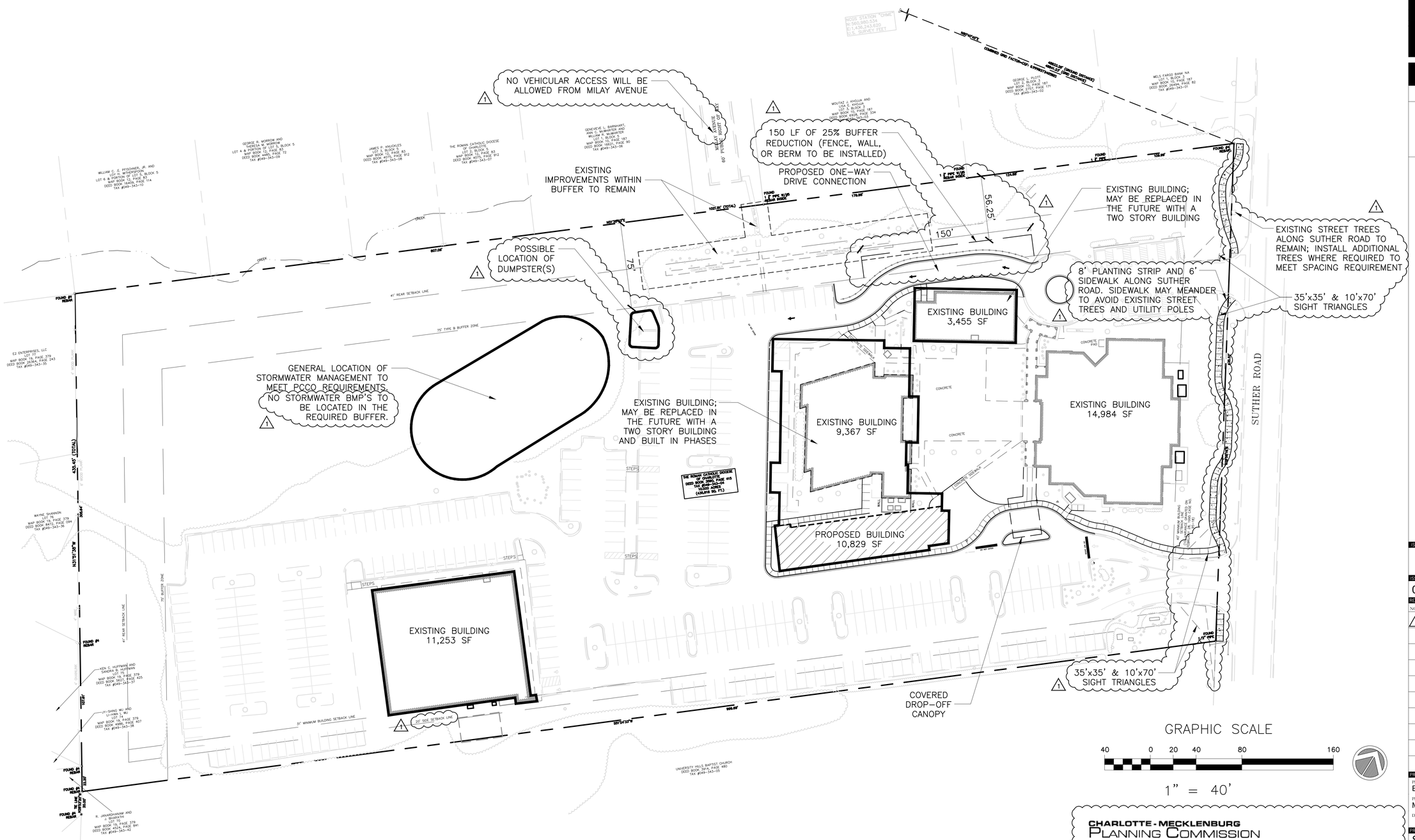

DEVELOPMENT SUMMARY:

SITE ACREAGE:	10.0
TAX PARCEL:	049-343-04
EXISTING ZONING:	INST-CD
PROPOSED ZONING:	INST-CD (SPA)
EXISTING AND PROPOSED USE:	RELIGIOUS
OPEN SPACE REQUIRED:	N/A
MINIMUM SETBACK:	40'
MINIMUM SIDE YARD:	20'
MINIMUM REAR YARD:	20'

BUILDING SQUARE FOOTAGES:

EXISTING:	39,059 SF
PROPOSED:	10,829 SF
FUTURE:	14,000 SF (APPROXIMATE)
TOTAL:	63,888 SF

GENERAL PROVISIONS:

1. EXISTING ADMINISTRATIVE APPROVALS PER REZONING 95-29 CARRY OVER TO THIS SITE PLAN AMENDMENT APPLICATION AS NOTED ON THE PLAN. ALTERATIONS TO THIS CONDITIONAL PLAN ARE SUBJECT TO SECTION 6.207 OF THE CITY OF CHARLOTTE ZONING ORDINANCE. SEE ADMINISTRATIVE APPROVAL AT RIGHT.
2. DETACHED LIGHTING WILL BE LIMITED TO 20 FEET IN HEIGHT. ATTACHED AND DETACHED LIGHTING WILL BE DOWNWARDLY DIRECTED, FULLY SHIELDED, AND FULL CUTOFF FIXTURE.
3. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE. THE LOCATION, SIZE, AND TYPE OF STORM WATER MANAGEMENT SYSTEMS DEPICTED ON THE REZONING PLAN ARE SUBJECT TO REVIEW AND APPROVAL AS PART OF THE FULL DEVELOPMENT PLAN SUBMITTAL AND ARE NOT IMPLICITLY APPROVED WITH THIS REZONING. ADJUSTMENTS MAY BE NECESSARY IN ORDER TO ACCOMMODATE ACTUAL STORM WATER TREATMENT REQUIREMENTS AND NATURAL SITE DISCHARGE POINTS.
4. NO ADDITIONAL RIGHT-OF-WAY IS REQUIRED BEYOND THE 30' FROM CENTER LINE PREVIOUSLY DEDICATED.
5. THE PROPERTY WILL NOT BE USED FOR A SCHOOL OR FOR GENERAL EDUCATION.

CHARLOTTE - MECKLENBURG
PLANNING COMMISSION
INTER - OFFICE COMMUNICATION

DATE: June 30, 1998

TO: Robert Brandon
Zoning Administrator

FROM: Martin R. Cramton, Jr.
Planning Director

SUBJECT: Administrative Approval for Petition No. 95-29 William Curlin/The Roman Catholic Diocese Tax Parcel 049-343-04.

Attached is a specific site plan showing the location of mechanical equipment, a stairway and a sidewalk connecting to the 11,253 square foot building located on the eastern portion of the site. The purpose of this approval is to clarify the note on the plan regarding the setback line to be located per section 9.505. The proposed stairway and mechanical equipment will be located 21 feet from the property line and meet the requirements of section 9.505. The sidewalk will be located within this setback which is allowed under the ordinance. The building will be required to meet the 31 foot setback as indicated on the plan. Since this change is minor and is in compliance with the overall development concept I am administratively approving this plan. Please use this revised plan when evaluating requests for building permits and certificates of occupancy.

LITTLE
DIVERSIFIED ARCHITECTURAL CONSULTING
5815 Westpark Drive Charlotte, NC 28217
T: 704.525.6350 F: 704.561.8700
www.littleonline.com

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ISSUE FOR:

ISSUE DATE: 04/28/14

REVISIONS

NO.	REASON	DATE
1	CITY OF CHARLOTTE REVIEW COMMENTS	06/20/14

PROJECT TEAM
PRINCIPAL IN CHARGE: Balke
PROJECT MANAGER: MIller
DESIGN TEAM: MVS

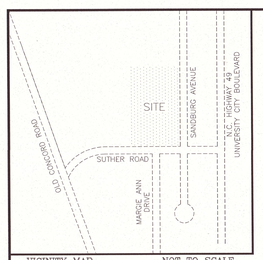
PROJECT NAME: St. Thomas Aquinas Site Plan Amendment

PROJECT NUMBER: 112.7614.01

SHEET TITLE: SITE PLAN PETITION #2014-061

SHEET NUMBER: C200

F:\1 CEP\Schools\112761401 - St. Thomas Aquinas Adds & Renos\Site\Rezoning\7614-BA.dwg Jun 19, 2014-4:33pm



VICINITY MAP – NOT TO SCALE

SURVEYORS CERTIFICATION (GROUND)

I, CHARLES S. LOGUE, HEREBY CERTIFY THAT THIS MAP REPRESENTS THE CONDITIONS EXISTING ON THE GROUND AT THE TIME OF A SURVEY PERFORMED UNDER MY DIRECTION BETWEEN NOVEMBER 22, 2011 AND DECEMBER 23, 2011, AND THAT THIS MAP AND FIELD SURVEY UPON WHICH IT IS BASED WAS PREPARED UNDER MY SUPERVISION AND CONFORMS WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN NORTH CAROLINA (SECTION .1600 OF THE RULES OF THE BOARD OF REGISTRATION FOR ENGINEERS AND LAND SURVEYORS) THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO EASEMENTS, COVENANTS OR RESTRICTIONS OF WHICH THE UNDERSIGNED HAS NO KNOWLEDGE.

CHARLES S. LOGUE, PLS L-4212 — DATE 12/21/12

NORTH CAROLINA PROFESSIONAL SEAL L-4212 LAND SURVEYOR CHARLES SCOTT LOGUE

SURVEYORS CERTIFICATION (AERIAL)

THIS MAP WAS PRODUCED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY IN ACCORDANCE WITH NATIONAL MAP ACCURACY STANDARDS FOR 1"=30' SCALE MAPPING WITH 1' CONTOURS AS PUBLISHED BY THE USGS. PLANIMETRIC AND TOPOGRAPHIC FEATURES THAT LIE IN AREAS DELINEATED AS "OBSCURE" MAY NOT ADHERE TO NATIONAL MAP ACCURACY STANDARDS.

NINETY-FIVE (95) PERCENT OF ALL CONTOURS ON CLEAR UNOBSCURED GROUND WILL BE CORRECT TO WITHIN ONE-HALF (1/2) OF THE CONTOUR INTERVAL.

THE REMAINING FIVE (5) PERCENT WILL NOT EXCEED ERROR OF MORE THAN THE CONTOUR INTERVAL. DASHED-LINE CONTOURS SHALL HAVE AN ACCURACY WITH RESPECT TO TRUE ELEVATION OF ONE CONTOUR INTERVAL OR ONE-FOURTH (1/4) THE AVERAGE HEIGHT OF THE GROUND COVER, WHICHEVER IS GREATER.

NINETY (90) PERCENT OF ALL SPOT ELEVATIONS ON CLEAR UNOBSCURED GROUND WILL BE CORRECT TO WITHIN TWENTY-FIVE (25) PERCENT OF THE SPECIFIED CONTOUR INTERVAL, AND NONE WILL BE IN ERROR BY MORE THAN FIFTY (50) PERCENT OF THAT CONTOUR INTERVAL.

NINETY-FIVE (95) PERCENT OF ALL VISIBLE PLANIMETRIC FEATURES SHALL BE WITHIN ONE-FORTIETH (1/40) OF AN INCH, AT MAP SCALE, OF THEIR CORRECT COORDINATE POSITIONS. NO SUCH WELL DEFINED FEATURES SHALL BE IN ERROR BY MORE THAN ONE-TWENTIETH (1/20) OF AN INCH.

CONTOUR INTERVAL: 1 FEET
DATE OF PHOTOGRAPHY: NOV. 18, 2011
SCALE OF PHOTOGRAPHY: 1"=330'

PAUL A. BADR – PROFESSIONAL LAND SURVEYOR L-4025 — DATE 12/21/12

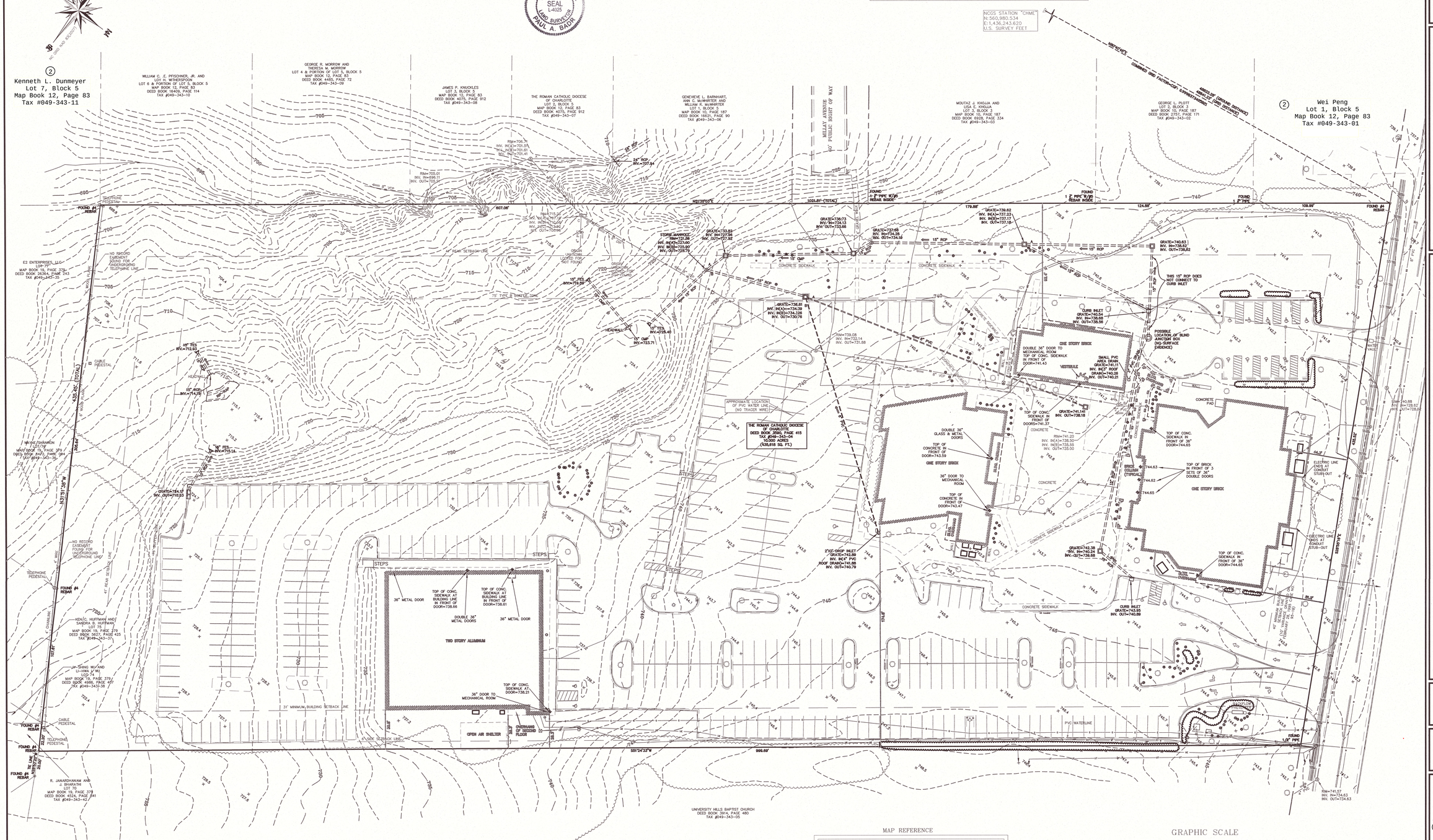
NORTH CAROLINA PROFESSIONAL SEAL L-4025 LAND SURVEYOR PAUL A. BADR

GENERAL NOTES

1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
2. ALL AREAS ARE CALCULATED BY THE COORDINATE COMPUTATION METHOD.
3. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
4. ALL CORNERS MONUMENTED AS SHOWN.
5. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOODZONE AS DEFINED BY FEMA-FIRM COMMUNITY PANEL NO. 3710458600J BEARING AN EFFECTIVE DATE OF MARCH 02, 2009.
7. SUBJECT PROPERTY ZONED INST(CD)
8. BASIS OF HORIZONTAL DATUM IS NC GRID NAD 83 (2007) PER FIELD RUN VRS/RTK SESSIONS.
9. BASIS OF VERTICAL DATUM IS NAVD 88 PER FIELD RUN VRS/RTK SESSIONS.
10. UNDERGROUND UTILITIES WERE LOCATED PER LOCATION MARKINGS ON SITE BY OTHERS. THE SURVEY COMPANY, INCORPORATED IS RESPONSIBLE ONLY FOR THE LOCATION OF ABOVE GROUND MARKINGS AND NOT THE ACTUAL LOCATION OF UTILITIES BEING MARKED. THERE MAY BE OTHER UNDERGROUND UTILITIES ON THIS SITE OTHER THAN THOSE SHOWN. BEFORE DOING ANY DIGGING CALL NC ONECALL (1-800-632-4949).
11. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF TITLE COMMITMENT OR REPORT.
12. THIS MAP WAS PRODUCED BY CONVENTIONAL SURVEY METHODS AS WELL AS PHOTOGRAMMETRIC MAPPING PROCEDURES.

LEGEND

STORM DRAIN	RCP REINFORCED CONCRETE PIPE
CURB	CMP CORRUGATED METAL PIPE
PROPERTY LINE SURVEYED	FOUND PROPERTY CORNER
PROPERTY LINE NOT SURVEYED	LIGHT POLE
RIGHT-OF-WAY LINE	ELECTRIC METER
EASEMENT LINE	POWER POLE
SETBACK LINE	ELECTRIC TRANSFORMER
CENTERLINE CREEK	NATURAL GAS METER
OVERHEAD POWER LINE	SEWER CLEANOUT
UNDERGROUND ELECTRIC	SANITARY SEWER MANHOLE
UNDERGROUND TELEPHONE	TELEPHONE PEDESTAL
UNDERGROUND NATURAL GAS	CABLE PEDESTAL
WATER LINE	WATER VALVE
SANITARY SEWER LINE	WATER METER
FENCE LINE	FIRE HYDRANT
TREE LINE	FLARED END SECTION
CATCH BASIN	DROP INLET
STORM MANHOLE	
TREE	
BUSH	



MAP REFERENCE

1. MAP TITLED "ZONING MAP FOR WILLIAM G. CURLIN, BISHOP OF THE ROMAN CATHOLIC DIOCESE OF CHARLOTTE – SAINT THOMAS AQUINAS CHURCH" PREPARED BY R.B. PHARR & ASSOCIATES, P.A. DATED JANUARY 13, 1995 LAST REVISED AUGUST 15, 1995 HAVING A FILE NO. W-1698.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

PETITION #2014-061

THE SURVEY COMPANY, INC.
4105-B STUART ANDREW BLVD
CHARLOTTE, NC 28217
(704) 561-9970 (704) 561-9972 FAX
WWW.SURVEYCO.COM
NORTH CAROLINA FIRM
REGISTRATION NUMBER C-1716

BOUNDARY, TOPOGRAPHIC AND UTILITY SURVEY OF: ST. THOMAS AQUINAS CHURCH

1400 SUTHER ROAD
CITY OF CHARLOTTE
MECKLENBURG COUNTY – NORTH CAROLINA

PROPERTY OWNER:
THE ROMAN CATHOLIC DIOCESE OF CHARLOTTE
P.O. BOX 36776
CHARLOTTE, NC 28236

PREPARED FOR:
LITTLE DIVERSIFIED CONSULTING
5815 WEST PARK DRIVE
CHARLOTTE, NC 28217
CONTACT: DAVE POWLEN
PHONE: 704.561.3472

PROJECT NUMBER:	LTL 30
SURVEYED BY:	RRD/CCG
DRAWN BY:	TRB
CHECKED BY:	MCS
ISSUE DATE:	12/23/2011
REVISIONS:	
① – CLIENT COMMENTS – 12/21/12	
② Adjoining Owners Only - 4/28/14	
CAD FILE:	LTL30.dwg