



PRESERVATION OF EXISTING SITE VEGETATION:
A MINIMUM OF 15 SMALL OR LARGE MATURING TREES SHALL BE RETAINED OR PLANTED ON THE PARCEL FOR EACH ACRE OF PROPORTIONATE AREA DISTURBED BY DEVELOPMENT. REQUIRED PLANTING AND SCREENING WILL BE INCLUDED IN MEETING THIS REQUIREMENT.

SITE PERIMETER BUFFER REQUIRED FOR NON-RESIDENTIAL USE (HIGHWAY OVERLAY DISTRICT):
A MINIMUM 20 FOOT UNDISTURBED BUFFER STRIP SHALL BE RETAINED ALONG ALL SIDE AND REAR PROPERTY BOUNDARIES ABUTTING AN EXISTING RESIDENTIAL USE OR RESIDENTIALLY ZONED AREA. A COMBINATION PLANTED BUFFER STRIP WITH FENCING SHALL BE USED TO CREATE A MINIMUM 75% VISUALLY OPAQUE BUFFER.

PERIMETER LANDSCAPING:
MINIMUM 1 TREE AND TEN SHRUBS FOR EACH 50 FEET, PLANTED WITHIN 15 FEET OF THE PROPERTY LINE.

MONUMENT SIGN:
ONE FREE-STANDING IDENTIFICATION SIGN, SIGN FACE AREA NO LARGER THAN 40 SQUARE FEET

STREETSCAPE LANDSCAPING:
MINIMUM 6 FOOT WIDE PLANTING STRIP ADJACENT TO PUBLIC R.O.W. PLANT WITH LARGE MATURING TREES (MAX. 50 FEET APART), SMALL MATURING TREES (MAX. 40 FEET APART), OR A COMBINATION OF LARGE AND SMALL MATURING TREES (LARGE TREES - MAX. 50 FEET APART, SMALL TREES - MAX. 40 FEET APART, MAX. 50 FEET BETWEEN LARGE AND SMALL TREES)

INTERIOR LANDSCAPING:
AT LEAST ONE EXISTING OR PLANTED TREE WITH APPROPRIATE MINIMUM CALIPER AND HEIGHT SHALL BE PROVIDED FOR EVERY TEN PARKING SPACES. NO PARKING SPACE SHALL BE LOCATED MORE THAN 60 FEET FROM A TREE.

ROAD IMPROVEMENTS:
MAX 36" FACE OF CURB TO EDGE OF PAVEMENT WITH PAINTED LANES AND MEDIAN, 2'-6" CONCRETE CURB & GUTTER, 5' LANDSCAPE STRIP, AND 5' CONCRETE SIDEWALK ON NORTH SIDE ONLY.

RESIDENTIAL / INSTITUTIONAL DISTRICT ALLOWED USES :

PERMITTED USES:

- 1. Arboretum
- 2. Parks & playgrounds noncommercial
- 3. Temporary buildings and material storage in conjunction with construction
- 4. Fire, police, emergency stations
- 5. Public libraries
- 6. Cemeteries

USES UNDER PRESCRIBED CONDITIONS

- 1. Churches
- 2. Community recreation centers
- 3. Country clubs, swimming and racket clubs on noncommercial membership basis
- 4. Schools
- 5. Child day care facilities
- 6. Adult day care centers
- 7. Nursing homes, rest homes
- 8. Colleges except stadiums
- 9. Hospitals
- 10. Dormitories for schools and hospitals (on principal site)
- 11. Monasteries and convents
- 12. Cemeteries with mausoleums / crematoriums
- 13. On site demolition disposal sites
- 14. Temporary uses allowed as permanent uses and short term civic / non-profit use (festivals, etc.)
- 15. Commercial racket and swimming facilities
- 16. Commercial riding stable
- 17. Transit stop shelters
- 18. Electric and Telephone poles and communication towers

ACCESSORY USES:

- 1. Incidental to permitted uses
- 2. Parking
- 3. Petroleum storage
- 4. Vending machines
- 5. Commercial uses (cafeterias, shops) <10% of floor area
- 6. Satellite dishes and swimming pools with minimum visibility
- 7. Pro shop or offices accessory to commercial racket or swim club
- 8. Storage sheds for animals at a commercial riding stable

-SELF IMPOSED RESTRICTED USES
-ALLOWED USES

CONDITIONAL SITE PLAN NOTES :

- 1. Upon approval of this zoning petition, parcels owned by the petitioner shall be combined and divided to create the two distinct parcels shown on this plan.
- 2. A variance shall be requested to allow the existing house to encroach into the 50-foot building setback. The house is currently a non-conforming property.
- 3. Stormwater detention shall be provided in underground storage pipes to limit post-construction stormwater runoff to pre-development discharge levels for 2-year and 10-year stormwater events.
- 4. The site design allows for bus traffic to circulate through the school parking and loading areas. Bus parking shall be provided across Covenant Church Lane in shared-use parking spaces.
- 5. Phase 1 school construction is shown and consists of the following: Administration area, Media Center, Gymnasium with locker rooms, 16 general study classrooms, 2 science labs.
- 6. Phase 2 school construction is shown as future expansion and consists of the following: Cafeteria with loading area, Music classroom, Art classroom, 8 general study classrooms, temporary classrooms.
- 7. Maximum student capacity is 420.
- 8. Traffic control shall be provided by owner to block direct entry from Covenant Church Lane to the student drop-off in front of school during peak traffic hours (i.e. beginning and end of school day). Control shall be in the form of cones, barricades, and/or traffic guards.

CONDITIONAL SITE PLAN NOTES THAT HAVE BEEN APPROVED AND INSTALLED :

- 1. The existing cemetery office, located along the newly-created property line, shall be removed within 30 calendar days of rezoning approval. The existing house on R20-zoned property shall be removed within 30 calendar days of start of high school site construction.
- 2. Site lighting shall be provided at the Covenant Church Lane crosswalk, to be coordinated with Duke Power.
- 3. Traffic calming device shall be provided on Christ Covenant Church Lane, designed and built to Town of Matthews standards.
- 4. School zone signage, including flashing warning lights, shall be provided along Christ Covenant Church Lane. Coordinate with the Town of Matthews Public Works Department.

ZONING CODE SUMMARY:

PROJECT NAME: COVENANT DAY HIGH SCHOOL
OWNER: CHRIST COVENANT PRESBYTERIAN CHURCH, INC. PHONE: XXX-XXXX
PLANS PREPARED BY: LITTLE PHONE: 525-6350
ZONING: R20 JURISDICTION: MATTHEWS/MECK. CO.
PROPOSED USE: HIGH SCHOOL
BUILDING HEIGHT: 47 ft. STORIES: 2
BUILDING COVERAGE: 31.935 sf. GROSS FLOOR AREA: 49,333 sf.
LOT SIZE: 4.29 ac. NUMBER OF UNITS/SUITES: 1 BUILDING

YARD REQUIREMENTS:
Setback (front): 50 ft. from R/W, ±X ft. from C/L of R/W
Side Yard (r): 50 ft. Side Yard (l): 50 ft.
Rear Yard: 50 ft.

REQUIRED BUFFERS:
Front: YES 6' ft. Rear: YES 20/15 ft.
Side (l): YES 15' ft. Side (r): YES 20 ft.

REQUIRED SCREENING:
Front: NO Rear: NO
Side (l): YES Side (r): YES
Parking Only: NO

TOTAL IMPERVIOUS SURFACE AREA: 117,543 sf. (63%)
PARKING DATA: (specify requirement)
ONE SPACE FOR EACH FIVE SEATS IN AUDITORIUM/PLACE OF ASSEMBLY
793 GYM SEATS / 5 = 159 TOTAL SPACES REQUIRED
47 SPACES AT SCHOOL
112 SHARED SPACES AT CHURCH

As Per TOWN OF MATTHEWS Zoning Ordinance Section No. 153.117
REQUIRED: 159 PROVIDED: 159 HANDICAP: 6 COMPACT: -
CARPOOL: - LOADING SPACES: -

ALL SIGNAGE WILL BE APPROVED AND PERMITTED SEPARATELY.



Table with columns for ISSUE DATE (02/03/12), REVISIONS, PROJECT TEAM (David Powlen, RLA), PROJECT NAME (COVENANT DAY HIGH SCHOOL), PROJECT NUMBER (101.8898.04), and SHEET TITLE (SITE LAYOUT PLAN).