

VICINITY MAP

NOTES:

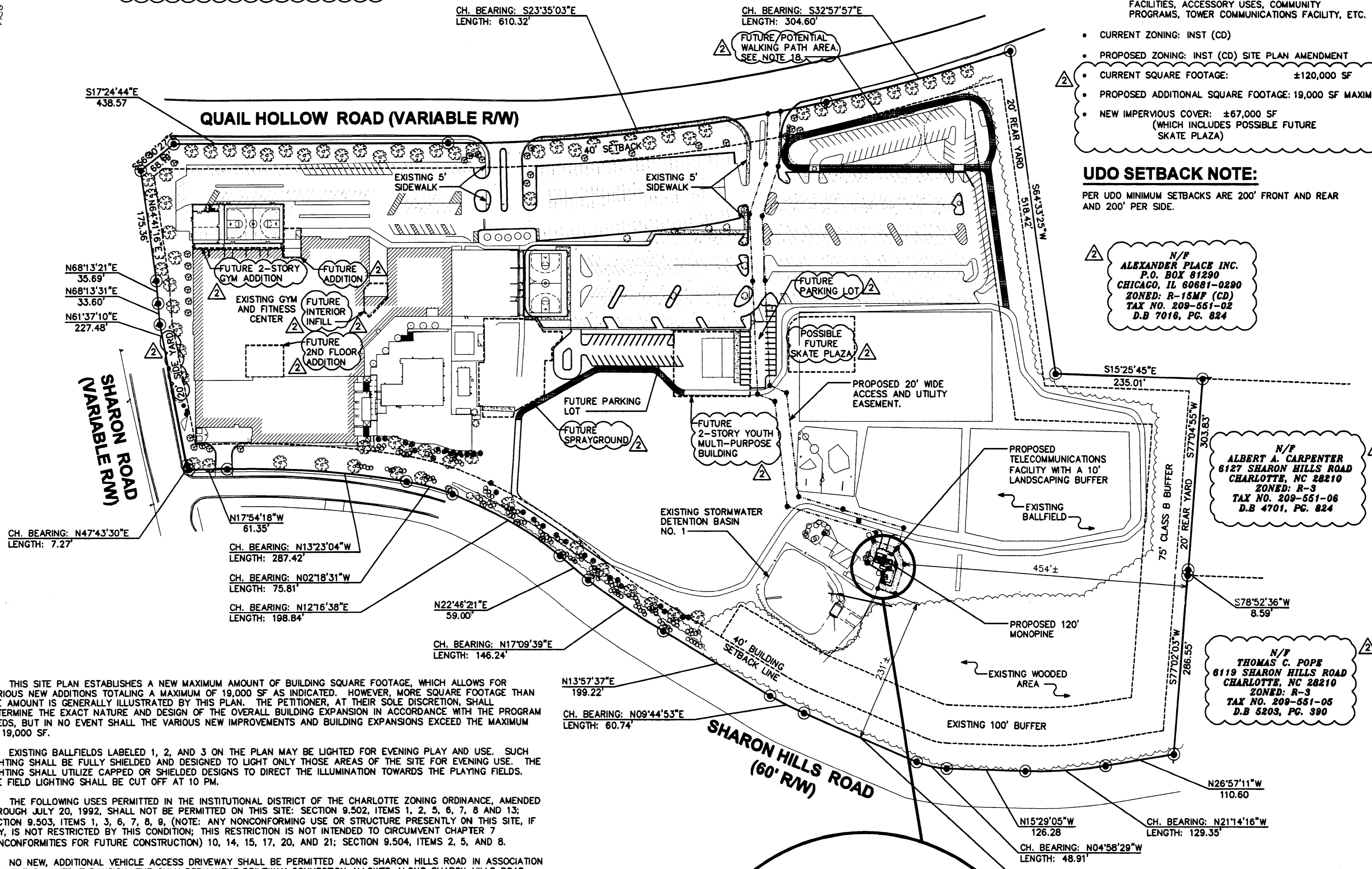
- THIS SITE PLAN DEPICTS EXISTING DEVELOPMENT CONDITIONS AS WELL AS PROPOSED EXPANSION AREAS FOR BUILDING, PARKING, CIRCULATION LAYOUT. THIS PLAN OUTLINES THE MAXIMUM BUILDING DEVELOPMENT LIMITS AND MAY BE DEVELOPED WITH LESS DEVELOPMENT INTENSITY THAN SHOWN. IN NO EVENT, HOWEVER, SHALL MINIMUM SETBACK OR BUFFER REQUIREMENTS BE LESS THAN AS SHOWN ON THIS SITE PLAN. FURTHERMORE, THE DEVELOPMENT OF THE SITE WILL BE CONTROLLED BY THE STANDARDS DEPICTED ON THIS PLAN AND BY THE STANDARDS OF THE CITY OF CHARLOTTE ZONING ORDINANCE. THE DEVELOPMENT DEPICTED BY THIS PLAN IS INTENDED TO REFLECT THE GENERAL ARRANGEMENT OF THE PROPOSED USES OF THE SITE, BUT THE EXACT DETAILS OF THE CONFIGURATION, PLACEMENT AND SIZE OF THE INDIVIDUAL BUILDINGS AND/OR SITE ELEMENTS MAY BE ALTERED OR MODIFIED WITHIN THE LIMITS PRESCRIBED BY THE ORDINANCE AS SPECIFIED IN SECTION 6.206(2) DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTS PHASES. ANY SUCH ADMINISTRATIVE ALTERATION IS FURTHER SUBJECT TO NOTE 16, LISTED BELOW.
- THE DEVELOPMENT SHALL COMPLY WITH ALL REGULATORY STANDARDS PERTAINING TO SIGNAGE, OFF-STREET PARKING, SCREENING/BUFFERS, LANDSCAPING, TREE ORDINANCE, STORM WATER MANAGEMENT AND FIRE PROTECTION.
- THE DEVELOPMENT SHALL BE SERVED BY TWO EXISTING VEHICULAR INGRESS/EGRESS POINTS ONTO QUAIL HOLLOW ROAD AND ONE EXISTING SERVICE ONLY ACCESS POINT OFF SHARON HILLS ROAD, AS SHOWN.
- THE PLAYGROUND/BALLFIELD AREAS MAY BE UTILIZED FOR A WIDE ARRAY OF OUTDOOR RECREATION ACTIVITIES. THE SOUTHWESTERLY CORNER OF THE SITE ADJACENT TO AND NEAR SHARON HILLS SHALL BE USED FOR DAY CAMP AND SIMILAR ACTIVITIES. THE AREA SHALL REMAIN PRINCIPALLY IN ITS CURRENT WOODED CONDITION EXCEPT THAT CLEARING NECESSARY TO ERECT SHELTERS AND ASSOCIATED FACILITIES SHALL BE PERMITTED. TO ENSURE THIS CONDITION A MINIMUM 100 FOOT BUFFER SHALL BE MAINTAINED ALONG THE AREA'S EDGE ADJACENT TO SHARON HILLS ROAD. WITHIN THIS BUFFER NO BUILDING OR SHELTERS SHALL BE PERMITTED. OTHERWISE, INDIVIDUAL SHELTERS TO BE LOCATED ELSEWHERE IN THE PROPOSED "DAY CAMP AREA" SHALL NOT EXCEED 800 SQUARE FEET IN SIZE.
- THE SHARON HILLS ROAD SIDE OF THE SITE HAS BEEN EXTENSIVELY LANDSCAPED TO PROVIDE AN ATTRACTIVE STREETSCAPE APPEARANCE ALONG THIS PORTION OF THE SITE. FURTHERMORE, NEW LANDSCAPE/SCREENING TREATMENTS SHALL BE INSTALLED ALONG SHARON HILLS ROAD AS INDICATED. THIS NEW BERM/LANDSCAPING TREATMENT SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY PERMIT FOR ANY NEW PROPOSED BUILDING/EXPANSION ASSOCIATED WITH THIS PLAN. EXCEPT FOR THE ABOVE MENTIONED SERVICE DRIVEWAY, THE EDGE OF THE SITE ALONG SHARON HILLS ROAD SHALL NOT BE ACCESSED BY VEHICLES.
- IT IS ANTICIPATED THAT THE PROPOSED EXPANSIONS SHALL BE DEVELOPED IN PHASES OVER TIME AS PROGRAM NEEDS ARE DETERMINED. AS BUILDING EXPANSION PROCEEDS, THE NECESSARY PARKING AREAS NEEDED TO COMPLY WITH OFF-STREET PARKING REQUIREMENTS SHALL ALSO BE CONSTRUCTED. SOME PARKING AREAS MAY BE DEVELOPED PRIOR TO BUILDING EXPANSION FOR CONVENIENCE AND/OR PROGRAM NEEDS.
- ALL ACTIVITIES AND PROGRAMS ASSOCIATED WITH THE HARRIS YMCA SHALL COMPLY WITH THE CITY OF CHARLOTTE NOISE ORDINANCE.
- VARIOUS EVENING ACTIVITIES SHALL BE PERMITTED IN THE EXISTING WOODED DAY CAMP AREA, EXCEPT THAT NO OVERNIGHT CAMPING/SLEEPING SHALL BE PERMITTED.
- THE PROPOSED 2 STORY ADDITION AT THE CORNER CLOSEST TO THE INTERSECTION OF SHARON ROAD AND QUAIL HOLLOW ROAD SHALL BE LIMITED IN HEIGHT TO THAT OF THE EXISTING BUILDING.
- THE EXISTING BERMS ALONG SHARON ROAD AND SHARON HILLS ROAD SHALL NOT BE REDUCED IN TERMS OF HEIGHT AND LANDSCAPING.
- ANY BUILDING EXPANSION WHICH EXTENDS THE EXISTING YMCA BUILDING TOWARD QUAIL HOLLOW ROAD SHALL REPEAT THE SAME WINDOW DESIGN AS THE EXISTING WINDOW DESIGN, AS IT RELATES TO THE SECOND STORY/GYMNASIUM SIDE FACING QUAIL HOLLOW ROAD. ADDITIONAL SECOND STORY WINDOWS, IN ASSOCIATION WITH ANY EXPANSION FACING SHARON ROAD, SHALL NOT INCORPORATE FULL LENGTH WINDOWS. ALL WINDOWS ASSOCIATED WITH SUCH AN EXPANSION WILL BE LOCATED IN THE UPPER THIRD OF THE FACADE FOR THE SECOND STORY.
- ALL PROPOSED BUILDING EXPANSION ELEVATIONS SHALL CONTINUE TO FOLLOW THE PREDOMINANT ARCHITECTURAL STYLE NOW TYPICALLY RECOGNIZED FOR THE HARRIS YMCA, WHICH WAS ESTABLISHED BY THE MAJOR BUILDING ADDITION TO THE SITE IN 1990. THIS DESIGN THEME IS CHARACTERIZED BY MASONRY AND STUCCO BUILDING VENEERS AND FINISHES. OTHER ARCHITECTURAL DETAILS, SUCH AS COLORS, WINDOW AND DOOR TREATMENTS, ETC. SHALL BE COMPLEMENTARY IN NATURE WITH THE 1990 THEME.
- THE EXISTING IDENTIFICATION SIGNS ON THE SITE SHALL BE THE ONLY SIGNS PERMITTED. THE EXISTING SIGNS MAY BE RELOCATED, REPLACED, REPAIRED AND/OR MODIFIED IN ACCORDANCE WITH THE CURRENT CITY OF CHARLOTTE ZONING ORDINANCE. NO NEW SIGNS SHALL BE PERMITTED ON SHARON HILLS ROAD.
- THERE WILL BE NO MORE THAN THREE OUTDOOR EVENTS PER CALENDAR YEAR USING AMPLIFIED MUSIC.
- ANY MECHANICAL EQUIPMENT LOCATED ON THE ROOF(S) OF PROPOSED ADDITIONS SHALL BE SCREENED BY A PARAPET WALL SUFFICIENT IN HEIGHT TO SCREEN SAID EQUIPMENT.
- ANY ADMINISTRATIVE AMENDMENT, VARIANCE OR SIMILAR SITE PLAN CHANGE SHALL REQUIRE THE TIMELY NOTIFICATION OF ALL ADJACENT PROPERTY OWNERS AND THE NEIGHBORHOOD AND/OR HOMEOWNERS ASSOCIATIONS OF THE DIRECTLY ADJUTING NEIGHBORHOODS AS REGISTERED WITH THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. SUCH NOTIFICATION SHALL BE IN THE FORM OF FIRST CLASS MAIL AND SHALL BE INITIATED BY THE HARRIS YMCA AT THE TIME SUCH CHANGE IS SUBMITTED TO THE APPROPRIATE PUBLIC AGENCY GOVERNING SUCH CHANGE.
- THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
- A FUTURE INTERNAL SIDEWALK MAY BE ADDED AS SHOWN AT THE DISCRETION OF THE PETITIONER. ALSO, A FUTURE EXTENSION OF THE WALKING PATH MAY BE DEVELOPED IN CONJUNCTION WITH THE NEW PARKING AREA(S) SHOWN ON THIS SITE PLAN. IF CONSTRUCTED, THE NEW INTERNAL SIDEWALK WILL BE REQUIRED AT THE TIME OF THE CONSTRUCTION OF THE "FUTURE PARKING LOT" IN THE S.E. CORNER OF THE SITE.

SITE PLAN

SCALE: 1" = 100'

PARKING NOTE:

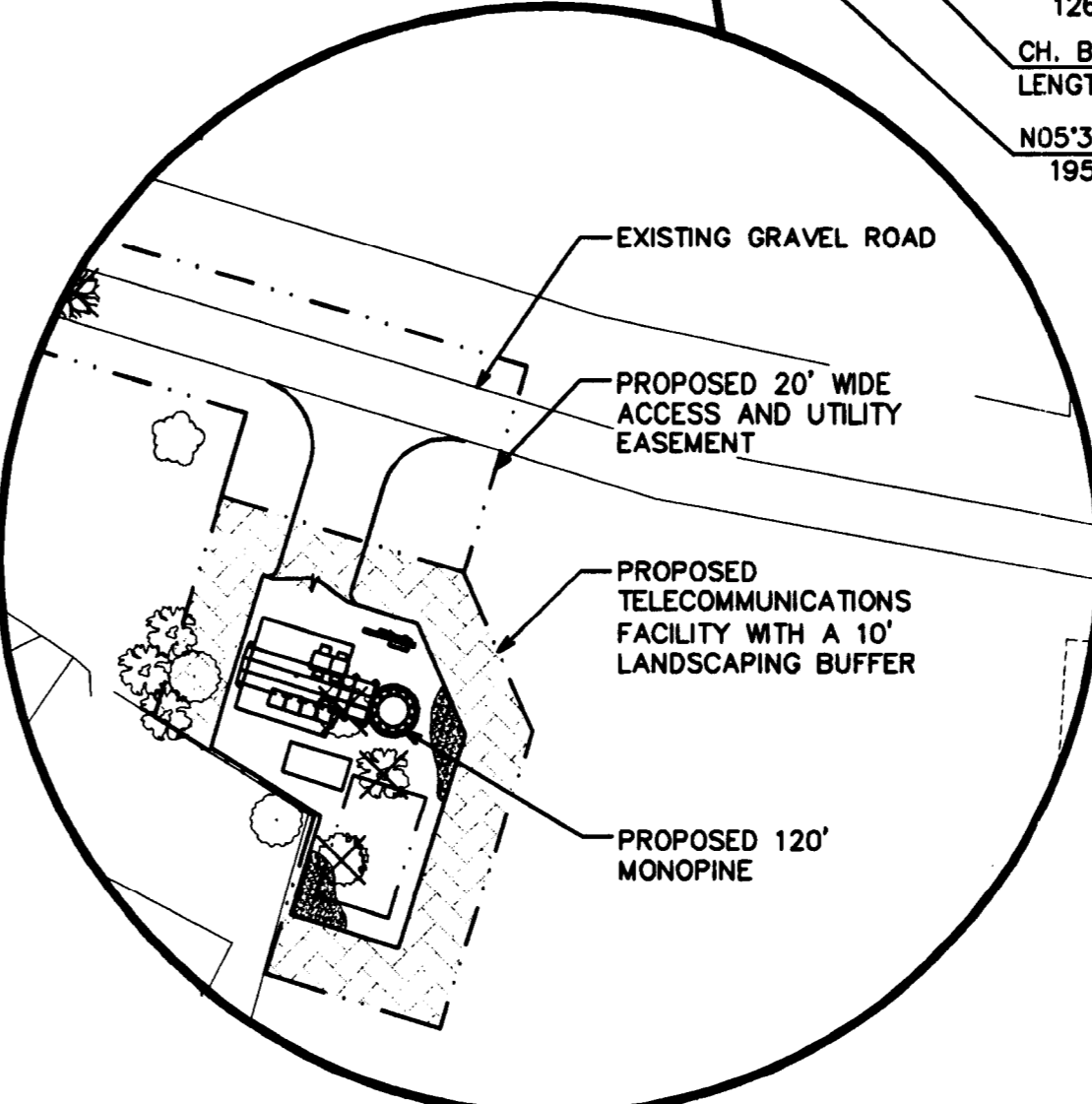
A VARIANCE WAS GRANTED UNDER CASE 2005-102 TO ALLOW PARKING TO REMAIN IN THE 40-FOOT SETBACK ALONG QUAIL HOLLOW ROAD.



- THIS SITE PLAN ESTABLISHES A NEW MAXIMUM AMOUNT OF BUILDING SQUARE FOOTAGE, WHICH ALLOWS FOR VARIOUS NEW ADDITIONS TOTALING A MAXIMUM OF 19,000 SF AS INDICATED. HOWEVER, MORE SQUARE FOOTAGE THAN THE AMOUNT IS GENERALLY ILLUSTRATED BY THIS PLAN. THE PETITIONER, AT THEIR SOLE DISCRETION, SHALL DETERMINE THE EXACT NATURE AND DESIGN OF THE OVERALL BUILDING EXPANSION IN ACCORDANCE WITH THE PROGRAM NEEDS, BUT IN NO EVENT SHALL THE VARIOUS NEW IMPROVEMENTS AND BUILDING EXPANSIONS EXCEED THE MAXIMUM OF 19,000 SF.
- EXISTING BALLFIELDS LABELED 1, 2, AND 3 ON THE PLAN MAY BE LIGHTED FOR EVENING PLAY AND USE. SUCH LIGHTING SHALL BE FULLY SHIELDED AND DESIGNED TO LIGHT ONLY THOSE AREAS OF THE SITE FOR EVENING USE. THE LIGHTING SHALL UTILIZE CAPPED OR SHIELDED DESIGNS TO DIRECT THE ILLUMINATION TOWARDS THE PLAYING FIELDS. THE FIELD LIGHTING SHALL BE CUT OFF AT 10 PM.
- THE FOLLOWING USES PERMITTED IN THE INSTITUTIONAL DISTRICT OF THE CHARLOTTE ZONING ORDINANCE, AMENDED THROUGH JULY 20, 1992, SHALL NOT BE PERMITTED ON THIS SITE: SECTION 9.502, ITEMS 1, 2, 5, 6, 7, 8 AND 13; SECTION 9.503, ITEMS 1, 3, 6, 7, 8, 9, (NOTE: ANY NONCONFORMING USE OR STRUCTURE PRESENTLY ON THIS SITE, IF ANY, IS NOT RESTRICTED BY THIS CONDITION; THIS RESTRICTION IS NOT INTENDED TO CIRCUMVENT CHAPTER 7 NONCONFORMITIES FOR FUTURE CONSTRUCTION) 10, 14, 15, 17, 20, AND 21; SECTION 9.504, ITEMS 2, 5, AND 8.
- NO NEW, ADDITIONAL VEHICLE ACCESS DRIVEWAY SHALL BE PERMITTED ALONG SHARON HILLS ROAD IN ASSOCIATION WITH THE PLANNED EXPANSION. THE ONLY PERMANENT DRIVEWAY CONNECTION ALLOWED ALONG SHARON HILLS ROAD SHALL BE THE CURRENT SERVICE DRIVEWAY AT THE REAR OF THE AQUATICS CENTER.
- THE HEIGHT OF THE NEW BERM PLANNED ALONG SHARON HILLS SHALL BE MEASURED FROM THE TOPOGRAPHIC GRADE LEVEL OF THE AREA BETWEEN THE EXISTING CHAIN LINK FENCE AND THE EXISTING WALKING PATH, WHICH IS THE PLANNED PLACEMENT LOCATION OF THE NEW BERM (SEE CROSS-SECTION "A-A").
- THE PETITIONER SHALL PROVIDE AN EASEMENT TO THE CHARLOTTE AREA TRANSIT SYSTEM (CATS) FOR A BUS SHELTER PAD AND BICYCLE PARKING. THE EASEMENT SHALL BE 5.5' X 23' AND THE LOCATION SHALL BE COORDINATED WITH CATS.
- THE PARKING/CIRCULATION MODIFICATION ILLUSTRATED IN CONJUNCTION WITH THE "FUTURE 2-STORY GYM ADDITION" IS CONCEPTUAL IN NATURE AND SUBJECT TO THE FINAL DESIGN LAYOUT/CHANGES AS DETERMINED BY THE BUILDING FOOTPRINT OF THE GYM ADDITION AT THE TIME OF THE FINAL DESIGN/BUILDING CONSTRUCTION.
- THE PETITIONER SHALL TIE-IN TO THE EXISTING STORM WATER SYSTEM(S). THE PETITIONER SHALL HAVE THE RECEIVING DRAINAGE SYSTEM(S) ANALYZED TO ENSURE THAT IT WILL NOT BE TAKEN OUT OF THE STANDARD DUE TO THE DEVELOPMENT. IF IT IS FOUND THAT THE DEVELOPMENT WILL CAUSE THE STORM DRAINAGE SYSTEM(S) TO BE TAKEN OUT OF STANDARD, THE PETITIONER SHALL PROVIDE ALTERNATE METHODS TO PREVENT THIS FROM OCCURRING.
- AT LEAST TWO CARRIERS CAN BE ACCOMMODATED ON PROPOSED TOWER.
- ACCESSORY BUILDING SIZE IS 500 SQUARE FEET MAXIMUM AND 15 FEET IN HEIGHT PER 12.108(B) (F) OF UNIFIED DEVELOPMENT ORDINANCE.
- THE HARRIS YMCA WILL CONTRIBUTE TO CDOT AN AMOUNT UP TO \$60,000 FOR THE INSTALLATION OF A FUTURE TRAFFIC SIGNAL AT THE QUAIL HOLLOW/HEATHSTEAD DRIVE/YMCA DRIVEWAY INTERSECTION SHOULD CDOT DETERMINE THAT SIGNAL WARRANTS ARE MET. THE YMCA ALSO AGREES TO ANY MODIFICATIONS TO THE DRIVEWAY/ASLE, SIDEWALK AND PARKING AREA IN THE IMMEDIATE VICINITY OF THE HARRIS YMCA DRIVEWAY AS MAY BE NECESSARY TO OPERATIONALLY ACCOMMODATE THE TRAFFIC SIGNAL INSTALLATION ON THE YMCA PROPERTY AT NO COST TO THE CITY. FURTHER, THE YMCA AGREES TO PROVIDE ANY EASEMENTS ON THE YMCA PARTY FOR THE TRAFFIC SIGNAL POLES, DOWN GUYS AND RELATED EQUIPMENT AT NO COST TO THE CITY. THE COMMITMENT TO CONTRIBUTE TO THESE FUNDS WILL EXPIRE 5 YEARS FROM THE DATE OF THE CITY COUNCIL'S APPROVAL OF THE REZONING PETITION. SAID FUNDS WILL BE INCLUDED IN THE HARRIS YMCA RESERVE FUND SPECIFICALLY NOTED FOR SUCH USE. THE YMCA WILL NOTIFY CDOT ON A YEARLY BASIS THAT THE FUNDS ARE RESERVED AND NOTED AS PART OF THE ACCOUNTING SYSTEM AND AVAILABLE FOR THE USE AND DISPERSAL UPON REQUEST BY CDOT.
- ANY EXISTING TREE ISLANDS IN THE EXISTING PARKING LOTS, WHICH MAY BE REDUCED AND/OR MODIFIED, SHALL NONETHELESS COMPLY WITH MINIMUM ISLAND SIZE AND ANY TREE RETAINED.

TELECOMMUNICATIONS FACILITY

SCALE: 1" = 30'



DEVELOPMENT DATA SUMMARY:

- TAX PARCEL #S: 209-551-03
209-551-04
- TOTAL ACREAGE: 30.43 ACRES ±
- CURRENT/PROPOSED USE: YMCA AND RELATED FACILITIES, ACCESSORY USES, COMMUNITY PROGRAMS, TOWER COMMUNICATIONS FACILITY, ETC.
- CURRENT ZONING: INST (CD)
- PROPOSED ZONING: INST (CD) SITE PLAN AMENDMENT
- CURRENT SQUARE FOOTAGE: ±120,000 SF
- PROPOSED ADDITIONAL SQUARE FOOTAGE: 19,000 SF MAXIMUM
- NEW IMPERVIOUS COVER: ±67,000 SF (WHICH INCLUDES POSSIBLE FUTURE SKATE PLAZA)

UDO SETBACK NOTE:

PER UDO MINIMUM SETBACKS ARE 200' FRONT AND REAR AND 200' PER SIDE.

N/F
ALEXANDER PLACE INC.
P.O. BOX 81290
CHICAGO, IL 60681-0290
ZONED: R-15MF (CD)
TAX NO. 209-551-02
D.B. 7016, PG. 824

N/F
ALBERT A. CARPENTER
6127 SHARON HILLS ROAD
CHARLOTTE, NC 28210
ZONED: R-3
TAX NO. 209-551-06
D.B. 4701, PG. 824

N/F
THOMAS C. POPE
6115 SHARON HILLS ROAD
CHARLOTTE, NC 28210
ZONED: R-3
TAX NO. 209-551-05
D.B. 5203, PG. 390

TREE SCHEDULE		
	DIAMETER	LEGEND
PINE TREES	8" - 22"	○
PINE TREES (TO BE REMOVED)	8" - 22"	⊗
SWEET GUM TREES	9" - 13"	⊗
SWEET GUM TREES (TO BE REMOVED)	9" - 13"	⊗
ELM TREES	9"	○
HARDWOOD TREES	20"	○
HARDWOOD TREES (TO BE REMOVED)	20"	⊗
HICKORY TREES	10"	⊗
SYCAMORE TREES	15"	⊗
SYCAMORE TREES (TO BE REMOVED)	15"	⊗

06-03-09 REVISED FOR PUBLIC HEARING: PETITON #2009-049

JUN 17 2009 SCALE IN FEET

PLANS PREPARED FOR:

TOWER ENGINEERING PROFESSIONALS
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AMERICAN TOWER CORPORATION
400 REGENCY FOREST DR.
CARY, NC 27511

PROJECT INFORMATION:	REVISION:
HARRIS BRANCH YMCA	2
5900 QUAIL HOLLOW ROAD CHARLOTTE, NC 28210 (MECKLENBURG COUNTY)	REP. # 090031

SCALE: 1" = 100'

SITE PLAN

RZ-1

DATE: JUN 17 2009

