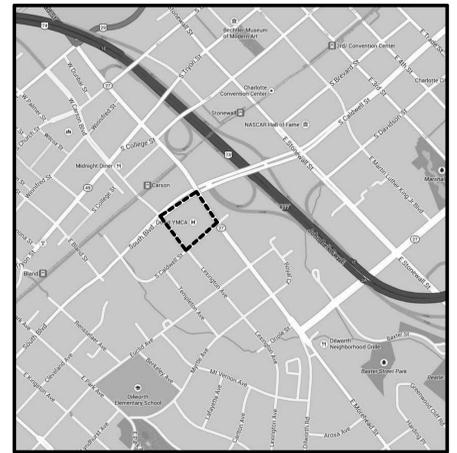




DOWD YMCA RENOVATION & EXPANSION



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

- Acreage:** ± 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

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

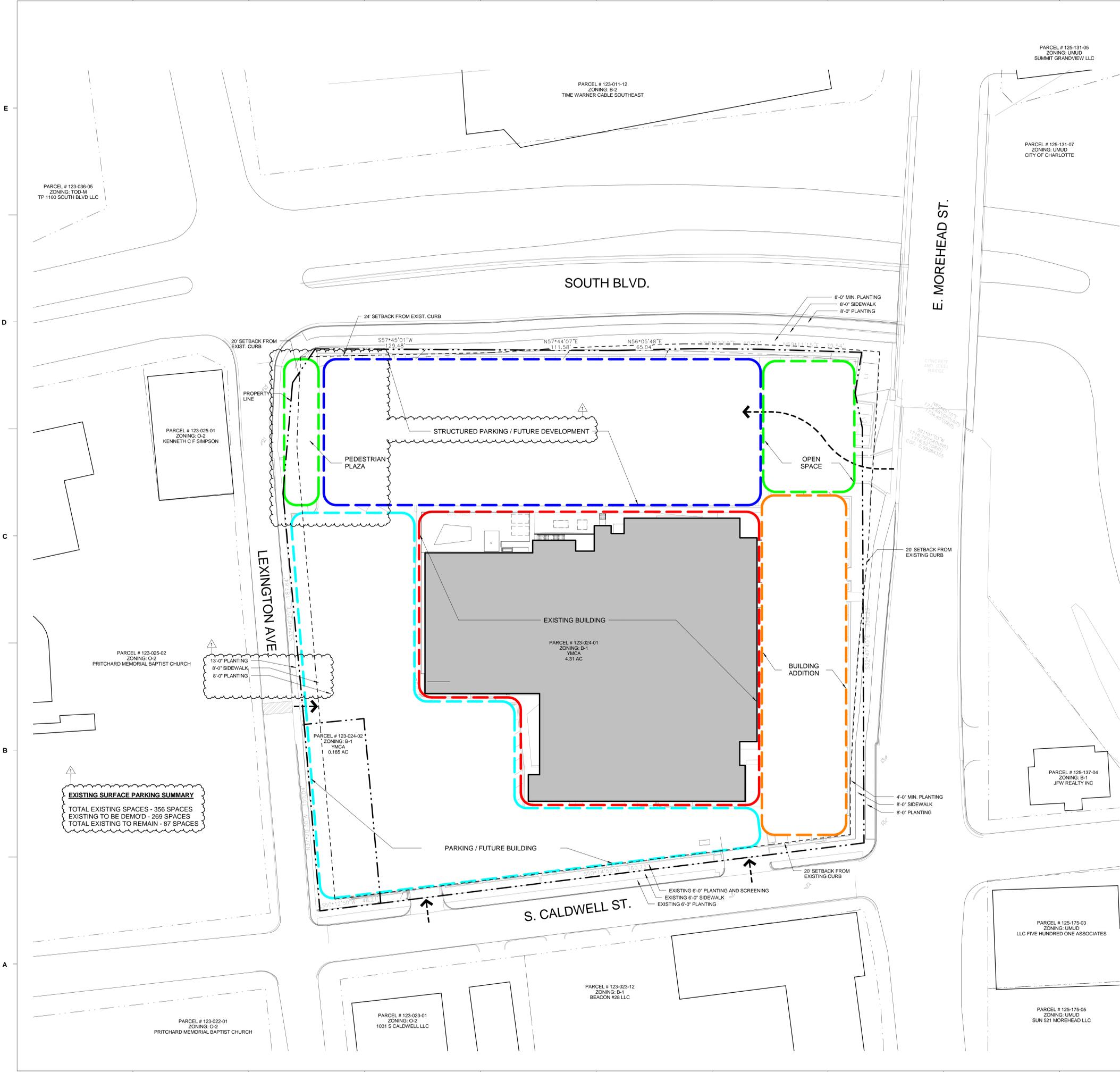
PETITION # 2015-076

TECHNICAL DATA SHEET

RZ-1

PETITION # 2015-076

REZONING SUBMITTAL



EXISTING SURFACE PARKING SUMMARY
 TOTAL EXISTING SPACES - 356 SPACES
 EXISTING TO BE DEMO'D - 269 SPACES
 TOTAL EXISTING TO REMAIN - 87 SPACES

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**YMCA of Greater Charlotte
Dowd YMCA
Development Standards
06/19/15
Rezoning Petition No. 2015-076**



**DOWD YMCA
RENOVATION &
EXPANSION**



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

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FROM LS3P ASSOCIATES LTD.

REVISIONS:

No.	Description	Date
1	City Comments	06/19/15

PROJECT: 9600-124760

DATE: 22 APRIL 2015

DRAWN BY: dmb

CHECKED BY: jmw

PETITION # 2015-076

**DEVELOPMENT
STANDARDS**

RZ-2

REZONING SUBMITTAL

Site Development Data:

- Acreage: ± 4.40 acres
- Tax Parcel #: 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.

1. General Provisions:

- a. Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan and other graphics set forth on attached Sheets RZ-1 through and RZ-5 form this rezoning plan (collectively referred to as the "Rezoning Plan") associated with the Rezoning Petition filed by YMCA of Greater Charlotte ("Petitioner") to accommodate the expansion of the existing Dowd YMCA on an approximately 4.40 acre site located at 400 East Morehead Street (the "Site").
- b. Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the City of Charlotte Zoning Ordinance (the "Ordinance"). Unless the Rezoning Plan establishes more stringent standards, the regulations established under the Ordinance for the MUDD-O zoning classification shall govern all development taking place on the Site, subject to the Optional Provisions provided below.
- c. Graphics and Alterations.** The schematic depictions of the uses, parking areas, sidewalks, structures and buildings, building elevations, driveways, streets, Development Areas (as defined below) and other development matters and site elements (collectively the "Development/Site Elements") set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site Elements proposed. Changes to the Rezoning Plan not anticipated by the Rezoning Plan will be reviewed and approved as allowed by Section 6.207 of the Ordinance.

Since the project has not undergone the design development and construction phases, it is intended that this Rezoning Plan provide for flexibility in allowing some alterations or modifications from the graphic representations of the Development/Site Elements. Therefore, there may be instances where minor modifications will be allowed without requiring the Administrative Amendment Process per Section 6.207 of the Ordinance. These instances would include changes to graphics if they are:

- expressly permitted by the Rezoning Plan (it is understood that if a modification is expressly permitted by the Rezoning Plan it is deemed a minor modification for the purposes of these Development Standards); or
- minor and don't materially change the overall design intent depicted on the Rezoning Plan; such as minor modifications to the configurations of the building areas (as defined below), parking area dimensions and the like as long as the modifications maintain the general building/parking orientation and character of the development generally depicted on the Rezoning Plan; or
- modifications to move structures graphically depicted on the Rezoning Plan closer to adjacent properties but no closer than the "external building line" (in this case the external setbacks) indicated on Sheet RZ-1; or
- modifications to allow minor increases or decreases in the mass of the buildings that do not materially change the design intent depicted on or described in the Rezoning Plan.

The Planning Director will determine if such minor modifications are allowed per this amended process, and if it is determined that the alteration does not meet the criteria described above, the Petitioner shall then follow the Administrative Amendment Process per Section 6.207 of the Ordinance; in each instance, however, subject to the Petitioner's appeal rights set forth in the Ordinance.

- d. Number of Buildings Principal and Accessory.** Notwithstanding the number of buildings shown on the Rezoning Plan, the total number of principal buildings to be developed on the Site will be limited six (6). Accessory buildings and structures located on the Site shall not be considered in any limitation on the number of buildings on the Site. Accessory buildings and structures will be constructed utilizing similar building materials, colors, architectural elements and designs as the principal building(s) located within the same Development Area as the accessory structure/building.

2. Optional Provisions:

- To allow the existing building facades along Lexington Avenue and S. Caldwell Street to not meet "Street Wall" requirements.
- To allow the proposed parking deck façade along South Boulevard to meet the Street Wall requirements as generally depicted on the parking deck elevations incorporated into the Rezoning Plan and not the Ordinance requirements.
- To not require the existing entrances into the building to be recessed, as generally identified on the Rezoning Plan.
- To allow existing surface parking spaces located between the existing building and Lexington Avenue and S. Caldwell Street to remain and to permit parking and maneuvering in this area as generally depicted on the Rezoning Plan.
- To allow existing surface parking spaces located between the existing building and S. Boulevard to remain until those existing parking spaces are removed for new development.
- To allow the existing loading spaces along S. Caldwell Street to remain between the existing building and S. Caldwell Street and in the established setback and to allow loading and maneuvering in this area.
- To allow the existing sidewalk and planting strip along S. Caldwell Street to remain as generally depicted on the Rezoning Plan.
- To not implement recessed on-street parking along Lexington Avenue as called for in the South End Transit Station Area Plan. The proposed sidewalk along Lexington Avenue will be setback from the existing curb to allow for the future installation of on-street parking.
- To allow a modification to the required streetscape treatment along South Boulevard to permit an eight (8) foot planting strip and an eight (8) foot sidewalk and permit the remainder of the setback to be a landscape area with accent trees and shrubs.
- To allow wall signs to have up to 200 square feet of sign surface area per wall or 10% of the wall area to which they are attached, whichever is less. The sign area of the wall signs may be increased by 10% if individual letters are used.
- To allow signage to be placed on the proposed parking deck building elevations facing South Boulevard, E. Morehead Street and Lexington Avenue. The amount of signage placed on the South Boulevard, E. Morehead and Lexington Avenue parking deck elevations will be limited to a maximum of 15 % of each of these parking deck building walls.
- To allow graphic elements to be placed on the proposed parking deck building elevation facing South Boulevard and E. Morehead Street; and to allow these graphic elements to not be considered signs as defined by the Ordinance.
- To allow a sign along E. Morehead Street to be a digital sign or have portions of the sign include digital components. The digital wall sign will be located on the proposed parking deck building wall along E. Morehead Street and will be limited to a maximum sign face area of 200 square feet. The digital sign allowed in this subsection may be used to: (i) advertise and identify tenants and merchandise located and sold at the Site; (ii) events occurring on the Site; (iii) as screens for motion pictures (e.g. movies, tv shows and the like); and (iv) to promote Major Events occurring off-site which may include, but are not limited to, religious, educational, charitable, civic, fraternal, sporting, or similar events including but not limited to, golf tournaments, festivals, and major or seasonal sporting events.
- To allow the parking structure constructed on the Site to not meet the base of high rise requirement of the Ordinance.

3. Permitted Uses, Development Area Limitations:

- The Site may be developed for indoor recreational uses as permitted by right and under prescribed conditions in MUDD-O zoning district together with allowed accessory uses as permitted in the MUDD-O zoning district and the Optional Provisions above.

4. Access:

- Access to the Site will be from E. Morehead Street, S. Caldwell Street and Lexington Avenue will be as generally depicted on the Rezoning Plan.
- Pedestrian access to the Site from E. Morehead Street, S. Caldwell Street and Lexington Avenue will be provided as generally depicted on the Rezoning Plan.
- The alignment of the vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Charlotte Department of Transportation (CDOT) in accordance with published standards so long as the street network set forth on the Rezoning Plan is not materially altered.

5. Streetscape, Landscaping, Open Space and Screening:

- Except as otherwise set forth on the Rezoning Plan and these Development Standards, the Site will comply with the MUD standards and the approved South End Transit Station Area plan recommendations for Streetscape improvements along E. Morehead Street. The Petitioner will provide an eight (8) foot planting strip and an eight (8) foot sidewalk along E. Morehead Street as generally depicted on the Rezoning Plan. Along Lexington Avenue an eight (8) foot sidewalk with a [13] foot wide planting strip will be provided as generally depicted on the Rezoning Plan. The additional width in the planting strip may be used in the future to provide on-street parking.
- Along S. Boulevard the Petitioner will provide an eight (8) foot planting strip and an eight (8) foot sidewalk as per the Optional Provisions above.
- The Petitioner will provide a landscape area of varying width along South Boulevard between the proposed sidewalk and the proposed retaining wall located at the required setback as general depicted on the Rezoning Plan.
- Along S. Caldwell Street, the existing sidewalk and planting strip will remain as per the Optional Provisions above. New landscaping will be installed to screen the existing parking area.
- Urban Open Space will be provided on the Site as required by the Ordinance.
- Meter banks will be screened where visible from public view at grade level.
- Roof top HVAC and related mechanical equipment will be screened from public view at grade level.

6. Architectural Standards:

- The building materials used on the principal buildings constructed on Site will be a combination of portions of the following: brick, stone, precast stone, precast concrete, synthetic stone, cementitious siding (such as hard-plank), stucco, decorative metal panels, decorative block and/or wood. Vinyl as a building material may only be used on windows, soffits, and on handrails/railings.
- The attached illustrative building elevations are included to reflect an architectural style and a quality of the buildings that may be constructed on the Site (the actual buildings constructed on the Site may vary from these illustrations provided that the design intent is preserved).
- The ground floor level of new building addition constructed along E. Morehead Street will utilize clear vision glass.
- Along Lexington Avenue between the proposed parking structure and Lexington Avenue the Petitioner will create a pedestrian plaza/open space area. The pedestrian plaza will be improved with seating, landscaping, and a drinking fountain as generally depicted on the Rezoning Plan. The Petitioner will investigate the possibility of also locating a B-Cycle Station in this pedestrian plaza/open space area.

7. Environmental Features:

- The Site shall comply with the Charlotte City Council approved and adopted Post Construction Controls Ordinance.
- The Site will comply with the Tree Ordinance.

8. Signage:

- Signage as allowed by the Ordinance and the Optional Provisions above may be provided.

9. Parking:

- Parking will be provided as required by the MUDD-O zoning district.

10. Lighting:

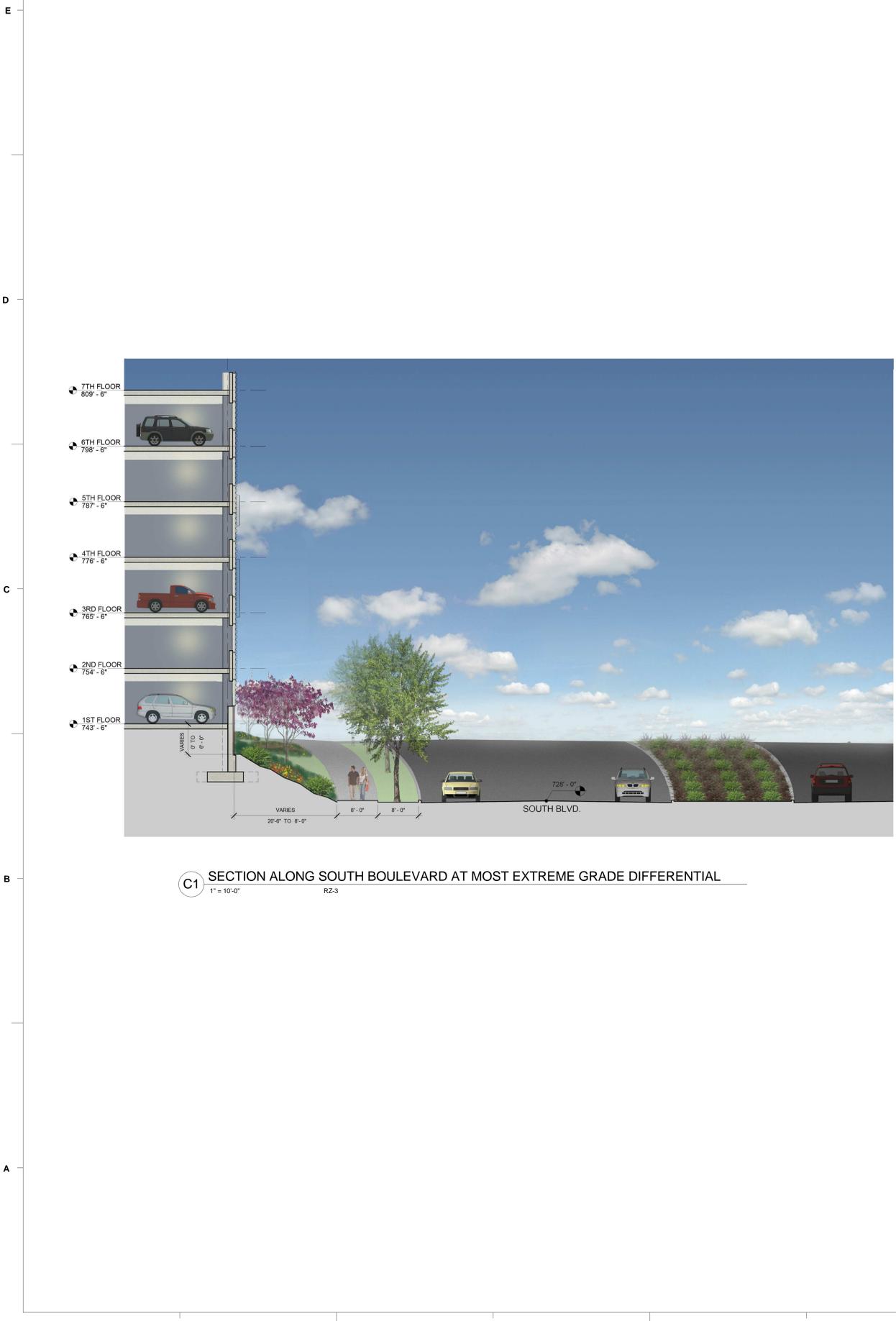
- All new attached and detached lighting shall be full cut-off type lighting fixtures excluding low level landscape lighting, decorative lights, and specialty lighting that may be installed along the driveways, sidewalks, open space areas and plazas, and parking areas.
- Building accent and up lighting will be allowed.

11. Amendments to the Rezoning Plan:

- Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner or Owners of the applicable portion of the Site affected by such amendment in accordance with the provisions herein and of Chapter 6 of the Ordinance.

12. Binding Effect of the Rezoning Application:

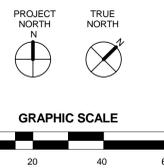
- If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site or Development Areas, as applicable, and their respective heirs, devisees, personal representatives, successors in interest or assigns.



C1 SECTION ALONG SOUTH BOULEVARD AT MOST EXTREME GRADE DIFFERENTIAL
1" = 10'-0" RZ-3

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No.	Description	Date
1	City Comments	06/19/15



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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6/19/2015 9:46:27 AM



**DOWD YMCA
RENOVATION &
EXPANSION**



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

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REVISIONS:

No.	Description	Date
1	City Comments	06/19/15

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

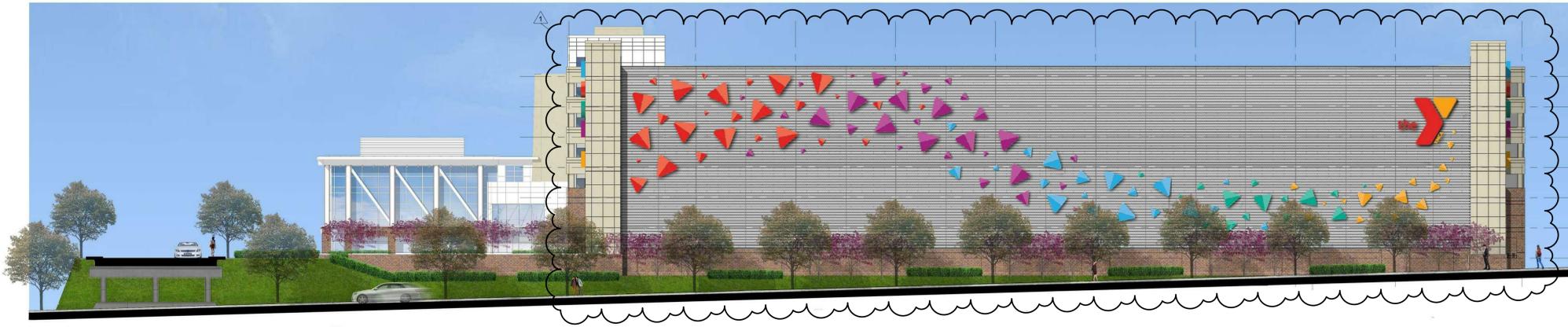
PETITION # 2015-076

**CONCEPTUAL
ELEVATIONS**

RZ-4

PETITION # 2015-076

REZONING SUBMITTAL



SOUTH BLVD. ELEVATION



E. MOREHEAD ST. ELEVATION



LEXINGTON AVE. ELEVATION

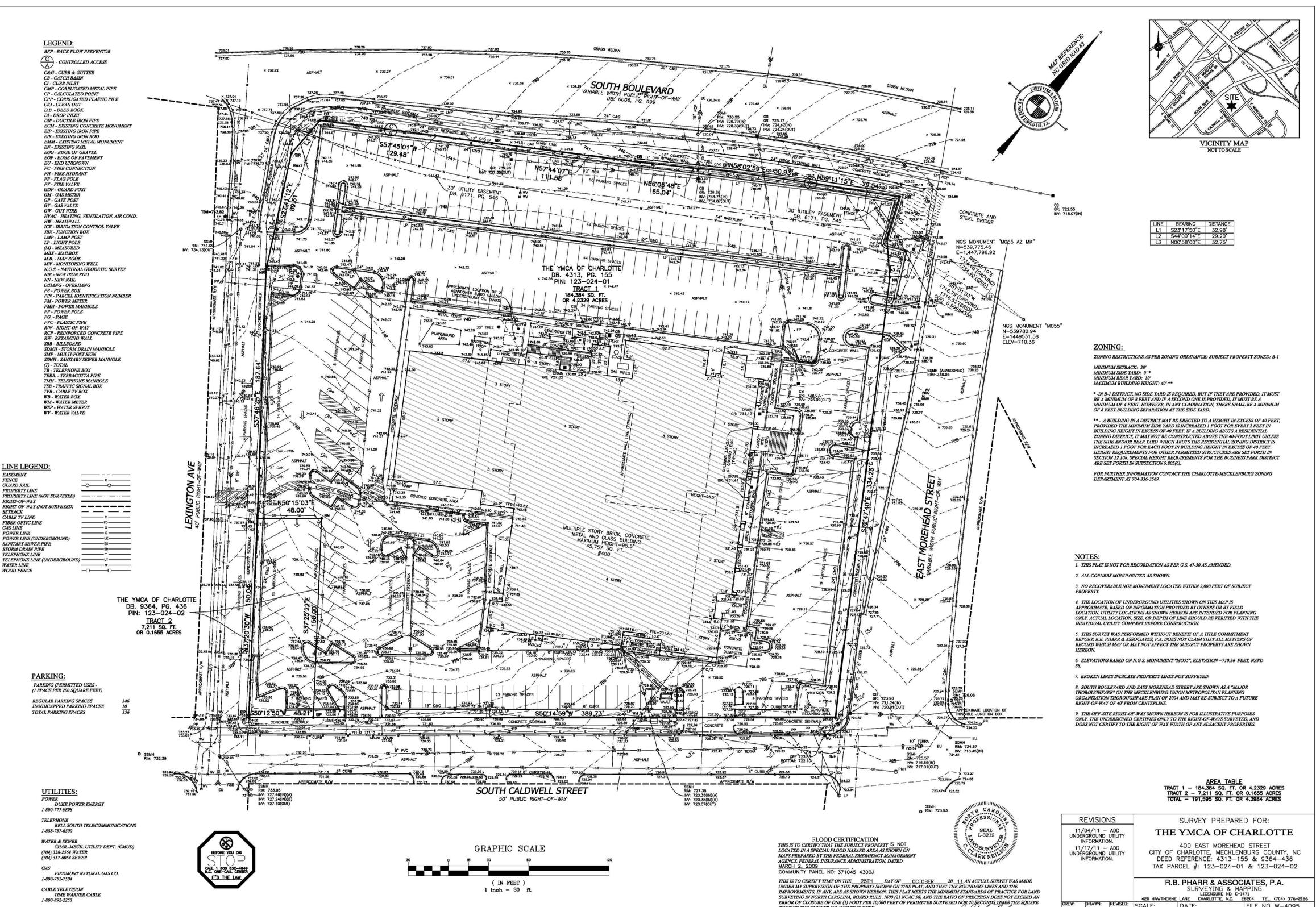
DISCLAIMER

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).



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No.	Description	Date
1	City Comments	06/19/15



- LEGEND:**
- BFP - BACK FLOW PREVENTOR
 - CA - CONTROLLED ACCESS
 - CAG - CURB & GUTTER
 - CB - CATCH BASIN
 - CI - CURB INLET
 - CP - CORRUGATED METAL PIPE
 - CP - CALCULATED POINT
 - CMP - 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 - FLAG POLE
 - FF - FIRE VALVE
 - GF - GATE POST
 - GM - GAS METER
 - GP - GAS VALVE
 - GW - GATE VALVE
 - HW - HEADWALL
 - HW - HEATING, VENTILATION, AIR COND.
 - ICV - IRRIGATION CONTROL VALVE
 - JBX - JUNCTION BOX
 - LMP - LAMP POST
 - LP - LIGHT POLE
 - MO - MEASURED
 - MSE - MEASURED
 - M.B. - MAP BOOK
 - MFW - MONITORING WELL
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - NY - NEW NAIL
 - OBANG - OPERATING
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PMI - POWER MANHOLE
 - PP - POWER POLE
 - PL - PLASTIC PIPE
 - RW - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - RR - RETAINING WALL
 - SR - BELLEMEAD
 - SSMH - STORM DRAIN MANHOLE
 - TD - TOTAL
 - TL - TELEPHONE BOX
 - TERB - TERRACOTTA PIPE
 - TMI - TELEPHONE MANHOLE
 - TSB - TRAFFIC SIGNAL BOX
 - TYB - CABLE TY BOX
 - WB - WATER BOX
 - WM - WATER METER
 - WSP - WATER SPLITTER
 - WY - WATER VALVE

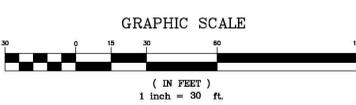
- LINE LEGEND:**
- EASEMENT
 - FENCE
 - GUARD RAIL
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - SETBACK
 - CABLE TV LINE
 - FIBER OPTIC LINE
 - GAS LINE
 - POWER LINE
 - POWER LINE (UNDERGROUND)
 - SANITARY SEWER PIPE
 - STORM DRAIN PIPE
 - TELEPHONE LINE
 - TELEPHONE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

THE YMCA OF CHARLOTTE
 DB. 9364, PG. 436
 PIN: 123-024-02
 TRACT 2
 7,211 SQ. FT.
 OR 0.1655 ACRES

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 1-888-774-6500
 - 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 1-800-852-2253



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' **

** 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:**
- THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
 - ALL CORNERS MONUMENTED AS SHOWN.
 - NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
 - 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.
 - 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.
 - ELEVATIONS BASED ON N.G.S. MONUMENT "MO55", ELEVATION - 710.36 FEET, NAD 88.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - SOUTH BOULEVARD AND EAST MOREHEAD STREET ARE SHOWN AS A "MAJOR THROUGHFARE" ON THE MECKLENBURG-LINCOLN METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
 - 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
TOTAL - 191,595 SQ. FT. OR 4.3984 ACRES

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
 LICENSE NO. C-4471
 480 HAWTHORNE LANE CHARLOTTE, NC 28204 TEL: 704.376-8886

SCALE: 1" = 30'
 DATE: OCTOBER 25, 2011 FILE NO. W-4095
 JOB NO. 77651

PLOTTED: 11/21/2011
 D:\CARLSON PROJECTS\BYPHARR\77651\77651\DWG\77651.DWG

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. 56) 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.

SIGNED: [Signature]