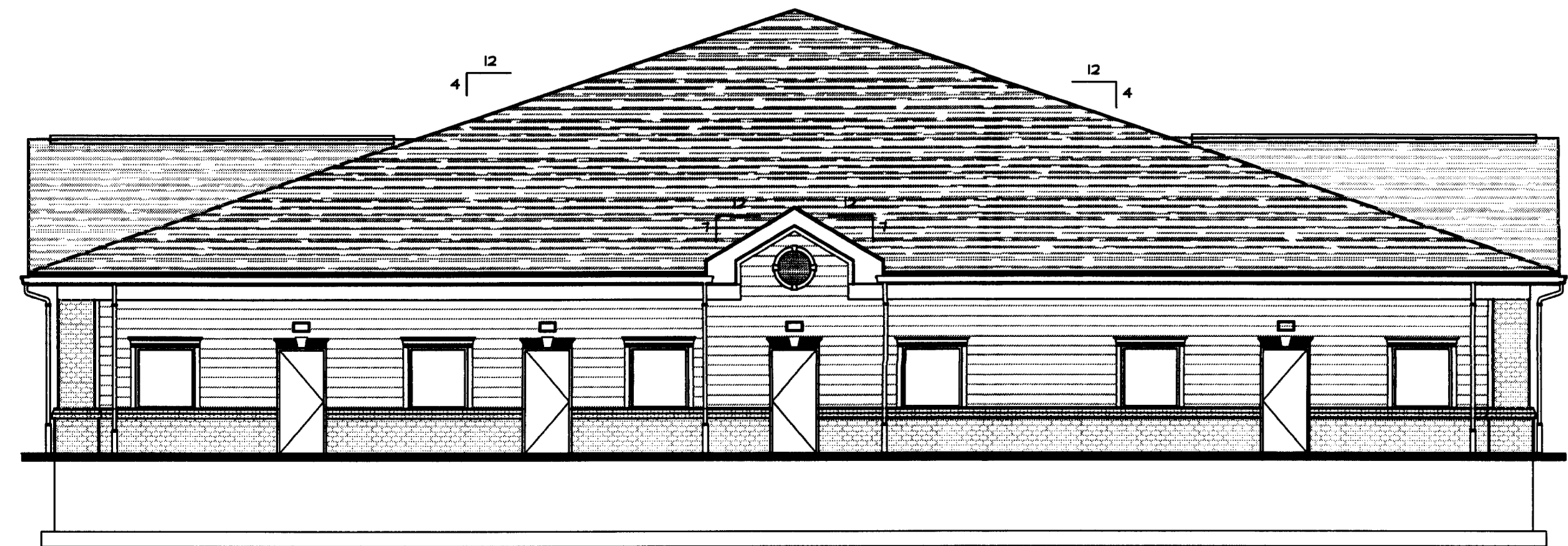




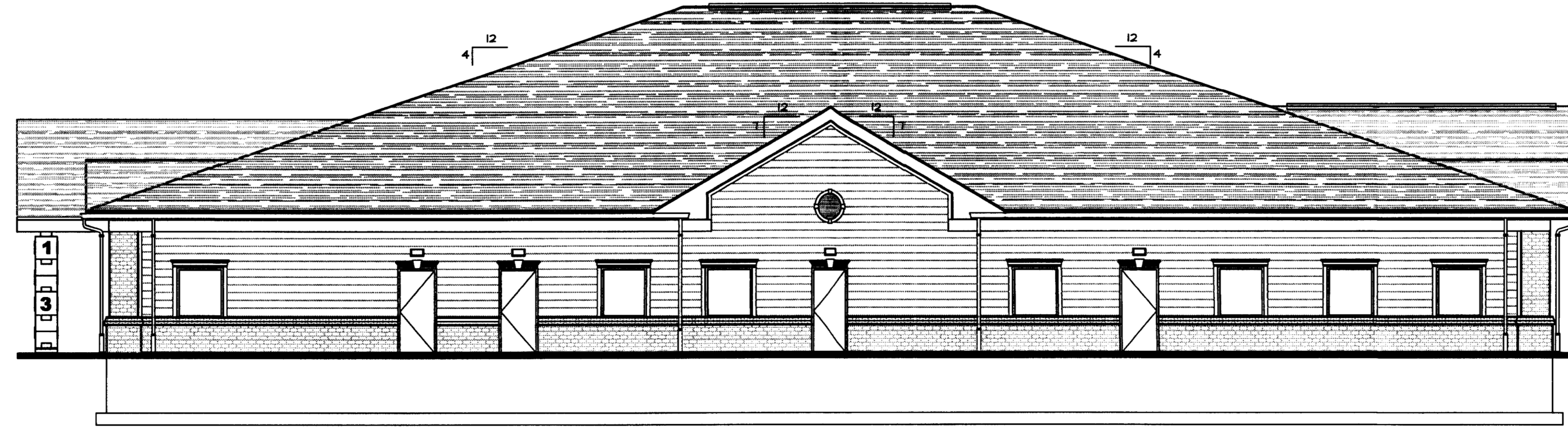
**1 WEST ELEVATION**  
Scale: 1/8" = 1'-0"



**2 NORTH ELEVATION**  
Scale: 1/8" = 1'-0"



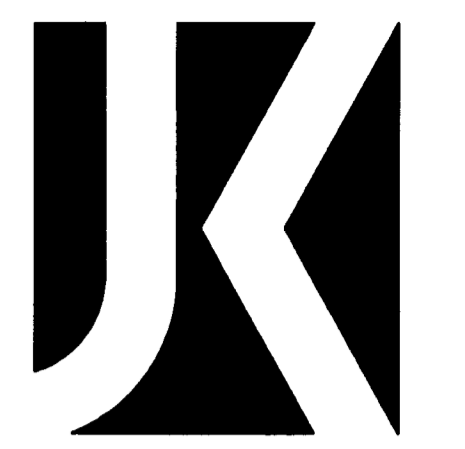
**3 EAST ELEVATION**  
Scale: 1/8" = 1'-0"



**4 SOUTH ELEVATION**  
Scale: 1/8" = 1'-0"

- BACKLITE SIGNAGE 31 S.F.
- 30\"/>

DECORATIVE COLUMN COVERS  
EIFS BY "DRYVIT"  
SEE DETAILS FOR CONSTRUCTION  
COLORS: A # 4 BLOCKS, GREEN  
D # 1 BLOCKS, RED  
B # 2 BLOCKS, YELLOW  
C # 3 BLOCKS, BLUE



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TEL: 973-994-9669  
FAX: 973-994-4069

www.jarmelkizel.com

Architecture  
Engineering  
Interior Design  
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

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IA LIC 5577	OH LIC A-99-12444
MI LIC 10296	PA LIC 94-014651-B
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NJ State Board Of Architects Authorization No. 161  
NJ State Board Of Engineers & Land Surveyors Authorization No. GA-278177

Project:  
**THE LEARNING EXPERIENCE**  
15,200 MARVIN ROAD  
CHARLOTTE III, NORTH CAROLINA

Project Number: <b>XXX-S-00-XXX</b>	Scale: <b>1/8" = 1'-0"</b>
Drawn By: <b>AW</b>	Approved By: <b>MRJ</b>

Drawing Name:  
**THE LEARNING EXPERIENCE ELEVATIONS**

Drawing Number:  
**SA-1.2**

Initial Date: **01/30/08**