

VICINITY MAP

NOTES:

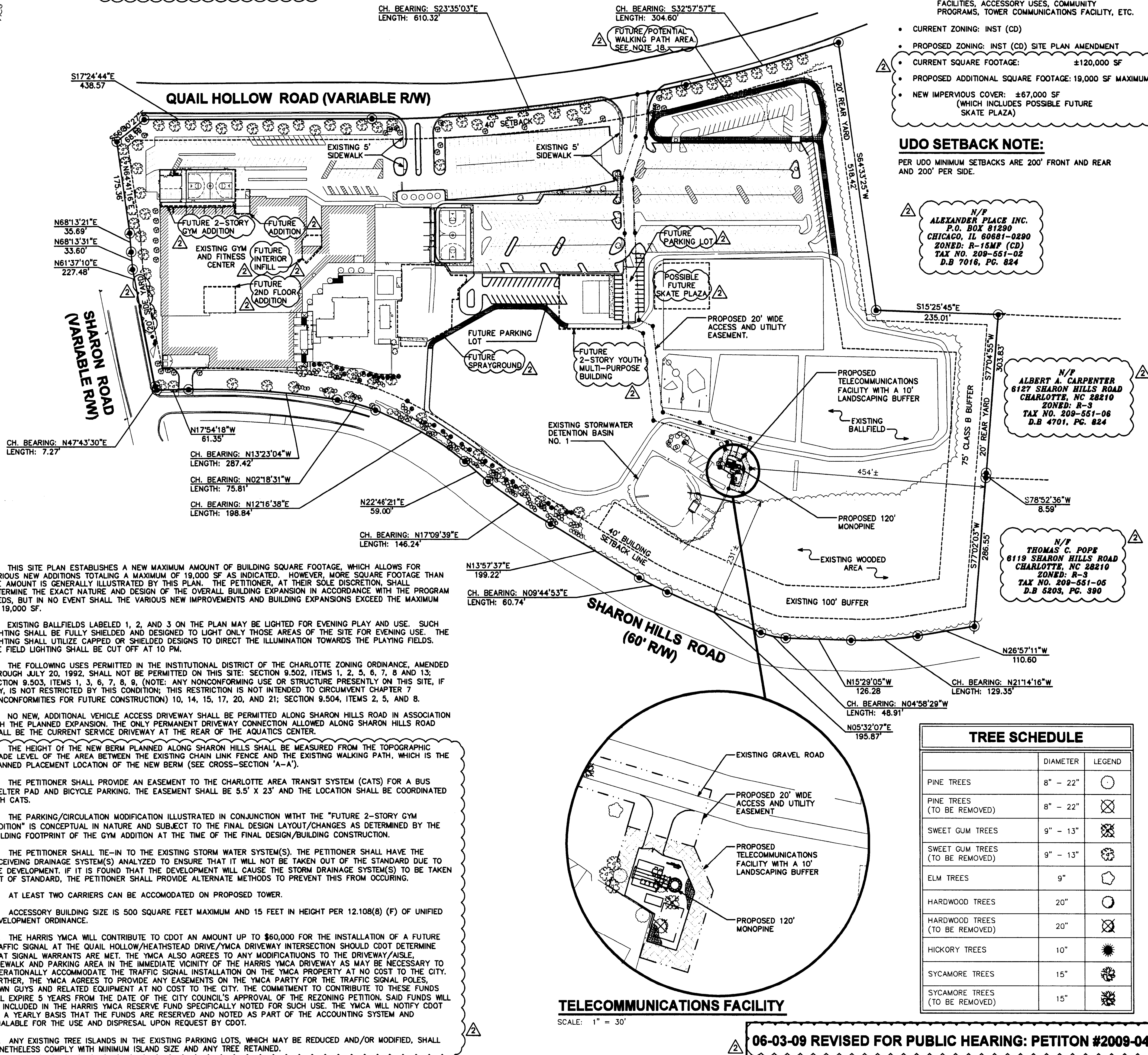
1. THIS SITE PLAN DEPICTS EXISTING DEVELOPMENT CONDITIONS AS WELL AS PROPOSED EXPANSION AREAS FOR BUILDING, PARKING, CIRCULATION LAYOUT. THIS PLAN OUTLINES THE MAXIMUM BUILDING DEVELOPMENT LIMITS AND MAY BE DEVELOPED WITH LESS DEVELOPMENT INTENSITY THAN SHOWN. IN NO EVENT, HOWEVER, SHALL MINIMUM SETBACK 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. ALL ACTIVITIES AND PROGRAMS ASSOCIATED WITH THE HARRIS YMCA SHALL COMPLY WITH THE CITY OF CHARLOTTE NOISE ORDINANCE.
8. VARIOUS EVENING ACTIVITIES SHALL BE PERMITTED IN THE EXISTING WOODED DAY CAMP AREA, EXCEPT THAT NO OVERNIGHT CAMPING/SLEEPING SHALL BE PERMITTED.
9. 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.
10. THE EXISTING BERMS ALONG SHARON ROAD AND SHARON HILLS ROAD SHALL NOT BE REDUCED IN TERMS OF HEIGHT AND LANDSCAPING.
11. 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.
12. 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.
13. 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.
14. THERE WILL BE NO MORE THAN THREE OUTDOOR EVENTS PER CALENDAR YEAR USING AMPLIFIED MUSIC.
15. 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.
16. 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.
17. THE PETITIONER SHALL COMPLY WITH THE CHARLOTTE CITY COUNCIL APPROVED AND ADOPTED POST CONSTRUCTION CONTROLS ORDINANCE.
18. 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.

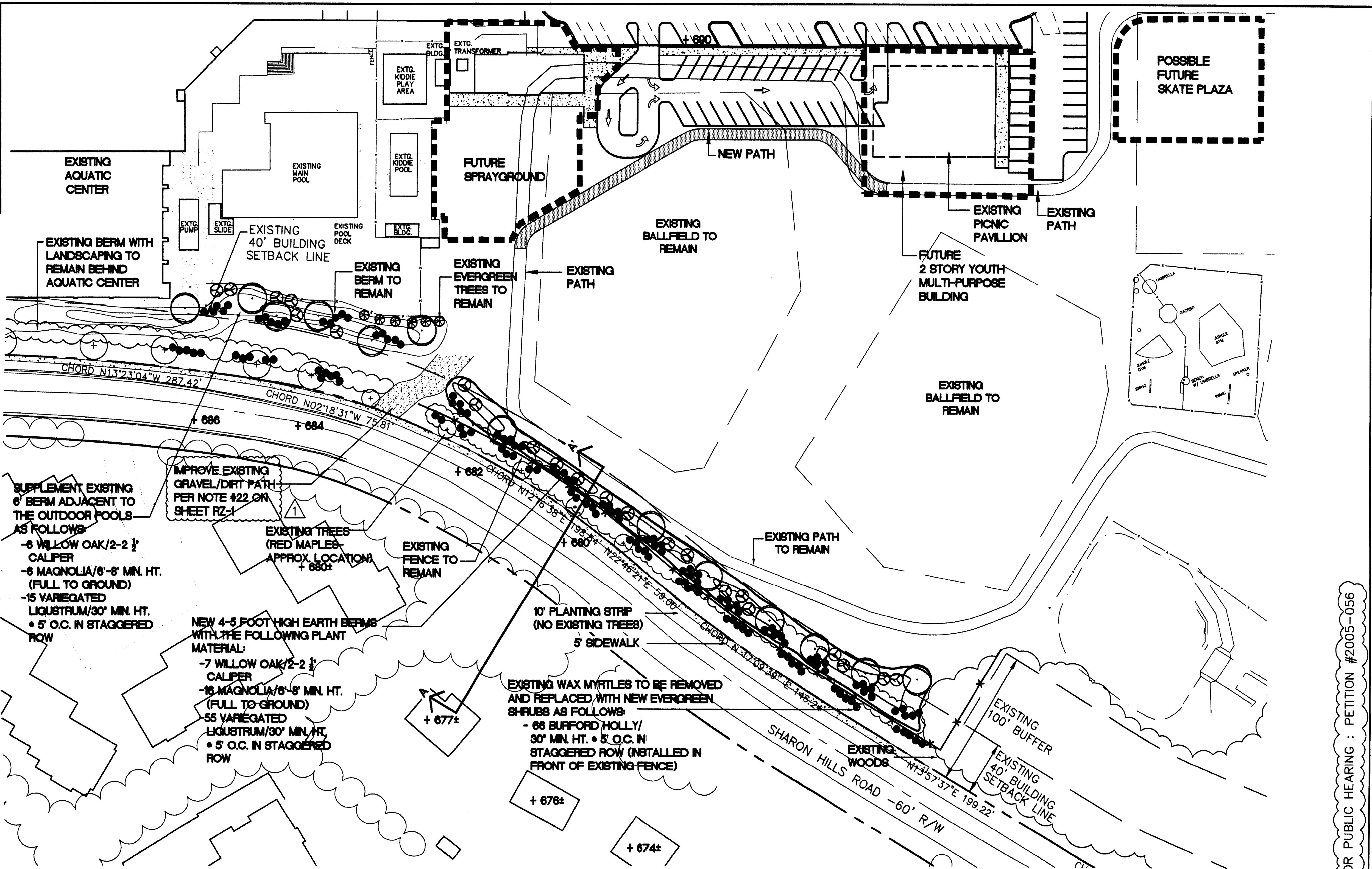
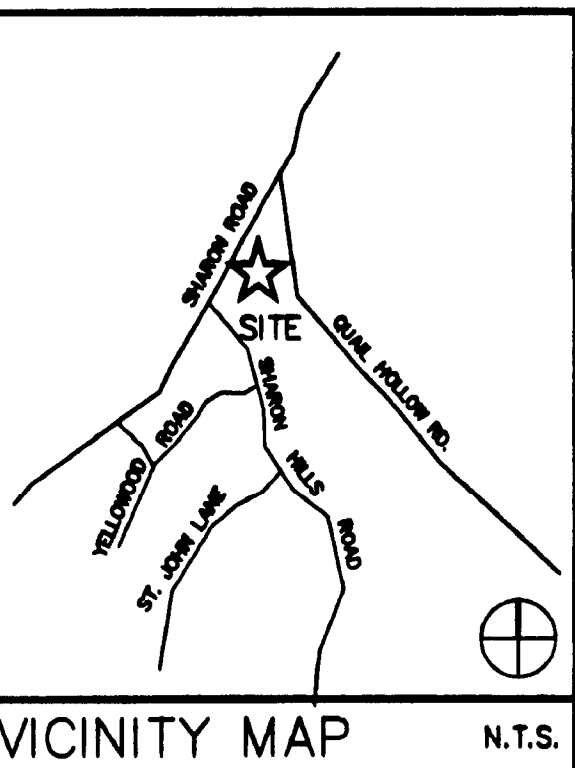
SITE PLAN

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.





SUPPLEMENT EXISTING 6' BERM ADJACENT TO THE OUTDOOR POOLS AS FOLLOWS:

- 6 WILLOW OAK/2-2 1/2' CALIFER
- 6 MAGNOLIA/6'-8' MIN. HT. (FULL TO GROUND)
- 15 VARIEGATED LIQUISTRUM/30' MIN. HT. • 5' O.C. IN STAGGERED ROW

IMPROVE EXISTING GRAVEL/DIRT PATH PER NOTE #22 ON SHEET RZ-1

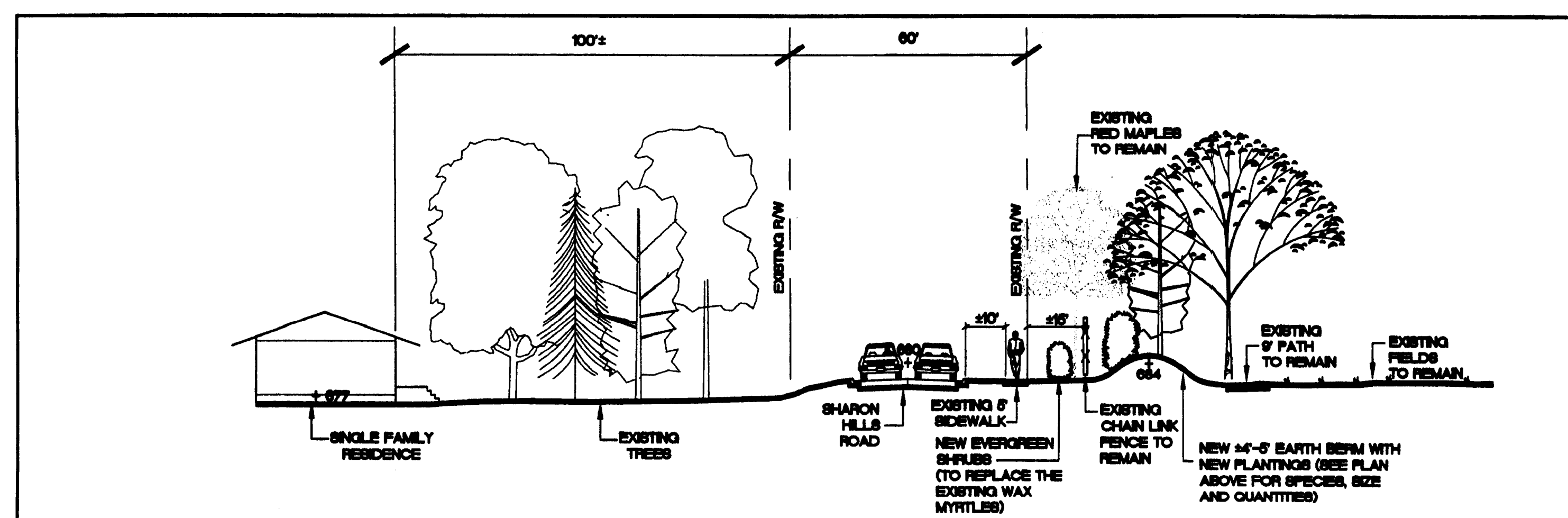
NEW 4-5 FOOT HIGH EARTH BERMS WITH THE FOLLOWING PLANT MATERIAL:

- 7 WILLOW OAK/2-2 1/2' CALIFER
- 10 MAGNOLIA/6'-8' MIN. HT. (FULL TO GROUND)
- 55 VARIEGATED LIQUISTRUM/30' MIN. HT. • 5' O.C. IN STAGGERED ROW

10' PLANTING STRIP (NO EXISTING TREES) 5' SIDEWALK

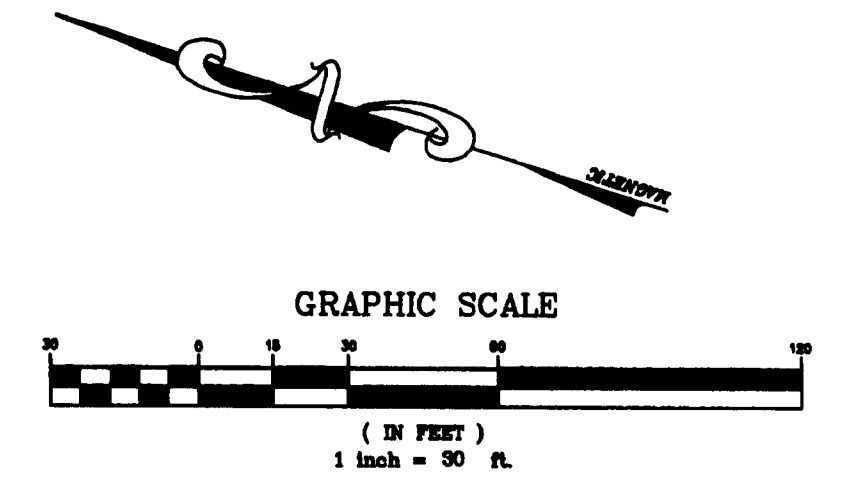
EXISTING WAX MYRTLES TO BE REMOVED AND REPLACED WITH NEW EVERGREEN SHRUBS AS FOLLOWS:

- 66 BURFORD HOLLY/30' MIN. HT. • 5' O.C. IN STAGGERED ROW (INSTALLED IN FRONT OF EXISTING FENCE)



CROSS-SECTION A-A'
SCALE: 1"=20' (HORIZONTAL)
1"=20' (VERTICAL)

INDICATES GENERAL LOCATION OF PROPOSED EXPANSIONS



3/18/05 REVISED FOR PUBLIC HEARING : PETITION #2005-056

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5900 QUAIL HOLLOW ROAD
CHARLOTTE, NC 28210

CONDITIONAL REZONING REQUEST
SITE PLAN AMENDMENT TO PETITION #92-45
PETITIONER: YMCA OF GREATER CHARLOTTE, INC.

Project No. **56346**

Checked by **TLH**

Drawn by **PAB**

Initial Filing **1/24/05**

Revisions

3/18/05 REVISED FOR PUBLIC HEARING

Sheet

RZ-2