

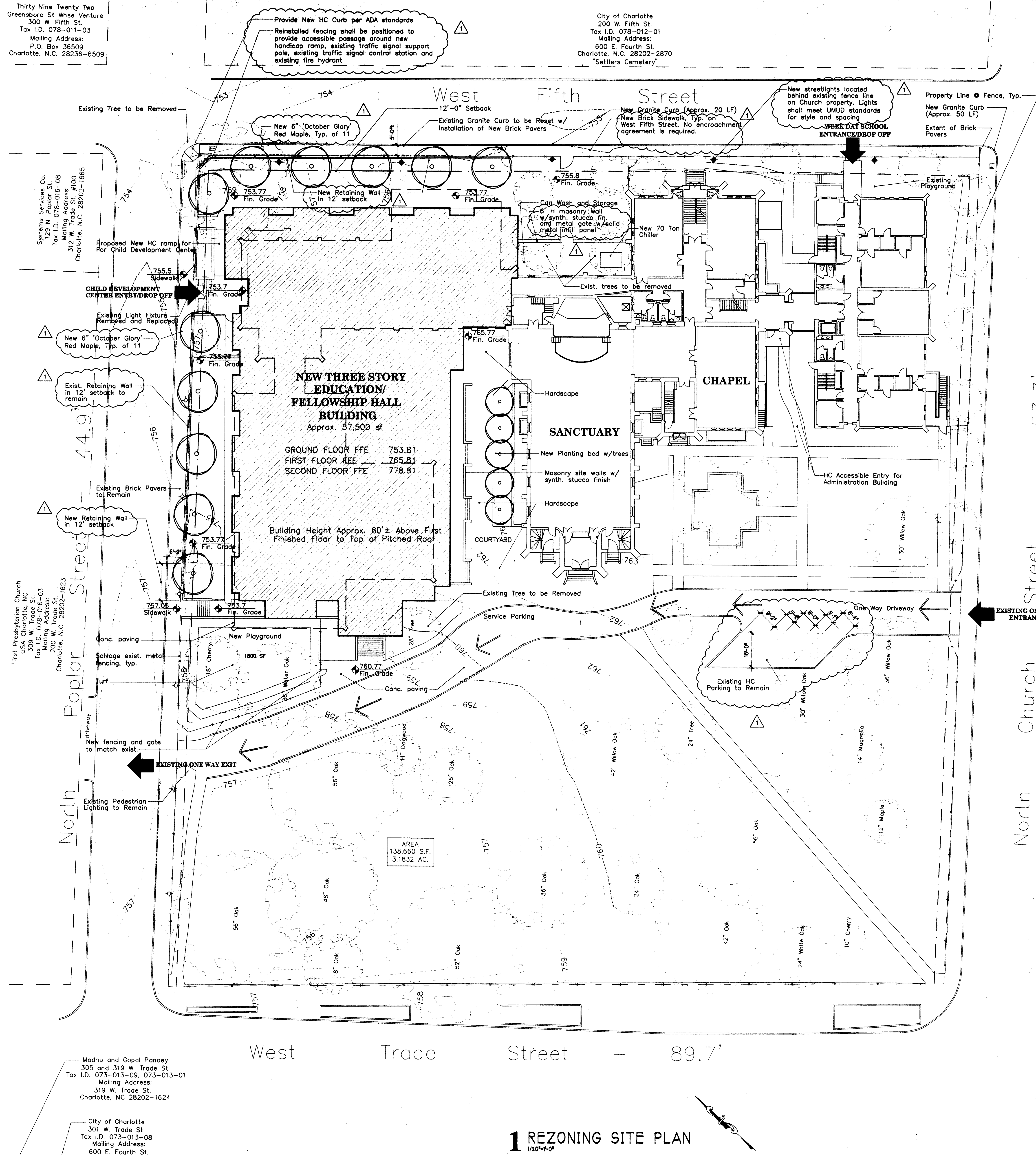
Thirty Nine Twenty Two
Greensboro St Wine Venture
300 W. Fifth St.
Tax I.D. 078-011-03
Mailing Address:
P.O. Box 36509
Charlotte, N.C. 28236-6509

City of Charlotte
200 W. Fifth St.
Tax I.D. 078-012-01
Mailing Address:
600 E. Fourth St.
Charlotte, N.C. 28202-2870
"Settlers Cemetery"

NationsBank N.A.
Real Estate Services
128 W. Fifth St.
Tax I.D. 078-013-01
Mailing Address:
401 N. Tryon St.
Charlotte, N.C. 28202-2108

Jenkins-Peer Architects

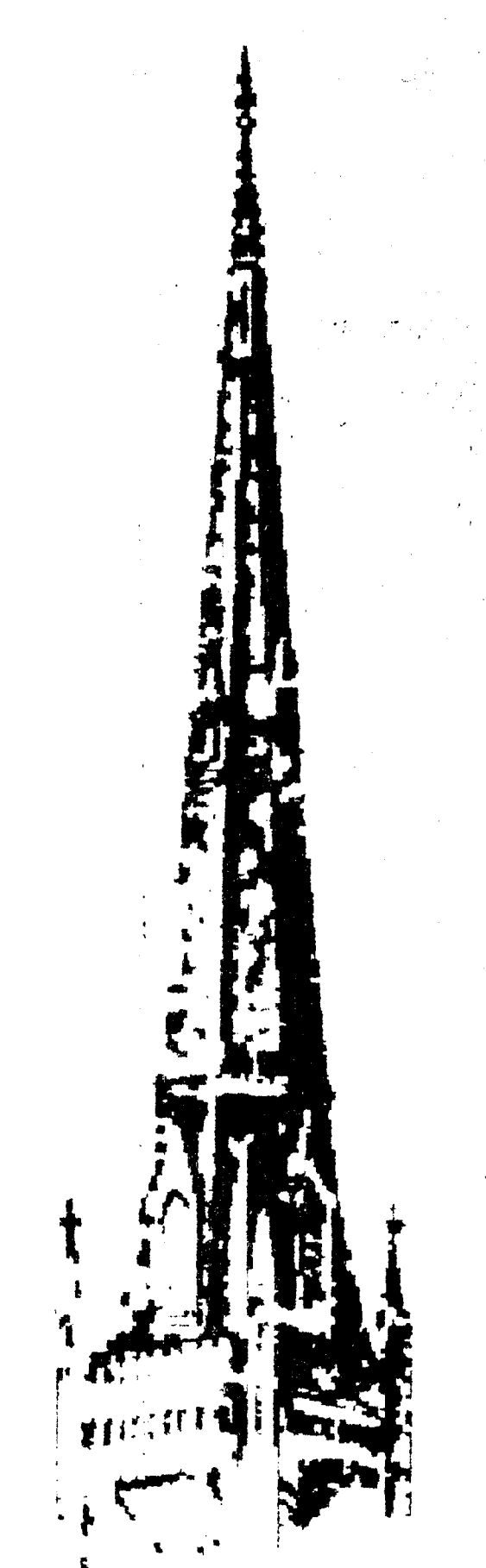
112 South Tryon Street
Charlotte NC 28204
704/873-8665
704/873-0103 Fax



1733 - First Presbyterian
Site Summary
April 20, 1999
Revised June 18, 1999

Tax Parcel Number	078-015-01	
Site Area	3.1832 Acres	
Existing Zoning	UMUD	
Proposed Zoning	UMUD-O	
Required Yard	12' Building Setback (Measured from back of curb)	
Existing Use	Church and Associated Daycare/Preschool	
Proposed Use	Church and Associated Daycare/Preschool	
Building Area:		
Existing	+/- 79,500 SF	
Portion to be Removed	+/- 31,500 SF	
Proposed Addition	+/- 87,500 SF	
Total Proposed Building Area	+/- 105,500 SF	
Building Height:		
Existing	+/- 60' (Not including steeple)	
Proposed Addition	+/- 60' (To top of roof)	
Daycare Program Area and Enrollment Data		
Program	Area	Enrollment
Child Development Center (CDC)	4500 SF	100 Children
Weekday School (WDS)	7000 SF	200 Children
Parking Summary:		
No parking is required per UMUD guidelines (Section 9.007)		
3 handicap parking spaces are provided on site.		
222 spaces are provided on Church owned property located across Poplar Street.		
General Notes		

- Development of the property identified on the Rezoning Site Plan, consisting of 3.18 acres (the "Site") will be governed by the standards established under the Zoning Ordinance of the City of Charlotte (the "Ordinance") for the Urban Mixed Use District (UMUD) with the modification of the following conditions listed below and as illustrated on the plan.
 - North Poplar Street
 - Existing 6" +/- brick sidewalk at back of curb shall remain. Existing pedestrian lighting shall remain.
 - The Church will request that Bell South and Time Warner Cable remove or bury underground their existing overhead services that run along Poplar and 5th Streets. The Church requests that Bell South and Time Warner Cable do not pay for this removal or relocation, that the overhead services may remain in their current state.
 - Proposed playground shall be located to a retaining wall at the property line with an overlap of approximately 6' into the 12' building setback.
 - Proposed street trees shall be planted behind the sidewalk within the playground per UMUD requirements for species, quantity and minimum size. The petitioner has the option to omit irrigation and subdrainage for the existing and proposed street trees.
 - West Fifth Street
 - Existing 2" concrete sidewalk shall be replaced with a 5" wide brick sidewalk per UMUD guidelines. No encroachment agreement is required.
 - Pedestrian lighting shall be installed behind the existing fence line on Church property.
 - Existing granite curbs shall be replaced with granite curbs with new granite curbs.
 - The Church will request that Bell South and Time Warner Cable remove or bury underground their existing overhead services that run along Poplar and 5th Streets. The Church requests that Bell South and Time Warner Cable do not pay for this removal or relocation, that the overhead services may remain in their current state.
 - Existing earth proposed playground shall extend to a retaining wall at the property line with an overlap of approximately 7' into the 12' building setback.
 - Proposed street trees shall be planted behind the sidewalk within the playground per UMUD requirements for species, quantity and minimum size. The petitioner has the option to omit irrigation and subdrainage for the existing and proposed street trees.
 - New retaining wall shall be installed within the 12' building setback.
 - North Church Street
 - Existing 6" +/- wide concrete sidewalk shall remain.
 - Existing concrete vertical curb and 2' 6" curb and gutter shall remain.
 - Existing playground shall extend to the property line with an overlap of approximately 4' into the 12' building setback.
 - Existing street trees shall remain.
 - West Trade Street
 - No modifications to existing conditions are required.
- Vehicle and pedestrian access points shall remain as indicated on the Site Plan.
 - Service areas will be screened by solid enclosure with gates that are furnished with solid metal infill panels. Existing roll-off garbage service shall remain.
 - All proposed direct lighting within the site will be designed such that direct illumination does not extend beyond the property line.
 - The proposed building addition shall comply with the UMUD requirements for street walls, building entrances and reflective surfaces.
 - Stormwater shall be managed strictly in accordance with the requirements of the City of Charlotte.
 - One (1) loading space shall be provided on-site.
 - Adjustments to the curbs of the existing streets (N. Church, N. Poplar, W. Trade and W. Fifth) are not anticipated at this time and will not be a part of the streetscape improvements by the Owner.
 - Retail shall not be required.
 - The building configuration and elevations shown are schematic in nature and may vary slightly during the Construction Document phase.
 - Design approval by the Historic District Commission shall be obtained prior to issuance of Building Permits.
 - The Owner of the site, in accordance with the Ordinance, may apply for future amendments to this Site Plan pursuant to Section 6.206 of the Ordinance.



Additions and Renovations to First Presbyterian Church

Charlotte, North Carolina

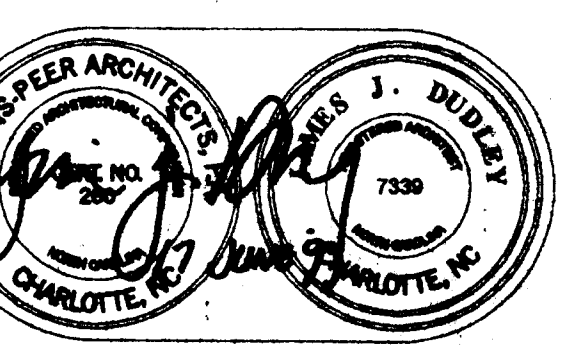
18 JUNE 1999 -
REVISIONS PER COMMENTS RECEIVED FROM:
CHARLOTTE-MECKLENBURG PLANNING COMMISSION
CHARLOTTE-MECKLENBURG STORM WATER SERVICES
CHARLOTTE DEPARTMENT OF TRANSPORTATION
ENGINEERING AND PROPERTY MANAGEMENT DEPARTMENT

Project 98FPC861
Drawn
Checked
Date 20 April 1999

Jenkins-Peer Architects copyright 1999
**REZONING SITE PLAN
PETITION NO. 99-84**

FOR PUBLIC HEARING

APPROVED BY CITY COUNCIL
DATE 7/19/99



SW1.01
NOT FOR CONSTRUCTION

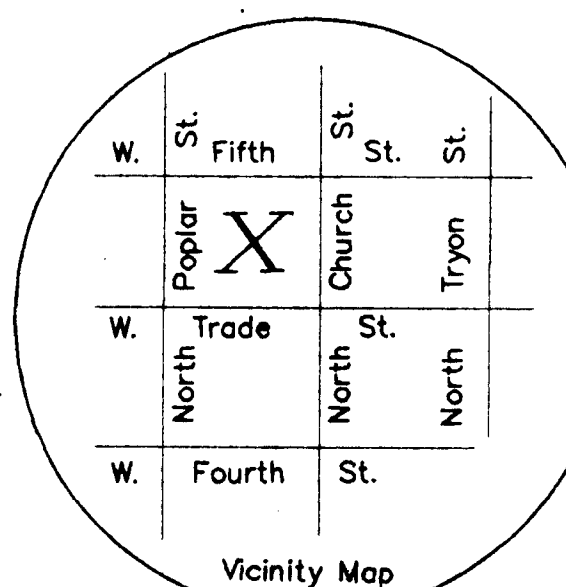
Madhu and Gopal Pandey
305 and 319 W. Trade St.
Tax I.D. 073-013-09, 073-013-01
Mailing Address:
319 W. Trade St.
Charlotte, NC 28202-1624

City of Charlotte
301 W. Trade St.
Tax I.D. 073-013-08
Mailing Address:
600 E. Fourth St.
Charlotte, NC 28202-2870

City of Charlotte
200 W. Fifth St.
Tax I.D. 078-012-01
Mailing Address:
600 E. Fourth St.
Charlotte, N.C. 28202-2870

Shorenstein Realty Investors
201 W. Trade St.
Tax I.D. 073-012-09
Mailing Address:
227 W. Trade St. #300
Charlotte, NC 28202-1672

One Hundred Twenty Nine West
Trade St., LLC c/o W. Trade Dev.
129 W. Trade St.
Tax I.D. 073-011-01
Mailing Address:
212 S. Tryon St.
Charlotte, N.C. 28281
Attn: Howard M. Duvall III



1 REZONING SITE PLAN 1/20"=1"=0'