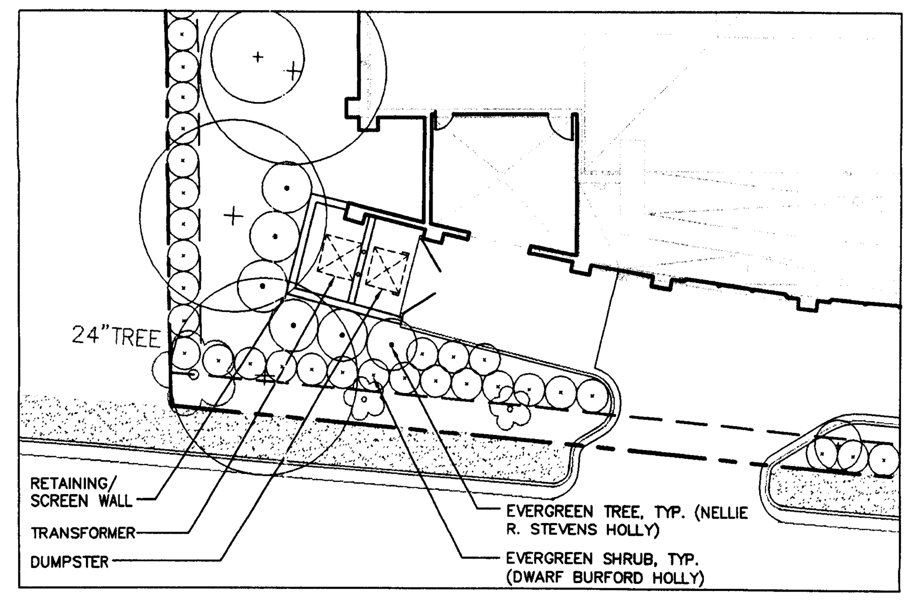
DEVELOPMENT DATA

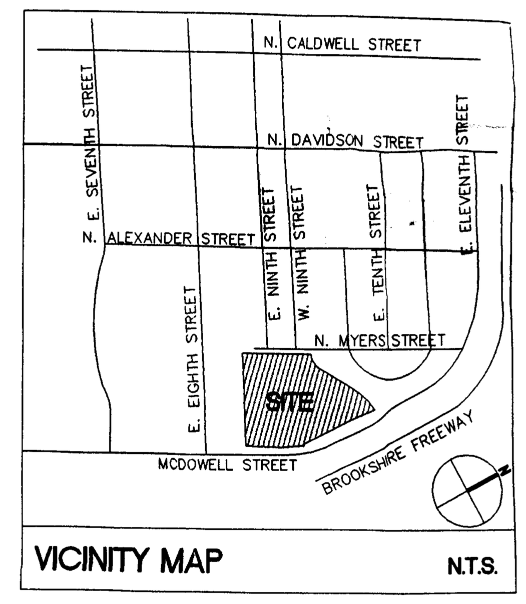
1. REFERENCE SURVEY PREPARED BY THE SURVEY COMPANY, INC., DATED MARCH 12, 2001.
2. ALL YARDS REQUIRED AND OTHER CRITERIA FOR THE UR-2(CD) DISTRICT SHALL MEET OR EXCEED THE MINIMUM STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE.
3. ALL PARKING SHALL CONFORM TO THE CITY OF CHARLOTTE ZONING ORDINANCE.
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 FLOODPLAIN 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 FROM 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 ENTRANCE.
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 MYERS STREET AS EXTENDED, EMPHASIZING THE SCHOOL'S LOCATION AT THE TERMINUS OF THE LINEAR SPACE ALONG NINTH STREET.
   B. THE SITE PLAN MUST CREATE AN APPROPRIATE EDGE WITH THE ADJACENT RESIDENTIAL ALONG EIGHTH STREET. A 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 USES 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 GRADE. HOWEVER, THREE LEVELS ABOVE GRADE IS APPROPRIATE IF THE BUILDING IS PLACED AT LEAST 20' FROM THE PROPERTY LINE OF THE ADJACENT RESIDENCES. THE SERVICE ENTRY MUST NOT BE LOCATED ALONG THIS PROPERTY LINE BECAUSE OF THE POTENTIAL NEGATIVE IMPACT ON ADJACENT RESIDENCES.
   C. THE BUILDING FACE ALONG McDOWELL STREET MUST PROVIDE A SETBACK OF AT LEAST 30' FROM THE BACK OF THE EXISTING CURB AND MUST HAVE A HIGHLY ARTICULATED FACADE WITH WINDOWS AND DOORS; LARGE EXPANSES OF BLANK WALLS ARE NOT APPROPRIATE
   D. THE SERVICE ENTRY MUST BE DESIGNATED AS A SEPARATE ENTRANCE FROM THE VISITOR TRAFFIC.
   △2 E. 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 UNDERGROUND.
   G. STREETSCAPE IMPROVEMENTS OF SIDEWALK (6') AND STREET TREES (IN A 6' PLANTING STRIP) MUST BE PROVIDED ALONG PUBLIC STREETS EXCEPT ALONG MCDOWELL STREET.
   △4 △7 △10 △13 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 EARLIER REMOVAL OF SUCH TEMPORARY STRUCTURES ON SIXTY (60) DAYS WRITTEN NOTICE IF COMMENCEMENT OF SUBSTANTIAL CONSTRUCTION OF A PERMANENT CLASSROOM FACILITY HAS NOT OCCURRED BY SEPTEMBER 1, 2003. "COMMENCEMENT OF SUBSTANTIAL CONSTRUCTION" SHALL MEAN THE POURING OF FOOTINGS. UPON RECEIPT OF THE CERTIFICATE OF OCCUPANCY FOR THE PERMANENT CLASSROOM FACILITY (PHASE I), THE OWNER HAS UP TO NINETY (90) DAYS TO RELOCATE AND VACATE/ REMOVE ALL TEMPORARY STRUCTURES.
   I. OTHER ISSUES THAT MUST BE FULLY ADDRESSED ON THE CONDITIONAL DEVELOPMENT PLAN INCLUDE LOCATIONS OF PEDESTRIAN ENTRANCES, PEDESTRIAN CIRCULATION SYSTEM, LANDSCAPING AND TREE PROTECTION, LOCATION AND TYPES OF WALLS/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 DETENTIONSHALL NOT OCCUR BETWEEN THE EXISTING BUILDINGS AND THE STREET.
18. PUBLIC ACCESS 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. △1 THE MAXIMUM NUMBER OF STUDENTS IS 500.
21. △2 THE PLANNING COMMISSION SHALL REVIEW THE FINAL BUILDING ELEVATIONS FOR COMPLIANCE PRIOR TO BUILDING PERMIT ISSUANCE.
22. △7 △13 EXPOSED WALLS AS A RESULT OF PHASE I CONSTRUCTION WILL BE BRICK OR E.I.F.S.

LEGEND

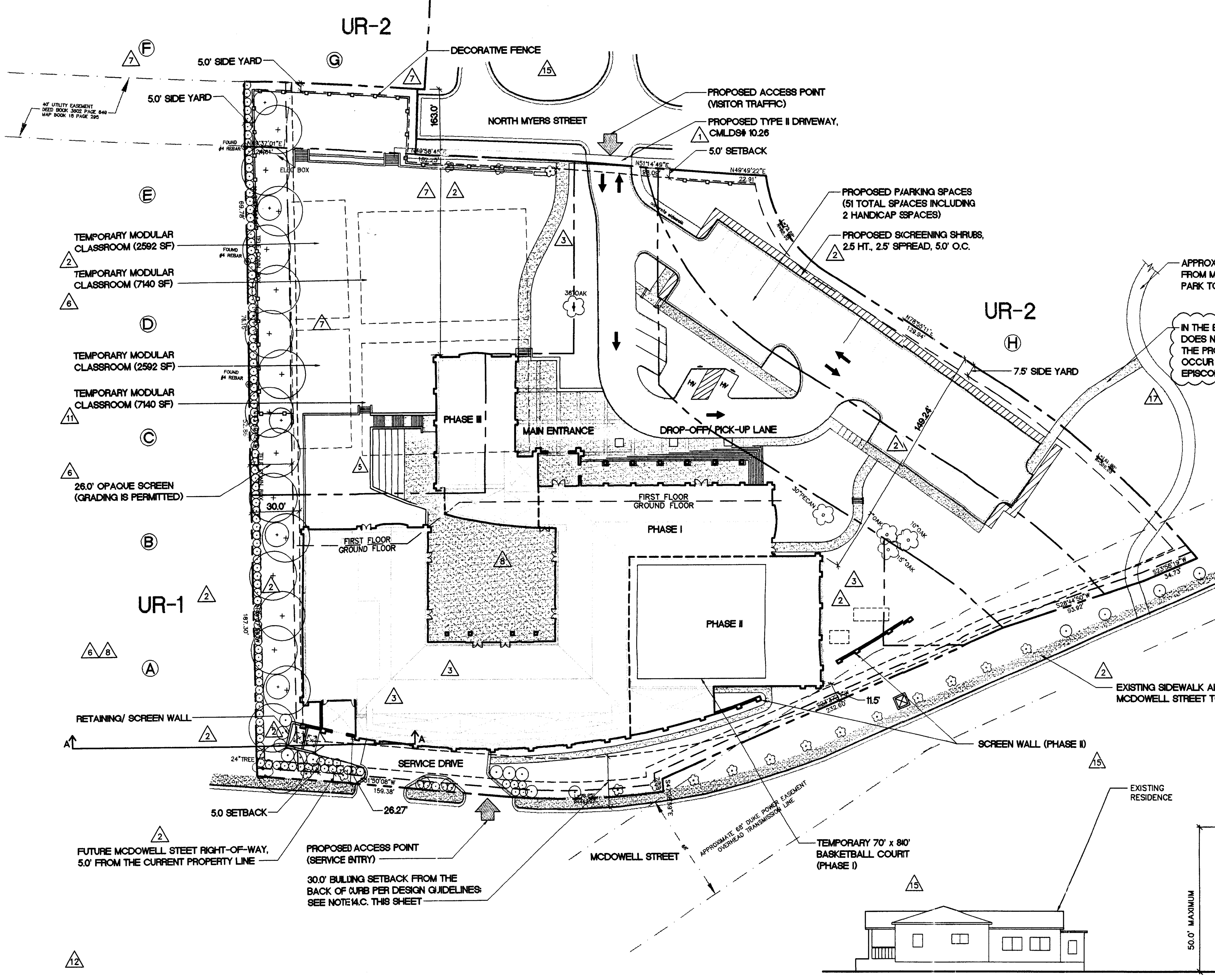
- PROPOSED ACCESS POINT
- (A) ADJACENT PROPERTY OWNER



SERVICE AREA
SCALE: 1"=20' △13



VICINITY MAP
N.T.S.



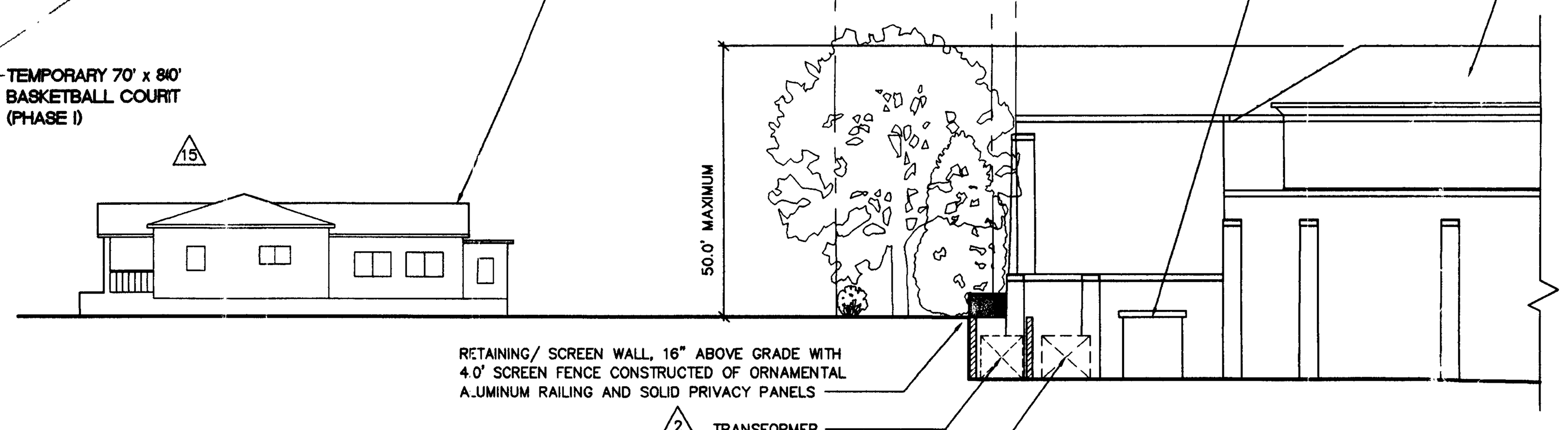
ADJACENT PROPERTY OWNERS

A.	080-102-12	IRIS BROWN PEARSON, 829 EAST 8TH STREET, CHARLOTTE, NORTH CAROLINA 28202
B.	080-102-11	LUCILLE HOAGLAND, 821 EAST 8TH STREET, CHARLOTTE, NORTH CAROLINA 28202
C.	080-102-10	RAYMOND J. ALEXANDER, 815 EAST 8TH STREET, CHARLOTTE, NORTH CAROLINA 28202
D.	080-102-09	GORDON R. & SALLIE HOAGLAND, 809 EAST 8TH STREET, CHARLOTTE, NORTH CAROLINA 28202
E.	080-102-08	JAMES EDWARD & JOYCE A. McCOY, 801 EAST 8TH STREET, CHARLOTTE, NORTH CAROLINA 28202
F.	080-102-07	ROBERT AND JANELLA HORSLEY, 729 EAST 8TH STREET, CHARLOTTE, NORTH CAROLINA 28202
G.	080-102-33	TERRY WORTH CHILDERS, 728 E. NINTH STREET, CHARLOTTE, NORTH CAROLINA 28202
H.	080-102-27	CITY OF CHARLOTTE, EAST 9TH STREET, CHARLOTTE, NORTH CAROLINA 28202

SITE SUMMARY

PROPERTY OWNERS:	TRINITY EPISCOPAL SCHOOL	CITY OF CHARLOTTE
TAX PARCEL NUMBERS:	080-102-01 (1.992 AC) 080-102-18 (0.058 AC) 080-102-29 (0.389 AC) 080-102-30 (0.008 AC)	080-102-28 (0.9 AC) 080-102-31 (0.511 AC)
SITE ACREAGE:	3.9 ACRES △7	
EXISTING ZONING:	UR-2(CD)	
PETITION NUMBER:	00-158 △9	
TOTAL BUILDING SF:	106,042 SF	
SETBACK ALONG NORTH MYERS STREET	5.0'	
SETBACK ALONG McDOWELL STREET	5.0'	
BUILDING SETBACK ALONG McDOWELL STREET	30.0'	
SIDEYARD ALONG SOUTHERN PROPERTY LINE	5.0'	
SIDEYARD ALONG NORTHERN PROPERTY LINE	7.5'	
PROPOSED USE:	PRIVATE PAROCHIAL SCHOOL	
BUILDING F.A.R.:	1.0	
BUILDING HEIGHT:	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. △2	
OFF-STREET PARKING SPACES:	MINIMUM: 0 MAXIMUM: 1/500 GROSS S.F. PROVIDED: 51 SPACES = 1/2078 GROSS S.F.	
OFF-STREET SERVICE/ DELIVERY SPACES:	REQUIRED: 1 PROVIDED: 1	

△9 26.0' OPAQUE SCREEN
7 EVERGREEN TREES (NELLIE R. STEVENS HOLLY) PER 100 L.F.
20 EVERGREEN SHRUBS (HOLLY OSMANTHUS) PER 100 L.F.
5 LARGE MATURING SHADE TREES (JAPANESE CRYPTOMERIA) PER 100 L.F.



△3 SECTION AA AT REAR ELEVATION
SCALE: 1"=20'

△1 FOR PUBLIC HEARING

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Trinity Episcopal School
Charlotte
North Carolina 28284

Rezoning Plan

ATTACHED TO ADMINISTRATIVE APPROVAL
DATED: March 26, 2002
BY: MARTIN R. CRAMTON, JR.

Petition No. 00-158 △1 △9
Project No.
1638/2361
Issued
12/23/98
Revised

△18	03/26/02–REVISIONS PER CMPC COMMENTS
△17	03/22/02–REVISIONS PER CMPC COMMENTS
△16	03/16/02–REVISIONS PER CMPC COMMENTS
△15	03/05/02–REVISIONS PER CMPC COMMENTS
△14	02/26/02–REVISIONS PER CMPC COMMENTS
△13	02/13/02–REVISIONS PER CMPC COMMENTS
△12	02/06/02–ADMINISTRATIVE APPROVAL
△11	04/09/01–CMPC REVIEW FOR ADD. MODULAR UNITS
△10	12/18/00–REVISED NOTE 14 H.
△9	11/20/00–REVISIONS PER CMPC COMMENTS
△8	08/29/00–REVISIONS PER OWNER COMMENTS
△7	08/28/00–REVISIONS PER CMPC COMMENTS
△6	06/16/99–REVISIONS PER CMPC COMMENTS
△5	06/12/99–REVISIONS PER CMPC COMMENTS
△4	05/03/99–REVISIONS PER CMPC COMMENTS
△3	04/19/99–PER ZONING COMMITTEE MEETING
△2	03/15/99–PER PRE-HEARING STAFF COMMENTS
△1	02/16/99–REVISIONS PER CMPC COMMENTS
	01/25/99

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

RZ1 of 1

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CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: March 26, 2002

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 2000-158 by Trinity Episcopal School.

Attached is a revised conditional plan for the above rezoning petition. The Plan has been revised to address phasing, incorporate elevations and allow other minor alterations to the existing plan. Since these changes are minor and do not alter the intent of the conditional plan, I am administratively approving this revised plan and elevations. Please use these plans when evaluating requests for building permits and certificates of occupancy.

Elevations Apply
See Administrative dated April 5 2002
for latest technical data sheet.