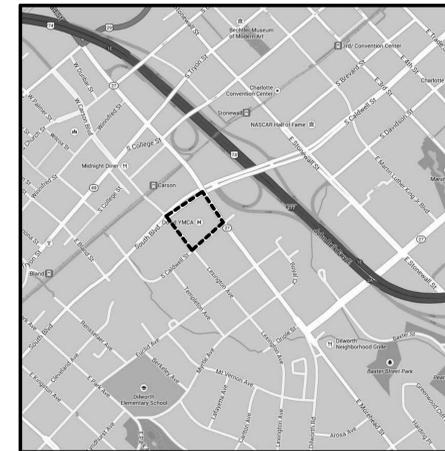




**DOWD YMCA RENOVATION & EXPANSION**



**VICINITY MAP**  
NTS



227 WEST TRADE STREET SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
TEL. 704.333.6686 FAX 704.333.2926  
WWW.LS3P.COM

**SITE DEVELOPMENT DATA**

- Acree:** ± 4.40 acres
- Tax Parcel #s:** 123-024-01 and 02
- Existing Zoning:** B-1
- Proposed Zoning:** MUDD-O
- Existing Use:** Indoor recreation
- Proposed Use:** Indoor recreation as permitted by right, under prescribed conditions and by the Optional provisions below, together with accessory uses, all as allowed in the MUDD-O zoning district (as more specifically described and restricted below in Section 3).
- Gross Square feet of Development:** As permitted by right and under prescribed conditions in the MUDD-O zoning district.
- Maximum Building Height:** Building height will be limited to 90 feet (for the purposes of these height limits, roof top mechanical equipment, and screens or devices used to screen roof top structures or equipment, spires, mansards, domes, or other architectural features will not be considered for the calculation of allowed building height, otherwise building height will be measured as defined by the Ordinance).
- Parking:** Parking for the Site will comply with the parking requirements of the MUDD-O zoning district.

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**REVISIONS:**

No.	Description	Date
1	City Comments	06/19/15
2	Staff Comments	07/23/15

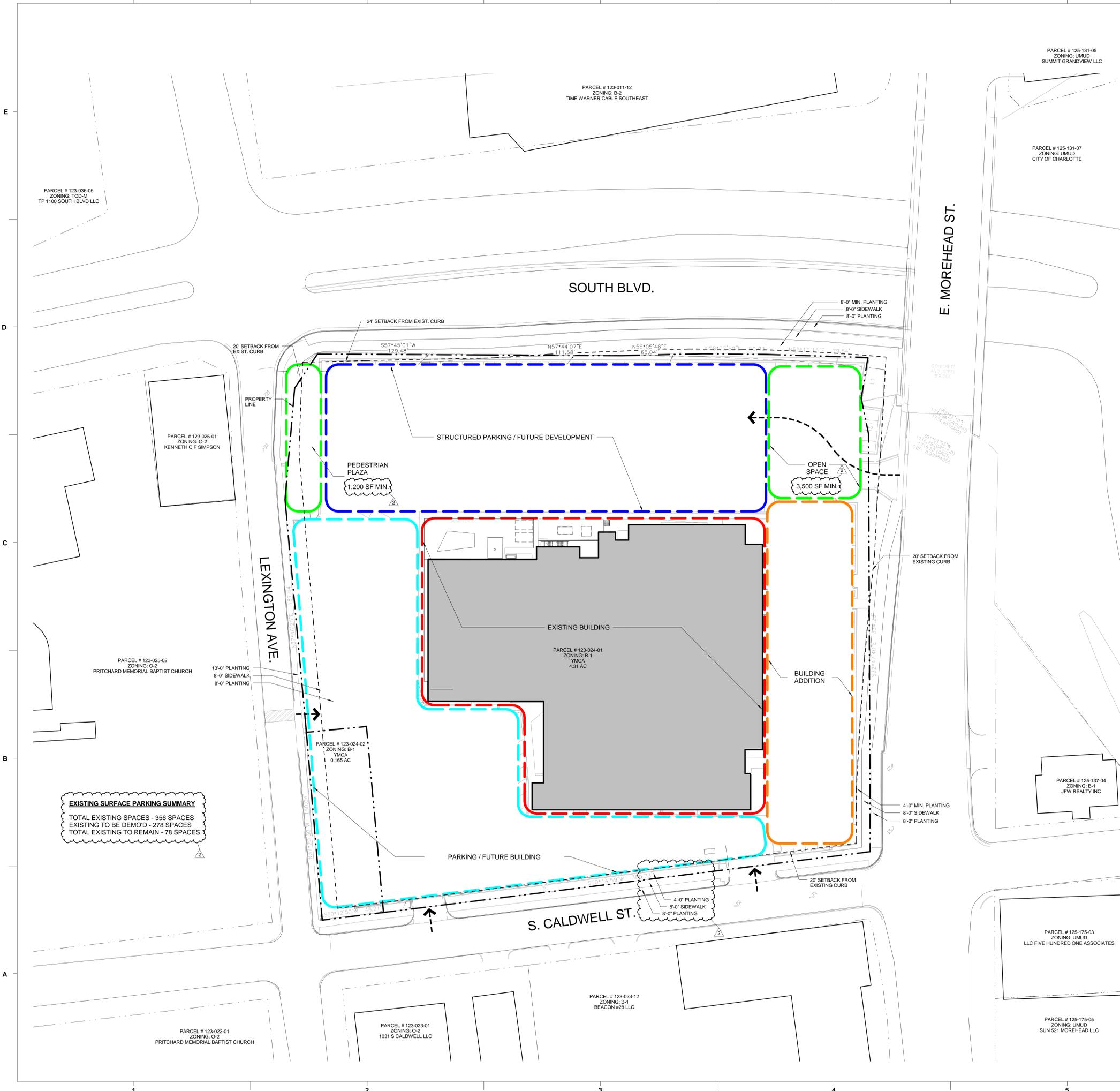
PROJECT: 9600-124760  
DATE: 22 APRIL 2015  
DRAWN BY: dmb  
CHECKED BY: jmw

**TECHNICAL DATA SHEET**

**RZ-1**

PETITION # 2015-076

**REZONING SUBMITTAL**



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**DOWD YMCA  
RENOVATION &  
EXPANSION**



227 WEST TRADE STREET SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
TEL. 704.333.6686 FAX 704.333.2926  
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**REVISIONS:**

No.	Description	Date
1	City Comments	06/19/15
2	Staff Comments	07/23/15

PROJECT: 9600-124760  
DATE: 22 APRIL 2015  
DRAWN BY: dmb  
CHECKED BY: jmw

**CONCEPTUAL  
SITE PLAN**

**RZ-3**

PETITION # 2015-076

**REZONING SUBMITTAL**



**PROJECT NORTH** **TRUE NORTH**

**GRAPHIC SCALE**

**DISCLAIMER**

SCHEMATIC PLAN ONLY. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY TO ILLUSTRATE THE GENERAL ARRANGEMENT OF BUILDINGS, SETBACK, ACCESS, AND PARKING FOR THE SITE. THE EXACT LOCATION AND DETAILS OF THE SITE DESIGN WILL BE ESTABLISHED DURING THE DEVELOPMENT REVIEW PROCESS BUT WILL BE GUIDED BY THIS SCHEMATIC PLAN. PROPOSED PLANTING PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE BASED ON ACTUAL SITE CONDITIONS.

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**DOWD YMCA  
RENOVATION &  
EXPANSION**



227 WEST TRADE STREET SUITE 700  
CHARLOTTE, NORTH CAROLINA 28202  
TEL. 704.333.6686 FAX 704.333.2926  
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**REVISIONS:**

No.	Description	Date
1	City Comments	06/19/15
2	Staff Comments	07/23/15

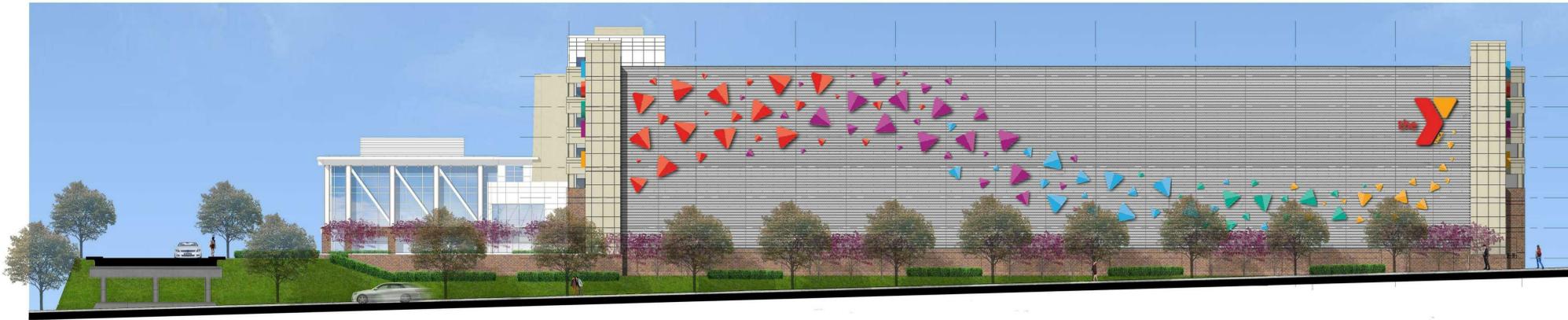
PROJECT: 9600-124760  
DATE: 22 APRIL 2015  
DRAWN BY: dmb  
CHECKED BY: jmw

**CONCEPTUAL  
ELEVATIONS**

**RZ-4**

PETITION # 2015-076

**REZONING SUBMITTAL**



SOUTH BLVD. ELEVATION



E. MOREHEAD ST. ELEVATION

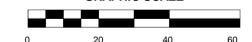


LEXINGTON AVE. ELEVATION

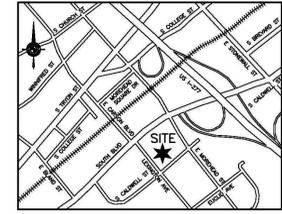
**DISCLAIMER**

THESE ELEVATIONS ARE PROVIDED TO REFLECT THE ARCHITECTURAL STYLE AND QUALITY OF THE BUILDINGS THAT MAY BE CONSTRUCTED ON THE SITE (THE ACTUAL BUILDINGS CONSTRUCTED ON THE SITE MAY VARY FROM THESE ILLUSTRATIONS AS LONG AS THE GENERAL ARCHITECTURAL CONCEPTS AND INTENT ILLUSTRATED IS MAINTAINED).

**GRAPHIC SCALE**



No.	Description	Date
1	City Comments	06/19/15
2	Staff Comments	07/23/15



VICINITY MAP  
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S23°17'50"E	32.98'
L2	S44°00'14"E	29.20'
L3	N00°58'00"E	32.75'

**ZONING:**

ZONING RESTRICTIONS AS PER ZONING ORDINANCE. SUBJECT PROPERTY ZONED: B-1  
MINIMUM SETBACK: 20'  
MINIMUM SIDE YARD: 10'  
MINIMUM REAR YARD: 10'  
MAXIMUM BUILDING HEIGHT: 40' \*\*

\*\* IN B-1 DISTRICT, NO SIDE YARD IS REQUIRED, BUT IF THEY ARE PROVIDED, IT MUST BE A MINIMUM OF 4 FEET AND IF A SECOND ONE IS PROVIDED, IT MUST BE A MINIMUM OF 4 FEET. HOWEVER, IN ANY COMBINATION, THERE SHALL BE A MINIMUM OF 4 FEET BUILDING SEPARATION AT THE SIDE YARD.

\*\* A BUILDING IN A DISTRICT MAY BE ERRECTED TO A HEIGHT IN EXCESS OF 40 FEET, PROVIDED THE MINIMUM SIDE YARD IS INCREASED 1 FOOT FOR EVERY 2 FEET IN BUILDING HEIGHT IN EXCESS OF 40 FEET. IF A BUILDING ABUTS A RESIDENTIAL ZONING DISTRICT, IT MAY NOT BE CONSTRUCTED ABOVE THE 40-FOOT LIMIT UNLESS THE SIDE AND REAR YARD WHICH ABUTS THE RESIDENTIAL ZONING DISTRICT IS INCREASED 1 FOOT FOR EACH FOOT IN BUILDING HEIGHT IN EXCESS OF 40 FEET. HEIGHT REQUIREMENTS FOR OTHER PERMITTED STRUCTURES ARE SET FORTH IN SECTION 12.106. SPECIAL HEIGHT REQUIREMENTS FOR THE BUSINESS PARK DISTRICT ARE SET FORTH IN SUBSECTION 5.805(b).

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704.336.3569.

**NOTES:**

1. THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. ELEVATIONS BASED ON N.G.S. MONUMENT "MOSS", ELEVATION - 710.36 FEET, NAD 88.
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. SOUTH BOULEVARD AND EAST MOREHEAD STREET ARE SHOWN AS A "MAJOR THROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.

**AREA TABLE**

TRACT 1 - 184,384 SQ. FT. OR 4.2329 ACRES
TRACT 2 - 7,211 SQ. FT. OR 0.1655 ACRES
<b>TOTAL - 191,595 SQ. FT. OR 4.3984 ACRES</b>

**REVISIONS**

DATE	DESCRIPTION
11/04/11	ADD UNDERGROUND UTILITY INFORMATION.
11/17/11	ADD UNDERGROUND UTILITY INFORMATION.

SURVEY PREPARED FOR:  
**THE YMCA OF CHARLOTTE**  
400 EAST MOREHEAD STREET  
CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC  
DEED REFERENCE: 4313-155 & 9364-436  
TAX PARCEL #: 123-024-01 & 123-024-02

R.B. PHARR & ASSOCIATES, P.A.  
SURVEYING & MAPPING  
480 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL: 704.376-0886  
LICENSURE NO. C-4471

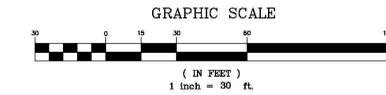
DATE	SCALE	DATE	FILE NO.
11/04/11	1" = 30'	OCTOBER 25, 2011	W-4095

JOB NO. 77661  
PLOTTED: 11/21/2011  
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**FLOOD CERTIFICATION**  
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.  
COMMUNITY PANEL NO. 371045 4300J

THIS IS TO CERTIFY THAT ON THE 25th DAY OF OCTOBER 2011, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1800 (21 N.C.A.C. 36) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 30 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.



- LEGEND:**
- BFP - BACK FLOW PREVENTOR
  - CA - CONTROLLED ACCESS
  - C&G - CURB & GUTTER
  - CB - CATCH BASIN
  - CI - CURB INLET
  - CM - CORRUGATED METAL PIPE
  - CP - CALCULATED POINT
  - CPP - CORRUGATED PLASTIC PIPE
  - CO - CLEAN OUT
  - D&B - DEED BOOK
  - DI - DROP INLET
  - DIP - DUCTILE IRON PIPE
  - ECM - EXISTING CONCRETE MONUMENT
  - EIP - EXISTING IRON PIPE
  - EEM - EXISTING METAL MONUMENT
  - EN - EXISTING NAIL
  - EG - EDGE OF GRAVEL
  - EOP - EDGE OF PAVEMENT
  - EU - END UNKNOWN
  - FC - FIRE CONNECTION
  - FF - FIRE HYDRANT
  - FP - FIRE VALVE
  - GP - GUARD POST
  - GM - GAS METER
  - GP - GATE POST
  - GV - GAS VALVE
  - OP - OUT PIPE
  - HVC - HEATING, VENTILATION, AIR COND.
  - HW - HEADWALL
  - ICV - IRRIGATION CONTROL VALVE
  - JBX - JUNCTION BOX
  - LMP - LAMP POST SIGN
  - LP - LIGHT POLE
  - MO - MEASURED
  - M&L - MARKER
  - M&B - MAP BOOK
  - MFW - MONITORING WELL
  - N.G.S. - NATIONAL GEODETIC SURVEY
  - NI - NEW IRON ROD
  - NY - NEW NAIL
  - OB&O - OPENING
  - PI - PARCEL IDENTIFICATION NUMBER
  - PM - POWER METER
  - PMI - POWER MANHOLE
  - PP - POWER POLE
  - PG - PILE
  - PFC - PLASTIC PIPE
  - RW - RIGHT-OF-WAY
  - RCF - REINFORCED CONCRETE PIPE
  - RR - RETAINING WALL
  - SR - BELLEFOND
  - SSMH - STORM DRAIN MANHOLE
  - SM - MULTIPOST SIGN
  - SSMH - SANITARY SEWER MANHOLE
  - TJ - TOTAL
  - TL - TELEPHONE BOX
  - TER - TERRAZZO PAVEMENT
  - TMI - TELEPHONE MANHOLE
  - TSB - TRAFFIC SIGNAL BOX
  - TYB - CABLE TY BOX
  - WR - WATER ROY
  - WM - WATER METER
  - WSP - WATER SPLITTER
  - WV - WATER VALVE

- LINE LEGEND:**
- EASEMENT
  - FENCE
  - GUARD RAIL
  - PROPERTY LINE (NOT SURVEYED)
  - RIGHT-OF-WAY
  - RIGHT-OF-WAY (NOT SURVEYED)
  - SETBACK
  - CABLE TV LINE
  - FIBER OPTIC LINE
  - GAS LINE
  - POWER LINE
  - POWER LINE (UNDERGROUND)
  - SANITARY SEWER PIPE
  - STORM DRAIN PIPE
  - TELEPHONE LINE
  - TELEPHONE LINE (UNDERGROUND)
  - WATER LINE
  - WOOD FENCE

**PARKING:**

- PARKING (PERMITTED USES - 1 SPACE PER 200 SQUARE FEET)
- REGULAR PARKING SPACES 346
- HANDICAPPED PARKING SPACES 19
- TOTAL PARKING SPACES 365

- UTILITIES:**
- POWER - DUKE POWER ENERGY 1-800-777-9898
  - TELEPHONE - BELL SOUTH TELECOMMUNICATIONS 1-888-774-6309
  - WATER & SEWER - CHAR-MECK UTILITY DEPT. (CMUD) (704) 336-2564 WATER (704) 337-8964 SEWER
  - GAS - PIEDMONT NATURAL GAS CO. 1-800-752-7394
  - CABLE TELEVISION - TIME WARNER CABLE 1-800-852-2233

