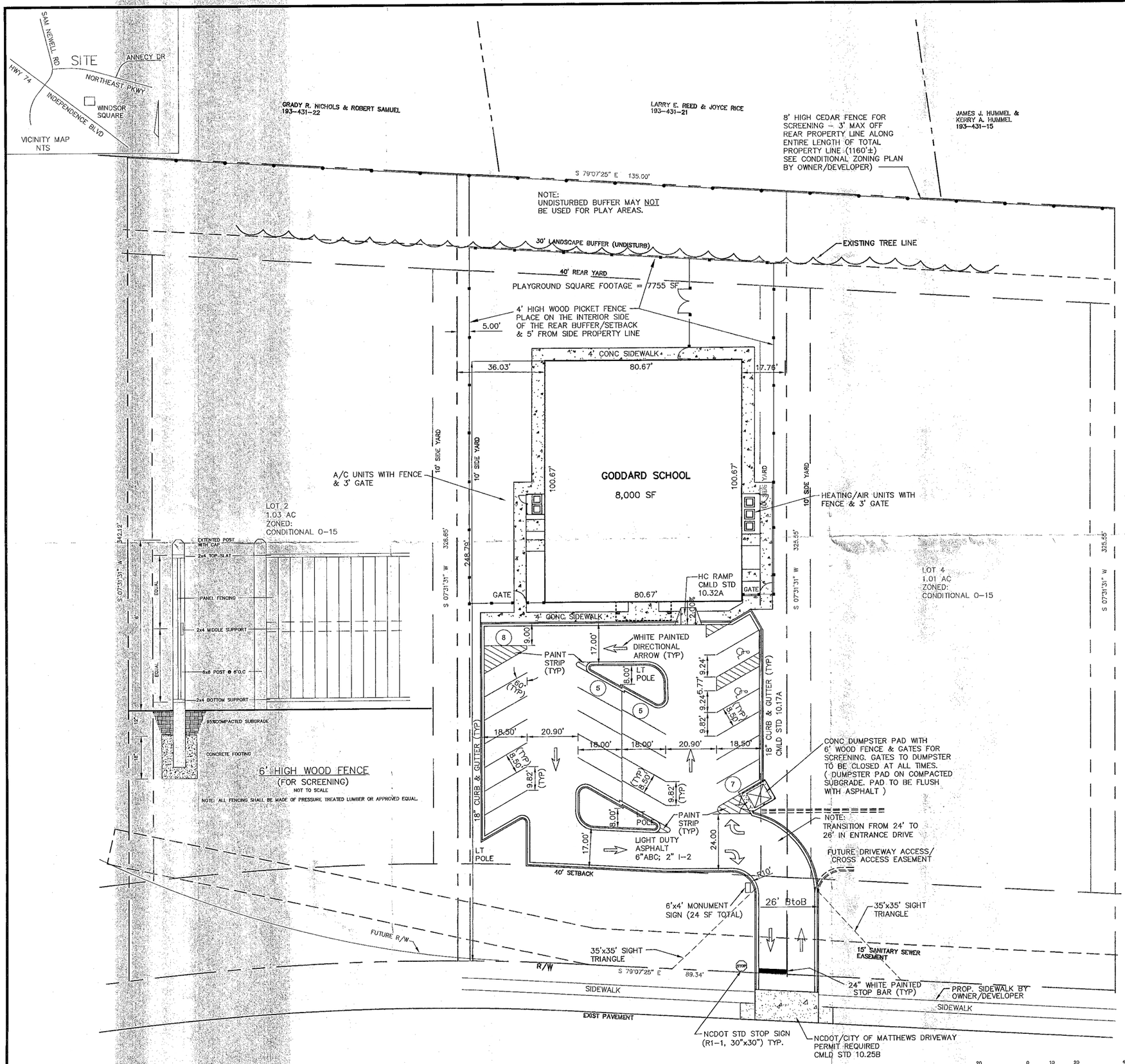
CURRENT 2013-603
10-9-2013




## SITE SUMMARY

(NOTES BROUGHT FORWARD FROM 06/12/00 APPROVAL. EDITS AND NEW NOTES IN RED.)

ZONED: CONDITIONAL (CD) O-15 PROPOSED ZONING: O-9 (CD)
TOTAL SITE AREA : 1.01± ACRES
PARKING REQUIRED: 20 SPACES -- 10 ADULTS = 5 SPACES
150 CHILDREN = 15 SPACES
(1 SPACE PER 2 ADULT ATTENDANTS
& 1 SPACE PER 10 CHILDREN)
PARKING PROVIDED: 25 SPACES (INCLUDING 2 HANDICAP)

PROP IMPERVIOUS AREA: 20,000 SF
MAX BUILDING HEIGHT: 35'
PROP SQUARE FEET: 8000 SF

SETBACKS: APPROVED SETBACKS EXCEED O-9 REQS & WILL BE MAINTAINED.
FRONT 40'
SIDE 10'
REAR 40'

GENERAL SITE NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. BOUNDARY INFORMATION TAKEN FROM F. DONALD LAWRENCE & ASSOCIATES, DATED JANUARY, 1998 & J McGOVERN & ASSOCIATES FIELD SURVEY PLAT DATED FEBRUARY, 2000.
3. SEE ARCHITECTURAL PLANS FOR DETAILED BUILDING, SIDEWALK AND RAMP DIMENSIONS.
4. CONTRACTOR TO COORDINATE ALL UTILITY RELOCATIONS, WATER LINES, STORM DRAINAGE, LIGHT POLES, POWER POLES, ETC... WITH APPROPRIATE UTILITY COMPANIES.
5. CONTRACTOR TO COORDINATE ALL CONSTRUCTION IN R/W'S WITH NCDOT AND CITY OF MATTHEWS.
6. ALL TRAFFIC SIGNS, STRIPE PAINTING ETC... TO CONFORM TO THE PRINCIPLES OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
7. ALL LANDSCAPING AREAS TO HAVE 9 MINIMUM WIDTH BACK OF CURB; MINIMUM TOTAL AREA 200 SF PER TREE.
8. ALL CONSTRUCTION TO CONFORM TO THE CHARLOTTE--MECKLENBURG LAND DEVELOPMENT STANDARDS DETAILS & SPECIFICATIONS.

NEW NOTES (PER ZONING PETITION SUBMITTED ON 08/02/13):

1. SIGN DRAWING APPROVED ON 06/12/00 RENDERED VOID. ALL O-9 DISTRICT SIGN REQUIREMENTS WILL APPLY.

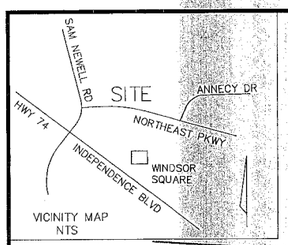
OWNER:
GODDARD VENTURES, LLC
PO BOX 5511
CARY, NC 27512

# GODDARD SCHOOL
Northeast Parkway
Matthews, North Carolina

Site Plan

C-1

SUPERSEDED 2013-603 08-02-2013




GRADY R. NICHOLS & ROBERT SAMUEL
193-431-22

LARRY E. REED & JOYCE RICE
193-431-21

JAMES J. HUMMEL & KERRY A. HUMMEL
193-431-15

8' HIGH CEDAR FENCE FOR SCREENING – 3' MAX OFF REAR PROPERTY LINE ALONG ENTIRE LENGTH OF TOTAL PROPERTY LINE (1160'±) SEE CONDITIONAL ZONING PLAN BY OWNER/DEVELOPER)

S 79°07'25" E 135.00'

NOTE:
UNDISTURBED BUFFER MAY NOT BE USED FOR PLAY AREAS.

30' LANDSCAPE BUFFER (UNDISTURB)

EXISTING TREE LINE

40' REAR YARD

PLAYGROUND SQUARE FOOTAGE = 7755 SF

4' HIGH WOOD PICKET FENCE PLACE ON THE INTERIOR SIDE OF THE REAR BUFFER/SETBACK & 5' FROM SIDE PROPERTY LINE

5.00'

4' CONC SIDEWALK

36.03'

80.67'

17.76'

10' SIDE YARD

100.67'

GODDARD SCHOOL
8,000 SF

A/C UNITS WITH FENCE & 3' GATE

HEATING/AIR UNITS WITH FENCE & 3' GATE

LOT 2
1.03 AC
ZONED:
CONDITIONAL O-15

LOT 4
1.01 AC
ZONED:
CONDITIONAL O-15

S 07°31'31" W 326.85'

S 07°31'31" W 325.55'

248.79'

GATE

HC RAMP CMLD STD 10.32A

2.00%

4' CONC SIDEWALK

WHITE PAINTED DIRECTIONAL ARROW (TYP)

PAINT STRIP (TYP)

LT POLE

9.00'

17.00'

8.00'

9.24'

5.77'

9.82'

18.50' (TYP)

60° (TYP)

18" CURB & GUTTER (TYP)
CMLD STD 10.17A

18.50'

20.90'

18.00'

18.00'

20.90'

18.50'

CONC DUMPSTER PAD WITH 6' WOOD FENCE & GATES FOR SCREENING. GATES TO DUMPSTER TO BE CLOSED AT ALL TIMES. ( DUMPSTER PAD ON COMPACTED SUBGRADE. PAD TO BE FLUSH WITH ASPHALT )

NOTE:
TRANSITION FROM 24' TO 26' IN ENTRANCE DRIVE

FUTURE DRIVEWAY ACCESS/ CROSS ACCESS EASEMENT

LIGHT DUTY ASPHALT 6"ABC; 2" I-2

24.00

40' SETBACK

R10'

26' BtoB

6'x4' MONUMENT SIGN (24 SF TOTAL)

35'x35' SIGHT TRIANGLE

15' SANITARY SEWER EASEMENT

FUTURE R/W

R/W

S 79°07'25" E 89.34'

24" WHITE PAINTED STOP BAR (TYP)

PROP. SIDEWALK BY OWNER/DEVELOPER

SIDEWALK

EXIST PAVEMENT

NCDOT STD STOP SIGN (R1-1, 30"x30") TYP.

NCDOT/CITY OF MATTHEWS DRIVEWAY PERMIT REQUIRED CMLD STD 10.25B

NORTHEAST PARKWAY - 80' PUBLIC R/W

EXTENTED POST WITH CAP
2x4 TOP SLAT
PANEL FENCING
2x4 MIDDLE SUPPORT
6x6 POST @ 6'O.C
2x4 BOTTOM SUPPORT
85%COMPACTED SUBGRADE
CONCRETE FOOTING

6' HIGH WOOD FENCE
(FOR SCREENING)
NOT TO SCALE

NOTE: ALL FENCING SHALL BE MADE OF PRESSURE TREATED LUMBER OR APPROVED EQUAL

20 0 10 20 40 80
SCALE: 1" = 20'

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