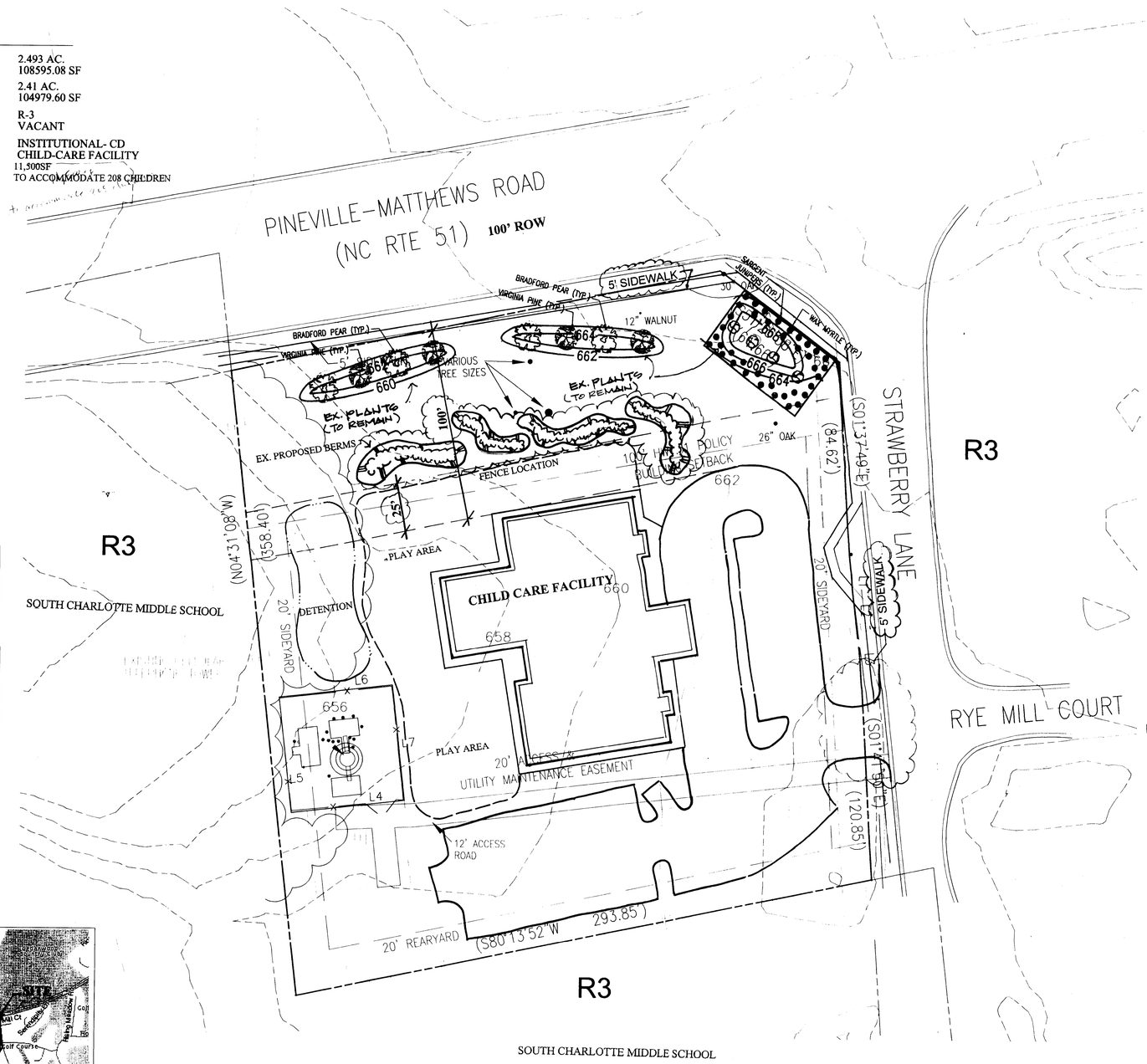
STRAWBERRY LANE SITE

PETITIONER: ATRIUM DEVELOPMENT, INC.
115 Atrium Way, Suite 204
Columbia, SC 29223

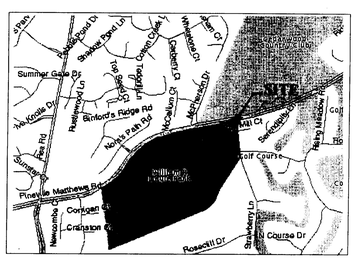
SITE DATA

TOTAL SITE AREA:	2.493 AC. 108595.08 SF
NET SITE AREA: (TOTAL AREA MINUS CELL TOWER AREA)	2.41 AC. 104979.60 SF
EXISTING ZONING:	R-3
EXISTING USE:	VACANT
PROPOSED ZONING:	INSTITUTIONAL- CD
PROPOSED USE:	CHILD-CARE FACILITY 11,500SF TO ACCOMMODATE 208 CHILDREN



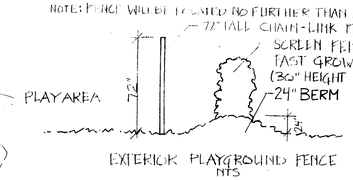
PARENT PARCEL		
LINE	BEARING	DISTANCE
L1	S01°37'49"E	23.53
L2	S05°03'26"E	9.30
L3	S05°03'28"E	35.05'

SPRINT PCS COMPOUND AREA		
LINE	BEARING	DISTANCE
L4	S83°19'49"W	60.00
L5	N06°40'11"W	60.00
L6	N83°19'49"E	60.00
L7	S06°40'11"E	60.00
AREA = ±3,600 SQ. FT.		



VICINITY MAP

NOTE: FENCE WILL BE PLACED NO FURTHER THAN 25' INTO 100' BUFFER ZONE



EXTERIOR PLAYGROUND FENCE
NTS

Strawberry Lane Site
Development Notes

1. Development of the site will be controlled by the standards depicted on this site plan and by the standards of the Charlotte Zoning Ordinance. The development depicted on this plan is intended to reflect the arrangement of proposed uses on the site, but the exact configuration, placement, and size of individual site elements may be altered or modified within the limits prescribed by the ordinance during the design development and construction phase within the building envelope line as shown on the plan.
2. The proposed use of the site will be for the development of a child development center that may be licensed for up to 208 children. The wireless communications tower will remain on the site pursuant to an existing lease.
3. Buffer areas required by the Zoning Ordinance will be developed in accordance with Sect. 12.302.
4. A 5-foot sidewalk will be constructed along Strawberry Lane. Trees which are 8" caliper or larger will be preserved within the setback along Strawberry Lane and NC 51 except in those areas which must be graded for access to the site
5. Storm water detention facilities will be designed to meet the applicable standards of Charlotte/Mecklenburg Stormwater Services, and will be either designed and maintained as part of the landscaping or screened from view from public streets.
6. Signage will be permitted in accordance with applicable Zoning standards.
7. Parking will be provided which will meet or exceed the standards of the Zoning ordinance.
8. Screening will conform to the applicable standards of Sect. 12.303 of the Zoning ordinance.
9. Buildings will not exceed 40 feet in height.
10. The outdoor play area will be surrounded by a security fence. The fence will be 6' high and will be constructed of black vinyl coated chain link material. Along the portions of the fence that relate to NC 51 and the front corner of the site that relates to the corner of NC 51 and Strawberry Lane, as depicted on the site plan, the Petitioner will install additional screening composed of an earth berm or combination of berms 2' to 3' high, upon which will be planted a combination of fast growing evergreen plant materials that will be 30" tall at the time of installation. The intent of this provision is to create a solid appearing landscaped screen along the outside of those portions of the play area that relate to NC 51 and the corner of NC 51 and Strawberry Lane.
11. Site lighting will be limited to 20 feet in height and no "wall pak" lighting will installed.
12. Access to the site will be provided by a connection to Strawberry Lane. All driveway and street connections are subject to approval by CDOT.
13. All dumpsters on the site will be screened with a solid enclosure with gates.
14. No outdoor play equipment will be located within 100 feet of the right-of-way of NC 51.
15. The Petitioner will contribute up to $35,000.00 toward the cost of a needed traffic signal at the intersection of NC 51 and Strawberry Lane. It is expressly recognized that this signal is a needed traffic control device based on existing conditions and that the additional traffic generated by the Petitioner's proposal has no significant additional traffic impact. This contribution will be made upon request from CDOT at any time after the issuance of a building permit for the child development center on the property.

March 24, 2000 initial submission.
Revisions per staff comments October 23, 2000
Revisions November 30, 2000 per Zoning Committee

TECHNICAL DATA SHEET

for public hearing
PETITION NO. 00-93

DATE: 03/23/00
PROJECT NO: 1000076
REVISIONS:
PER CHARLOTTE MECKLENBURG PLANNING COMMISSION 10/23/00
12/04/00 REVISION TO SITE PLAN

00-93
12-7-00

APPROVED BY CITY COUNCIL
DATE 12/18/00

0 30 60 90
Scale: 1"= 30'

LandDesign, Inc.
Landscape Architecture Civil Engineering
Urban Design Land Planning
○ 1700 East Boulevard, Charlotte, NC 28203 704/376-7777
○ 1701 East Boulevard, Charlotte, NC 28203 704/333-0325
○ 1414 Prince Street, Alexandria, VA 22314 703/549-7784
○ 1208 Eastchester Drive, Suite 200, High Point, NC 27265 336/885-5785
○ 38 Garfield Street, Suite C, Ashville, NC 28803 828/281-1447

SHEET NO: 1 OF: 1
FILE NAME: G:projects\1000076\dwgs\0076tech

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