

1. REFERENCE SURVEY PREPARED BY D.S. ATLANTIC AND ASSOCIATES.
2. ALL YARDS REQUIRED AND OTHER CRITERIA FOR THE UP-CODING DISTRICT SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. ALL PARKING SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
4. ALL BUILDINGS SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE. NO BILLBOARDS SHALL BE LOCATED ON THE SITE.
5. NO PART OF THE REGULATORY-FOOTCLOPPING IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO THE CHARLOTTE-MECKLENBURG STORM WATER DESIGN MANUAL.
6. STORAGE OF HAZARDOUS WASTE SHALL NOT BE PERMITTED ON THE PROPERTY.
7. EXISTING TREES IN THE TREE PROTECTION ZONE TO REMAIN AND/OR PROPOSED PLANTING SHALL CONFORM TO THE CITY OF CHARLOTTE TREE ORDINANCE.
8. FIRE HYDRANTS SHALL BE LOCATED A MINIMUM OF 750 FEET, AS THE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT.
9. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE TRIANGLES AT THE ENTRANCES.
10. LOCATIONS OF PROPOSED ACCESS POINTS MAY BE ADJUSTED BASED UPON FIELD CONDITIONS AND INTERNAL TRANSPORTATION REQUIREMENTS. ALL CONNECTIONS SHALL MEET CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION REQUIREMENTS AND STANDARDS.

- C. THE BUILDING FACE ALONG MADWELL STREET MUST HAVE A SETBACK OF AT LEAST 30 FEET FROM THE BACK OF THE EXISTING CURB AND MUST PROVIDE A WALKWAY TO THE SIDEWALK WITH WINDOWS AND DOORS. EXPOSED EDGES OF WALKWAYS SHALL BE NOT PROPORTIONATE TO THE BUILDING ENTRY MUST BE DESIGNATED AS A SEPARATE ENTRANCE FROM THE VESTOR TRAFFIC.
- D. THE CHARACTER AND MATERIAL USED MUST REINFORCE THE CHARACTER OF THE SURROUNDING FIRST WARD NEIGHBORHOOD. BUILDINGS MUST BE LIMITED TO 3 STORIES. THE BUILDING WILL CONSIST OF PREDOMINANTLY MASONRY CONSTRUCTION. NO BLANK BUILDING WALLS SHALL BE ALLOWED. ALL MAJOR ROOF LINES MUST BE PITCHED WITH A 3:1 SLOPE, OR DESIGNED AS A TURRET, TOWER, DOME, STEEPLE, OR THE LIKE.
- F. UTILITIES MUST BE PLACED IN THE SUBGRADE, UNDER THE SIDEWALK, AND STREET TREES (IN A 6' PLANTING STRIP).
- G. **WALLS MUST BE MAINTAINED AS UNFINISHED CONCRETE.**
- H. TEMPORARY STRUCTURES SUCH AS MOBILE CLASSROOMS SHALL NOT BE ALLOWED ON THE SITE AFTER SEPTEMBER 1, 2004. PROVIDED, HOWEVER, THAT THE PLANNING COMMISSION MAY REQUIRE AN EARLIER REMOVAL OF SUCH TEMPORARY STRUCTURES ON SIXTY (60) DAYS WRITTEN NOTICE OF OCCURRENCE OF A SUBSTANTIAL CONSTRUCTION OF A PERMANENT CLASSROOM FACILITY HAS NOT OCCURRED BY SEPTEMBER 1, 2003. COMMENCEMENT OF SUBSTANTIAL CONSTRUCTION SHALL BE DETERMINED BY THE COMMISSION.
- I. THE DESIGN OF THE BUILDING SHALL INCLUDE THE FOLLOWING: THE LOCATION OF THE BUILDING SHALL INCLUDE LOCATIONS OF PEDESTRIAN ENTRANCES, PEDESTRIAN CIRCULATION SYSTEM, LANDSCAPING AND TREE PROTECTION, LOCATION AND TYPES OF WALLS/FENCES, LOCATION AND TYPES OF WALL/FENCES, TREATMENT OF EXTERIOR WALLS, INCLUDING USE OF WINDOWS AND BUILDING ARTICULATION, AND EXTERIOR LIGHTING.
15. WALL "PAK" TYPE LIGHTING WILL BE PROHIBITED ON THE SITE.
16. THE HEIGHT OF DETACHED LIGHTS WILL BE LIMITED TO 20'.
17. STORM WATER DETENTION SHALL NOT OCCUR BETWEEN THE EXISTING BUILDINGS AND THE STREETS
18. PUBLIC SPACE SHALL BE PERMITTED TO THE SCHOOL GROUNDS.
19. SITE PLAN IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE DEPENDENT UPON SITE CONDITIONS, DESIGN CONSIDERATIONS, ETC.
20. THE MAXIMUM NUMBER OF STUDENTS IS 500.
- 21. THE SITE DESIGN MUST BE CONSISTENT WITH THE FOLLOWING PRINCIPLES:**
- A. A FORMAL FRONT TO THE SCHOOL MUST FACE METERS STREET AS EXTENDED. EMPHASIZING THE SCHOOL'S LOCATION AT THE TERMINUS OF THE LINEAR SPACE ALONG MADWELL STREET.
- B. BACK PROPERTY STREET MASONRY WALL SHOULD BE BUILT BETWEEN THE SCHOOL AND THE BACK PROPERTY LINE OF THE RESIDENCES. VEGETATION MAY BE SUBSTITUTED FOR THE MASONRY WALL IF DESIGNED TO FULLY SCREEN ADJACENT BUILDINGS FROM THE SCHOOL. LIGHTING MUST BE DIRECTED AWAY FROM THE ADJACENT RESIDENCES. BUILDING HEIGHTS ALONG THIS PROPERTY LINE MUST BE LIMITED TO TWO LEVELS ABOVE THE EXISTING GRADE. THE PROPERTY LINE OF THE ADJACENT RESIDENCES, THE SERVICE ENTRY MUST BE AT LEAST 30' FROM THE PROPERTY LINE OF THE ADJACENT RESIDENCES. THE POTENTIAL NEGATIVE IMPACT ON ADJACENT RESIDENCES.
1. REFERENCE SURVEY, PREPARED BY D.S. ATLANTIC AND ASSOCIATES.
2. ALL YARDS REQUIRED, AND OTHER CRITERIA FOR THE UP-20(20) DISTRICT SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. ALL PARKING SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
4. ALL SIGNAGE SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE. NO BILLBOARDS SHALL BE LOCATED ON THE SITE.
5. NO PART OF THE REGULATORY FLOOD PLAIN IS WITHIN THE PROPERTY. STORM DRAINAGE SHALL CONFORM TO THE REGULATORY-MEADOWBROOK STORM WATER DESIGN.
6. STORAGE OF HAZARDOUS WASTE SHALL NOT BE PERMITTED ON THE PROPERTY.
7. EXISTING TREES TO BE PRESERVED AND PROPOSED PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF CHARLOTTE ZONING ORDINANCE.
8. FIRE HYDRANTS SHALL BE LOCATED AT A MINIMUM OF 750 FEET, AS THE TRUCK TRAVELS, OF THE MOST REMOTE AND ACCESSIBLE POINT.
9. ALL PROPOSED TREES, BERMS, WALLS, FENCES, AND/OR IDENTIFICATION SIGNS MUST NOT INTERFERE WITH SIGHT DISTANCE TRIANGLES AT THE ENTRANCES.
10. LOCATIONS OF PROPOSED ACCESS POINTS MAY BE ADJUSTED BASED UPON FIELD CONDITIONS AND INTERNAL TRANSPORTATION REQUIREMENTS. ALL CONNECTIONS SHALL MEET CITY OF CHARLOTTE DEPARTMENT OF TRANSPORTATION REQUIREMENTS AND STANDARDS.
14. THE SITE DESIGN MUST BE CONSISTENT WITH THE FOLLOWING PRINCIPLES:
- A. A FORMAL FRONT TO THE SCHOOL MUST FACE METERS STREET AS EXTENDED. EMPHASIZING THE SCHOOL'S LOCATION AT THE TERMINUS OF THE LINEAR SPACE ALONG MADWELL STREET.
- B. BACK PROPERTY STREET MASONRY WALL SHOULD BE BUILT BETWEEN THE SCHOOL AND THE BACK PROPERTY LINE OF THE RESIDENCES. VEGETATION MAY BE SUBSTITUTED FOR THE MASONRY WALL IF DESIGNED TO FULLY SCREEN ADJACENT BUILDINGS FROM THE SCHOOL. LIGHTING MUST BE DIRECTED AWAY FROM THE ADJACENT RESIDENCES. BUILDING HEIGHTS ALONG THIS PROPERTY LINE MUST BE LIMITED TO TWO LEVELS ABOVE THE EXISTING GRADE. THE PROPERTY LINE OF THE ADJACENT RESIDENCES, THE SERVICE ENTRY MUST BE AT LEAST 30' FROM THE PROPERTY LINE OF THE ADJACENT RESIDENCES. THE POTENTIAL NEGATIVE IMPACT ON ADJACENT RESIDENCES.

PROPERTY OWNERS: TAX PARCEL NUMBERS:	CITY OF CHARLOTTE		PROPOSED ACCESS POINT
080-111-01	080-115-01		
080-111-02	080-115-02		
080-111-03	080-115-03		
080-111-04	080-115-04		
080-111-05	080-102-01		
SITE ACREAGE:	3.99 ACRES		ADJACENT PROPERTY OWNER
EXISTING ZONING:	UR-2 (C3)		
PETITION NUMBER:	00-158		EXISTING ZONING BOUNDARY
TOTAL BUILDING SF:	75,000 S.F.		

PRIVATE PAROCHIAL SCHOOL

- 1.0. 40' MAXIMUM* (PER CODE, SEE NOTE 14 B. THIS SHEET.) MAXIMUM HEIGHT MAY BE INCREASED ABOVE 40' PROVIDED ALL REQUIRED SIDE AND REAR YARDS ARE INCREASED 1' FOR EVERY 10' OF BUILDING HEIGHT OVER 40'. HOWEVER, THE BUILDING HEIGHT ALONG THE NORTHERN PROPERTY LINE MUST NOT EXCEED 50' OR THREE STORIES.

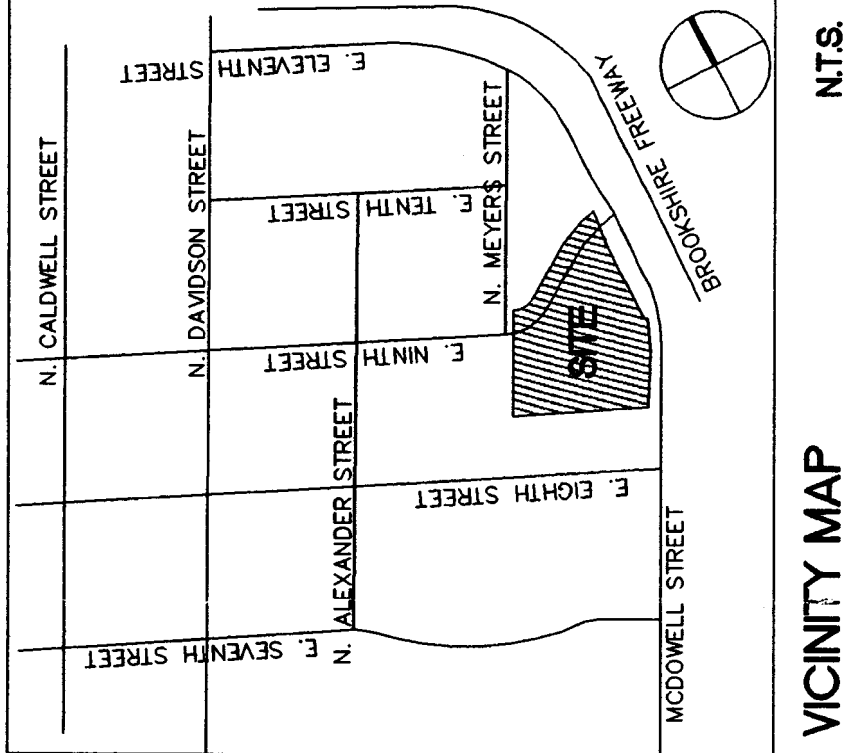
OFF-STREET SERVICE/
DELIVERY SPACES: 1

PARKING SPACES: 1

MAXIMUM: 1/500 GROSS S.F.
PROVIDED: 31 = 1/5340 GROSS S.F.

REQUIRED: 1
PROVIDED: 1

112 South Tryon Street
Suite 300
Charlotte
North Carolina
28284
Tele 704.376.1555
Fax 704.376.7851



ADJACENT PROPERTY OWNERS

- | | | |
|---|------------|---|
| A | 080-102-12 | IRIS BROWN PEARSON
829 EAST 8TH STREET
CHARLOTTE, NORTH CAROLINA 28202 |
| B | 080-102-11 | LUCILLE HOAG AND
821 EAST 8TH STREET
CHARLOTTE, NORTH CAROLINA 28202 |
| C | 080-102-10 | RAYMOND J. ALEXANDER
809 EAST 8TH STREET
CHARLOTTE, NORTH CAROLINA 28202 |
| D | 080-102-09 | GORDON P. & SALLIE HOAGLAND
809 EAST 8TH STREET
CHARLOTTE, NORTH CAROLINA 28202 |
| E | 080-102-08 | JAMES EDWARD MCGOY & JOYCE A. MCGOY
801 EAST 8TH STREET
CHARLOTTE, NORTH CAROLINA 28202 |
| F | 080-102-01 | CITY OF CHARLOTTE
704 EAST 10TH STREET
CHARLOTTE, NORTH CAROLINA 28202 |
| G | 080-113-01 | CITY OF CHARLOTTE HOUSING AUTHORITY
704 EAST 10TH STREET
CHARLOTTE, NORTH CAROLINA 28202 |
| H | 080-112-04 | NATION'S BANK COC
SPECIAL HOLDING COMPANY, INC.
704 EAST 10TH STREET
CHARLOTTE, NORTH CAROLINA 28202 |

TRINITY
EPISCOPAL
SCHOOL

CHARLOTTE, NC

REZONING PLAN

00-158
12-18-00

1638 PETITION NO 00-158

12/23/98

◆ **Issued**

12/19/00—REVISED NOTE 14 H.	
01/20/00—REVISIONS PER CHAR—MECK, PLANNING COMMISSION COMMENTS	
02/01/00—REVISIONS PER CHAR—MECK, PLANNING COMMISSION COMMENTS	
06/18/00—REVISIONS PER CHAR—MECK, PLANNING COMMISSION COMMENTS	
06/26/00—REVISIONS PER CHAR—MECK, PLANNING COMMISSION COMMENTS	
06/12/99—REVISIONS PER CHAR—MECK, PLANNING COMMISSION COMMENTS	
06/02/99—REVISIONS PER CHAR—MECK, PLANNING COMMISSION COMMENTS	
05/19/99—PER ZONING COMMITTEE MEETING	
03/16/99—PER PER-HEARING STAFF COMMENTS	
02/16/99—REVISIONS PER CHAR—MECK, PLANNING COMMISSION COMMENTS	

01/25/99

◆ Revised

SCALE: 1" = 40'

RZ1
1

◆ Sheet of

THE DRAWINGS, THE PROJECT MANUAL AND THE DESIGN SHOWN THEREON ARE INSTRUMENTS OF COLEJENEST & STONE, P.A. THE REPRODUCTION OR UNAUTHORIZED USE OF THE DOCUMENTS WITHOUT CONSENT OF COLEJENEST & STONE, P.A. IS PROHIBITED.

COLEJENEST & STONE, P.A., 2000 ©

SECTION AA AT REAR ELEVATION

SCALE: T=20'

FOR PUBLIC HEARING

1000